

THE COMMONS AT GRAND OAKS HOMEOWNERS ASSOCIATION

RAVENEL ASSOCIATES, INC
960 MORRISON DRIVE, STE 100
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FENCE SPECIFICATIONS

If you are interested in installing a fence at the rear of your patio and property line, the following guidelines have been established:

- 1 Each home has a designation for either a 3 ft. or 6 ft. privacy fence. Ask your association manager for this information. The fence will be allowed 17 ft. from the rear of the predominate building wall or 9 ft. from the rear of the covered porch.
- 2 STYLE: 3 ft. high straight line with 3 inch pickets spaced 2.5 inches apart and flat post caps. The 6 ft. privacy has tongue and grove pickets with flat post caps.
- 3 COLOR: White vinyl
- 4 The homeowner will contact all local utility companies to verify the location of underground utility lines. If fences are installed over any underground utilities, the homeowner should understand that the utility companies have the right to remove or damage your fence in the event repairs on a line are necessary. The utility companies will not be responsible for reinstalling or repairing your fence.
- 5 Your fence will not restrict a neighbor or utility company's reasonable access path (5 ft. wide or more of level ground outside the fence) from the back of the fence to both sides of the home.
- 6 After installing your fence, the homeowner is then responsible for maintaining the inside of the fence including the lawn areas.
- 7 The fence is only allowed within deeded property. A copy of your plat must be included.
- 8 The fence location will not impede storm water flow, especially storm water in swales. If it does, the homeowner will be responsible for all costs to correct.
- 9 The homeowner must obtain any and all necessary permits and government approvals.
- 10 Your fence cannot block existing drain pattern.

I have read the above guidelines and understand that if the installation of my proposed fence is not in full compliance with the above, that I will be asked to remove or correct the errors at my expense.

(Homeowner's Signature) Date: _____

Address: _____ Home Phone: _____

City: _____ State: _____ Zip: _____ Work Phone: _____

E-mail: _____

NOTE: DO NOT MAKE ANY CHANGES OR ALTERATIONS UNTIL YOU HAVE APPROVAL FROM THE ACC IN ORDER TO RECEIVE APPROVAL, YOU MUST SUBMIT THE FOLLOWING:

- 1 A signed copy of this form
 - 2 A copy of your plat of survey, with the fence lines sketched in with dimensions.
 - 3 A drawing showing the planned view of the fence layout with all dimensions noted
- Because of the detailed nature of the plat of survey, faxed copies will not be accepted.

Date received: _____ Mgrs Signature: _____

Notes: _____