

Fences

Pre-Approvals

NOTE: This section does NOT apply to existing fences which fail to meet the current guidelines. If your existing fence is not in compliance, submit a completed application for approval BEFORE commencing work.

Prior approval is NOT required if portions or all of an existing fence are in need of replacement and:

1. no portion of the existing fence is in violation of any section of these current guidelines, and
2. the materials used remain unchanged, and
3. the fence location remains unchanged.

Any change in material or location must be **approved in advance** by the Architectural Control Committee.

All applicable permits required by the City of Plano are the sole responsibility of the property owner.

Fences which form a portion of a security barrier for pools and spas have specific requirements as set out in the City of Plano building codes.

Committee Approvals

All other projects within the scope of this architectural bulletin must be reviewed and **approved in advance** by the Architectural Control Committee.

I. Height

- A. The minimum fence height is 6 feet and the maximum height is 8 feet, with the following exceptions:
 1. Side or rear yard fencing that faces lakes and common areas.
 2. Fencing abutting or adjacent to common areas will be constructed of decorative metal 4 feet high (Phases 1 – 5) and a minimum 4 ½ feet high (Phase 6).
 3. Fencing adjacent to Parker Road must be 8 feet in height (Phase 5).

- B. No more than one horizontal rot board 6 inches or less is permitted at the bottom of a fence, permissible only when not visible from an adjoining street right-of-way or common area. The total fence height, including the horizontal board, shall not exceed the approved height. Under no circumstances will horizontal boards be permitted to raise the height of a fence.

II. Face Orientation

- A. Finished Side Out. All fences, except Good Neighbor Fences (see paragraph #2 below), must be constructed with the finished side facing outward from the lot. A variance must be obtained from the Architectural Control Committee for any exception to face orientation.
- B. Good Neighbor Fences. Good neighbor fences may be used for side fences running along shared property lines and will only be approved when the affected homeowners submit Architectural Change Applications at the same time.

Good neighbor fences are defined as wood picket fences and capped picket fences constructed with alternating sections having the construction rails facing outward to an adjoining residential lot. They can be built only if the adjoining lot has fences or buildings which block the view of the outward facing construction rails at ground level from any street or other property.

III. Location

- A. **Front yard.** Fencing from the perimeter of the dwelling to the side property line must be set back at least ten feet from the primary perimeter dwelling wall facing the street.
- B. **Replacement fences.** Replacement fences should be built on the site of the pre-existing fence.
- C. Unless a written agreement of the neighboring property owner is submitted with to the Architectural Control Committee, all portions of the fence must be placed on the homeowner’s lot.
- D. Fences shall not be built in a public street, right-of-way, access easement, common property, or greenbelt.
- E. Relocation of a fence for any reason such as widening of a driveway or addition of a pool or landscaping reason requires the prior approval of the Architectural Control Committee.

IV. Materials

- A. Acceptable materials are:
 - 1. Spruce pickets or other wood slats no wider than 6 inches and installed vertically only, with the exception of no more than one horizontal board 6 inches or less at the bottom of a fence.
 - 2. Wood posts two inches in diameter, not to exceed the height of the fence when used on the interior of a solid fence.
 - 3. Metal posts not to exceed the height of the fence when used on the interior of a solid fence.
 - 4. **Exception.** Fencing facing lakes and common properties shall be constructed of decorative metal fencing when constructed within 15 feet of lot lines abutting common properties and a minimum of 4 feet high (Phases 1 – 5) and a minimum 4 ½ feet high (Phase 6).
- B. Unacceptable materials include, but are not limited to:
 - 1. chain link, wire, or wire mesh, unless within the enclosure of a solid fence,
 - 2. sheet or expanded metal and stamped metal posts,
 - 3. plastic, fiberglass, unfinished cinder block, rope, bamboo, reed, or wire bound wood pickets.

V. Paint or Stain

- A. Painted fences are not permitted.
- B. Opaque color stains are not permitted.
- C. Fences may be stained or sealed to present a natural look. Staining is highly recommended as it will prolong the life of the fence.
- D. Fences of one material must be of one color.
- E. Wood fencing may be allowed to weather to its natural color.

The following stains are suggested:

Behr Cedar Natural Tone	# 3533, # 5533
Behr Redwood	# 3330, #5330
Olympic Cedar Natural Tone	# 716
Olympic Redwood	# 717

VI. Repair & Maintenance

Replacement panels and slats installed in any portion of a wood fence must be stained, if applicable, to match the remainder of the fence within 30 days. No prior approval is needed for this activity.

VII. Approved Fence Styles



Board on Board



Capped Picket Fence



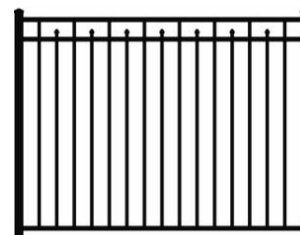
Side by Side Pickets



Board on Board



Side by Side with Wood Posts



Decorative Metal Fence

These examples are not all inclusive, but are representative of the general types of fences approved.

The City of Plano Municipal Code may be accessed at:
<http://www.municode.com/resources/gateway.asp?pid=10327&sid=43>

Retaining Walls

A. Definition

A wall of natural stone or masonry built to hold back or “retain” earth behind it.

B. Height

The City of Plano requires that “masonry fences, brick columns, and retaining walls over four (4) feet in height measured from the bottom of the footing to the top shall be dated, designed, signed, and sealed by a State of Texas Engineer”.

No approval will be given to erect a wall for the sole purpose of adding height to a fence

C. Materials

Retaining walls visible from any portion of the common properties, including but not limited to those facing the lakes, shall:

1. Be made of natural stone or split faced concrete masonry units and,
2. Match the retaining walls in the common properties.

D. Intent

It shall be the intent of the Stoney Hollow Homeowners Association and the Architectural Control Committee to promote visual continuity in and around the common properties.