

# Cliffwood Subdivision Homeowners Association Fence Guidelines and Application

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Date: \_\_\_\_\_

Lot No. \_\_\_\_\_

Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

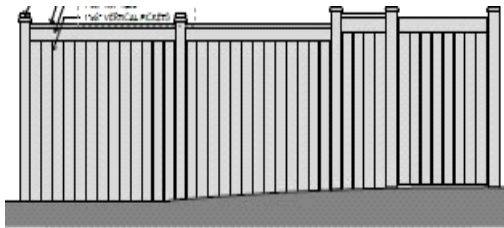
Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

The following items are required to be considered for approval:

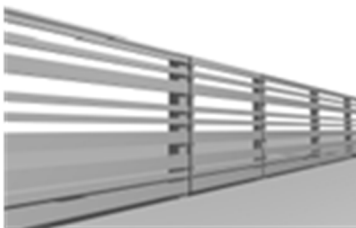
- A plot plan with approved fence structure and gates clearly marked in **red**. Plot plans should include location of the fence, fence dimension details, and gate location & size.
- Fence styles and colors are limited to selections below
- Fences may not be built in either Right of Ways or General Utility Easements without proper approval from the utility company(s).
- Fences are not permitted to be placed in a drainage easement without written approval from the County.
- It is required that the fence be built on the rear and side yards with consistent fencing type.
- The fence must be constructed 10 feet from the front corner of the house that is closest to the street. On a corner lot, fence must be 10 feet from curb on the side facing the roadway.
- If there is an existing fence, it is required that the fence constructed secondly tie into the existing fence.

## **Select Fence Type from below:**

Option 1  
(6' Wood)



Option 2  
(6' Wood)



Option 3  
(6' Wood)



Option 4  
(4' iron or Aluminum  
limited to black)



Option 5  
(5' Iron or Aluminum,  
limited to black)



Option 6  
(6' Vinyl)



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## Option 7 (4' Vinyl picket)



### APPROVED WOOD FENCE COLORS



#### WoodScapes® Exterior Acrylic Solid Color Stain

- Penetrates for exceptional resistance to peeling and mildew
- Thick formula for uniform finish with great coverage
- Excellent color retention
- Exceptional prevention of tannin stains in cedar and redwood.
- Low temperature application to 35° F
- Recommended for Siding, Trim and Fence applications



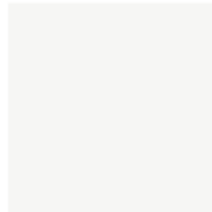
#### SW6258 Tricorn Black

Color Number: SW6258  
Color Display Locator: 251-C1  
Color Family Name: Neutrals



#### WoodScapes® Exterior Acrylic Solid Color Stain

- Penetrates for exceptional resistance to peeling and mildew
- Thick formula for uniform finish with great coverage
- Excellent color retention
- Exceptional prevention of tannin stains in cedar and redwood.
- Low temperature application to 35° F
- Recommended for Siding, Trim and Fence applications



#### SW7006 Extra White

Color Number: SW7006  
Color Display Locator: 257-C1  
Color Family Name: White and Pastel



#### WoodScapes® Exterior Acrylic Solid Color Stain

- Penetrates for exceptional resistance to peeling and mildew
- Thick formula for uniform finish with great coverage
- Excellent color retention
- Exceptional prevention of tannin stains in cedar and redwood.
- Low temperature application to 35° F
- Recommended for Siding, Trim and Fence applications



#### SW9170 Acier

Color Number: SW9170  
Color Display Locator: 244-C4  
Color Family Name: Neutrals

# Cliffwood Subdivision Homeowners Association Fence Guidelines and Application

## APPROVED WOOD FENCE COLORS (Cont.)



### SuperDeck Exterior Waterborne Semi-Solid Color Stain

- Damp Application - Efficiency can be applied to damp wood, so most jobs can be finished in a single day.
- This coating contains agents that inhibit the growth of mildew on the surface of this coating



### SW2808 Rookwood Dark Brown

Color Number: SW2808  
Color Display Locator: 310-C2  
Color Family Name: Historic Exterior



### SuperDeck Exterior Waterborne Semi-Solid Color Stain

- Damp Application - Efficiency can be applied to damp wood, so most jobs can be finished in a single day.
- This coating contains agents that inhibit the growth of mildew on the surface of this coating



### SW7515 Homestead Brown

Color Number: SW7515  
Color Display Locator: 277-C5  
Color Family Name: CIC/Timeless

## APPROVED VINYL FENCE COLORS

Circle Choice



Tan

Clay

Wood Grain

Wood Grain  
Gray

White

# *Cliffwood Subdivision Homeowners Association Fence Guidelines and Application*

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NOTE: Any fence placed in an easement can and may be removed for improvements or repairs to the easements, and the replacement cost of the fence will be at the homeowner's expense.

- Homeowner and contractor are responsible for locating property corners and utility easements prior to construction. Properties may vary, but typically a 5' utility easement exists along alleys and street side property lines. A County encroachment permit is required when building a fence in an easement.
- Fences are required to be level and step with grade, such that top rail is level. Do not slope with grade
- Fences are required to be installed a minimum of three (3) inches off the ground and not impede surface drainage.
- The fence must be constructed 10 feet from the front corner of the house that is closest to the street. On a corner lot, fence must be 10 feet from curb on the side facing the roadway.
- Alley Setback: All fences must be set a minimum of 5' from the alley.
- Fence must be installed by a professional fencing contractor hired by the Owner, at Owner's cost.
- A picture of the installed painted/stained fence must be submitted to the Design Committee within 30 days following completion.

### **Submittal Acknowledgement:**

The submittal of this application does not constitute approval of the proposed plan. Written notification of the Design Committee's decision will be supplied within **30 days** after receipt of all required information. Construction must not begin until the Committee has approved the plans in writing. Approval of application shall not constitute an approval, ratification, or endorsement of the quality or architectural or engineering soundness or the proposed improvements and neither the Design Committee nor Association Board shall have liability for any defects in the plans, specifications, or improvements.

Owner hereby authorizes the Association and/or members of the Design Committee to enter onto the subject property for purposes of reviewing information provided and for inspecting the project during execution, upon completion of the project, and/or upon expiration of approval.

Owner has read and understands that contractor and homeowner must comply with the most current version of the Community Design Guidelines. Owner acknowledges once application is approved by the Design Committee, it is valid for **6 months** after receipt of approval. Fences should be painted/ stained within **60 days** after construction, if applicable.

Owner is responsible for contacting the County regarding any permit requirements. The design review performed by the Design Committee is for conformance with design concepts and design guidelines from an overall aesthetic consideration only. Design Committee is not responsible for the structural integrity or soundness of approved construction or modifications, compliance with building codes, or other government requirements.

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Owner Signature

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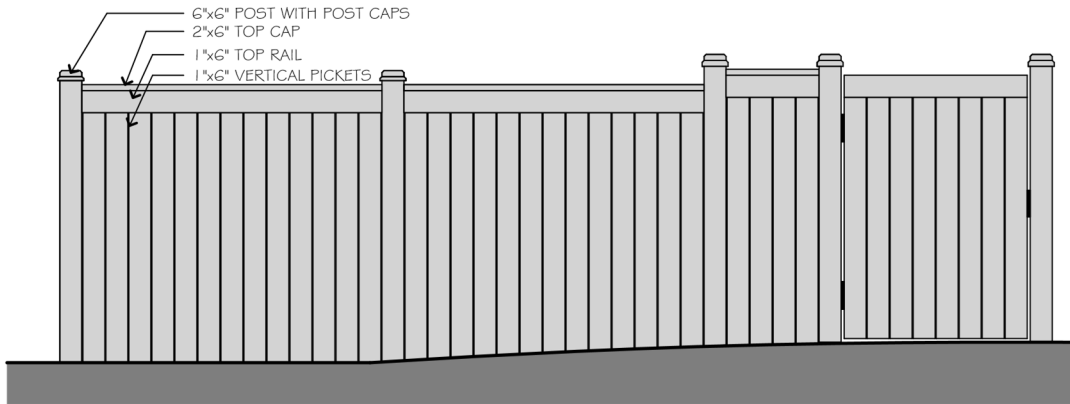
Print Name

*Cliffwood Subdivision Homeowners Association Fence Guidelines and Application*

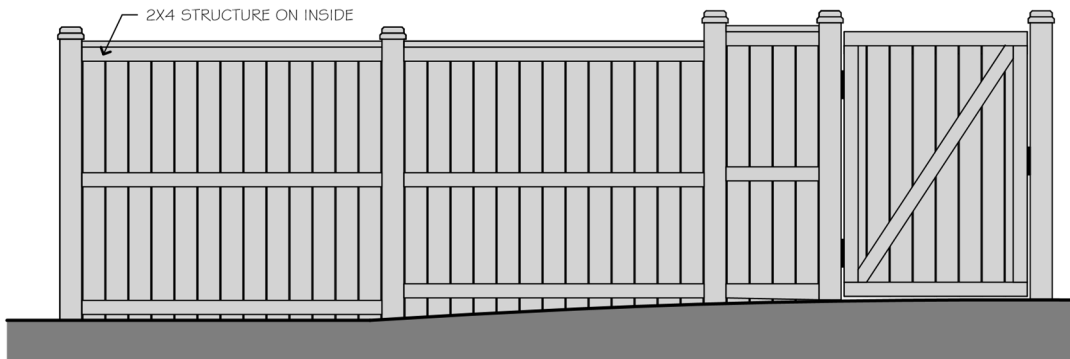
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# Cliffwood Subdivision Homeowners Association Fence Guidelines and Application

## OPTION 1: 6' HIGH PRIVACY FENCE



OUTSIDE - FACING STREET OR NEIGHBOR



INSIDE - FACING YARD

EXAMPLES OF APPROVED CAPS



Two-piece chamfered cap



Newport High Pyramid Cap

### CONSTRUCTION NOTES

HEIGHT: 6' maximum height

POST: 6x6 with post caps

CAPS: Two-piece chamfered caps or  
Newport High Pyramid Post Cap

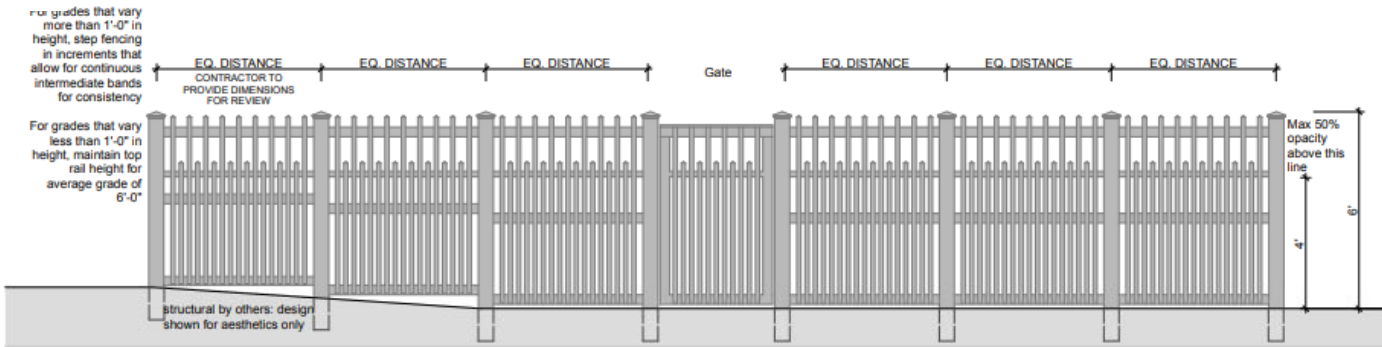
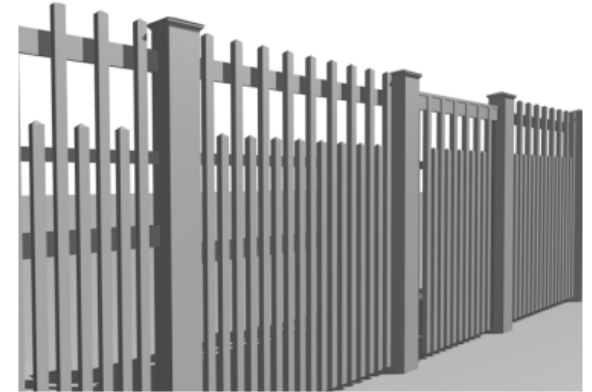
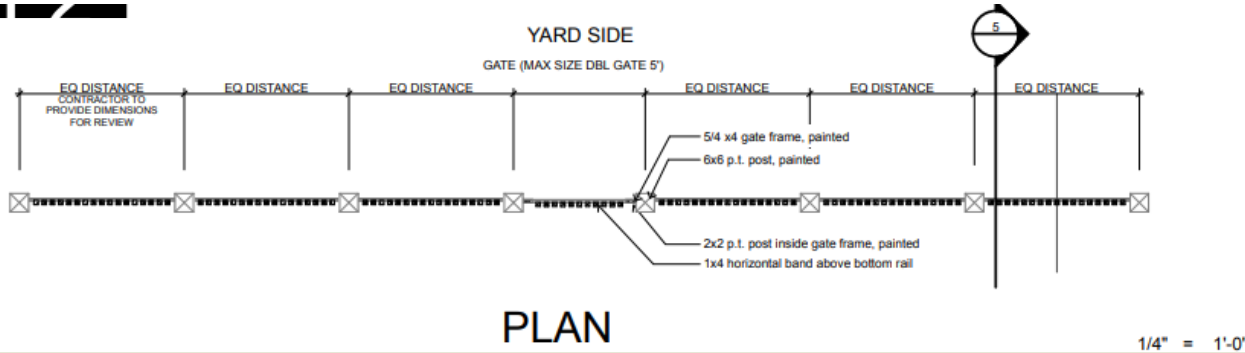
MATERIAL: Pressure-treated wood

CONSTRUCTION: Structure on inside of fence 6" wide vertical boards 1x6 top rail with horizontal cap intermediate supports or structure on inside of fence spacing and additional supports by contractor fence must be level and step with grade and cannot be sloped

FINISH: Paint or stain within 90 days of construction

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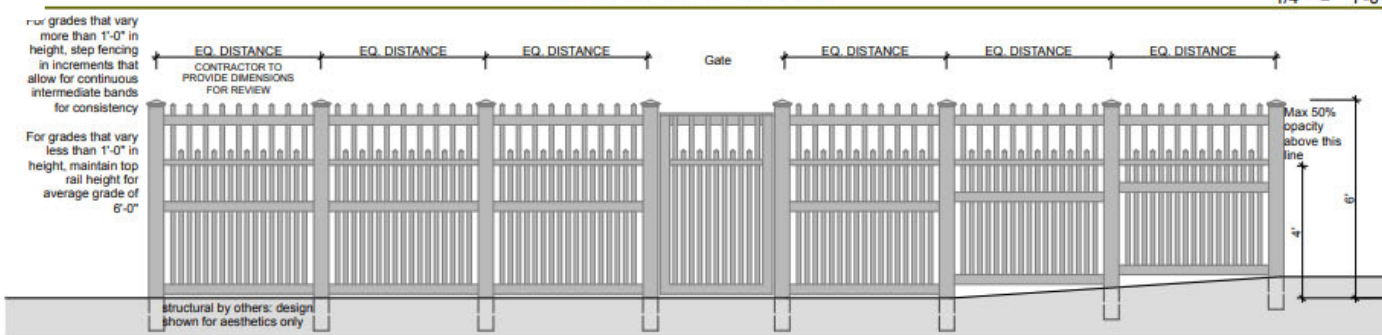
## OPTION 2: 6' HIGH PRIVACY FENCE



Rear Yard Fence within the Alley Yard, Front Façade Zone or Side Street Façade Zone

- Maximum Height 6' above grade
- Maximum Opacity above 4' high is 50%, unless otherwise indicated

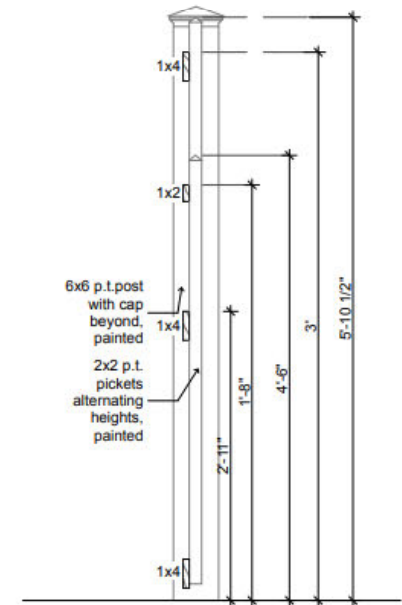
## STREET SIDE



Rear Yard Fence within the Alley Yard, Front Façade Zone or Side Street Façade Zone

- Maximum Height 6' above grade
- Maximum Opacity above 4' high is 50%, unless otherwise indicated

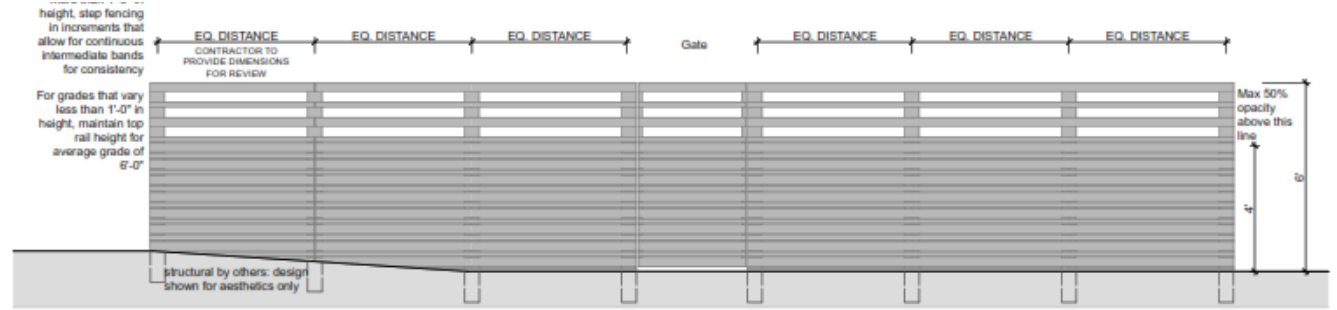
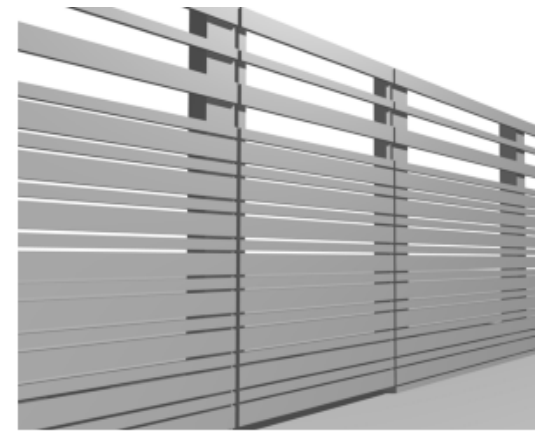
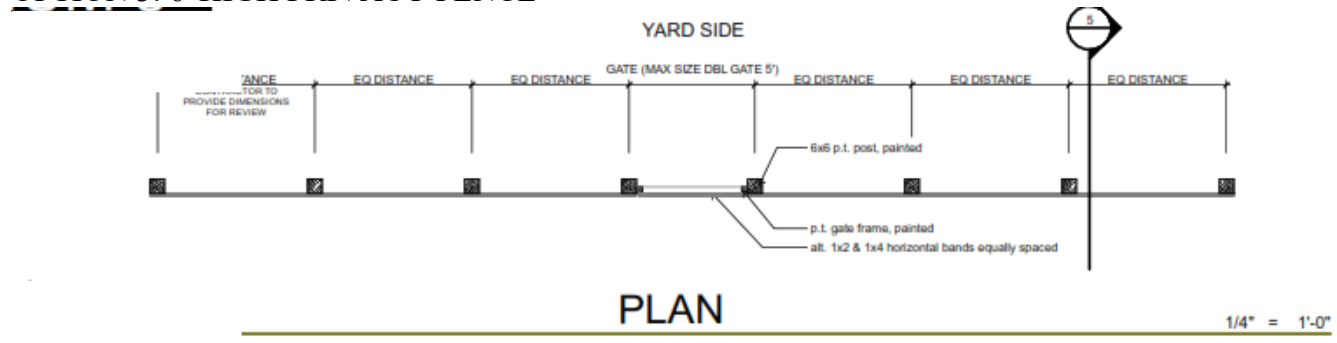
## RENDERING





# Cliffwood Subdivision Homeowners Association Fence Guidelines and Application

## YARD SIDE OPTION 3: 6' HIGH PRIVACY FENCE



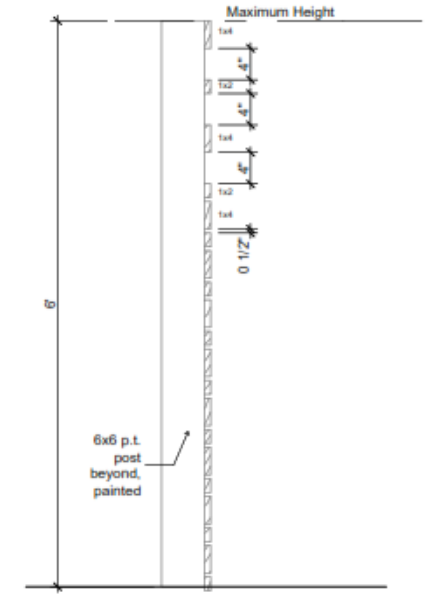
- Rear Yard Fence within the Alley Yard, Front Façade Zone or Side Street Façade Zone
- Maximum Height 6' above grade
  - Maximum Opacity above 4' high is 50%, unless otherwise indicated

## 2 STREET SIDE



- Rear Yard Fence within the Alley Yard, Front Façade Zone or Side Street Façade Zone
- Maximum Height 6' above grade
  - Maximum Opacity above 4' high is 50%, unless otherwise indicated

## 4 RENDERING





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YARD SIDE

