

# **FENCES**

**Approved on February 1, 2018 by the Board of Trustees**



APPLICATION FOR APPROVAL REQUIRED. Property owners must submit an Exterior Alteration Application and obtain ARB approval prior to installation, replacement, or permanent removal of any fence.

The following fence styles are Prohibited within Little Rocky Run: **chain link and stockade** (peeled, traditional). The following criteria apply to all fences:

Encroachment Policy Resolution; Dec 2005: No owners, residents or the family members, guests, agents, or invitees of owners or residents shall place or install anything upon the Common Areas or otherwise disturb or modify the Common Areas in any way without the expressed, prior written approval of the Architectural Review Board for design and the approval of the Board of Trustees for use.

## **All Property Types**

1. Fences may be constructed of wood or man-made materials, including but not limited to recycled plastic lumber and PVC. Fences made from man-made materials will be considered provided that the color is harmonious with the surrounding natural environment and approximates or emulates natural wood.
2. See STAIN section of this document for color restrictions on all fences made from wood. Wood fences may have a clear sealant finish, or be left to weather naturally.

If a wood fence is desired to be stained, or a wood composite fence material considered, then the wood stain color or wood composite material color must be approved by the ARB. ALL wood stain colors or composite fence materials should be a natural wood tone color and will be considered on a case-by-case basis. Both semi-transparent and solid wood stain colors will be considered for approval, and must either be tan, gray, brown or natural redwood in tone.

Stained fences must be one uniform, consistent color on the entire fence.

3. Rust-resistant hardware shall be used in the construction of the fence.
4. All applications for the installation of fences must show the exact relationship to property lines, and indicate the fence location on the property plat.
5. All fencing must be installed with the finished side facing out.
6. Material such as "Rabbit Fencing" (wire or plastic mesh) may be attached to the inside of the fence provided this material is galvanized, dark green, brown or black in color. These materials will not exceed the height of the fence.
7. Electronic/Radio Controlled Fencing, which is advertised as "Invisible Fencing" is permitted. The exterior control box or panel shall be located so that it is not visible from the street.
8. Fences shall not exceed (6) six feet in height.

## **Detached Property**

1. The following criteria apply in addition to those noted above.
2. Fence style may conform to one of the following:
  - a. Two-or three-rail Rustic Split Rail
  - b. Five-Board Estate
  - c. Board on Board (Alternate Board)
  - d. Three, four, five or six-foot-high Flat-Top Spaced Picket (straight top)
  - e. Three, four, five or six-foot-high Flat-Top Spaced Picket (Mt. Vernon Dip)
  - f. Four, five or six-foot high Wyngate (straight top). Lattice topping is acceptable.
  - g. Four, five or six-foot high Wyngate (Mt. Vernon Dip).
  - h. Fencing for lots that back to Union Mill Road or Compton Road shall be six-foot high Wyngate with the scooped top (Mt. Vernon) design.
  - i. Fencing for lots that back up to or are adjacent to LRR entrance roads shall be 4 foot-high Wyngate-styled with the scooped top (Mt. Vernon Dip) and be placed at least 4 feet from the sidewalk or 10 feet from the curb, street, pipe stem, or driveway and in accordance with Fairfax County line-of-sight requirements.
3. Fence styles not specifically addressed above will be considered on a case by case basis.
4. Man-made materials including but not limited to recycled plastic, composite lumber, and PVC will be considered on a case by case basis. Man-made material or composite fence materials should be a natural wood tone color and will be considered on a case-by-case basis. Man-made fence material colors must either be tan, gray, brown or natural redwood in tone.
5. Fencing may only be installed in the back and side yards. Fences taller than 4 feet cannot be placed within 15 feet of the front line of the house. Fencing in the front yard is not permitted.
6. Any fencing installed on a pipe stem must be set back a minimum of 10 feet from the edge of the pavement and must consider the view of the neighboring property.
7. Fencing to secure whirlpools or pools within the yard is permitted with ARB approval.
8. Where applicable, all fences shall be set back a minimum of 4 feet from sidewalks and 10 feet from curbs, streets, or driveways.
9. Properties with a Conservation Building Easement on the property are NOT permitted to build any fence or structure inside the Conservation Easement boundaries.

## **Attached Property- Except Sunset Ridge**

All Attached Property – Except Sunset Ridge, were built with privacy fences either partially or completely separating properties.

1. All rear yard fencing (or side yard on an end unit) on a town home property must be identical and uniform in style, materials, and workmanship. Fencing is only permitted in the rear and side yards of the attached properties. Fences taller than 4 feet cannot be placed within 15 feet of the front line of the townhouse. Fencing in the front yard is not permitted.
2. Board on board (alternate board), solid board or board and batten fencing will not exceed 6' (feet) in height.
3. Fencing to secure whirlpools within the yard is permitted.

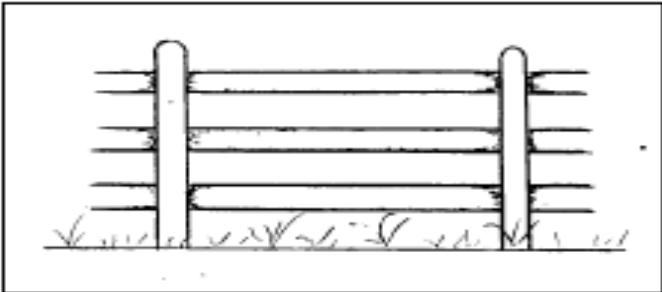
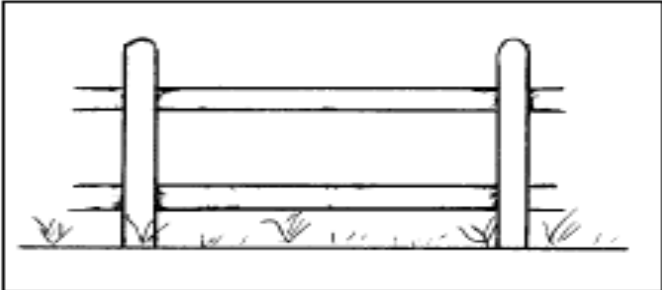
#### **Attached Property - Sunset Ridge**

1. Fencing may only be installed on the Zero-Lot line of the property and must not encroach on any adjacent property to include Open Space. It is incumbent on the homeowner installing the fence to warrant the location of the fence which may require a site survey.
2. Board and Batten (6') fencing originally installed by the builder/developer, which currently occurs alongside lot lines and attached sheds, must be maintained without exception.
3. Front and side yard fencing may not exceed posts (45") and infill with rail (40").
4. Fencing in addition to what was originally installed by the builder for first buyer may not be installed within the front or side yards of townhomes (exception: to secure whirlpools).
5. The homeowner must maintain, without exception, the brick supporting walls for a fence (both sides) in the original brick finish. All mortar joints of these walls or replacement of these walls must be consistent with the design, finish and dimension of the original structure.
6. Fence post caps must be maintained in black metal/rubber/plastic. No wooden fence caps, privets, copper caps, white or other colored caps are permitted.
7. Only pressure treated lumber fences will be considered. No man-made fencing materials will be considered.
8. Only Flat-Board Capped Picket fencing, the style originally installed, will be considered for front and side yards. Front and side yard fencing must be maintained on the property, and are not allowed to be permanently removed.
9. Privacy (Board and Batten) fencing in the side yard only may be considered for Sunset Ridge properties adjoining the Deerfield Ridge property. For purposes of this provision only, side yard will be defined as the side yard property line between the corner of the rear privacy fence and the corner of the brick wall.

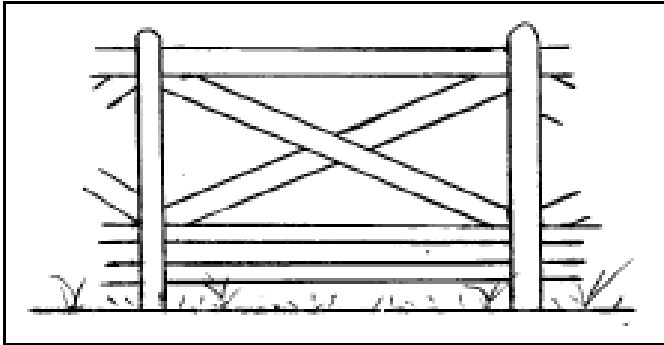
**NO ALTERNATIVE FENCING STYLES OR FENCE LOCATIONS WILL BE CONSIDERED WITHIN THE SUNSET RIDGE TOWNHOME SECTION.**

**FENCE STYLE SAMPLES**

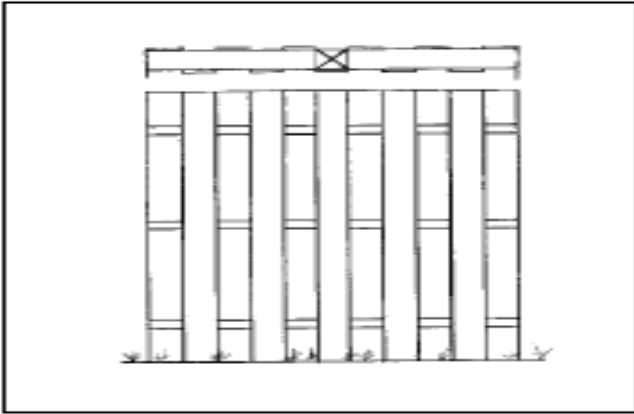
a. Split Rail



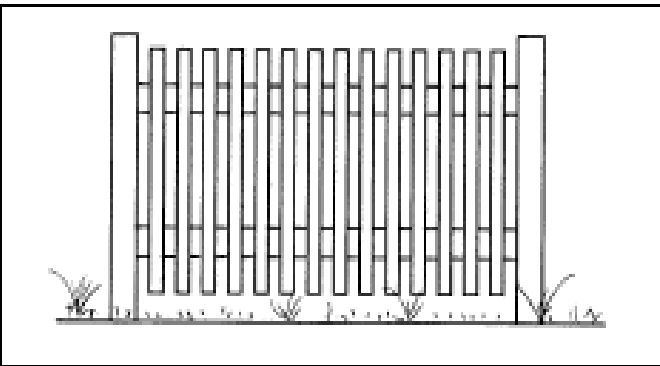
b. Five-Board Estate



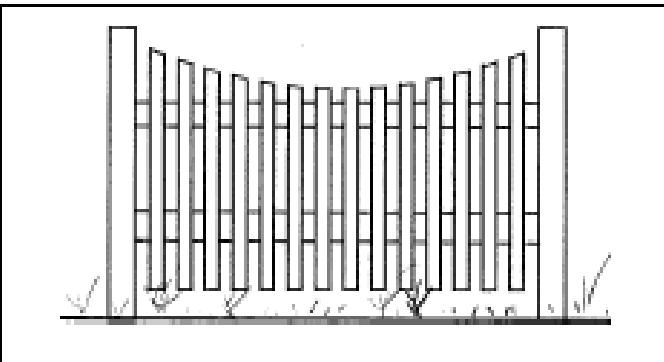
c. Board-On-Board (Alternate Board)



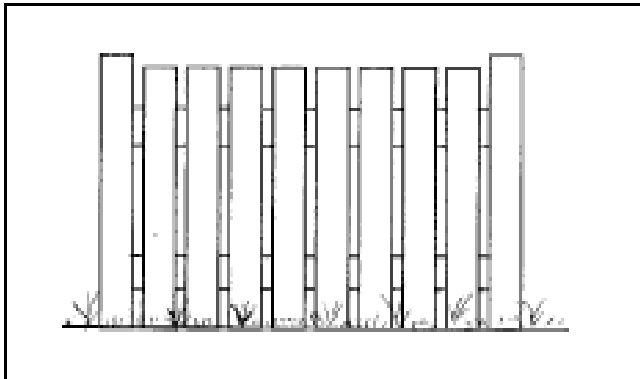
d. Three, four, five or six-foot high Flat-Top Spaced Picket (straight top)



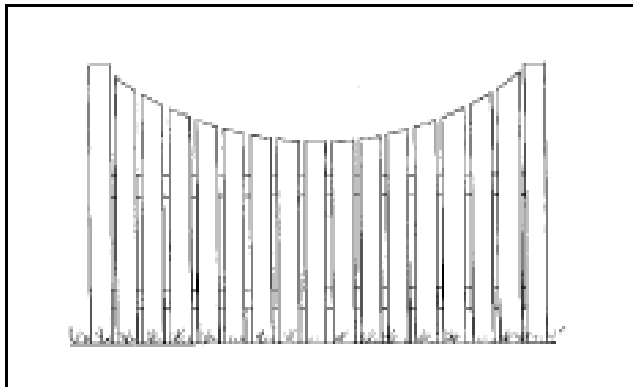
e. Three, four, five, or six-foot high Spaced-Picket with Mt. Vernon Dip



- f. Four, four or six-foot high Wyngate with Straight-Top (framed lattice topping is acceptable)



- g. Four, five or six-foot high Wyngate with Mt. Vernon Dip



- h. Fencing for properties that back up to Union Mill Road shall be six-foot Wyngate with a Mt. Vernon Dip design

