

**Moss Grove Plantation  
Architectural Control Committee Fence Application**

**I. General Information**

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

Telephone Numbers (Work, Cell, Home): \_\_\_\_\_

\_\_\_\_\_  
Email Address: \_\_\_\_\_

**II. Material Descriptions (attach drawings or photographs)**

Post Style: \_\_\_\_\_

Post Cap Style: \_\_\_\_\_

Picket Style: \_\_\_\_\_

Length of Posts Apart and Fence Height: \_\_\_\_\_

**III. The following guidelines are intended to further clarify Article VII Section 7.4 of the Declaration of Covenants and Restrictions for Moss Grove.**

**Locations:**

1. Fences shall be located in the rear of the house and should begin at the rear corners of the house extending out towards the side Property line, then towards the back Property line.
2. Rear corner exception- If the rear of the neighboring house is closer to the front of the lot, the fence may begin at the point that is even with the neighbor's rear corner. This will allow for an even fence line between the two homes if both owners install a fence.
3. Corner lots- On the side near the street, the fence shall go directly from the corner of the house toward the rear Property line (it may not extend out to the side of the Property line).
4. The Architectural Control Committee approves or denies a fence request on the basis of maintaining the overall appearance of the neighborhood. The ACC does not have the authority to give permission to building a fence within an area that is controlled by a third party (such as an easement or right-of-way). The Owner shall bear all the risk if a fence is installed in one of those areas.

**Styles:**

1. Privacy fences may be any of these styles: shadow box, scalloped, Charleston style (trim band at top), or Dog Ear Style
2. Picket fences may be any of these styles: open top, closed top, or scalloped
3. Wrought iron style black aluminum that resembles wrought iron is acceptable
4. Exposed fence posts shall have a decorative cap on top

**Size:**

1. Privacy fences may be built up to six feet in height.
2. Picket fences may be built up to four feet in height.

**Materials:**

1. Fences shall be constructed only out of wood (or aluminum if it is a wrought iron style). No vinyl fencing is allowed.

**Colors:**

1. Wood fences shall have a natural appearance. Fences may be coated with a clear weather sealer. Fences may not be painted white.
2. Aluminum (wrought iron) fences shall be black.

**Specific Restrictions:**

1. Corner lots and those adjacent to a pond/lake, if any, shall be limited to a picket or wrought iron style. No privacy fences on these lots will be authorized.
2. If a fence is built which "encloses" a garage and the fence (gate) crosses the driveway, the style may only be picket or wrought iron.

These clarifications do not replace or supercede Article 7.4. Please be sure to refer back to Section VII of the Restrictive Covenants for additional information.

**IV. Submissions for Approval**

Please include the following items in your submission package:

1. Completed application form
2. Final survey with proposed fencing drawn in (you received a copy of the final survey in your closing package)

The Architectural Control Committee is in place to ensure the appearance of the neighborhood is maintained; however, your property is subject to municipality rules of Berkeley County. Separate applications and permits may be required in addition to those from the Moss Grove ACC particularly for modifications to buildings and easement or right of way encroachments.

If your fence is on an easement, please be advised that the company that has this easement can take down your fence to do work. They will not be responsible for replacing the fence. All landscaping can be removed if it is in an easement and it will not be replaced. Fences placed in drainage easements can not impair the flow of the water drainage.

Please send this package to Alicia Gustafson at John Poston & Company.

Fax: (843)853-5340

Email: [alicia@postonco.com](mailto:alicia@postonco.com)

Telephone: (843)937-6886

Mail: Moss Grove HOA, 304 Meeting Street, Charleston, SC 29401