

Hunters Bend 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 Hunters Bend.

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)

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 Matthew Bennett at John Poston & Company.

Fax: (843)266-5972

Email: Matthew@postonco.com

Telephone: (843)937-6872

Mail: Hunters Bend HOA
304 Meeting Street
Charleston, SC 29401