

FENCES

ACC CHECK LIST

PLEASE INITIAL ALL THE FOLLOWING THAT APPLY TO YOU. ALSO, INITIAL TO INDICATE YOU UNDERSTAND ALL THE CONDITIONS THAT PERTAIN TO THIS REQUEST.

All fences must be approved in writing by the ACC committee prior to installation.

- _____ I understand any fence installed without Committee approval will be subject to removal at the property Owner's expense. If a fence is installed without Committee approval and not removed within 30 days of written notice from the Association, the Owner will be subjected to a \$100.00 per month assessment until removed.
- _____ If a violation of any of the Covenants occurs, the HOA may pursue all remedies available under Indiana law. Remedies include, but not limited to, the right to secure injunctive relief. The HOA shall be entitled to recover reasonable attorney's fees, costs and expenses incurred as a result thereof.
- _____ All fence installation must comply with the standards of the Unified Zoning Ordinance of the City of Lafayette, Indiana. (Phone: 765-807-1050, e-mail: apc@tippecanoe.in.gov)
- _____ Pool Fences: Where required, shall be decorative type with some screen landscaping on the sides exposed to the streets. All pool fences must meet requirements of the City Engineer, City of Lafayette, codes and regulations, including, but not limited to, the requirement that all fences must be six (6) feet in height.

Type of Fence:

Type of Material Used

Shadow box (4' to 6')

Wood

Split rail

Vinyl

Black vinyl clad chain link (4')

Resin

Black ornamental style picket (4' to 6')

Top Cut of Wooden Fence

Solid fence (4' to 6')

Dog Ear

Picket fence (4')

Scallop

Other: Must be approved by the ACC committee:

Type of fence _____.

- _____ Color: The ACC committee shall require fences to be painted or stained to blend with the color of the respective houses.

_____ Non-Corner Lots: No fence may be installed between the street and the rear face of a house.

_____ Corner Lots: No fence may be installed between the street and the side and the rear corner of the house facing the two respective streets.

_____ All corner lot fences shall meet the requirements of Article III, Section B of these covenants. (Page 10 of covenants)

_____ Easement: The Committee advises that no fences be placed on any lot's easements. The building, planting or the like along an easement is a homeowner liability. If a utility or drainage company should need said easement for any reason, they can deconstruct your fence to proceed with their work. The homeowner shall be responsible for this work.

_____ Maintenance: All owners shall maintain their respective fences in acceptable condition, including repainting or re-staining wood fences, removing rust and repainting metal fences, and repairing any structural defects or signs of deterioration.

_____ The ACC committee shall have the discretion to allow other fence types, based on the plans submitted under Article III, Section A (Page 9 of covenants) and Article VI, Section A. (Page 15 of covenants)

_____ Construction Timeline: All construction must be completed within (6) months from the start of construction. The Owner must apply at least (1) one coat of paint, stain or varnish on any exterior wood surface, within one year from the start of construction.

_____ Inspection: I understand the ACC committee can inspect the fence during or after installation has been complete. If any of the guidelines that you have checked have not been followed, your change approval will become void.

_____ How Long Will Each Stage Take? The request stage can take up to two days for an official response. The processing stage can take up to 15 days.

_____ What if my application gets denied? There is no need to worry. The ACC committee will always stipulate why the request was not approved. You can reapply and include the ACC committee's requested information and/or changes to the report.

Please list any additional information that you feel is important to this situation.

Homeowner's Signature _____ Date _____