

THE OPPOA ACC OFFICIAL FENCE POLICY

WHEREAS, Section 7(d) of the Restrictive Covenants of the Olde Point Property Owners Association (OPPOA) states that *“No fences shall be located on any lot except as have been approved by the Architectural Control Committee. Fences are generally discouraged except for special circumstances such as safety around pools...”*

AND WHEREAS, the Restrictive Covenants further states that *“Restricted approvals of fences are subject to the following strict requirements and conditions: 1. Chain-link, wire or chicken wire fences are prohibited. 2 All location, design, and construction and materials must be approved in writing in advance by the Architectural Control Committee; 3. The fence shall be no closer than three (3) feet to adjacent property lines and no closer than fifty (50) feet to golf course boundaries subject to exception granted by the Architectural Control Committee; 4. Four(4) foot minimum height fences are mandatory for pool enclosures as required by State and Pender County ordinances.”*

AND WHEREAS, the Architectural Control Committee (ACC) acknowledges that certain changes have occurred in the attitudes, lifestyles, and membership of OPPOA to consider a review and assessment of current policies concerning restricted approval of fences;

THEREFORE, after careful and deliberate consideration by the ACC, the following policy has been formulated and approved by the members of the ACC for the restricted consideration for approval of fence requests from its membership in addition to the above restrictions set forth in the covenants:

1. No requests for privacy, chain link, picket, or wire fences will be approved.
2. Requests for fencing in the front yard will not be approved.
3. All fences considered for approval must be of an exterior grade material such as; wood, iron, or aluminum. As well, the fencing must provide three (3) inches of space between vertical rails and must at least be of a height four (4) foot and no higher than five (5) foot.
4. Fence designs must, in the opinion of the ACC, conform with the architectural design of the house and be in keeping with the aesthetics of the neighborhood.
5. The ACC may restrict the location, size, design, and shape of any fence being requested based on any ground that in the sole discretion of the ACC shall seem sufficient.
6. The ACC may require a written acknowledgment of approval of the fence by adjacent property owners.
7. Under special circumstances, the ACC will consider adjoining fences on shared property lines.

This policy may be altered, changed, or discontinued by any subsequent Architectural Control Committee by a vote of the ACC members, and that it recommends that such changes to this policy should be made in writing and published to the membership.



OLDE POINT PROPERTY OWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE

FENCE REQUEST

Date: _____

Property Owner(s): _____

Property Address: _____

Phone: _____ Cell: _____

Email Address: _____

TO HAVE YOUR REQUEST CONSIDERED, PLEASE ATTACH THE FOLLOWING

- A picture representing the fence you wish to install
- Plot plan showing where the fence will be placed (include distance from back and side property lines)
- Fence material
- Fence height
- Color swatches

Please be aware, the ACC might request additional photographs.

The Restrictive Covenants of Olde Point states:

4(a) *No building, **fence**, wall, bulkheading, dock or other structure shall be erected or placed on any residential lot, nor shall the grade or elevation or physical characteristics of any lot, or portion thereof, be altered in any way whatsoever, until the proposed building plans, specifications, exterior colors and finishes, and the construction schedule, **have been approved in writing by the Architectural Control Committee.***

5(c) *“The exterior of all houses, structures, pools, ponds or fences or other required approvals must be completed within twelve (12) months from the date of approval of plans. If construction has not started within the 12 month time frame, plans must be re-submitted to the ACC for renewed approval.”*

10(c) *“Restricted approvals of fences are subject to the following strict requirements and conditions:*

- 1. Chain-link, wire or chicken wire fences are prohibited.*
- 2. Approved materials for fences shall be wrought iron or other low maintenance materials*
- 3. All location, design, construction and materials must be approved in writing in advance by the Architectural Control Committee.*
- 4. The fence shall be no closer than three (3) feet to adjacent property lines and no closer than fifty (50) feet to golf course boundaries subject to exemption granted by the Architectural Control Committee.*
- 5. Four (4) foot minimum height fences are mandatory for pool enclosures as required by State and Pender County ordinances.”*

Submit this sheet, with all required paperwork in PDF form to:

OPPOA_ACC@oldepoint.net