

# *Southpoint Homeowners' Association, Inc.*

## Architectural Control Committee

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### **Guidelines to Construct a Fence**

*Purpose: To provide Southpoint Subdivision homeowners a guide for constructing a fence on his/her lot. This is a guide and is neither meant to cover every situation nor provide a confirmed approval. Homeowners should attempt to follow these guidelines to reduce the risk associated due to out of compliance construction per the Amended and Reinstated Restrictive Covenants.*

#### **Guidelines:**

1. You will need to obtain approval from the Southpoint Homeowner's Association Architectural Control Committee ("ACC") prior to the start of your work. ¶ 8
  - a. Complete an ACC submission form found on the subdivision's website: [www.southpointsubdivision.com](http://www.southpointsubdivision.com)
  - b. Mail the form to the appropriate address four weeks prior to your anticipated start date.
2. Review the plat plans for your specific lot to ensure awareness of servitude and building setback lines. If you are unsure of your property dimensions and lines, you will need to seek the services of a professional land surveying company. Southpoint Homeowners' Association does not provide professional guidance on lot dimensions.
3. Fences must be constructed in such a manner to be within servitude and building setback lines as shown on your respective plot plans.
4. Fences may be constructed of wood, brick, ornamental iron, vinyl, or other material approved in writing by the Association, provided that barbed wire, chain link, and net wire fences are prohibited. No fence shall exceed six (6') feet in height. Fences four (4') feet in height are allowable. ¶ 15
5. Building over utility boxes (i.e. water meter) should be prevented. Fences should be constructed behind utility service panels on the home structure. If any future problems arise, the lot owner will be responsible for cost and repairs, up to and including removal of the fence.
6. Contact Louisiana One Call prior to construction to have underground utilities marked. The number Louisiana One Call is 811 or 1-800-272-3020. This is a free service. You may visit Louisiana One Call's website at [www.laonecall.com](http://www.laonecall.com) for more information.
7. Should you have any questions, please email the Southpoint Homeowner's Association ACC at [accspha@gmail.com](mailto:accspha@gmail.com) or call (225) 610-9578.

#### **Fine Information:**

Violation – Fence Construction without prior ACC approval

Compliance – Required within 3 Days

Amount – \$250 per day/\$1,500 max of 6 days

Reference – Paragraph 8, 9, and 15 of Amended and Reinstated Restrictive Covenants