

## General Guidelines to Install a Fence

**Before** you start to install a fence, as a homeowner in South Point Subdivision, you must follow these guidelines to ensure there are no unforeseen future costs to you to bring your fence into compliance of the Restrictive Covenants (as adopted by the South Point Homeowner's Association ("SPHA") and is overseen as a responsibility of the Architectural Control Committee ("ACC") on March 15, 2002). It is **mandatory** to submit your plans to the ACC for review and to obtain written permission prior to constructing and installing your fence (ARRC ¶8).

At closing, you should have received a copy of the "plot plan" for your house. If you did not receive one or cannot find your copy, you can pull up the subdivision plot plan for the filing in which your home is located on our website. Look over the Plan carefully, as it will essentially provide you with the information you need.

On the Plan there are two sets of dotted lines. Your fence **must** be behind those lines. The required set back from the second inside dotted line is generally 5 feet. In the front and on the side(s), the fence cannot block any utility, meter, etc. You **must** stay behind the back servitude. A servitude is "a right by which something (as a piece of land) owned by one person is subject to a specified use or enjoyment by another." You must leave enough ground to enable heavy equipment to pass on the servitude. The general estimate is 15 feet in addition to the specified servitude; look at your plot plan for specifics. Please make sure that your fence does not block the view of the front door of your neighbor's house at any time.

For example, on a corner lot, say the first dotted line is at 15 feet, the second dotted line is at 10 feet. The construction line for your fence is  $15' + 10' + 5' = 30$  feet from the nearest edge of the road on *both* sides. (¶¶9 & 11)

For the back of your residence, the servitude is 10'. The fence should be at least  $10' + 15' = 25'$ . Your fence should be behind the gas and electric meters. (¶¶9 & 11)

Servitudes vary for different lots and your Plot Plan will specify this. Therefore, the ACC should be provided the following documents.

1. ACC Submittal Form (available on our website) (¶8)
2. Plot Plan for your residence. (¶8)
3. Construction plans and type of the fence to be installed. (¶¶8 & 15)

Please allow at least four (4) weeks for the ACC to review the documents and schedule a mutually convenient time to meet with you to go over the submittal documentation and grant approval.

Sincerely,  
Architectural Control Committee  
South Point Homeowner's Association, Inc.