



## **Guidelines for Fences and Landscape Structures**

To maintain the open, rural, and uniquely beautiful natural environment of the Wintergreen community, the ARB, at the instruction of the WPOA Board, has implemented the following updated guidelines relevant to the construction of fences and landscape structures.

The Wintergreen Covenants and Restrictions require that all fences, walls or landscape structures must be approved by the ARB prior to construction. The application must show the design, location of both property lines and fenced area (staked out), materials and height of such structures. Among the factors which will be considered are whether the structure will create a boundary-like visual barrier between properties, detract from a neighbor's view shed, or that the proposed structure is simply not in keeping with the aesthetics of the community. Fences are generally discouraged except where required by building codes such as enclosing a swimming pool area.

Fences shall not be approved on properties fronting on or adjoining the golf course, both at Devils Knob and in Stoney Creek. In cases where animal containment is necessary, "invisible" buried fence systems are permitted. Installation of an underground invisible type fence must be installed outside the 30ft golf course maintenance easement and no closer than 15ft from the other property lines.

For a fence to be considered, it must meet the following:

- Fences are not permitted in the front yard
- Fence height shall not exceed 42 inches in height
- Fences must be located a minimum of fifteen (15) feet from property lines and not obstruct any existing easements (utility, ski maintenance easement, etc).
- All proposed fencing must be made of wood materials and be of a 3-board or split rail style. Any finish applied must also be approved by the ARB. Architecturally designed projects that include the use of stone materials may be considered.
- Use of a welded wire type material on the inside of a fence may be considered.
- Once constructed, all fencing and landscaping must be maintained in acceptable (to the WPOA) repair and appearance.
- All applications for fences must be accompanied by a complete landscape plan and the fence location must be staked out onsite before ARB review.