

Nottingham Forest South Fencing Guidelines, revised August 2012

Nottingham Forest South was designed to be an open space community where fences were discouraged. If you wish to install or replace a fence, the following guidelines will apply:

1. Before installing or replacing a fence, the owner must seek prior written approval from the Architectural Review Committee (ARC). A description and pictures of the proposed fence must accompany the application. The selected fence builder's written quotation must also be part of the application.
2. No stockade, chain link or similar types of fences will be allowed. No plastic, PVC or similar materials will be allowed.
3. Perimeter fences will be wrought iron style or picket. The height will not exceed four (4) feet. The only exception is a lot having a backyard with a pool where two fences (one perimeter, one privacy) would create a fence-intensive appearance; in such a case, a single wrought iron fence up to five (5) feet tall may be installed.
4. Perimeter fences of the picket design must have a minimum spacing between the pickets of fifty (50) percent of the width of the picket. Only natural wood-colored stain and shellacs shall be permitted on picket fences and privacy screens. No color paints or stains will be permitted.
5. All perimeter fences along Antioch and the private drive leading to the NFS Clubhouse must be black, wrought iron style fences.
6. Privacy fences for a pool or hot tub shall be a maximum of six (6) feet tall. Privacy fences shall be reasonably close to the pool deck or hot tub, as determined by the ARC.
7. Perimeter fences must meet and connect to any existing fence on adjacent lots and shall be made to match or blend designs and materials.
8. All fences shall be constructed with the finished side out and posts facing inside.
9. No fence extending toward the front of the property shall be built beyond the rear corners of the house.
10. In the event an owner requests approval to replace more than one-third of an existing fence which does not already comply with these guidelines, the entire fence must be removed or replaced in accordance with these guidelines.
11. If less than one-third of a fence with non-conforming specifications needs replacing, this will be allowed, but only one time per property, regardless of ownership change. Thereafter, either fence removal or full replacement meeting current fence guidelines will be required.
12. A current survey of the lot will be submitted to the ARC, with the placement of the fence to be installed noted on the survey. Stakes will be placed on the lot to show the installers the precise lot lines to ensure the fence is erected totally within the property boundaries.
13. The placement of the fence must be within the owner's property line, unless **all** contiguous property owners submit to the ARC signed approval allowing an exception. In no case may a tree be used as part of the fence.
14. Fences and privacy screens must comply with applicable city ordinances.