



Mount Tabor Meadows Homeowners Association
Architectural Control Board
Policy and Guidelines for the installation of fences

UPDATED November 2019

EFFECTIVE DATE: January 1, 2020

AUTHORITY: The Architectural Control Board (“ACB”) derives its authority to regulate the external design, appearance, and maintenance requirements of fencing from the Declaration of Rights, Covenants, Restrictions, Conditions, and Obligations for the Mt. Tabor Meadows (hereafter, “Declaration”). In a quarterly homeowners’ association meeting held on March 14, 2012, the Declarant appointed three homeowners to the ACB and granted limited authority to the ACB to develop standards for fencing within the Mt. Tabor Meadows community (hereafter, “Development”).

In February 2014, all three appointed members notified the Declarant that they no longer wished to serve as members of the ACB. Therefore, the authority to manage the ACB reverted to the Declarant, as described in the Declaration.

Subsequent requests by homeowners to expand the available choices for fencing resulted in the additional of powder coated metal fence, metal framing for wood fence, composite fencing, and the option to submit a request for a new fence type for consideration by the ACB. Further review by the Declarant in November 2019 led to a decision to remove the application fee for fence installation and to update these regulations.

In December 2019, the Declarant announced at the annual HOA meeting that all ACB Application Fees would be waived, including those for fence installations. This change to required fees was subsequently incorporated into a new general ACB Application Form and also into these Fence Guidelines and the associated fence installation application.

INTENT: Provide clear, concise, and reasonable guidance to homeowners who wish to install a fence on their property while protecting the style, character, and uniformity of the Development. This policy and guidelines are supplemental to the restrictions and

conditions in the Declaration. Supplemental information about the creation of these guidelines is provided in Attachment 3.

STANDARDS:

1. Height:

- **4-Foot Height Fences** are permitted in the Development along rear and side property lines and set back from the front elevation line.
- **6-Foot Height Fences** (“Privacy Fences”) are only permitted along property lines adjoining properties which are not part of the Mt Tabor Meadows Development. Any proposed privacy fence for a Lot, not exceeding 6 feet in height, shall be consistent with already existing privacy fences that are contiguous to the Lot (Example: Lots located with rear property lines to Happy Hollow Road may have 6-foot tall ‘shadow-box’ fencing).
- Property lines which separate private space from private space (homeowner to homeowner) or private space from adjoining property outside the Mount Tabors Meadows Development or private space from community space (HOA common space) shall be 4 feet in height.
- Where a 6-foot tall privacy fence is allowed along the rear property line, the fence must taper down to a maximum 4-foot height within sixteen linear feet from the corner along the side fence line. Any step down can be no greater than six inches at any point.
- It is at the Declarant’s sole discretion to allow exceptions to these guidelines on any corner lot that adjoins an entry road into the Development.
- Lots 38 and 39 may have 6-foot-tall privacy fencing along the property lines shared with 1903 Happy Hollow Road, Blacksburg, VA if they so desire, as well as privacy fencing along the rear property lines consistent with the existing privacy fences on adjoining lots.

2. Materials: Only the following materials are approved for use as fencing in the Development. Examples of fence materials and style are provided at the end of this document.

- **Wood:** Wood fences may be constructed of treated pine, cedar, redwood, or oak.

Posts and rails for wood fences can be wood or metal (aluminum). If a metal post-and-rail system is used, the metal must be clad with a sleeve to cover the metal.

- **Decorative Metal:** Fences may be constructed of decorative powder-coated aluminum or steel, sometimes called “wrought iron.” Decorative metal fences must adhere to the height, style and color restrictions defined by the ACB.
- **Wood-Textured Composites:** Fences may be constructed of composite materials (Fiberon, Trex, Veranda, etc.). Composite fences must adhere to the same height, style, and color restrictions of wood fences.

3. **Style:**

- Wood Fences and Composite Fences along the property lines of adjacent properties shall be of the open picket, or shadow box design only. Photos of approved picket styles are provided in Attachment 1.
- Powder-coated metal fences shall be of the open picket design. The pickets can be open top or closed top. Examples of approved picket styles are provided at the end of this document. Others may be approved at the discretion of the ACB.
- Any fence section running from the side fence line back towards the house (the “front” fence line) shall be open picket design only. Such fences are already installed in the Development and homeowners wishing to install one may contact those homeowners to obtain the applicable style information (picket height, shape, spacing, materials, etc.).
- Homeowners are encouraged to match and blend their fence with the fences of Lots contiguous to their Lot where applicable and permissible under this guidance.

4. **Color:** Fence color choices must be approved by the ACB in advance, whether for a new fence or when changing the color of an existing fence.

- Powder-Coated Aluminum Fences shall be black in color.
- Homeowners must include the proposed fence color to the ACB a request to install fencing. The color details should include the brand name and color name/number as appropriate. Clear finishes are permitted.

- Colors should complement and blend with the color schemes and themes established for each Lot/home by Green Valley Builders.
- Wood Fences must be stained or painted within 4 months of installation and reapplied at intervals of no greater than 4 years to maintain proper appearance.
- Any damages, including warped boards or dented aluminum pickets, must be replaced within a timely fashion or within 30 days from HOA/ACB notification.

5. Gates:

- Fence gates must be either similar in style and material as the fence or of a complementary design/material.
- All gates require approval by the ACB. Details of gate design, material, and locations should be included with the Fence application paperwork.
- Pergolas or other ornamentation around the fence or gate must be included as part of the application and require approval by the ACB.

6. Exceptions:

- All fences existing in the Development at the time that this policy and guidance becomes effective are 'grandfathered' and exempt from this guidance and policy. At the time that a 'grandfathered' fence requires replacement, this guidance and policy shall apply.
- Picket replacement or repairs to existing fences do not require ACB approval provided that the repairs or replacement are in the same style, material, and colors of the existing fence.

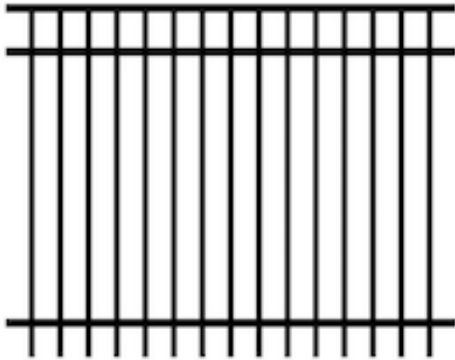
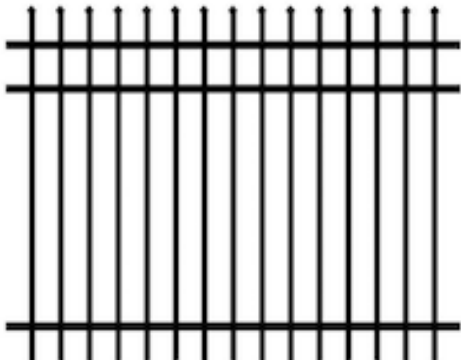


PROCEDURE: The following steps should be taken when submitting a request to install, replace, or modify an existing fence:

- 1) Complete the Application for Fence Installation/Modification (included here as Attachment 2). All relevant information must be filled out, including height, color, style, and brand of aluminum/composite fencing or type of wood for wood fencing.
- 2) Attach a plan of the homeowner's lot, indicating the location of the fence to be installed.

- 3) Submit these documents to the ACB by email:
 - a. to the Board of Directors at hoaboard@mtmblacksburg.org
 - b. or to the ACB at acb@mtmblacksburg.org
 - c. or to the personal email of the ACB Director as listed on the HOA's website in the table of Officers:
<http://mtmblacksburg.org/post/hoadocs/>
- 4) The ACB will review the application and notify the homeowner within 30 days of receipt if the application has been approved or if modifications to the application are required.

ATTACHMENT 1: EXAMPLES OF ACCEPTABLE FENCE STYLES:

Note that fence styles other than those shown here may be approved by the ACB. All fences, whether new installations or replacement of existing fences, must be approved by the ACB in advance.

 <p>Powder-Coated Metal, Closed-Top</p>	 <p>Powder-Coated Metal, Open-Top</p>
 <p>Dog-Eared Picket (Wood or Composite)</p>	 <p>Boxed Picket (Wood)</p>

ATTACHMENT 1 (Continue):



Shadow-Box Privacy
(Wood or Composite)
May only be used in certain cases



Lattice-Top Privacy
(Wood or Composite)
May only be used in certain cases

ATTACHMENT 2: APPLICATION FOR FENCE INSTALLATION OR MODIFICATION

Homeowner Information (Required)

Home-Owner Name:
Lot Number:
Street Address:
Phone:
Email:

Contractor Information (Optional)

Contractor (Business) Name:
Contact Name:
Phone Number:
Email:

Fence Information (Required)

Material: <input type="checkbox"/> powder-coated metal <input type="checkbox"/> wood <input type="checkbox"/> composite
Metal/Composite Brand or Type of Wood:
Color (specify paint brand & color#/name):
Fence Height:
Number of Gates:
Standard or Designer Gate:
Attaches to Existing Fence: (yes or no)

Additional Required Information (Attach to Application)

Property diagram showing house, fence & gate locations
Drawing/Image of Designer Gates
Drawing/Image of Fence Panels

Signature: _____ **Date:** _____

Approved by ACB on (date): _____ **Initials:** _____

ATTACHMENT 3: SUPPORTING INFORMATION

The following is provided to help explain the discussion and issues reviewed by the ACB while developing the guidance.

1. The use of fencing may be to create a barrier between the area inside the fence and the area outside the fence. The most common use would be to restrain and control a dog.
2. The ACB also recognizes that fencing may be used to create privacy, however to balance the need to screen areas outside of the Development against the aesthetics of the Development, the ACB has chosen to limit the use of 6ft privacy fencing to specific areas within the Development.
3. When considering the options, the ACB considered the appearance of the community from outside the community looking inward and appearances from the community looking outward.
4. The ACB considered the tension between the needs and desires of the homeowner (the individual) and the needs and desires of the Association (the community) to protect and enhance the Development's look, feel, and property value.
5. The ACB has attempted to institute some uniformity and consistency, moving forward.
6. Green Valley Builders ("GVB"), when imagining, creating, and building this Development has spent considerable time creating the color schemes available to homeowners for their house (house and trim color, brick color, shingle color, and landscaping). Further GVB has attempted to limit the colors used throughout the community so as to have a unique, attractive Development. The ACB recognized the need to institute a similar process in fence style and design to ensure that the Development maintains its high-quality appearance, both to the homeowners and the public.