

## **Goose Island Hide Away Architectural Review Committee (ARC) Guidelines for Fences**

The Goose Island Hide Away (GIHA) Protective Covenants and Bylaws do not contain specific guidelines concerning fences other than the general guide for construction contained in the Protective Covenants, a portion of which is quoted as follows:

- From Paragraph 7. All structures shall be rustic in design, and all plans and specifications shall be submitted to the Developer for approval until such time as the Developer shall release, transfer and/or assign all architectural control to any property owners' association that may be organized by the property owners.
- From Paragraph 8. Each lot and the improvements constructed thereon shall be maintained in a good, safe and attractive condition.

As such, the following guidelines have been established by the Architectural Review Committee (ARC) for residents to use in planning for construction, and for the ARC to use in reviewing all requests to install fencing:

1. Except when included in an approved new home construction request, all fences are considered an addition or modification to property and are to be approved by the ARC prior to installation. Architectural Review Committee Approval Request (ARCAR) Proposed Modification or Change to Existing Structure or Property is to be prepared and submitted to the ARC for review and approval prior to erecting a fence.
2. All fencing must blend into the natural environment and architecture of the homes, with stacked or post supported split rail fence being the preferred types.
  - a. Post supported split rail fences are generally limited to two-rail style; however, three-rail is allowed except in front of a home.
  - b. Post height is not to exceed four (4) feet above ground level for two-rail style; five (5) feet for three-rail style.
  - c. Top rail height is not to exceed three (3) feet above ground level for two-rail style; four (4) feet for three-rail style.
  - d. For individual lots/tracts of four (4) acres or more, 3 or 4-board style horse fencing is allowed.
3. Post supported split rail and board style horse fencing may be backed with welded wire (aka; "hog wire") style material subject to the following restrictions:
  - a. Wire fence backing will not exceed the maximum height of the fence posts.
  - b. Wire fence backing shall be either brown, black or green vinyl/PVC coated wire.
  - c. Uncoated metal wire fencing is not permitted.
4. Because of the possibility of infringing on views or the character of the neighborhood, privacy fences are highly discouraged. However, if requested, fully justified, and approved, they shall be constructed of wood, will not exceed 6 (six) feet in height, and may not be installed within the side or rear setback areas of any lot, nor can they be visible from any road at any time during the year.
5. No fence or wall shall be erected or placed on any lot nearer to a street than the minimum building setback line as specified in current Gilmer County setback ordinances with the exception of decorative fencing or retaining walls along or at the entrance of a driveway or footpath.

6. Chain link fences are highly discouraged; however, when requested, fully justified, and approved, no portion of a chain link fence will be erected in such manner or location as to be visible from a road at any time during the year.
  - a. If approved, chain link fencing will not exceed four (4) feet in height.
  - b. All materials shall be brown, black or green vinyl coated, to include fence, posts, rails, and gates.
  - c. Will not be installed within the side or rear setback areas of any lot
7. The use of uncoated metal welded wire (aka: "hog wire") or similar material for fencing on a property is not permitted.
8. With the exception of previously installed fencing, barbed wire and barbed tape (razor wire) fences are not permitted in Goose Island Hide Away.
9. Above ground electric fencing is allowed only when approved for containing livestock on individual lots/tracts of four (4) acres or more.
10. Low voltage, underground pet fencing may be installed without ARC review or approval.
11. Some types of fences may be installed along side and rear property lines; however, please be considerate and consult your neighbors when considering installing fencing along a property line. Property line fences are subject to the following restrictions:
  - a. No fence of any type is permitted within the setback area from a trout stream.
  - b. With the exception of decorative fences or walls along a driveway, pathway, or at the street entrance of a driveway, fences shall not be erected nearer to any street than the building setback line as specified in current Gilmer County setback ordinances.
12. Light duty wire fencing (chicken wire or rabbit wire style), supported or unsupported, may be used to temporarily (maximum of 12 months) wrap or screen new plantings of decorative vegetation (shrubs, trees, flowers, etc.) as protection from wildlife (rabbits, deer, etc.).
  - a. Light duty wire fencing requires approval by the ARC in order to establish installation and required removal dates.
  - b. This type fence may not be used to enclose an entire yard; however, it may be used to enclose a garden that does not exceed 1,000 (one thousand) square feet. When installed to enclose a garden, the fence must not be visible from a road at any time during the year.
13. Owners allowing fences to reach a state of disrepair determined to be not in good condition, safe or attractive may, upon recommendation of the ARC, be directed by the GIHA Board of Directors to remove or replace the fence. Replacement must be in accordance with current guidelines concerning placement, construction and materials, regardless of original construction.
14. Fences not constructed in accordance with these guidelines and/or constructed without prior approval may, upon recommendation by the ARC, be determined by the GIHA Board of Directors as not in compliance with GIHA Protective Covenants, and the owner instructed either to modify the fence location, construction or materials, or to remove the fence entirely.

These guidelines are effective September 1, 2019. Fences installed prior to the effective date, whether approved by the ARC or not, are excluded; however, no fence may be modified, extended or added to in any manner without prior approval. Additionally, any extensions, additions, and/or replacement of existing fences must be approved and be in compliance with ARC guidelines.