

Saratoga Springs Owners' Association Rules and Regulations

Fences – Chapter 5.05

Fences

- 1) The Architectural Control Committee (ACC) has given the Saratoga Springs Owners' Association (SSOA) Board authority to regulate fencing and to approve fencing requests.¹
- 2) No fence, wall, hedge, high planting, obstruction or other visual or privacy barrier (hereafter know as a “fence”) of any kind shall be constructed on a Lot unless the plans and specifications therefore, including the location, design material and color thereof have been approved in writing by the SSOA prior to the construction or installation.
- 3) Fences shall not project beyond the front yard setback or the principal building (whichever distance is greater) on the Lot.
- 4) No fence higher than six feet (6”) shall be allowed.
- 5) Wrought iron fencing along boundary lines in the side and a rear yard is strongly encouraged.
- 6) Owners of lake-bordered Lots shall erect only such Lot border fencing as is requisite for safety purposes and then any fencing proposed, must be reviewed by the SSOA board, with a view to preserving adjoining Lot view and vistas of the lake as a criteria for approval or disapproval of the fencing types and design. Lake Lots are defined as any property adjacent to the lake. For lots abutting the lake, fencing must be held five (5) feet back from the lakeside trail.
- 7) Any private home fence (as opposed to project perimeter fence) that is along a street right-of-way fencing must be located a minimum of ten (10) from the street right-of-way (side or rear yards).
- 8) Chain Link fencing is not permitted except that it may be granted by the SSOA on a case-by-case basis where such fence would be limited to a small area (such as a dog run) or is not being used as a perimeter fencing method

¹ 9/14/07 E-mail from Peter Staks (ACC) to Howard Van Horn (Association Manager for SSOA).

SSOA CC&R Article IX, Section 6.07 gives the Association Board “*The power to adopt, amend, and repeal such rules and regulations (including appropriate fines for violations thereof) as the Association deems reasonable.*”

SSOA CC&Rs pertaining to fencing are Article V, Section 5.24, Supplementary Restrictions Plats 7 & 8 at Saratoga Springs, Supplementary Restrictions - The Golf community at Saratoga Springs - Plats 12 – 29, Third Amendment to Master Declaration of Covenants - Conditions, Restrictions and Easements for Saratoga Springs Subdivision No. 1 for Annexation of Property with Supplementary Restrictions (Plat 11), Supplementary Restrictions – The Lake Lots at Saratoga Springs.

Saratoga Springs Owners' Association Rules and Regulations

open to public view. The use of chain link fencing must receive prior approval by the SSOA in writing with respect to location and color.

- 9) Side yard or rear yard fences on corner lots shall be set back from the right-of-way a minimum of ten (10) feet with a landscaping area within the ten (10) feet approved by the SSOA.
 - a. In plats 7 & 8, the use of fencing is discouraged. However, if fencing is necessary, it must be held five (5) feet back from the lakeside trail and the height shall be limited to six (6) feet and shall be of black wrought iron or black wrought iron type construction grade aluminum. Stone or masonry columns may be used to support the black wrought iron or black wrought iron type construction grade aluminum panels. No other fencing materials are permitted in these two neighborhoods.
 - b. Solid white vinyl fencing, not higher than six (6) feet in height, may be installed in plats where it is not restricted, including plat 11.
 - c. In plats 12, 13, 14, 15, 16, 18, 19, 23, 24, 25, 26, 28 & 29 (Golf Community) Fencing shall be of (black wrought iron or black wrought iron type construction grade aluminum with no openings between pickets being greater than four (4) inches. There shall be no more than eight (8) feet between iron support posts. Fences shall be no higher than six (6) feet in height.
- 10) It is strongly encouraged that privacy between Lots be established by hedges, trees, shrubbery or other landscaping provided that the same complies with the intent of the Saratoga Springs Owners' Association (SSOA) CC&Rs or shown on the recorded subdivision plat of the Property. Owners of lake-bordered Lots shall erect only such Lot border fencing as is requisite for safety purposes and then any fencing proposed, must be reviewed by the SSOA with a view to preserving adjoining Lot views and vistas of the lake as a criteria for approval or disapproval of the fencing types and design.
- 11) All fences constructed or installed on the interior of a Lot, e.g. dog runs, swimming pool, etc., which is visible from an adjoining Lot or from a street within the Subdivision, shall be subject to prior approval by the SSOA.

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Saratoga Springs Owners' Association Rules and Regulations

- 12) Privacy fences for pools, hot tubs, patios, etc. may be allowed if attached to the house and made of materials and colors as approved by the SSOA and Covering not more area than 30% of the ground floor area of the house.
- 13) Fences installed by the Grantor or by SSOA on or along Common Areas shall not be altered or modified by any Owner or Occupant in any manner other than for routine maintenance (including painting, repair and replacement). Owners and Occupants shall not install parallel fences to those installed by the Grantor or SSOA, behind or along the original fence installed by the Grantor or SSOA. There shall be no attachments made to these fences, particularly banners, flags, or signs. Fences shall not be used for any structural component of any lot improvement.

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Adopted 9-25-08