



## **HEDINGHAM VILLAGE FENCE REGULATIONS**

In order to preserve and protect the desirability and attractiveness of Hedingham home sites and to preserve the harmony of external design within Hedingham Village, the following regulations, as submitted by the Modifications Committee concerning the installation of fences within Hedingham Village, have been approved by the Hedingham Community Association:

1. All requests for the installation of fences must be submitted in writing to the Modifications Committee. Forms may be obtained from the Property Manager.
2. All requests must contain a plot plan indicating the location and dimensions of the proposed fence. If required by the City of Raleigh, the plot plan must indicate the location of all landscaping. The request must also indicate who is to install the fence. The Modifications Committee may require monitoring of installation of the fence.
3. The homeowner must obtain all necessary building permits from the City of Raleigh and must comply with all applicable City regulations. The building permit must be submitted with the request to the modifications committee. If required by the City Code, the application shall include a landscaping plan.
4. The fence must be erected directly on the property line or as near as is reasonably possible; subject to landscaping requirements.
5. The homeowner shall enter into an agreement with the Hedingham Community Association to allow adjacent Hedingham property owners to tie into the fence in the event adjacent property owner's construct fences in the future.
6. The fence is to be built with unpainted, unstained, treated pine lumber.
7. The fence must comply with the following approved standards:
  - a. Height 42",48"
  - b. Posts 4" by 4"
  - c. SPACE BETWEEN POSTS SHOULD NOT EXCEED 8 FEET
  - d. Slats: 1" by 4" or 1" by 6"
  - e. Space between slats 1-1/2"
  - f. Horizontal supports: 2"by 4"
  - g. Top of wood slats must be even across top and consistent with topography
8. The overall design and aesthetic appeal of the fence shall conform with the fence drawing shown on the attachment.
9. Construction of the fence may not begin until the management company has provided the homeowner with written approval.
10. When landscaping of the fence is required, the landscaping must match what is currently being used in the area. When the City of Raleigh or the Modifications Committee requires landscaping, the shrubs must be a minimum of 3-4 feet in height at time of planting and planted on 5-foot centers.

### **IMPORTANT NOTE:**

The Hedingham Community Association, through the Management Company, reserves the right to inspect the fence to insure that the fence has been constructed in accordance with the approved plan. Deviation from the approved plan will result in the resident being required to bring their fence into compliance with the guidelines. Non-compliance may result in a monetary fine.



## **HEDINGHAM ON THE NEUSE FENCE REGULATIONS**

(Refer to Article IV – Architecture & Landscaping, section 4.2.)

In order to preserve and protect the desirability and attractiveness of Hedingham Athletic Club homesites and to preserve the harmony of external design within Hedingham, the following regulations, as submitted by the Architectural Review Committee (ARC) installation of fences with Hedingham Athletic Club have been approved by the Hedingham Athletic Club Association:

1. All requests for the installation of fences *must be submitted* in writing to ARC. Forms may be obtained from the Property Manager, internet or the Hedingham Community Guidelines Book.
2. All requests *must contain a plot plan* indicating the location and dimensions of the proposed fence. The plot plan must indicate the location of all landscaping. The request must also indicate who is to install the fence. Monitoring of installation of the fence may be required by ARC.
3. The homeowner *must obtain all necessary building permits* from the City of Raleigh and must comply with all applicable Town regulations. The building permit must be submitted with the request to the ARC. If required by the Town Code, the application shall include a landscaping plan.
4. The fence *must be erected directly* on the property line or as near as is reasonably possible; *subject to landscaping requirements*.
5. The homeowner shall enter into an agreement with the Hedingham Athletic Club to allow adjacent Hedingham Athletic Club property owners to tie into the fence in the event adjacent property owners construct fences in the future.
6. The fence is to be built with *unpainted, unstained, treated pine lumber*.
7. The fence *must comply with the following approved standards*:
  - a. Height 42",48"
  - b. Posts 4" by 4"
  - c. Space between posts should not exceed 8 feet
  - d. Slats: 1" by 4" or 1" by 6"
  - e. Space between slats 1-1/2"
  - f. Horizontal supports: 2"by 4"
  - g. Top of wood slats must be even across top and consistent with topography
8. The overall design and aesthetic appeal of the fence *shall conform with the fence drawing shown on the attachment*.
9. Construction of the fence MAY NOT BEGIN until the management company has provided the homeowner with written approval.
10. When landscaping of the fence is required, the landscaping must match what is currently being used in the area. When landscaping is required by the City of Raleigh or the ARC, the shrubs must be a minimum of 3-4 feet in height at time of planting and planted on 5 foot on center.

### **IMPORTANT NOTE:**

The Hedingham Athletic Club, through the Management Company, reserves the right to inspect the fence to insure that the fence has been constructed in accordance with the approved plan. Deviation from the approved plan will result in the resident being required to bring their fence into compliance with the guidelines. Non-compliance may result in a monetary fine.