

Horlbeck Creek Fence Standards

All fence projects must be submitted for review by the Architectural Review Board (ARB). All fence projects must receive written approval prior to beginning installation. The standards outlined herein are intended as a guide to assist homeowners in fence selection and design. Any proposed fence design which is not expressly prohibited may be considered on a case-by-case basis.

All fence repair and replacement projects beyond normal maintenance are also required to be submitted for review. Normal maintenance is generally defined as any repair that is not easily seen from the road or another lot and consists of correcting chipped or missing paint, discoloration, cracking, or weathering, replacing rusted hinges and replacing loose or missing boards. If a fence being replaced is a style which is prohibited, a new fence style must be submitted for review. All fence repair projects are required to use a design which matches the existing fence style, unless that style is prohibited or non-conforming. If a prohibited fence or non-conforming fence needs to be repaired, the whole fence will need to be replaced. Please contact the ARB for guidance. If a fence is repaired in a manner that does not meet these standards, the repair must be corrected upon request by the ARB.

I. Prohibited Fences:

- a. Chain link
- b. Chicken wire
- c. Vinyl
- d. Split rail
- e. Rough cut lumber

II. Submittal Requirements:

At a minimum, the following items must be submitted for review. The ARB may request additional information upon review of the initial documents.

- a. Site plan with exact location of proposed fence drawn in place.
 1. Site plan must show house and accessory structure locations, as well as driveways, patios, porches, and walkways. If fence abuts a street right of way, the street must be shown and distance to back of curb labeled. The fence shall be set back at least five (5) feet from the street.
 2. Site plan must also show the location of any existing fences on the common perimeter of any neighboring lots.
- b. Photograph or rendering of the proposed fence design.
 1. This must include the fence design, post cap design, and gate design, at a minimum. Size of boards and caps shall be noted.
- c. Proposed stain or paint color.

III. General Guidelines:

- a. All wooden fences shall be built between the posts, rather than in front of the posts.
- b. Maximum height of fences is six (6) feet. Minimum height of fences is four (4) feet.

- c. All fences must be painted or stained. No unfinished fences are permitted.
- d. No fences shall be allowed which obstruct the view of the marsh when viewed from inside any lot adjacent to the marsh.
- e. Traditional “picket” style fences shall have the pickets spaced at least 1/2” apart but not more than 6” apart.
- f. The design of any gate to be installed must be of the same design, material, and color as the fence or a separate decorative gate detail must be provided for review.
- g. Fences are permitted in the rear yard only and may not extend beyond the main body of the house. The ARB may allow exceptions depending upon the shape of the lot and other special circumstances.
- h. Fences must be placed on the property line except for fences on corner lots or other special circumstances.
- i. On corner lots a landscaping plan must be provided. On these lots, fencing must be screened by evergreen plants a minimum of 18” above grade and/or a combination of evergreen plants and seasonal flowers.
- j. Fences must be constructed by a qualified builder. Name and contact information for the builder must be provided to the ARB at least three (3) days prior to the start of construction.
- k. Fence projects must be completed within two weeks of the start of construction.
- l. Fences shall comply with all rules and regulations of the Town of Mount Pleasant or other governing bodies. It is the responsibility of the applicant to ensure these restrictions are met and to obtain all necessary approvals.
- m. The ARB recommends refraining from placing fences within existing drainage or utility easements. If a property contains any easements, these easements must be noted or labeled on the site plan. It is the responsibility of the applicant to determine if any easements are present. Be advised that if the fence is located within an easement, the agency that has the easement can take down the fence to perform work and may not be responsible for replacing it. Fences placed in drainage easements shall not impede the flow of water.
- n. The finished side of the fence must face to the outside of the property.
- o. All six (6) foot fences shall be constructed with 6”x6” posts to hold the weight of the fence.

IV. Fence Options

The following options are presented as examples to assist homeowners in fence selection and design. Other designs submitted for review are encouraged. All styles shown herein may not be appropriate for every lot in the neighborhood.

a. Wooden Fences:

1. Image 1



2. Image 2



3. Image 3



4. Image 4



5. Image 5



6. Image 6





b. Metal Fences:

10. Image 10



11. Image 11



12. Image 12



13. Image 13



14. Image 14

