

Littlebury Subdivision

Rear fence Policy and Guidelines

The following is intended to be a guideline for the approved location and installation of fencing at Littlebury Subdivision. Please adhere to the following guideline:

All fences must be approved prior to any work starting on any fence in the community that is installed by a unit owner or owner contractor.

Instructions for Approval

1. Complete and submit Architectural Change Request “ARC” through your online homeowner portal here: <https://hoaresources.sregtn.com/request-for-changes/>
2. ARC requests must include a plot plan with location of the home and distance from property lines and drainage easements.
3. ARC requests **must** include all dimensions, materials, type, and style of fence requested (see below).
4. Once approved or denied, you will be notified through your portal.
5. Once notification for approval is received, you may begin construction.

Installation and Type Guideline.

DCCR Restrictions & Setback Detail:

- (l) No fence or wall of any kind, specifically including the use of a hedge or other

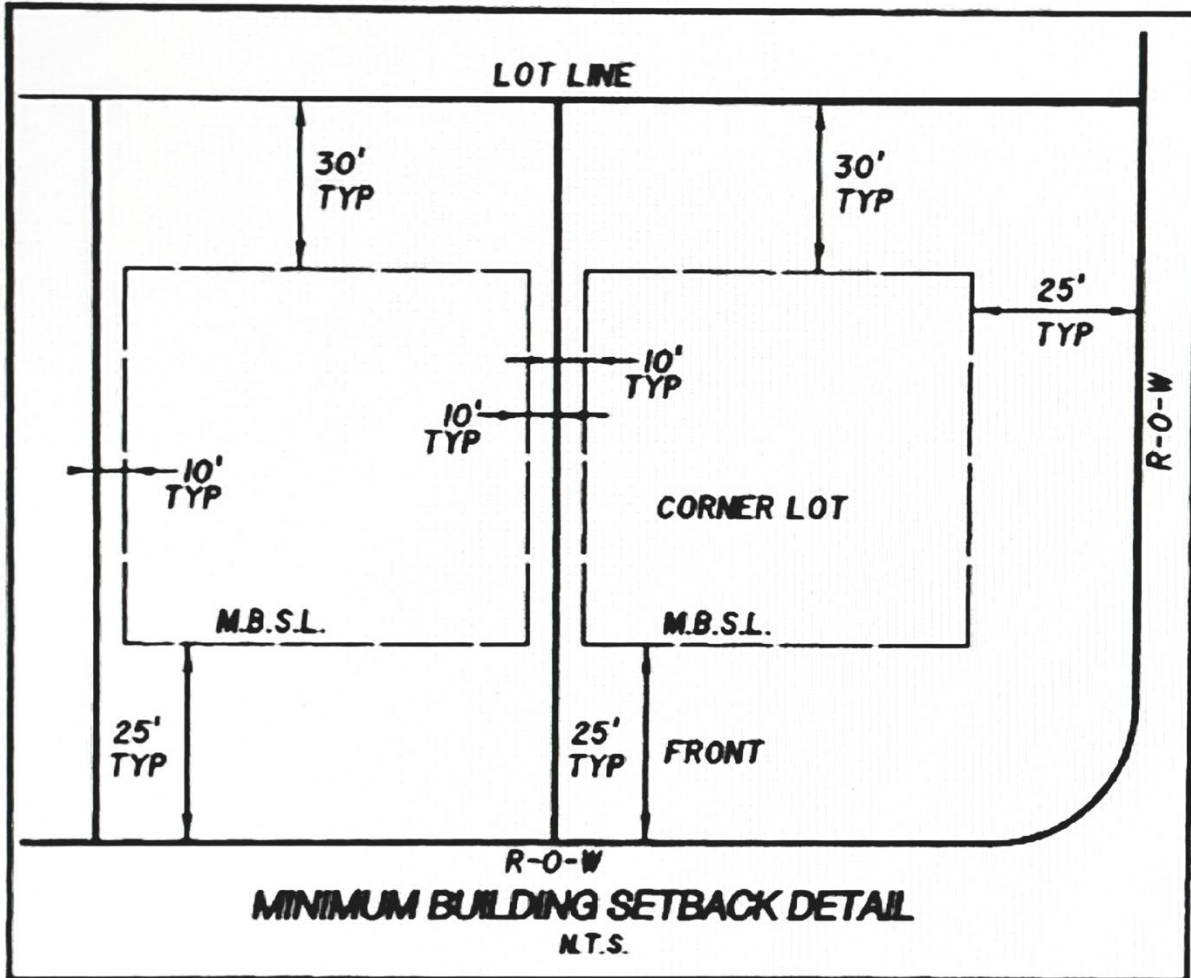
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growing plants as a fence, and for any purpose, excepting a retaining wall, shall be erected, placed or suffered to remain upon (i) any landscape easement, (ii) open-space easement, (iii) greenbelt easement, or (iv) upon any Lot nearer to any street than the rear building line of the residence located on the Lot. Unless otherwise approved by the ACC, fences shall be limited to a decorative fence of black aluminum or black wrought iron and all such fences shall be five feet (5') in height. On a corner Lot, in addition to the restrictions set forth above, no fence or portion thereof shall be erected or placed or suffered to remain upon said corner Lot, closer to the side street than the building set back line for such residence. In order to comply with all applicable laws, fences shall be required around swimming pools and must be constructed in accordance with the specifications set forth herein. The ACC shall approve the location and specifications of all fences prior to their installation on any Lot. The term “fence” as used herein shall be liberally construed as to accomplish the purpose of these restrictions, and shall specifically include, but not be limited to, contrived barriers of any type including those of shrubs, hedges or walls. The term “side street”, as used herein, shall refer to any street contiguous to any Lot which does not face the front door of the residence. This Section shall not apply to: (i) underground invisible dog-type fences; or (ii) decorative fences or retaining walls installed by the Declarant or a Builder in connection with the development of the Property or original construction of a Living Unit.

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Note: Only the fences outlined below are permitted and can be approved according to the guidelines herein

Material:

1. Black Aluminum or Black Wrought Iron Only

Height:

2. 5 Ft. in height only

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Important Notes

1. Fence shall not extend past property line.
2. Real lot line fencing is allowed on all lots.
3. Side lot line fencing is allowed on interior lots.
4. Limit two gates not to exceed 5 ft. in width
5. It will be the responsibility of all owners and/or their contractors to obtain any necessary permits through the City.
6. It will be the responsibility of all owners and/or their contractors to complete any necessary paperwork required by the City.
7. It will be the responsibility of all owners to call Tennessee One-Call and any utilities not a part of Tennessee One-Calls system to locate utilities before digging.
8. It will be the responsibility of all owners to ensure fences are within their property lines. Surveys are the responsibility of the owner.