

The Greens at Legacy Townhomes Homeowners Association

Fence Policy and Guidelines

The following is intended to be a guideline for the approved location and installation of fencing at The Greens at Legacy Townhomes. 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” form through the Synergy website. Click here: <https://hoaresources.sregtn.com/request-for-changes/>. **PLEASE READ THE ARC FORM IN FULL! Missing a requested item will result in your application be denied.** Once approved or denied, you will be notified through via email. Once notification for approval is received, you may begin construction.

Installation and Type Guideline:

1. Black Aluminum:
 - a. Minimum 4 Ft. in height – Maximum 5 Ft. in height only
 - b. Open spindle only
 - c. Approved black aluminum fence below (this style only):



2. Fence shall not extend past property line.
3. Limit one gate not to exceed 44” in width
4. It will be the responsibility of all owners to call Tennessee One-Call and any utilities not a part of Tennessee One-Call’s system to locate utilities before digging.
5. It will be the responsibility of all owners to ensure fences are within their property lines. Surveys are the responsibility of the owner(s).

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Fence Policy and Guidelines (Cont.)

The Greens at Legacy Townhomes CC&R's:

Section 23. Fences.

(a) No fence or wall of any kind, specifically including the use of a hedge or other 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 front building line of the residence located on the Lot. Fences shall be limited to a decorative fence of black and all such fences shall be four feet (4') in height. No chain-link, wood, plastic, or other material shall be permitted for use in fence construction, and no fence shall be a privacy fence, it being the intent that all fences be of an open design. 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, or the laws, statutes, ordinances, rules and regulations of the authority having jurisdiction, whichever shall be more restrictive.

No fence shall be constructed, erected, installed, or placed upon any Lot without the prior, express approval by the Association, or its Architectural Review Committee, as the case may be, in its sole and absolute discretion, in accordance with the provisions of Article X and other applicable articles of the DCCR. Any submission to the Association or the ARC, as the case may be, related to obtaining approval for the construction, erection, installation, placement, or reconstruction of any fence shall include a detailed picture or drawing of the fence proposed which shall include a detailed description of the materials proposed to be used, location of the fence on the Lot, and dimensions of the fence panels and posts, in addition to any other information required by the Association or the ARC. No fence shall encroach upon any common area or other Lot

(b) 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. Side street as used herein, shall refer to any street contiguous to any Lot which does not face the front door of the residence.

(c) This Section shall not apply to: (i) underground invisible dog-type fences; or (ii) decorative fences or retaining walls installed by a Declarant or a Builder in connection with the development of the Property.