

Fences and Retaining Walls

Excerpt from Third Amended and Restated Declaration of Covenants, Easements, And Restrictions for the Fairways Of Sherrill Park effective as of November 19, 2015.

3.21 Fences and Retaining Walls. No fence or retaining wall shall be erected or located on any Lot without the prior written approval of the Architectural Control Committee. All fences shall be constructed of masonry, wood, wrought-iron, high-quality fiberglass/composite (such as Fiberfence) engineered to maintain the appearance of the above, or other compatible material approved by the Board on a case-by-case basis, and shall be maintained in an attractive manner. There shall be no wire or chain-link fences. No fence upon any Lot shall extend toward the front Lot line beyond the front building line. Except as otherwise provided in this Section, no fence shall exceed six (6) feet in height. Fences located on the rear Lot line of lots which back up to an alleyway may exceed six (6) feet in height and be of a maximum height of eight (8) feet in height, but only that portion of the fence which is on the rear Lot line of the property abutting an alleyway may exceed six (6) feet in height. The Architectural Control Committee may further permit a short section of fence on the side Lot line near its intersection with the rear fence to exceed six (6) feet in height so that the transition between the eight (8) foot rear Lot line fence and the six (6) foot side Lot line fence may be accomplished by an angled decrease in height rather than an abrupt reduction in height from eight (8) feet to six (6) feet. Fences located on the rear Lot line of lots which back up to the Sherrill Park Golf Course shall not exceed four (4) feet in height and shall be of wrought iron construction identical to the wrought iron fencing installed on the rear Lot line of such golf course Lots in connection with the initial development of the Subdivision. Further, on Lots which back up to the golf course, no fencing shall be located within ten (10) feet of the rear Lot line other than a fence located on the side Lot line, which fence shall be of identical height and design to the wrought iron fence installed on the rear Lot line. The Architectural Control Committee may approve or deny construction of retaining walls and fences built above retaining walls on a case-by-case basis. It may, but is not obligated to, permit the combined height of a fence and retaining wall to exceed the six or eight foot limitations described above if such exceptions maintain the general character and appearance of the immediately surrounding neighborhood and the Subdivision as a whole.