

Fence Guide Lines

Saybrook

April, 2008

The Saybrook Property Owners Association has established the following list of fence guidelines that apply to all of the homeowners installing a fence. All fences installed prior to the development of this document have had approval by the builder (S&A Custom Built Homes) and may not necessarily comply with the following guidelines. Any changes to these existing fences must also comply with the following guidelines.

Fence

- All fences must be located in the rear yard area of the home. No fences are permitted in the front or side yard unless they are approved as a non-continuous decorative fence.
- All fences are to be vinyl or metal (aluminum, steel) only. Wood, chain link and masonry fences are prohibited.
- The maximum height for a fence is 4 feet 6 inches without a pool. If you have been approved for a pool, the fence surrounding the pool must conform to the height specifications set forth by the governing municipality.
- All fences must be a minimum of 3 feet from the property line.
- The specific design of the fence must be reviewed and approved by the board.
- No fence shall be permitted unless approved by the Saybrook Home Owners Association Board.
- A copy of the lot plan or sketch of the yard with the fence location clearly marked must be included with the request for approval.
- Pickets shall be residential grade or ultra grade.
- Pickets must be an integral part of the railing. No stockade or privacy fencing.
- Pickets must be 5/8" thick for steel and 1-1/4" vinyl sq. or 3" vinyl slats.
- Gate locations must be identified with a diagonal rail.
- Maximum of three gates.
- Color options: Metal fencing is black, dark grey, bronze, dark brown, dark green. Vinyl fencing is white or beige.
- Fences must be one color.
- Spacing between pickets shall not be greater than 4 inches or less than 3 inches.
- Intermediate spacing between posts shall be 72-1/2 inches on center.

- Post holes must be at least 24 inches deep.
- All posts must be set in concrete.
- Masonry posts are acceptable, but must not be greater than 12” square.
- Fences must meet township ordinances.

Non-continuous decorative fencing

- Fencing materials used as decorative ornamentation are permitted. Vinyl, masonry and metal (aluminum or steel) are all permitted materials for non-continuous decorative fencing.
- The maximum height for a non-continuous decorative fencing is 3 feet.
- A non-continuous decorative fence may not enclose any part of the property.
- All non-continuous decorative fencing must be a minimum of 3 feet from the property line.
- No non-continuous decorative fence shall be permitted unless approved by the Saybrook Property Owners Association Board.
- The specific design of the non-continuous decorative fence must be reviewed and approved by the board.
- A copy of the lot plan or sketch of the yard with the non-continuous decorative fence location clearly marked must be included with the request for approval.
- A continuous length of fencing material may not exceed 10 feet, including gates, corners, arbors, etc...
- Fence sections are no greater than 72-1/2” long.