

GUIDELINES FOR RESIDENTIAL FENCES

Circle C Homeowners Association, Inc.

The Architectural Control Committee has set forth the following guidelines for fence replacements. (Please note that if you are replacing your fence with a fence that is identical in materials, orientation, location and height, the one you currently have, no ACC review is required.)

- a) Fences that face a street or open space are required to have the smooth side out. Fences that run from the side of the home to the side fence (across the front of the home) are to be standard six foot privacy fences with dog ear pickets with smooth side facing the street. No alterations or relocations to fences are allowed without written approval from the ACC. This includes arbor entries at gates, trellis additions, fencing in the front yard and any other alterations.
- b) The ACC recommends that you use the galvanized steel poles if you are concerned about the longevity of the fence. They are superior in this regard.
- c) Four inch or six inch pickets are acceptable and must be installed vertically. Tops must be dog ear.
- d) Preferred Material: Western Red Cedar. These fences will last much longer and are required for wooden fences that face common areas including Escarpment, Barstow, La Crosse, South Bay, and Dahlgreen. If you do not face a common area and currently have a treated wood or pine fence, you may use this as a replacement, however, it may not last as long as a cedar fence. If you are uncertain about the material, ask your fence contractor. If you are unsure if you face a common area, please contact the ACC at acc@circlecranch.info and they will let you know of any special requirements for your area.
- e) Fence Height: The City of Austin regulates the fence height under the Land Development Code. The approved fence height for the City is six feet. If you back to a common area street with no driveway cuts, you may already have a higher fence up to eight feet. If it is already in place, you may replace with the same height. If you want to alter the height of a six foot fence, you must get a City of Austin permit and submit the project to the Architectural Control Committee and get approval from the ACC.
- f) It is up to individual homeowners to determine if they would like to share the cost of fence replacement between properties.
- g) If you want any other alternate type of fencing such as wrought iron, you will need to submit it to the Architectural Control Committee.
- h) In most areas, gates from the rear fence into drainage or natural areas are prohibited unless you have written permission from the ACC and the landowner.
- i) If you are thinking of installing a trellis above the fence, you will need to submit the project to the Architectural Control Committee. The trellis must be free standing on its own posts, and be well designed with a frame.
- j) Fences that face commons areas have special requirements. Please contact the ACC.
- k) If you buy a new home, the fence on your property has been approved by the ACC. Any alterations to the fence must be approved in writing.
- l) If you live in Avana and have an iron fence with wood slats, the slats must stay in place.

Please send an email with any questions to acc@circlecranch.info