

# ACC: IN THE KNOW



## ARCHITECTURAL COMPLIANCE RULES & DESIGN CRITERIA

### FENCES

#### GENERAL

- An **Architectural Modification Application** and approval is required before any work is started.

#### LOCATIONS AND SETBACKS

- Front Yard – Fences **NOT** allowed.
- Side and Back Yards:
  - **Perimeter Fences** – Required on a lot adjacent to common areas
  - **Pool, Spa and Pet Fences** – 7.2.2 Improvement Setbacks

#### PERIMETER FENCES (ADJACENT TO COMMON AREAS) DESIGN CRITERIA

There are two types of fence design:

- **Single Material** – Entire fence made of one material.
  - Wrought iron, aluminum, steel, vinyl, or vinyl-clad steel. Glass wall fences adjacent to common areas are allowed.
  - Must be black, white, ivory, tan, or color of house, except for glass wall fences.
- **Combination Material** – A combination of one of the Single Materials above and part masonry or brick.
  - Masonry construction must be compatible with standard masonry wall construction throughout the area. Must match color of house or fence.
  - Gabion baskets filled with rocks/aggregate for fences and columns are **NOT** allowed.
- **Dimensions:**
  - Post Height – 2 feet to 3 feet.
  - Post Spacing – 6 feet to 8 feet.
  - Post Caps – Flat or pyramid types and 2 inches to 4 inches square.
  - Pickets – Square or rectangular shape with none above the top rail.

#### PET FENCING DESIGN CRITERIA

- Wrought iron, aluminum, steel, vinyl, or vinyl clad steel, woven metal wire and hardware cloth (metal mesh). Fabric **NOT** allowed.
- Height a maximum of 3 feet.
- Must be black, white, ivory, tan, color of house or adjacent gate or fence.
- May be attached to a gate, fence, wall of house or as a stand-alone structure.

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### FENCES Continued

#### POOL AND SPA FENCING DESIGN CRITERIA

- Wrought iron, aluminum, steel, vinyl, or vinyl clad steel.
- Must be black, ivory, tan or color of house or adjacent fence.
- Must comply with **Maricopa County Requirements**.

#### FENCE HEIGHT INCREASE REQUESTS

- Requests to increase fence height to 6 feet must be validated with a measurement by the HOA Compliance Officer.
- If increased fence height will impact the adjacent homeowner, **must have the written consent of the adjacent homeowner** using the Wall and Fence Height Increase Request form on HOA website or obtain form from the **Administration Office**.

#### GATES DESIGN CRITERIA – REFER TO 8.13 GATES.