



**The Courtyards HOA**

February 16, 2024

**Policy/Guidelines on Fences for The Courtyards at the Links at Gettysburg**

OBJECTIVE/GOAL

To select and locate open style property fencing or solid or semi-solid style privacy fencing so that it is compatible with its surroundings and minimizes its visual and physical impact on the environment of the community and neighboring properties.

To select and locate ornamental fencing so that it harmonizes, enhances, and visually integrates with the architecture of the house.

REVIEW PROCESS

**For All Fences**

The proposed fence shall be located in the rear yard and be placed so that it is no closer to the side property lines than the side of the of the house itself. That is to say, the fence shall not extend farther than the rear corner of the house. The fence may extend to the rear property line, as long as it does not impede the common area. For properties backing up to the golf course, the fence can extend no further that the errant ball setbacks and the physical dimensions MUST be approved by the golf course ownership. If any portion of the proposed fence follows a property line shared with another residential property your contiguous neighbor *must not object* to the construction of the common fence, as demonstrated by signing a written agreement, and in effect, be willing to become a co-owner of the fence.

This Document has been reviewed and approved by The Courtyards at the Links at Gettysburg Homeowners Association's Executive Board as of February 16, 2024.

This version of the Courtyards ARC Fence Guidelines supersedes all previous versions.

The following requirements must be met for personnel and equipment to access and properly service the fenced area:

- The fence must have a gap between bottom of fencing and ground of at least 2 inches
- Must have a gate that is at least 5 feet wide for riding mowers to enter the area
- Must be accessible; not locked and free of pets

If pets are kept in the fenced area, the area must be clean and free of fecal or other contaminated material on a daily basis.

### **Invisible Fence**

If you are installing an “invisible fence” (i.e., an underground electronic fence with no visible elements) on your property, it must not extend beyond the property line, so it does not impede the common area.

### **OPEN STYLE PROPERTY FENCE DESIGN**

Fences located on interior lots. (Lots not bordering the golf course) NOTE: Any lot bordering the golf course must, in addition to the below, obtain The Links at Gettysburg Golf Course approval.

The fence must be:

- Ornamental fence with vertical pickets
- Must be black
- No more than 72 inches high with 2-inch clearance between ground and bottom of fence
- And, constructed using one of these materials:
  - aluminum
  - wrought iron
  - fiberglass
  - polypropylene composite (with approval only)

The gate(s) must be:

- Single gates(s), not double, the same height as the fence
- Match the design and construction of the fence
- Wide enough, a minimum of five (5) feet, for a riding mower to enter the area
- May have either a flat, level top, with the pickets cut flat and square, or a round top, with the pickets cut to the shape of the curve

The post caps must be one of the following styles:

- Pyramid
- Ball
- Pineapple

- Bullet

The pickets must be:

- Constructed with the finished side out
- Designed with a simple flat or pointed tops of consistent height
- Finials may be flat, pyramid, bullet, spade, trident, or ball tip configuration

The pillars must be:

- Sixteen (16) inch square masonry construction with foundation and footings
- Faced with stone matching the stone used on the dwelling or any adjoining fence
- Have a minimum height equal to the height of the fence and project twelve (12) inches maximum beyond the top of the fence

## SOLID OR SEMI-SOLID STYLE PRIVACY FENCING

### Design

Solid fencing, or a style that relates in design, material, and color with the architecture of the house, may be approved for limited areas.

### Definition

A visual barrier constructed for the purpose of providing privacy, without resulting in a completely enclosed space.

- Privacy fences shall not be located so to obstruct the view of the distant landscape from either the road or adjacent properties.
- When one or more privacy fences are located as to effectively enclose a space, that space shall comply with the guidelines for fences and walls with regard to the maximum dimensions noted herein and shall not effectively enclose an area larger than one thousand (1,000) square feet total area.

### Location

***NO privacy fences or wall shall be erected or installed on any lot without the written approval of the Courtyards Homeowners Association Executive Board. Sections of privacy fences may be approved for installation immediately adjacent to and connected to the house ONLY.***

### Design and Construction

Privacy fences shall comply with the guidelines for fences and walls with regard to height, materials and construction.

### **Length**

- No single run of privacy fence shall exceed forty (40) feet in length.
- The total length of all privacy fences shall not exceed eighty (80) feet.

### **Materials**

The approved material for a privacy fence is only vinyl fencing that is identical to the fencing provided and installed by the builder.

### **Additional information that may be helpful**

#### **Common Property**

Fences (including underground electric fences) may not extend into the common area.

#### **Special Designs**

If a single or distinctive design fence has been established in a courtyard the Executive Board may require that design be maintained.

#### **Underground Utilities**

Please call Pennsylvania's Utilities to mark and verify the locations of underground utilities prior to installation of the fence.

#### **Chain Link**

A chain link fence is not considered appropriate for the community and will not be approved.

### **Installation Guidelines**

#### **Appearance**

Fencing should be rendered as unobstructed as possible to minimize its visual impact on the open character of The Courtyards Community. It should be a simple open design.

#### **Vegetation**

Fences should be located to avoid removing existing trees or other significant vegetation. In some cases, additional plant material may be required to screen or soften the appearance of the proposed fence.

#### **Location**

Property line fencing should be located within 6 inches of the actual property line so that connecting fences can intersect in those few cases where near property lines are shared by abutting properties. Parallel fencing in close proximity to one another will generally not be approved.

### **Gate Design**

As previously stated, gates must match the design and construction of the fence and a minimum of five (5) feet wide for access of riding mowers. In rare cases, an ornamental gate of distinctive design may be approved but it should be harmonious with the fence design.

### **Single-sided installation**

Single-sided fencing should be installed with the finished side out, in consideration of views from neighboring properties and streets.

### **Wire Mesh**

Any request for consideration of wire mesh to be installed in conjunction with an approved fence must be heavy gauge (not chicken wire). The wire must be black in color with a square or rectangular weave and installed on the inside of the fence and shall not extend above the top rail. This design must be approved by the Executive Board in advance of installation.

### **Checklist**

Include the following with your ARC request:

- Site plan or drawing showing accurate property lines, the house and existing fences. Residents proposing any fence will be required to procure a professional site survey if accurate plot plans are not available.
- A brochure or photo of the design of the fence.
- Information describing the dimensions, material, and color.
- The signature of the contiguous property owner for any proposed fence on a shared
- property line indicating that the homeowner does not object to construction of the
- fence.