

# Chatham Square Homeowners Association

## Fence Policy

Effective June 21, 2022

A Dwelling Unit which is improved with a Detached Home may be improved with a fence, provided the fence conforms to the specifications and requirements contained in this Fence Policy ("Policy").

The Policy incorporates the provisions of the Community Declaration for Chatham Square (Declaration). All capitalized terms used in this Policy shall have the same respective meanings as set forth in the Declaration. In the event of any conflict between the provisions of this Policy and the provisions of the Declaration, the Declaration shall prevail unless this Policy expressly provides otherwise.

### 1. Fence Permitted Lots

A fence is permitted on Lots listed below:

|     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | 10  | 11  | 12  | 13  | 14  | 15  |     |
| 16  | 17  | 18  | 19  | 20  | 21  | 22  | 23  | 24  | 25  | 26  | 27  | 28  | 29  | 30  |     |
| 31  | 32  | 33  | 34  | 35  | 36  | 39  | 40  | 41  | 42  | 43  | 44  | 45  | 47  | 48  |     |
| 49  | 50  | 51  | 52  | 53  | 54  | 55  | 56  | 57  | 58  | 59  | 60  | 61  | 63  | 64  |     |
| 65  | 66  | 67  | 68  | 69  | 70  | 71  | 72  | 73  | 74  | 75  | 76  | 77  | 78  | 79  |     |
| 80  | 81  | 82  | 83  | 84  | 85  | 86  | 87  | 88  | 89  | 90  | 91  | 92  | 93  | 94  |     |
| 95  | 96  | 97  | 98  | 99  | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 |     |
| 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 |     |
| 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 |     |
| 140 | 141 | 143 | 144 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 156 | 157 |     |
| 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 167 | 168 | 169 | 170 | 171 | 172 | 173 |     |
| 174 | 175 | 176 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 |     |
| 190 | 191 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 |     |
| 211 | 212 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 227 | 228 | 229 | 230 |     |
| 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 |     |
| 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 |     |
| 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 |     |
| 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 288 | 289 | 290 | 291 | 292 |

### 2. Fence Permitted Lots with Side Yard and Building Box Setback Restrictions

- Lot 3 – A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the

back, eastern/southern corner of the house to the back of the lot.

- [illegible]

- Lot 107 - A fence may not be installed on the south lot line. The fence may not extend further south than the south wall of the house and must extend straight from the southern/eastern corner of the house to the back of the lot.
- Lot 126 - A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the back, eastern/northern corner of the house to the back of the lot.
- Lot 133 - A fence may not be installed on the west lot line. The fence may not extend further west than the west wall of the house and must extend straight from the back, western/northern corner of the house to the back of the lot.
- Lot 134 - A fence may not be installed on the west lot line. The fence may not extend further west than the west wall of the house and must extend straight from the back, western/southern corner of the house to the back of the lot.
- Lot 167 – A fence may not be installed on the north lot line. The fence may not extend further north than the north wall of the house and must extend straight from the back, northern/western corner of the house to the back of the lot.
- Lot 154 - A fence may not be installed on the west lot line. The fence may not extend further west than the west wall of the house and must extend straight from the northern/western corner of the house to the back of the lot.
- Lot 232 – A fence may not be installed on the north lot line. The fence may not extend further north than the north wall of the house and must extend straight from the back, northern/eastern corner of the house to the back of the lot.
- Lot 233 - A fence may not be installed on the north lot line. The fence may not extend further north than the north wall of the house and must extend straight from the northern/western corner of the house to the back of the lot.
- Lot 239 - A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the northern/eastern corner of the house to the back of the lot.
- Lot 255 - A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the eastern/southern corner of the house to the back of the lot.
- Lot 256 - A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the eastern/northern corner of the house to the back of the lot.
- Lot 260 - A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the eastern/northern corner of the house to the back of the lot.
- Lot 281 - A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the southern/eastern corner of the house to the back of the lot.
- Lot 282 - A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the eastern/northern corner of the house to the back of the lot.
- Lot 292 – A fence may not be installed on the east lot line. The fence may not extend further east than the east wall of the house and must extend straight from the back, eastern/southern corner of the house to the back of the lot.

### 3. Fence Not Permitted Lots

A fence is not permitted on Key Lots (K) Focal Point Lots (FP), and End Cap Lots (EC) listed below:

|     |           |            |     |     |            |            |     |            |            |     |
|-----|-----------|------------|-----|-----|------------|------------|-----|------------|------------|-----|
| 46  | 62<br>(K) | 142<br>(K) | 145 | 155 | 166<br>(K) | 177<br>(K) | 192 | 193<br>(K) | 194<br>(K) | 195 |
| 196 | 197       | 213        | 209 | 223 | 287        |            |     |            |            |     |

### **General Fence Requirements**

1. A valid permit from the Village of Plainfield (Village) is required for any fence installation, as the fence must meet the Village fence ordinance. Except for the installation of a fence around a pool as required by the Village, in the event the Village fence ordinance has allowances not permitted by this Policy, this Policy's requirements shall prevail.
2. Fences must be installed by a professional, bonded contractor licensed by the Village.
3. All fence installations must be pre-approved by the Board of Directors (Board). The application package must be submitted at least 7 days prior to the commencement of installation and must include:
  - a) A fence Architectural Improvement Application and all required attachments listed thereon;
  - b) A valid fence permit from the Village of Plainfield; and
  - c) Documentation of the installing contractor's valid license with the Village of Plainfield.Fence Architectural Improvement Applications will not be reviewed without the fence permit or documentation of the contractor's valid license.
4. Only back yards may be fenced with the following restrictions:
  - a) The elevation of the fence facing the front of the Lot may not extend forward beyond the back wall of the house, bump out or garage, whichever is applicable.
  - b) The fence may extend out to the side lot lines except for Lots which have side yard and building box setback restrictions.
  - c) The homeowner is responsible for any easement setback requirements and holds the Board harmless for any costs or losses incurred due to easement violations or encroachments.See Exhibit One for an illustration of the above fence installation limits.
5. The design of the fence is limited to the following specifications. Exceptions are not permitted. Installed fences that do not meet the specifications will be removed at the owner's expense.
  - a) The fence must be made of aluminum or wrought iron and of a "wrought iron" design; no other materials are permitted.
  - b) The color of the fence must be black.
  - c) The finish of the fence must be a baked-on enamel or equivalent.
  - d) The height of the fence must be 48 inches, but may be higher as required by the Village as in fencing around pools or for aesthetic reasons to match other neighboring fences.

- e) The top of the fence must be of a flat top design with the pickets not extending above the top horizontal rail. The pickets must extend through the bottom horizontal rail (see Exhibit Two).
- f) Each panel must be 6 foot in length, plus or minus one inch, with the exception of panels that must be shortened to fit a wall, gate or end post.
- g) Pickets must be spaced no less than 3-13/16 inches apart.
- h) Pickets must be 5/8 inches by 5/8 inches.
- i) The fence must have two top horizontal rails and one bottom horizontal rail. The rails must be 1-1/8 inches by 1 inch.
- j) The posts must be 2 inches by 2 inches with a flat top post cap.
- k) Quad Finials not allowed.

6. The homeowner must maintain the fence to the standards of Article 3.03 of the Declaration.