

Ezell Farms Homeowners Association Inc.
Fence Policy

It is the policy of the Ezell Farms Homeowners Association Inc. to allow a single type of fence so that continuity of fencing materials is kept consistent with in the Community. No fence not meeting the following criteria will be approved or permitted to remain on the property. Any fence that is installed upon any lot that does not meet the following criteria will be removed without notification by the HOA at the expense of the lot owner.

The process for installing a fence is as follows.

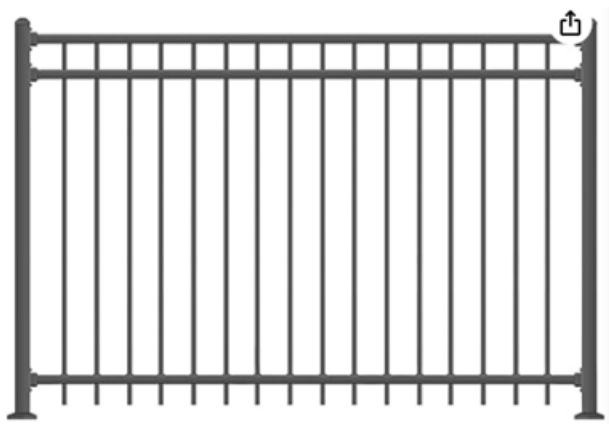
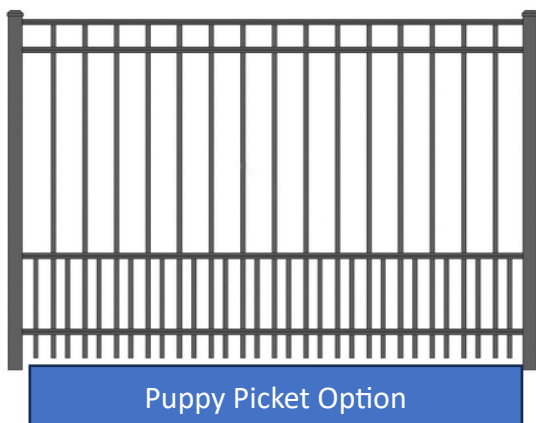
1. No approvals for any fence shall be made until the property has transacted from the builder to the property owner.
2. All owners must submit an Architectural Request for Change Form by going to <https://hoaresources.sregtn.com/request-for-changes/>
3. Owners must pay the submission fee.
4. All requirements of the request must be provided. Any request that is resubmitted without the required will be denied. Any owner failing to provide the required information shall be required to pay the submission fee again. There are no refunds or credits for submission fees for a request of this type. The following is a list of the required items, this list is subject to change please reference the online form for the most up to date requirements. The following is intended to be used for guidance and is not guaranteed to be 100% accurate.
 - a. A Plat map of the lot that the fence will be built on the map must show
 - i. Any drainage easement or swale.
 - ii. Location of the home on the lot.
 - iii. Any plant material that is present on the lot in the area that the fence will be installed.
 - iv. If applicable the location of the neighboring lot line and existing fence.
 - v. Proposed location of the fence.
 - vi. Location and size of the entry and exit gate.
 - b. Fence type and material must be noted in the request.
 - c. Installer Name and Phone number.
 - d. Copy of any permit that may be required by the City or County.
 - e. Sample photograph of area prior to fence being installed. Photo must be large enough to see the constructed home and any drainage that may be affected by the install of the fence.

5. Although a fence may be allowed to be installed upon a lot this approval shall in no way constitute permission to supersede any easements or city ordinance that may affect the installation of a fence on a lot. Lot owner is responsible for conformation of the location and existence of any easement upon any lot. Should owner install a fence on an easement the HOA, management company, declarant and builder shall owe no duty of any kind to the property owner. All modifications to any lot are done by the owner at the owner's expense and the owners risk.
6. Owner is responsible for locating any utility lines on the property approval does not guarantee that there is or is not a utility line in the area the fence is approved for. Owner should contact TN one call at 1-800-351-1111 or Dial 811 prior to any digging being done upon the lot.
7. No ground alterations shall be permitted as a part of a fence request. Owner is responsible for making sure there is no substantial ground alteration that would affect the flow of stormwater entering and exiting the subject property.
8. Fence shall not be installed as to affect a neighboring property as to terminating ingress and egress and egress to a neighboring parcel this is included but not limited to any and all easements, access points common space, common space access points or any other ingress or egress of any kind.
9. The fence shall not be placed closer than 3 feet from the side property lines.
10. The fence shall not be placed closer than 15 feet from the front property line

Fencing Requirements

Aluminum or Iron

1. Fences may be no less than 4ft and no more than 6ft in height.
2. Fences must be made of aluminum or Iron.
3. Fences must be black in color.
4. Fences must be installed permanently into the ground and shall not be moveable.
5. Only the fence shown in the sample is acceptable.
6. Exception to Height limit: A fence placed around a swimming pool shall not be less than 5 feet tall. Both Wrought Iron and Aluminum shall be allowed for fencing that surrounds a pool only. If a pool will be installed the fence request must accompany the plan for the pool and shall be submitted at the same time as the pool plan for approval from the ARC.



"Puppy Pickets" are an allowable option.