

# Oak Hall II Homeowners Association

## Fence Policy and Guidelines

---

The following is intended to be a guideline for the approved location and installation of fencing at Oak Hall II. Please adhere to the following guideline:

*All fences must be approved prior to any work starting on any fence in the community that is installed by a unit owner or owner contractor.*

### Instructions for Approval:

1. Fences in Oakhall II require a survey to be done first, BEFORE submitting the HOA's ARC form. If you are unfamiliar with surveying, a surveyor is a professional who precisely measures land features and property boundaries to determine their exact location, using specialized equipment to create maps and legal descriptions of the land. You are welcome to hire any surveyor you wish, but we can recommend Tom Redmon with Edge Group. His email is [eedgegroup@gmail.com](mailto:eedgegroup@gmail.com) and his number is 615-948-6823. Once you have a survey complete, they will provide you with documents you can submit with your ARC for the HOA.
2. Complete and submit architectural change request "ARC" form through the Synergy website. Click here: <https://hoaresources.sregtn.com/request-for-changes/>. **PLEASE READ THE ARC FORM IN FULL! Missing a requested item will result in your application be denied.** Once approved or denied, you will be notified via email. Once notification for approval is received, you may begin construction.

### Installation and Type Guideline:

1. Preferred Fencing Types
  - a. **6ft wood privacy fencing, 6ft Vinyl Fencing. 5ft black aluminum fencing.**
2. The planting of hedges, shrubbery or evergreen in lieu of a fence shall not be maintained at a height in excess of Six (6) feet.
3. Fence shall not extend past property line.
4. It will be the responsibility of all owners to call Tennessee One-Call at 1-800-351-1111 or Dial 811 and any utilities not a part of Tennessee One-Call's system to locate utilities before digging. The property owner shall be responsible for any and all cost associated with repair of any item that may be damaged as a result of work.
5. It will be the responsibility of all owners to ensure fences are within their property lines. Surveys are the responsibility of the owner(s). Preferred Surveyor Tom Redmon – [eedgegroup@gmail.com](mailto:eedgegroup@gmail.com) – 615-948-6823
6. In addition to these regulations the homeowner is responsible for complying with any fence regulations imposed by the City of Mt Juliet, Tennessee. All HOA approvals are contingent on meeting any and all local, state or federal codes.
7. Fences shall not be installed in any easement within the community. Owners shall be responsible for identifying the location of the easement. Should a fence be constructed in an easement the owner shall be reasonable for the location and or cost of the removal of the fence the HOA and management company shall not be responsible for the fence locations.
8. Property owners shall be responsible for communicating with adjacent property owners.
9. Access for installation and equipment shall be through the subject property and at no time shall be achieved through a neighboring property or community common area.

10. Work area shall be kept in a neat and orderly fashion. All trash and debris must be removed daily. No storage of spoils shall be permitted to be on the property for over 5 consecutive days.
11. All work hours shall be consistent with city, county or state ordinance.
12. 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 have 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 owner's risk.
13. 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.
14. 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.

#### **Oak Hall II CC&R's:**

##### **Article VI. Fencing, Walls, Trees and Hedges**

**14. Fencing, Walls, Trees and Hedges.** Location, style, type and materials of fencing or walls must be approved in writing by the Declarant during the Development Period and thereafter the ARC. No fence, wall or hedge shall be more than SIX FEET (6') in height, unless otherwise approved. No fence, wall or hedge shall be allowed in any drainage easements that may exist on a Lot nor shall extend beyond the dwelling toward any street. Chain link and barbed wire fences are specifically prohibited, except as approved by the ARC or required by appropriate governmental entities.