

**Brookeville Farms Homeowners Association, Inc.
Architectural and Environmental Review Committee**

Fence Guidelines

Requirements:

- Perimeter of back yard or side yard only (or lesser area), not to exceed front plane of house (except for lots 1, 6, and 55).
- Must be within property line.
- Must conform to all County requirements, including permit.
- All proposed plans for fences must be submitted to the Committee for review even if they conform to the acceptable styles listed below. Requests for fences associated with swimming pools or tennis courts should be submitted along with the application for the pool or tennis court.

Acceptable styles:

- Paddock style (3 or 4 board).
- Split rail or rail and post (2 or 3 rails).

Special Conditions:

- Swimming pools: The County has very specific requirements for safety, but does not prescribe the specific type of fence. Iron fences, paddock style, or split rail with appropriate wire fencing that satisfy County requirements are acceptable. The Committee will consider on a case-by case basis requests for privacy fences, but may impose certain conditions.

Expressly prohibited:

- Chain link fences (except with tennis courts – see above).
- Stockade fences.

Special Exceptions:

- Pet fences: Underground fences for pet containment are permitted.
- Deer exclusion fences: Fencing to protect plant material from damage by deer will be allowed under the following guidelines:
 - Enclosure shall be in close proximity to the beds containing the plantings and shall not be more than five (5) feet tall.
 - Enclosure shall be of a color and/or material that is effectively transparent and blends with the plants being protected. Thin or heavy gauge wire or netting (no chicken wire, plastic, screening, or fabric) is preferred. The use of green or black wire is encouraged. Under no circumstances shall barbed wire or razor wire be used.
 - Electrified rope/string as the conductor shall be permitted as long as the system is properly grounded, complies with applicable codes, and warning signs are posted to protect neighbors, delivery personnel, and visitors.

- Enclosure shall not impede the adjoining property owners from maintaining their property by restricting access to mowing, tree trimming, etc.
 - Plantings may be individually fenced or mass enclosures may be used for berms, flowerbeds, vegetable gardens, etc.
- The Committee will consider other requests on a case-by-case basis.