

**THE MOORS OF PORTAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
7875 MOORSBRIDGE ROAD
PORTAGE, MICHIGAN 49024
269/329-0366**

FENCING GUIDELINES

The Architectural Control Committee (A.C.C.) has been closely examining the issue of fencing. In the past, fencing was allowed that actually defeated our attempt to encourage an open, natural feeling at Woodbridge Hills. By allowing large fenced areas, we were beginning to achieve a "boxed in" feeling. In addition, many of these fences gave rise to misunderstandings between neighbors.

In reviewing these areas, we have made the decision to set more specific guidelines for fencing in an attempt to reduce and improve future fencing. We feel that it is very important to have a specific reason for requesting a fence and that the fence fall within very specific guidelines. One of our goals must be to sustain the open, natural, flowing feeling that is very much a part of Woodbridge Hills.

In preparation to draft new guidelines, we talked with various landscape architects, residents and other developers. We have attempted to gather ideas from all of them and incorporate these ideas into guidelines for Woodbridge Hills.

A resident that plans to install a fence must submit the following items for review and follow these guidelines:

- An "APPLICATION FOR CHANGES OR ADDITIONS TO EXISTING PROPERTY" must be filled out and submitted to the A.C.C. This form may be obtained at The Moors of Portage Association management office located at 7875 Moorsbridge Road or by calling 329-0366. This form must contain a statement giving the specific reason that permission to install a fence is being requested. Please fill it out prior to any installation and include with it the purpose behind the fence (i.e. what is trying to be achieved).
- * If a fence is allowed, it may not exceed four feet in height.
- * To alleviate a "boxed in" feeling, the routing of the fence should not follow lot lines or adjoin a neighboring fence. Within these guidelines, we hope to avoid continuous straight lines of more than 30 feet or in conjunction with any other structure. In an effort to be more aesthetically pleasing; the fence should not align with the corners of the house.

- * If the fence is to fall within five feet of the lot line, special care must be taken to protect your neighbors view. This may require landscaping or other yard improvements in conjunction with the fence to soften their view.
- * The fence may not encompass more than a maximum of 10% of the total square footage of the lot, house included. If fencing is to be installed, small courtyard type areas are encouraged by the A.C.C. Variances may possibly be granted for specific purposes.
- * To encourage an open feeling, fence designs should have a minimum of two inches between slats or be of a design that provides surface or line relief to add interest. The good side of the fence must always face out. It is helpful if a picture from a brochure or a drawing of the fence is included with the application to avoid any misunderstandings of the design.
- * Fences are now made of many different materials. According to what material is used, the fence may be required to be stained or painted a color to match or compliment the house.
- * Finally, a complete site plan with exact measurements showing shape and lot dimensions, location and size of house on the lot, location and routing of the proposed fence, and the location of homes, and their fences if any, on adjoining lots must accompany the application. The location of the homes on adjoining lots is required so that the A.C.C. may view what, if any, impact the structure will have on neighboring homes.

Again, you must receive written approval from the A.C.C. prior to installing any fencing. The A.C.C normally meets on the second and fourth Thursdays of each month. Please submit your request several days prior to the meeting for preliminary review.

As always, thank you for your assistance and cooperation. We trust these guidelines will go a long way to avoid misunderstandings, achieving your needs and preserving everyone's property values.

Thank you.

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