

Kensington Downs Community Association (KDCA) Fence Requirements*

Fences offer privacy and enclosure that may be desirable in a residential setting. Fences also have a visual impact on properties and neighbors. To ensure that the impact is positive, KDCA has established guidelines and standards for all fences installed in the community of Kensington Downs. Please be advised - The lack of proper maintenance of any fence after installation will be an issue for action by the KDCA Board of Directors.

The KDCA Board of Directors has established an approval form to be used for all requests for lot improvement. Before beginning any lot improvements, including the placement of fences, homeowners must submit this form for review and approval by the Architectural Control and Review committee. The approval request form can be download at www.kensingtondowns.com or the form can be obtained by contacting any member of the KDCA Board of Directors.

KDCA Code Requirements

Materials: Fences must be built with approved standard fence wood, fabricated wood, vinyl, or metal such as wrought iron. Chain-link fences and split-rail fences are not allowed. Fences may not be built using scrap lumber, chicken wire, wood pallets, or other unapproved materials. Fence posts and supports must be installed in concrete and face towards the homeowner's house or yard (*i.e.*, the good side of the fence toward your neighbors). It is recommended and preferred that all fencing be installed by a commercial fence company.

Height and Placement: The recommended maximum allowable height for a fence is six (6) feet. Side yard fences cannot extend beyond the front corner of the home's foundation. Fences may be built up to your side of a property line, but may not be built directly on the property line (*i.e.*, the shared invisible line between two adjoining properties). Homeowners are responsible for determining where their property lines are located. If the original lot survey is unavailable, the homeowner may contact the City of Fort Wayne for an accurate boundary determination or the homeowner may contract privately to obtain a professional survey. Either of these methods can be used to assure that the proposed fence lies within the property lot lines.

KDCA Approval Process

The Architectural Control and Review (ACR) committee must review the lot improvement plans and give written approval, prior to the start of any fence installation. Please be advised that KDCA approval is separate from, and additional to, any building permit or approval for a fence that is required by the City of Fort Wayne. If the ACR committee disapproves of the homeowner's plan to build a fence, the matter will be brought before the KDCA Board of Directors. In addition, the ACR committee will provide the homeowner with written notification that further review is required. The written notice will also cite the specific reasons for not granting immediate approval of the request to build a fence.

**** Policy approved by KDCA Board of Directors (June 10, 2009); policy amended on March 4, 2015.***