

High Point Estates Homeowners Association

Fence Policy

Effective May 12, 2025

This policy is intended to clarify the regulations regarding the installation, maintenance, and approval of fences within the High Point Estates neighborhood.

1. General Policy Overview

- Fencing is permitted only with prior **review and approval** by the **Architectural Control Committee (ACC)**, unless specifically exempted herein.
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2. Allowed Fence Types and Locations

- Fences shall be generally **limited to rear yards** and may not extend into side or front yards.
 - Only **open-style, wrought-iron style fences** are permitted. This includes **aluminum and steel** fences designed to resemble wrought iron.
 - **Privacy panels** will be permitted only when used to **screen specific functional areas** such as patios, hot tubs, or service areas, and must be located **directly adjacent to those features**. **Living fences** (hedges, shrubs, or dense plantings) are **encouraged as an alternative** to structural privacy fences.
 - Fence placement must **avoid creating "dead zones"** — narrow, unmaintainable areas between fences or near property boundaries that become unsightly.
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3. Invisible (Electronic) Fences

- **Invisible fences do not require ACC review.**
 - Must be installed **entirely within the owner's property lines** and set back a **minimum of 10 feet from any public right-of-way**, including sidewalks and streets.
 - Must be **properly maintained** to ensure effectiveness and minimize interactions with pedestrians or neighboring pets.
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4. Neighbor Notification

- Adjoining property owners must be **notified in writing** of any proposed fencing that runs along or near shared property lines.
 - **Written consent is required** if a proposed fence will **connect to or integrate with an adjacent neighbor's fence or structure**.
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5. Legacy Fences

- Existing fences that do not comply with this policy are considered "**legacy fences**".
 - Legacy fences **do not** require removal or modification.
 - However, **if substantial repairs, replacements, or renovations** are performed, the fence must be **brought into compliance** with this policy.
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6. Perimeter and Boundary Fencing

- Fencing installed along the **outer boundaries of the neighborhood** (such as along S. High Point Rd,) are **exempt** from the restrictions outlined in section 3 of this policy.
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7. Compliance with City Ordinances

- All fences must **fully comply with Madison city ordinances**, including but not limited to **height, placement, and design**.
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8. Enforcement, Review, and Maintenance

The ACC reserves the right to:

Request modifications

Deny non-compliant applications

Impose conditions necessary to maintain community standards

- **All fences must be maintained in good repair**, including paint, alignment, and structural integrity.
- Failure to comply with this policy may result in **enforcement action**, including removal at the homeowner's expense.

9. Application Process

- Homeowners must submit a complete application to the ACC, including:
 - Fence design and specifications
 - Plat map or site plan indicating fence location
 - Neighbor notification documentation (if applicable)
- Homeowners must be current with dues and in good standing with the HOA prior to applications being reviewed.
- Applications will be reviewed within 30 days of receipt.

12. Policy Amendments

- This policy may be amended by the HOA Board, following input from the ACC and the community, as neighborhood needs evolve or city codes change.
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