

Simmons Ridge Homeowners Association

Rear fence and partition fence

Policy and guideline

The following is intended to be a guideline for the approved location and installation of fencing at Simmons Ridge. 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. Complete architectural change request "ARC" document and return to Simmons Ridge HOA manger prior to installation in accordance with the instructions on the document

Installation and type guideline:

1. Continuation of fencing beyond the furthest privacy partition provided by the Developer will not be allowed.
2. Typical privacy partitions are 6 Ft. high, wood, shadow box in design, and extend approximately 6 Ft. towards the rear of the lots, measured from the deepest offset in any given building. That is, the ends of all partitions are intended to align.
3. Provisions of any and all privacy partitions are site specific as determined by the developer.
4. An owner may request the additions, at the owner's expense, of enclosing their patio area at the end of the provided partition by:
 - a. Attaching two existing partitions dividing their lots, or,
 - b. In the case where no partition is provided, such as on a corner lot, construct a matching panel to complete an enclosure.
5. The fence creating the enclosure may be one type:
 - a. Wood – shadow box, matching the existing partition, no more than 4 Ft. in height with on gate. Wood fencing must remain natural in color. No color is to be added to the fence.
6. It will be the responsibility of all owners to call Tennessee One-Call and any utilities not a part of Tennessee One-Call's system to locate utilities before digging.
7. Mowing will not be done by the HOA in any enclosed area. It will be the owner's responsibility to maintain.

Reasoning for policy:

1. Must have consistency in the development.
2. Topography is restrictive.
3. Prevention of site drainage issues.
4. Access for TV, Telephone and Internet providers that the Association is not a party to.
5. The City of Franklin has expressed they do not want “alleyways” created between the rear of lots that could create safety issues for children.

Doug Langton of Fences Unlimited is currently providing fence work for the HOA. He can be reached for a quote for both wood and aluminum fencing at (615) 299-9719. Any work done must match all that has been approved and existing.

Sample of approved wood fence:

