

Barker's Landing

Guidelines For Wood Fence Replacement

There are five different sections in Barker's Landing subdivision, each with similar but not exactly the same Deed Restriction wording concerning fences. To provide uniformity, these guidelines will be used in evaluating requests for fence replacement.

Interior fence – A fence that is not directly visible from any street. (Usually back or part of side lot line fences.) May be constructed of either cedar or treated yellow pine if agreeable to the owners sharing the common lot line. The fence height shall be the same as existing fence and placed on the same line as before.

Exterior fence – A fence that may be partially or wholly seen from the street. (Usually a side fence that extends into view from the street.) Must be constructed of dog-ear style cedar pickets, installed with smooth side out, using treated posts and be on the existing fence line. Fence height shall be same as existing fence.

Perimeter fence – A fence that is on the outside border of the subdivision. A gate in any perimeter fence will not be approved

- Wooden fences on the north perimeter shall be eight feet high. They must be constructed so as to match adjacent fences in alignment. They shall be of dog-ear cedar pickets placed smooth side out and have a rot board horizontally along the bottom. Masonry fences must be replaced or repaired with the same style and height fence as originally installed.
- Wooden fences on the east perimeter shall be same as above for north perimeter. Where masonry fences are on Memorial Drive they shall be replaced or repaired to be same as existing fence.
- Wooden fence on west perimeter shall conform to same general requirements as wooden fences on the north perimeter as above.
- Fences on the south perimeter (next to Fleetwood) are of various types of both wood and masonry. Generally they should be replaced with like and kind of the existing fence and be not less than seven feet in height. However, wood may be used as a replacement for any fence. Fence must be of either dog-ear treated wood or cedar pickets.

Smooth side out means the fence is constructed with the pickets facing toward the side that can be seen from the street. An alternate for an interior or exterior fence is to construct the fence with every other picket on alternating sides of the cross pieces and overlapped enough to provide privacy. This presents a more pleasing view from either side of the fence.

A rot board is a sacrificial board six inches in width placed horizontally on the ground and fixed to the posts. The rot board is leveled and the pickets are then started at the top of the rot board to protect them from rotting where they would normally touch the ground. If rotting occurs at the ground level the rot board can be replaced without replacing the whole fence.

There shall be no lattice or decorative extensions above the top line of the fence. Color staining of any fence will not be approved.

These guidelines will be used to promote a uniform and neat appearance for fence replacement in Barker's Landing.