

Executive Board  
Arbor Rose Community Association  
c/o Horst Property Management  
330 Granite Run Drive  
PO Box 3330  
Lancaster PA 17604-3330

Memorandum

January 26, 2017

To: Arbor Rose Estates Homeowners

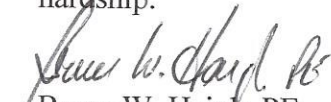
From: Executive Board ARCA


Policy Statement 2017-04

Subject: Fence Approval Guidelines (Final)

Reference: Declaration of Restrictions and Easements Sections 7.3.1, 7.3.2, 7.3.3 and 7.14

1. Approximately 40 percent of the individual lots have some form of an "easement" or "common area". These range from Borough storm water easements, Borough Authority water and sanitary sewer easements; Arbor Rose Community Association (ARCA) surface storm water swales and buried storm water pipes and the bike/walk path.
2. The easements and common areas are part of the recorded land development plan.
3. Therefore the Borough, Borough Authority and ARCA all have roles in approving the placement of fences on the property.
4. An Architectural Request must be submitted to the Association Executive Board for approval.
5. A plot plan depicting the location and construction of the fence must be approved by the Executive Board prior to construction/placement.
6. A typical lot has a front yard; two side yards and a rear yard.
7. A corner lot has a front yard facing the street, a rear yard, a typical side yard on the side away from the second street and a second side yard on side of the second street that starts at a line parallel to the front of the house and extends to a line parallel to the rear of the house. There are special conditions in the Borough Ordinance 1-16, section 270-113.
8. There will be no fences in front yards.
9. Fences will be of the same Architectural style and colors of existing fences.
10. Fences may be placed on the property line except that where there is a street Right of Way (ROW) the fence must be placed 0.5 feet back from the street ROW. This only applies to corner lots.
11. Fences will not be placed in surface storm water easements unless approved under item No. 12 and 14.
12. Fences may on a case by case basis with approval from the Executive Board and the Borough and Borough Authority as necessary be placed above buried water, sanitary sewer and storm water lines on an individual case by case basis. Special conditions will apply.
13. All fences must be maintained by the homeowner.
14. Due to the variation of house styles, lot configurations and on-lot easements, the approval of the fence location will be reviewed by the Executive Board on an individual lot basis.
15. Any homeowner desiring any variance from these guidelines must demonstrate a compelling need and hardship.

  
Bruce W. Haigh, PE  
President ARCA

  
Gretchen Rothstein  
Secretary ARCA

Policy Statement 01262017-04