

Weatherby Fencing Guidelines

The layout of Weatherby promotes a feeling of open space; therefore fencing is not generally encouraged. If the purpose of the fence is to contain an animal we suggest invisible fencing. These guidelines are established to ensure that fences are in complete compliance with the covenants, blend with their surroundings, and are constructed of durable, high- quality materials.

The following guidelines are strictly enforced by the ACC. Failure to follow these guidelines will result in monetary penalty and/or removal of the structure at the home owners cost. Approval must be granted before shed construction starts and necessary paperwork submitted in advance. See ACC checklist on [weatherbyestates.org](http://www.weatherbyestates.org) website.

http://www.weatherbyestates.org/ac/Homeowner_Checklist_for_ACC_Approval.pdf

http://www.weatherbyestates.org/ac/Weatherby_Estates_ACC_application.pdf

ACC Criteria of Approval: Fences must be fully approved by the Architectural Control Committee (ACC). Approval is on a case by case basis. Lot location may be taken into consideration in the approval process. Construction may begin when written approval is given by the Weatherby ACC. Approval will not be given if homeowners dues are not current. All forms must include a picture or drawing of the fence design along with the location, size and type of materials.

The ACC approval of a fence depends on esthetic features and does not warrant any structural integrity or engineering review. The ACC shall have the right to approve or refuse to approve any design, plan or color for any improvements, construction or alterations, which are not suitable of desirable, aesthetically or otherwise, in the opinion of the ACC. (Ref Article VI, Section 6.7)

Fence Guidelines

1. **Design:** If the adjacent properties have installed fencing then the fence design should match the existing fence design provided it meets ACC approval. Fences that do not completely obscure the view are preferred. i.e. split rail style fence.
2. **Double fencing is prohibited.**
3. **Materials:** Wooden fences are promoted as the preferred fencing choice for Weatherby.

PROHIBITED MATERIALS:

- a. No wire fences, chicken wire, chain link or welded wire fences are permitted.
4. **Construction:** The fence construction preferred by the ACC is for all supports and posts to be on the interior of the fence. When there is a difference in the appearance of the two sides of a fence, the more attractive side shall face the outside.
5. **Color:** The color shall be natural or stained (semi or solid stain) a natural wood color. Painting of fences is not permitted. Fences are allowed to naturally weather as long as the construction of the fence is maintained.
6. **Location:** Fences shall not be located closer to any street than the rear edge of the home except for the following conditions that will be considered on a case by case basis:
 - a. Corner Lots, Flag Lots
 - b. Limited fencing on the side of the house to hide an air conditioner or generator
 - c. Vegetative screening may be required across the front sections of fences to enhance the view from the street or the neighbors' view.
 - d. Decorative Fences no more than 3' in height, to enhance the appearance of the property. i.e. split rail
7. **Dimensions:**
 - a. No hedge more than six (6) feet in height, nor any fence, wall or other similar Structure more than six (6) feet in height, shall be constructed, erected, placed, planted, set out, maintained or permitted on any Lot.
 - b. The maximum span between posts shall be eight (8) feet.
 - c. The minimum post size shall be 4"x 4".
 - d. Crossbeam structure must face inside towards the yard.
8. **Maintenance:** Each homeowner must maintain the fences located on his/her respective property regardless of origin of construction or location.
9. **Time Limits:** Fence construction must be completed within 90 days of start on construction.

Notes:

1. The Home owner is responsible to check with Snohomish County regarding regulations and permits.

