



# Homeowners Association of Lake Ramsey, Inc.

## Fence Specifications

Adopted September 19, 2022 / Effective November 1, 2022

The Homeowners Association of Lake Ramsey, Inc. Board of Directors (Board) adopted these Fence Specifications at a Special Meeting held on September 19, 2022, and hereby issues same as effective on November 1, 2022.

All association members received notice of these Specifications by mailing a copy of same to each member at his or her last known post office address along with the October 2022 Annual Meeting notice.

The Covenants for Lake Ramsey Development provide that one of the many structures requiring Board of Director approval is fences<sup>1</sup>.

Prior to construction, ALL proposed fences shall be submitted and approved by the Board.

These fence specifications are hereby published as notice to property owners of the type and construction of allowed fences intended to meet Covenant provisions as to harmony of external design and location in relation to surrounding structures and topography.

Further, Covenant provisions provide that every owner shall have a right and easement of enjoyment in and to the Common Areas<sup>2</sup>.

As recognition of this right, these requirements are designed to afford every resident an unobstructed view of the lake and harmonize the architectural appearance of fences within the community.

The following specifications apply to any fence newly constructed or modified after the effective date of this document. Fences approved by the Board prior to the above effective date are not affected by these standards.

### Fences

Fence is hereby defined as a division or partition that runs along or parallel to a property boundary line separating two lots or along setbacks as established by the Covenants.

#### 1. General Specifications:

- a) No fence of any type shall be located on servitudes, easements, rights-of-ways or dedicated green spaces without Board approval.
- b) Fences must be constructed solely on the property of the requestor unless a variance is granted by the Board.
- c) Fences may not be constructed on, or extend onto, common property including, but not limited to property extensions into the lake without specific approval by the Board.
- d) No fence shall extend from the front setback toward the street.
- e) All fence heights shall be measured from ground level.
- f) All fence specifications referring to a required 4-inch gap between pickets will have no spacing restrictions on the lower two feet of a fence as measured from ground level upwards (commonly referred to as puppy picket). This is intended to help owners keep their smaller animals in their yards
- g) Each proposal for construction of a new fence, or modification of an existing fence, shall be submitted on the form designated by the Board for property modifications and must include an official survey indicating location of all existing and proposed fencing, proposed material (e.g.,

<sup>1</sup> Covenants Phase I – Article V, Phase II – Article V, Phase III – Article V, Phase IV – Article V, Phase IV-A – Article VI & Article XI.

<sup>2</sup> Covenants Phase I – Article II, Phase II – Article II, Phase III – Article II, Phase IV – Article II.

ornamental metal, wood, vinyl, brick), height, slat/picket width and spacing, color, etc. Photos of the proposed fence are encouraged.

- h) Any variance to these specifications must be in writing and approved by the Board. Board approval or variance cannot be granted for any fence that will impede the view of the lake to neighboring properties.
  - i) All pools must be enclosed with a fence that meet these specifications in addition to meeting the pool barrier (fence) requirements adopted by St. Tammany Parish.
  - j) Softscape (living) fences shall not impede the view of the lake.
2. Waterfront lots:
- a) Fences may not exceed 6 feet 0 inches (6.0') in height and shall be constructed of black ornamental metal (aluminum/steel/wrought iron) with a minimum 4" gap between vertical pickets.
  - b) Board variance for a fence constructed of vinyl, wood, or other material, may be obtained for fences along the side property lines and must transition to a fence with a minimum 4-inch gap between 4-inch maximum width vertical pickets beginning not less than 12 feet from a bulkhead, or water's edge if no bulkhead, and said 12-ft. span may be no higher than 4 feet 6 inches (4.5 ft) in height. No double plank fence (planks on both sides of horizontal stringers) with staggered vertical planks shall be permitted unless the 4" gap is provided for. Color must be approved by the Board at the Board's sole discretion and generally consistent with expected community standards.
3. Non-waterfront lots:
- a) Fences may not exceed 6 feet 0 inches (6.0') in height.
  - b) Fences may be constructed from wood, vinyl, and ornamental metal (aluminum/steel/wrought iron). Any other material will require an explicit variance from the Board.
  - c) Color will be approved by the Board at the Board's sole discretion and generally consistent with expected community standards.
4. Empty lots (waterfront and non-waterfront):
- a) Fences may not extend beyond the front setbacks established for the construction of the residence.
  - b) Fences across the front property setback may not exceed 6 feet 0 inches (6.0') in height and must be constructed of black ornamental metal (aluminum/steel/wrought iron) with a minimum 4" gap between vertical pickets.
  - c) The Board may grant a variance for a fence that provides an appearance more open than the black ornamental metal with a 4" gap outlined above (such as post & decorative chain).

The undersigned secretary of the corporation certifies that the above and foregoing is a true and correct copy of the Fence Specifications adopted by the Homeowners Association of Lake Ramsey, Inc. Board of Directors on September 19, 2022.



Malcolm Schuler, Secretary