



The Villages Homeowners' Association

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The VHOA Board of Directors, with an affirmative vote on August 21, 2012, determined the following "ACC Guidelines for Fences and Walls" shall be in effect and filed in the Clerk's Office of Smith County, Texas. Amended by the Board of Directors on July 19, 2022 per recommendation of the ACC.

ACC Guidelines for Fences and Walls

1. All fence and wall projects shall be submitted to the Architectural Control Committee (ACC) and must be approved prior to construction, to be in compliance with Article VI of our VHOA Restrictions. Prior to the detailed project submission, the ACC will willingly provide any consultation as may be requested by the owner.
2. Project information to be submitted:
 - A. Name, and telephone, email contact information of owner.
 - B. Plot plan survey or sketch (sometimes a screen print of the SCAD property map is useful, see <https://www.smithcountymapsite.org/gallery/maps/>) showing: the address of project, shape and dimensions of lot(s), all existing residential/storage structures, telephone utility stubs or electrical service field cabinets, location and length of each run of fence or wall, and approximate (X) location of any trees over 2" diameter desired for removal. The owner of the property seeking approval from the ACC shall locate their property boundary pins along the line of the proposed installation. The pin locations need to be marked with stakes having rope lines spanning between them. Owner shall, at their expense, schedule a survey company to locate the pins and provide documentation that the survey was completed. In addition, owner shall notify all affected neighbors of the planned installation at least one week in advance before construction commences.
 - C. Description of the fence or wall type, height and materials.
 - D. Anticipated completion date of project (ACC project approval may take 30 days).
 - E. Completed ACC Agreement of Liability.
3. Location: Fences and walls may be located as close as 1" from a property line; however, no fence or wall shall be closer to a street edge than 25', and adequate access shall be provided to service utilities and maintain drainage areas.
4. Styles: Fences or walls may be shrubs, galvanized chain link (plain or vinyl covered), wooden privacy, or rustic rail. Other styles may be submitted and reviewed for harmony within its surrounding neighborhood. No fence or wall shall be painted.
5. Maximum height: No fence or wall shall be higher than six (6) feet.

6. Fence Supports: Posts shall be set into concreted postholes. Stone, brick or other types of masonry shall have proper internal supports and be provided with suitable reinforced concrete foundations.
7. Fence Materials: Posts to be suitable for ground-contact. All materials to be suitable for outside use and if needed, wood shall be treated to be weather-resistant. Nails, screws and other hardware to be suitable for outside use and shall be non-staining.
8. The 'formal side out to street' shall be a standard feature of all fence installations. Planks, chain link, etc., shall be installed outside their supports on fence runs adjacent to streets.
9. The jobsite shall be kept reasonably clear of debris during all phases of construction. If it becomes necessary, the ACC will remove the debris and assess the owner's account.

(end)