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Wire Fencing: Policies, Standards & Procedures  
8/30/19, Final For Approval, Vers. 1.1

Hidden Cove Homeowner's Association  
**WIRE FENCING: POLICIES, STANDARDS AND PROCEDURES**  
FINAL FOR APPROVAL, VERS. 1.1

**I. GENERAL POLICY APPLICABILITY**

- A.) The objective of the Guidelines provided herein is to define policies, standards and procedures for the installation of wire fencing within Hidden Cove. In the original ARB Guidelines wire fencing was prohibited. These guidelines now replace that prohibition.
- B.) These rules, regulations and guidelines apply to all and any wire fencing, except fencing on "common areas" (as defined in the covenants).
- C.) Normal fence guidelines as stated in the covenants and ARB guidelines (refer to Covenants Article VII, Section 7.4 and ARB Guidelines Section III, Item 18) still apply except for what is specifically stated here in these guidelines. For example: issues involving property lines, neighbors adding parallel fences, common fence sections, placement of fence, etc.
- D.) Wire fences are considered the same as any other fence when it comes to "obstruction of view" criteria for fencing on lots that are on the marsh. A wire fence just by its nature is "see through" but the fence taken in its entirety could still obstruct the view as described in the covenants and ARB guidelines.
- E.) As with all requests, each request for approval will be considered individually on its own merits. Interpretations of terminology, phrasing, or wording is solely at the discretion of the ARB (or BOD upon appeal).
- F.) The only type of wire fencing allowed will be what is defined within this guideline and as approved by the ARB. ARB approval is required before work can be started.

**II. DEFINITIONS**

As used in this Wire Fencing Policy & Guidelines the following terms have the stated definitions:

**ARB:** Hidden Cove HOA Architectural Review Board

**BOD:** Hidden Cove Board of Directors

**FASCIA BOARDS:** These are the boards that form the outside layer, or the finished side, of the "sandwich" of wood/wire/wood (If looking from the outside of the fence inward, it would be fascia board, wire mesh, rail or post). They lay over the wire mesh, flush with the post or rail end to end. They serve to both cover any fasteners where the mesh is attached to the rail or post, AND act as part of the mechanism to anchor the mesh between the Fascia board and post or rail. Fascia boards are not to be used as the main part of the supporting structure of the fence. The posts and rails do this.

**FINISHED SIDE:** This is the side of the fence and/or gate(s) that is the most appealing aesthetically and that can be seen from outside the property owner's property looking in toward the property.

**GALVANIZED WIRE:** A thin protective layer of zinc is added to the wire. A Class 3 galvanized wire has a thicker coating of zinc than other classes of galvanized wire. ZA type is a Zinc-Aluminum coating which has a longer life span than the Class 3 galvanized.

**GAUGE:** Diameter of wire, the larger the gauge number the smaller the diameter, and the smaller the gauge number the larger the diameter.

**LUMBER DIMENSIONS OR SIZING:** All sizing of posts, rails and fascia boards, mentioned herein refer to board/lumber descriptors as defined by the lumber industry or manufacturer, and are not necessarily the exact inches. For example: when 4 x 4 posts are required this means a typical sized 4 x 4 piece of lumber, not exactly 4" by 4".

**POST AND RAIL CONFIGURATION:** Any fence made from horizontal rails fastened to vertical posts where the wire mesh edges are completely covered by a fascia board(s) and/or a post or rail. These are the larger pieces of the wood/lumber used, generally a 4 x 4 or larger as posts, that supports the weight of the fence, and 2 x 4 or larger as rails. No round lumber or wood is allowed. This include wood curved on two side and flat on two sides.

**SANDWICHED AND EMBEDDED:** For the purposes of this policy, this refers to how the wood elements and wire mesh are constructed or installed. In the Sandwiched technique you have a piece of lumber, then the wire mesh, and then another piece of lumber, thus the wire mesh is "sandwiched" in between the two pieces of lumber hiding any fasteners that are used to attach the wire mesh. "Embedded" gives the same effect but the wire mesh is actually embedded in the lumber that is supporting, such as the post or rail, and again no fasteners for the wire mesh are visible.

**WELDED WIRE MESH:** Type of wire fence created by laying wires in a simple horizontal and vertical latticework, with either square or rectangular spaces. The intersections of these wires are spot-welded to create a sheet. This is the type of fence mesh that is allowed as opposed to Woven Wire Mesh (a type of wire fence where the wire is loosely twisted into a gentle spiral, with each overlapping at the ends. The link is made permanent with a twist and the distinctive zigzag diamond shape is formed. An example of this is a "chain-link" fence), which is NOT allowed.

### III. CRITERIA

#### A.) WIRE MESH

- 1.) Metal wire mesh must be Class 3 galvanized, ZA, or stainless steel and is to be painted (unless color of wire meets the color standards defined herein); or, wire mesh may be vinyl coated so long as the finish meets the criteria described herein regarding color. If industry galvanized standards change, then the standards detailed herein will change equivalently (For ex: If a new Class 3 is replaced by a new class that supersedes the original Class 3, then the new Class 3 will substitute for Class 3 here). The ARB will determine what is equivalent.
- 2.) Type of wire mesh to be welded wire mesh and not woven wire. Absolutely no chain link or "chicken wire" fencing is allowed on a property owners lot (this excludes any common areas as defined in the covenants).
- 3.) Following mesh size openings are acceptable: horizontal section of opening 1 to 2" x vertical section of opening 2 to 4" (this allows for standard sizes such as 1" x 2", 2" x 3" or 2" x 4" for example). Note: the inches do not necessarily mean literally an exact number of inches, but what the manufacturer typically refers to, such as a mesh of 2 x 3 for example.
- 4.) Gauge of wire to be at, or between, 14 gauge (0.080") and 18 Gauge (0.047")

- 5.) Height of exposed wire mesh to be from 43 to 49" (which basically means a 48" high mesh as defined by the wire fence industry). This is only the wire itself and doesn't include the wooden supports, rails or posts. But total height may not exceed 60", defined as from ground to the top of the rail (post caps are excluded, but post caps may not exceed 8").

## **B.) COLOR & COATING**

- 1.) Color of fence (wire mesh, and wooden post and rails) must match, or blend, with the colors of the siding of the house (this is a specific requirement in the covenants). This doesn't mean the color of the wire mesh has to be exactly the same color as the siding, but it does need to at least "blend in". Generally, a black or green shade that is similar to what is used on standard "off-the-shelf" wire fencing would meet that criteria. Fence-wire should not to be left in its native "silver" color. Natural treated wood would meet this criterion. Wire mesh can also be of a color to match wood post and rails if the posts and rails "blend in" with house color. All elements of the fence may be painted.
- 2.) All wood to be treated, stained, or painted. Paint or stain is to be of high quality and durability.

## **C.) CONSTRUCTION & DESIGN**

- 1.) All wire mesh (including edges and center sections where they come in contact with a post) to be sandwiched, or embedded, as part of post and rail construction, generally meaning that there would be layers of post/rail - wire mesh -fascia board. The wire mesh will not be attached in a way that leaves fasteners visible. All edges of the wire mesh must be covered (for ex: just attaching wire to posts and then covering the posts with a fascia board but leaving uncovered, without a fascia board, the top or bottom of the wire mesh running across the rails is not allowed)
- 2.) Prefabricated sections of wire mesh may be used, provided that all the criteria defined herein are met, and that structural and aesthetic integrity are maintained. The ARB will make the final determination on whether the type being requested is acceptable or not.
- 3.) The "Finished" side of the fence and/or gate(s) is to face outward and visible from outside the property. The ARB will determine which side of the fence will be considered the finished side depending on the overall design & construction of the fence, and consideration of neighborhood elements such as street location, adjoining property, etc.
- 4.) Wire mesh to be stretched and anchored securely to posts and rails (should be no "pucker" spots in mesh). Thus, spacing of posts need to be considered also, and final approval will depend of other structural elements of the fence.
- 5.) Framing to be of wood, constructed in Post & Rail configuration with use of Fascia Boards (as defined under Definitions). The design of the frame system, including the depth and width of the rails and posts, quantity of boards used, placement of boards, etc. will be evaluated by the ARB to determine if it's meets the objectives of the covenants and overall ARB guidelines (such as aesthetically pleasing, durable, and harmonious with the property and neighborhood, and will help maintain property value). Thus, as with all fences, the ARB has final approval for fence design (except in matters of an appeal, when the BOD has final approval). The generally accepted construction would be as follows:
  - a. Posts to be 4 x 4's
  - b. Rails to be 2 x 4's or 4 x 4's, depending on the overall fence construction & design. The ARB to determines which size to be used on a case by case basis.
  - c. Fascia Boards to be 1 x 4 or 2 x 4, depending on the overall fence construction & design. The ARB to determines which size to be used on a case by case basis. 1 x 2 and 2 x 2 boards are not allowed.

- d. No round wood or lumber is allowed. This include wood curved on two side and flat on two sides.
- 6.) Top rail and bottom rails are required of 2 x 4 minimum, so the top and bottom edges of the wire mesh are not exposed but are either even at the top/bottom edge of the rail or slightly below/above depending on rail. No wire should protrude beyond the wood pieces covering it, on top or bottom of the fence.
- 7.) Top of posts may be capped, or flush with rails. Post caps may not exceed 8" from top of rail to top of post cap.
- 8.) Posts to be solidly anchored, concrete footing would be preferred.

#### **D.) GATES**

- 1.) Gates are to be wood to match the posts and rails. Can use single or double gates. Gate can contain wire mesh so long as structural integrity is maintained (which may require some additional boards or wood, such as a wood cross member). Final determination to be made by ARB).

#### **E.) VARIATIONS & WARRANTY**

- 1.) Variations from certain material specifications such as specific type of wire, mesh spacing, and gauge may be approved by the ARB only if a certain specification is no longer available, or possible, due to material changes or availability. The variation allowed will then be as close as possible to the original guideline, and would be a direct replacement to the original specification (For ex: if a mesh pattern of 2" x 4" was no longer available but a substitute by the supplier was 2.5" x 4.5", then the 2.5" x 4.5" could be approved).
- 2.) Warranty information on the fencing is to be provided to the ARB. Minimum warranty of 20 years is required - as for all fence types. The warranty is a key indicator to ensure high quality. However, in the event a 20 year warranty is not available, the ARB may waive this warranty in favor of the industry standard that is available at the time to ensure a high-quality fence is installed that will survive the local environment, including storms such as hurricanes, for a significant period of time. It is understood that the term "significant period of time" is somewhat subjective, but the intent is to ensure that the grade of fence is not the minimum available.

#### **IV. APPROVAL PROCEDURE**

- A.) A standard ARB request form is to be completed and filed with the HOA manager.
- B.) Each request needs to include the following:
  - a. All specific details that (an addendum may be attached) would answer each of the criteria described in Section III. For ex: mesh pattern/spacing, gauge, type of wood, etc.)
  - b. Sample of material and color. The ARB may accept other modes in lieu of actual samples.
  - c. Photos or pictures of all fence materials
  - d. Drawing of location of fence, include location of gates
- C.) When a request is submitted all neighbors on all sides of the property where the fence will be located will be contacted prior to action by the ARB. Each property owner will need to contact the association manager by email or in writing within 7 days of the notice being sent. If reply is not received within 7 days, then it may be assumed that the neighbor has no issues with the fence. The neighbor property owners do not have final approval or veto authority, but they do need to be informed, and their input will be considered by the ARB.

- D.) At the next ARB meeting the request will be discussed and action taken as with any other request.
- E.) All aspects of the fence are to be maintained both in structure and aesthetically.

Hidden Cove Homeowner's Association  
Architectural Review Board

**WIRE FENCING: POLICIES, STANDARDS AND PROCEDURES**

Version 1.0, Dated 8/30/19

Effective Date: 9/11/2019

These policies, standards and procedures take effect on the date noted above and supersede any and all prior standards, guidelines and procedures issued by the BOD pertaining to wire fencing as defined within these new standards. All "objectives" as stated in the HOA Covenants and ARB Guidelines are still in effect and have not been replaced.

AUTHORIZED BY BOARD OF DIRECTORS ON 9/11/2019

**SUBMITTED BY**

JOSEPH S. BOYD, Joseph M. Boyd, Chair  
Hidden Cove Architectural Review Board

10/2/19  
Date

**APPROVED BY**  
Richard Laune, President  
Hidden Cove HOA, Board of Directors

10/2/19  
Date

**WITNESSED BY**

Signature

10/2/19  
Date

Julia S. Haynie, Association  
Printed Name Manager

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