



Ironwood Fence Restrictions

This document is designed to offer clarity around our fence policies and to show residents what options are available. The *HOA Declaration of Restrictions* states:

Article 1,14: Use of Land

Notwithstanding any other provision hereof, (a) no fences or fence type structures shall be permitted on any lot except for see through fences (such as split rail fences) not more than four (4) feet in height, except on side yards facing a street where the maximum height shall be three (3) feet, and except rear lot lines on the perimeter of the entire development which may have a six (6) foot privacy fence type determined by the Association in lieu of the see-through fence described above after first receiving approval from the Architectural Control Committee. No fence shall be located in any required front yard and any and all fences shall be further subject to the provisions of Article II hereof.

Article 2, 1: Approval of Plans (excerpt)

The Association will act as the Architectural Control Committee, to which detailed plans and specifications ... including ... fences, decorative walls ... must be submitted for examination and approval before any ... improvements shall be made upon any lot...

While not allowed around a yard or pool, the HOA will allow privacy fences or walls to be erected alongside a patio or deck with the following restrictions:

- Up to 2 fences may be installed
- Each fence must be a straight line with length not to exceed 16' per fence (2 x 8' sections max)
- Fence height is not to exceed 6'
- One end of each fence must be <6" from the home and the fence perpendicular to the home
- Fence color must be White, Black, or otherwise matched to the home
- Fences may be installed on the left and right of a patio/deck but may not fully enclose the space with a rear fence
- Fences may not violate the set-back lines of the lot or otherwise restrict access to utilities
- Installs are subject to approval by the HOA Board / Architectural Control Committee prior to construction

Additional Notes:

Homeowners should call 8-1-1 before they dig (this is a free service) so they mark the utilities and lines running to the house. It is also the homeowner's responsibility to determine if they need a permit from the city of Rossford for the section of fence they are installing.