

Shipleys Choice Community Association

**Shipleys Choice Community Association (SCCA)
Fence Standards**

Date Last Revised: January 24, 2023

<http://www.shipleyschoice.org>

Table of Contents

Table of Contents 1

Purpose & Scope 2

Standards 2

 1. Fence Building Requirements 2

 2. Approved Fence Types & Materials 2

 3. Fence Application & Approval Process 3

References 3

Revision History 3

Shipley's Choice Community Association

Purpose & Scope

The Shipley's Choice Community Association (SCCA) fence standards provide a set of common controls for the structure and aesthetics of the fences in SCCA Sections 1 & 2 as we work together to preserve the beauty and property values of our neighborhood. This standard is created from our SCCA Bylaws and Covenants and is approved by the SCCA Architectural Control Committee and the SCCA Board of Directors, who are also responsible for periodic review of this standard.

All homes in Section 1 are legally bound by the requirements of the Declaration of Covenants (Book 3051, page 775 of the Anne Arundel County Land Records). Please contact shipleyschoice.scca@gmail.com with any questions or concerns.

Standards

1. Fence Building Requirements

- 1.1. Fences may not exceed 42 inches in height, except for pool fences which may not exceed 48 inches in height or as required by current Anne Arundel County regulation for pool fences.
- 1.2. Pets generally do not constitute a legitimate request for a fence taller than 42 inches. Please consider using other containment means such as an invisible fence instead.
- 1.3. Fences must be constructed behind the rear building line of the house.
- 1.4. Fences may not impede surface drainage.
- 1.5. The finished side of the fence must face the outside perimeter.
- 1.6. Any fences contiguous with a public sidewalk must maintain a 25-foot setback from the curb.
- 1.7. Self-installed fences must meet the industry standard for installation and be erected in a good and workmanship-like manner.
- 1.8. Corner lot fences, regardless of type, must be designed to include a screening of mature evergreens, to include at minimum holly and boxwood, on all sides facing a public street.
- 1.9. The fencing of easements is subject to Anne Arundel County law; no fencing of common areas is allowed.

2. Approved Fence Types & Materials

- 2.1. The following fence types are acceptable and approved for use:
 - 2.1.1. Split rail without wire mesh,
 - 2.1.2. Alternating board,
 - 2.1.3. Basket weave,
 - 2.1.4. Board on board,
 - 2.1.5. Picket,
 - 2.1.6. Board and batten, and
 - 2.1.7. Split rail with low visibility 2x 4 black wire mesh, but only if both of the following two conditions are met:
 - 2.1.7.1. The surrounding neighbors on every side of the applicant sign the fence application agreeing to the wire mesh, and
 - 2.1.7.2. The fence design includes a screening of mature evergreens, to include at minimum holly and boxwood, on all sides facing a public street.

Shipleys Choice Community Association

2.2. Stockade or chain link fences are not permitted.

2.3. Fences must be made of natural, unpainted wood materials, vinyl materials (colors white or wood only), or picket and rail powder-coated aluminum in a dark color with non-gloss finish, excluding any black wire mesh as approved above (*ref. 2.1.7*).

3. Fence Application & Approval Process

3.1. Homeowners must submit the following documentation to the SCCA Architectural Control Committee when applying for a fence approval:

3.1.1. A completed [Architectural Change Request \(ACR\)](http://www.shipleyschoice.org), available on the SCCA website (<http://www.shipleyschoice.org>),

3.1.2. Neighbor signatures on the ACR for all adjoining lots,

3.1.3. A copy of the property's boundary survey to include physical stakes on the property, and

3.1.4. For pool fences only, a copy of the executed pool contract and a copy of the Anne Arundel County building permit.

3.2. Per the Declaration of Covenants, the SCCA Architectural Committee's review, in addition to reviewing the above documentation, must assess each proposed project's aesthetics and suitability with the surroundings prior to granting approval.

References

- *Anne Arundel County Department of Health: Residential Swimming Pools – Requirements, Permits, and Safety* <https://www.aahealth.org/residential-swimming-pools-requirements-permits-and-safety/>
- *Anne Arundel County: Do I Need A Permit?* http://www.aacounty.org/departments/inspections-and-permits/permit-center/IP_Projects/fence
- *Anne Arundel County: Building Codes* <http://www.aacounty.org/departments/inspections-and-permits/permit-center/building-codes/>
- *Shipleys Choice Community Association (SCCA) Architecture Requests (includes current SCCA Architectural Request Form)* <http://www.shipleyschoice.org/architecture-requests.html>

Revision History

Revision Date	Description of Change
24 January 2023	Updated document to include powder-coated aluminum picket and rail fences.
18 August 2018	Updated document format, added contact information, added References section, updated link for Anne Arundel County Dept of Health reference material, added clarifying language throughout.
1 October 2016	Formatting and contact information.