

Pagosa Lakes Property Owners Association

**IMPROVEMENT DESIGN STANDARDS
&
PROJECT PERMIT PROCESS**

**SECTION 6.0
PERMITS FOR FENCES**

RESIDENTIAL AND RANCH/FARM FENCES



6.1 Introduction

In order to preserve the natural open space ambiance of Pagosa Lakes area subdivisions and minimize unnecessary and unacceptable landscape intrusions, fences should be designed and placed so as to protect and maintain the open space character, ambiance, and associated Property values in the Pagosa Lakes Subdivisions. Fences may be constructed for privacy screening, animal or child control, boundary marking and landscape accenting. It is the property owner's responsibility to ensure that the fence is placed within the limits of the owner's property. Permits are required for all fences except where noted. *Applying for a fence meeting these guidelines does not mean automatic approval of the fence application.*

“PLEASE NOTE: If your fence is within your utility easements (example: along your property lines), please reference Pagosa Lakes’ Declaration of Restrictions, section on Easements, 9A(1). If a fence must be removed or is damaged when utility work must be done within the easement, any costs incurred for replacement or repair will be the responsibility of the Property Owner.”

6.2 Acceptable Fence Types

6.2.1 Rail Type Fence:



Common split rail, round rail, dimensional lumber and plastic rail fences are acceptable. Post spacing shall not exceed 8'0" for any rail type fence. Dimensional lumber posts shall be at least 4" x 4". Depending on the material used and the design, maximum post spacing may be adjusted to minimize sag, twist, and deformation of rail material caused by weather conditions. The fence may have a backing of welded/woven wire for animal or child control. The fence may be stained,

painted or left as natural timber as long as the color is compatible with the surroundings structures, landscape and neighboring properties.

6.2.2 Picket Type Fence:



Pickets may be wood, plastic or wrought iron, rough or smooth, of any width and have any top design i.e. pointed, round, dog eared.

Dimensional lumber posts shall be at least 4" x 4" and spaced no more than 8 feet apart. Wooden cross rails shall be dimensional lumber and shall be at least 2" x 4".

Wrought Iron picket fencing design shall need the approval of the ECC Committee.

The fence may have a backing of welded/woven wire material for animal or child control.

The fence may be stained or painted as long as the color is compatible with the house color and blends with the surrounding landscape and neighborhood.

Pickets may be placed on alternate sides of the support structure to produce a “Good Neighbor” fence that is compatible with the adjacent property.

6.2.3 Chain Link Fence:



Effective April 11, 2019, chain link fences are only allowed in the Vista subdivision, on commercial lots, and for non-perimeter applications on lots greater than 2 acres. For chain link animal enclosures, see section 6.2.9

Chain link fencing may be mounted on wooden or metal posts with caps and shall have a top support of wood or metal and a bottom tension wire.

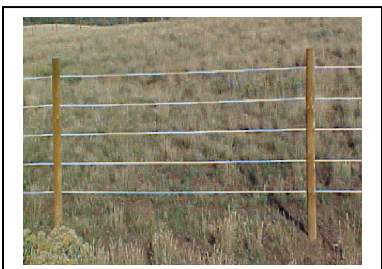
- 6.2.3.1 If wood posts are being used, the dimensional lumber posts shall be at least 4” x 4”. Top and bottom (if not using a tension wire at bottom) wooden rails shall be a minimum of 2” x 4” with the chain link attached.
- 6.2.3.2 Steel terminal posts shall be 2-3/8”. Steel line posts shall be a minimum of 1-7/8” and post spacing may not exceed 10’ in length.
- 6.2.3.3 Top steel rail shall be a minimum of 1-5/8” with the chain link clipped to the rail. Bottom support may be steel tension cable with the fencing clipped to the cable or 1-5/8” rail may also be used.
- 6.2.3.4 Chain link fences shall not exceed 6’ in height or 4’ in height in front of the front plain of the house. (Commercial applications may be up to 8 feet in height and may have opaque screening attached; see Section 3.1.23)

6.2.4 **Welded/Woven Wire Fence:** 12 ½ ga., woven field and “no climb” woven horse fence may be stretched between wooden or steel posts or steel t-posts* with or without a top or bottom wire/cable. Lighter weight 14 ga., welded wire fence shall have a rail or wire/cable along the top and a similar rail or wire cable at the bottom, no greater than 12” above the ground. Posts shall be at least 4” x 4” wood or 2” diameter steel pipe with spacing not to exceed 8’0”.

*T-posts will only be approved for temporary and agricultural fences.

6.2.5 **Multi-Strand Fence:** Multi strand (cable) fences are generally used for livestock control on ranch/farm acreage properties. Metal or wooden posts support several strands of wire (cable). Barbed wire and electrified cables are acceptable.

6.2.6 **Ranch/Farm Fences** for Lots of 2.5 acres or greater in Meadows II, III, and IV and Martinez Mountain Estates I and II. (The perimeter of a vacant lot less than 2 ½ acres may not be fenced.)



Wood, metal, or plastic rail horse fences; wire mesh horse fences; welded wire or similar wire fences; buck and rail; barbed wire or similar wire construction fences used for livestock and pasture enclosures, not exceeding 6 feet in height, are acceptable.

Acreage subdivisions – height cannot exceed 6 feet.

- 6.2.7 **Temporary Fences:** Temporary fences (built until a permanent fence is constructed) can be constructed of T-posts and woven wire or similar materials, are allowed for up to six (6) months, and must remain in the building envelope. A sign provided by the Association showing date of approval and planned removal must be attached to the fence facing the street.
- 6.2.8 **Garden Fencing:** Garden fencing and enclosures to prevent foliage or trunk damage from animals require a seasonal permit application be filled out and the plans discussed with the administration office to ensure they will be compliant. Orange plastic or other highly visible fencing is not permitted.
- 6.2.9 **Animal Enclosures-Basic Criteria:** Animal and/or bird enclosures shall not exceed 200 square feet in area and shall not have an enclosure height over 6'-0" as measured from ground on which the enclosure sets. Prefabricated or panelized enclosures that can easily be disassembled and moved must have a removable attachment to the ground strong enough to prevent the enclosure from moving under animal and/or wind loads. The enclosure shall also have some type of fencing at the bottom of the enclosure to prevent the animal from digging under and escaping from the enclosure. Enclosures may be installed adjacent to a residence, deck, outbuilding, or may be freestanding elsewhere on the Property, provided the enclosure has not detrimental impact upon adjacent properties and/or unsightly visual or sound impact on the neighborhood.

6.2.10 Animal Enclosures – Additional Criteria

- 6.2.10.1 A written request for review and approval is required.
- 6.2.10.2 There is no fee for a written request
- 6.2.10.3 Animal enclosures shall not be less than ten (10) feet from any property line nor in any setback.
- 6.2.10.4 Animal enclosures in side yards shall not protrude beyond the front plane of the residence.
- 6.2.10.5 Roof kits for Animal Enclosures shall be reviewed and approved on a case by case basis.
- 6.2.10.6 If the criteria listed above cannot be met, a variance may be requested. (Section 8)

6.3 **Fence Height and Placement** (Fill in page 6-8).

- 6.3.1 Fence height is measured from grade to the top of the dominant horizontal feature of the fence i.e. top rail on a rail fence, top of pickets on a picket fence, top of chain link on a chain link fence, etc.
- 6.3.2 The front yard begins at front plane of the main residence, and not any other structures on the property, regardless of proximity to the road. Subdivisions – height cannot exceed 4 feet and must be rail or other fencing with more open than solid fencing.
- 6.3.2.1 Corner Lots are considered as having two front yards so that height and “rail or open fence only” restrictions apply along both streets.
- 6.3.3 Side and rear yard. Height cannot exceed 6 feet.
- 6.3.4 *Lakefront or golf course fencing* must be located within structural setback limits, meeting the setback from the high water line and/or the 50 foot golf course setback from the owner’s property line. It is the property owner’s responsibility to ensure that the fence is placed within the limits of the owner’s property.
- 6.3.5 The perimeter of a vacant lot less than 2 ½ acres may not be fenced.

6.4 **Fence Construction**

All fences must be constructed with finished side facing outward from the Property. The posts and support beams must be on the inside or must be finished as part of the finished side. Posts must be securely anchored. Wooden posts shall be treated for contact with the ground.

6.5 **Fence Maintenance**



All fences must be maintained in good, sound condition. They must be free of damage, breaks, missing structural members, areas that are leaning, buckling, sagging, or deteriorating. Painted and stained surfaces must be free of peeling, cracking, flaking, of uneven discoloration or fading to a noticeably incompatible color.

6.6 **Permits**

A fence permit is required for construction of a new fence, changing existing fence material or extending an existing fence. A complete application must be submitted before a permit can be placed on an agenda for the ECC to approve. Permits must be issued prior to installation.

6.7 **Permit Application**

- 6.7.1 A completed “Application for Fence Approval” (see Section 6.9) includes a statement of the purpose of the fence (e.g. privacy, boundary marker, animal control, child control, landscape).
- 6.7.2 One copy of a dimensioned Property plot map or Site Plan showing the proposed fence location, height, length and gates in relation to other Structures and Property boundaries. (Refer to pages 6-8 and 6-9 for examples of what to provide)

6.7.3 One copies of a drawing detailing fence height, design, construction material, color and other pertinent details are required. The appropriate drawing found on page 6-8 may be completed to fulfill this requirement.

6.7.4 Project Agreement (see Section 4.7).

6.7.5 Payment of the Permit Fee (if applicable – see Section 9).

6.7.6 If Lot ownership is not verifiable by the DCS, the Property Owner must submit proof of Lot ownership.

6.8 Answers to Questions Or Additional Information

If you have any questions or would like additional information about building in the Pagosa Lakes Community, please contact the Pagosa Lakes POA Department of Community Standards at:

PLPOA
Department of Community Standards
230 Port Avenue
Pagosa Springs, CO 81147
Phone: 970-731-5635 Ext. 201
E-mail: permitting@plpoa.com
Or visit our web site at www.plpoa.com

PLPOA

PROJECT PERMIT PROCESS

SECTION 6.9

APPLICATION SAMPLE FOR FENCE APPROVAL

1. Owner's name: _____

Mailing Address: _____

Phone: _____

Email Address: _____

Alternate Contacts: _____

2. Scheduled Start: _____

Scheduled Completion: _____

3. Property Address: _____

Subdivision: _____

Block: _____ Lot: _____

Purpose of Fence: _____

Location of Fence:

Rear yard Side Yard Front Yard Perimeter

Lakefront/Golf Course contiguous lot? Yes No

4. GATES: Number ___ Material: _____

Finish: Circle one Paint/Stain/No Finish

Color: _____ Design: _____

Type of Fence – complete for application type.

5. RAIL FENCE

- Identify type of Fence: Circle one Split rail / Dimensional lumber rail / Round rail
Fence Height: _____ ft. _____ inches
Provide additional details in a drawing or by filling in the blanks and submitting Drawing 2 (page6-8).

6. PICKET FENCE

- Picket width _____ inches
Provide additional details in a drawing or by filling in the blanks and submitting Drawing 2 (page6-8).

7. CHAIN LINK FENCE

- Fence Height _____ ft. _____ inches
Provide additional details in a drawing or by filling in the blanks and submitting Drawing 2 (page6-8).

8. WELDED/WOVEN WIREFENCE

- Identify type of fence: Circle one Welded/Woven Wire (14 ga.) OR Field fence (12.5 ga.) / Horse Fence (12.5 ga)
Fence Height _____ ft. _____ inches
Provide additional details in a drawing or by filling in the blanks and submitting Drawing 2 (page6-8).

9. MULTI-STRAND WIREFENCE

- Number of Strands _____
Fence Height _____ ft. _____ inches
Provide additional details in a drawing or by filling in the blanks and submitting Drawing 2 (page6-8).

10. OTHER TYPE FENCE

- Description _____
Fence Height _____ ft. _____ inches
Provide additional details in a drawing or by filling in the blanks and submitting Drawing (page6-9).

11. TEMPORARY FENCE (6 months or less)

- Dates from _____ to _____
Type of Post _____ Type of Wire _____
Temporary Fence Sign will be Posted: Initial _____
Fence height _____ ft. _____ inches

12. ANIMAL ENCLOSURES

- Area Dimensions _____
Panel Height _____
Panel Material _____

13. ATTACHED ARE:

- 2 Copies of PILC or Plot Plan
2 copies of completed fence drawing
Project Agreement

14. The Undersigned certifies that:

- The information provided is correct and complete
The fence will be located within the Property Boundaries
They own the property identified in this application
They are a member in good standing with the Association

15. Submit payment with a completed Application and Site Plan

ECC USE
Acct # _____
Date Complete Application Received _____
Date Fee Received _____
Amount \$ _____
ECC Actions: Approved / Disapproved
Permit # _____

DRAW FENCE AND COMPLETE PLAN DETAILS



Fill in Details for the fence

Post size _____ Height from ground _____ Material _____ Color _____

Number of Rails _____ Size _____ Spacing _____ Material _____ Color _____

Picket height _____ Size _____ Spacing _____ Material _____ Color _____

With Welded/woven wire _____ gage of wire _____ Chain link _____ Color _____

Gate(s) Number _____ Size of each _____ Material _____ Color _____

Fill in the details for the property

1. Get the Site Plan from the Office
2. Show fence and gate location
3. Label different heights of fencing
4. Label different types if applies

Legend: (use these symbols)

5-6 foot Fence ---X----X----X----X---

3-4 foot Fence ----\-----\-----\-----

Gate ---| **G** |---