

Riverwalk Wall/Fence Guidelines

As the old saying goes, *good fences make for good neighbors*. The goal of the Riverwalk Wall/Fence Guidelines are to encourage harmony among neighbors, protection and containment of property, kids and pets, along with the promotion of aesthetically attractive properties.

Section 1 – Wall/Fence Requirements


1. Walls and fences must be approved prior to construction by the Architectural Control Committee. No fence or wall shall be erected without an approved ACC building permit.
2. No Wall or Fence shall be closer to front street property lines than the front building set-back line, with the exception of decorative fencing installed between the front property line and the front building set-back line.
3. No Privacy Wall or Fence shall be closer to front street property lines than the front building set-back line (privacy fence shall not be placed in front of the dwelling).
4. Wall/Fence plans must clearly indicate materials to be used and the exact location on Lot/Plot plan of proposed wall/fence. This includes all dimensions: wall/fence height, distance from street, distance from property lines, and distance from structures. Please also clearly indicate location of existing hardscapes, walks, pools, decks and patios in relation to proposed wall/fence.
5. Fences may be constructed on waterway lots; however, they must be built so as to not obstruct the view of the water from an adjoining lot, as determined by the Architectural Control Committee.
6. Any erection of any wall, fence or other improvements on any easement is prohibited.
7. Aligning with a neighbor's existing fence is required if such a fence is already installed.
8. Written approval of adjacent property owner is required to connect to a fence built by a neighbor.
9. Double fencing is not allowed on water ways. Double Fencing is not allowed beyond the front setback of a property. Double fencing is allowed if existing fence is a privacy fence.

Section 2 – Wall/Fence Materials

1. Materials approved for backyard fencing are the following: chain link (silver and black coated), wrought iron, cedar privacy fence (only naturally treated pine, cedar, redwood wood may be used), split rail fence with a minimum of 12-14-gauge steel mesh, and some PVC/vinyl fencing (pending ACC aesthetics approval of color and material). (Please note item 5, Section 1 re. fences constructed on waterway lots, and Item 3, Section 2 re. split rail fence).
2. Materials approved for Decorative Fencing, installed between the street and the front building set-back line, are the following: wrought iron or aluminum (must be black factory-applied powder coat or similar finish technique), and/or wrought iron or aluminum combined with stucco, brick, or stone columns/posts/stem walls (stem walls under 3 feet). Minimum height of a decorative fence is 72 inches, maximum height of a privacy fence is 96 inches, unless special permission is granted from ACC. The height of columns/posts not to exceed more than 1/3 higher than fence and must be 18 inches to 24 inches square. Columns/posts must not be closer than 8 feet distance from each other, unless special permission is granted from ACC. Driveway entrances may be constructed of masonry columns (height of columns not to exceed more than 1/3 higher than fence), ornamental iron or similar materials in harmony with the dwelling.

3. Split rail fence must use a minimum of 12-14-gauge steel mesh and must not exceed a maximum of 72" in height, or minimum of 48" in height. Only naturally treated pine, cedar, redwood wood may be used. If a welded wire panel is used it must be min of 12 gauge and cannot be smaller than 4" square holes. Attachment method should ensure that welded wire panel does not gap.
4. No barbed wire, electric barbed wire, chicken wire, plastic, fabric, hurricane, cinder block, temporary fencing, or white picket fencing is permitted.
5. Minimum height of a privacy fence is 72 inches, maximum height of a privacy fence is 96 inches including rot board and cap, unless special permission is granted from ACC.
6. Abutting vertical or horizontal wood pickets are acceptable for fences; all fencing designs must be submitted for approval. The good side (rails invisible from the street) of wood fences running parallel to the front street must face the street (and side street for corner Lots), but may face either direction for non- corner- lot side or all rear locations.

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COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

02/20/2018



County Clerk
Montgomery County, Texas