

Fence, Railing & Deck Policy

Any addition of a fence, deck or railing must be pre-approved by the Board of Directors before construction begins. Owners must submit a completed Architectural Control Request form to the Board before approval can be granted. Plans and specifications must show the nature, kind, shape, height, materials, exterior colors and location of the structure to be built. The Board will take into account harmony of external design and location in relation to the surrounding structures and topography, in reaching its approval decision.

Permits

Owners must check with the Town of North Beach regarding necessary Town/County permits for architecture projects, as permit requirements are subject to change over time. An approved Architecture Control Request form authorizing the project must be presented to the Town before permits will be issued. Owners are responsible for obtaining all appropriate permits.

Fence

Complete the Architectural Control Request form, including plans and specifications as described above. Include copy of approved form when obtaining permits from Town and County. Fencing must be six (6) feet in height and of the semi-privacy design. Fencing slats must be six (6) inches wide. All fencing must be white and vinyl or vinyl-coated. See the pictures on the [HOA website](#) for additional details.

Fencing may be built to the property line provided adjacent neighbors agree in writing to a common fence line. If adjacent neighbors do not agree to a common fence line, fencing must be set back one (1) foot from the property line. For interior end units, 36 inches of egress must remain between fences.

Fencing may enclose the rear yard only of the dwelling unit, and may not extend along the sides of the unit. Front yards may not be fenced.

Owners are responsible for all grass cutting and lawn maintenance of fenced yards.

Additional Fence Specifications

Type: Board on board privacy fence; vertical boards with up to 1-inch spacing or solid vinyl panel

Posts: Set in concrete to below frost line; spacing between six (6) and eight (8) feet

Railing

Complete the Architectural Control Request form, including plans and specifications as described above. An approved form is required to obtain permits. Check Town for permit requirements. Railings may be installed on the front steps/porch of dwelling units. Railings may not exceed four (4) feet in height. All railings must be white and vinyl-coated. Railing design must be of open design and match existing railings as installed on building end units.

Deck

Complete the Architectural Control Request form, including plans and specifications as described above. An approved form is required when obtaining permits from Town and County.

Specifications Requirements

- 1) Decks may be built to within one (1) foot of the property line.
- 2) Decks must be built using TREK or comparable decking material.
- 3) Decks must include 4-foot railings and the railing design must match existing deck railings.
- 4) Decks may not include permanent overhead coverings or structures. Retractable awnings are authorized provided they are of a similar color to the siding or trim and are approved using the Architectural Control Request process.
- 5) Decks may not include open wood burning fire pits.
- 6) Decks must have all appropriate permits before construction.
- 7) Owners may screen in the area under their deck upon board approval through the Architectural Control Request process. Owners will assume responsibility for all grass cutting and lawn maintenance in the screened in area.
- 8) Deep fryers are not permitted to be utilized on decks.
- 9) Charcoal grills over two feet in height are permitted on decks, provided a fire extinguisher is readily available.

Stair Requirements

Exterior stairs may be built on any deck provided they meet the following criteria:

- 1) The stairs are approved using the Architectural Control Request process.
- 2) Stair design must meet county building codes.
- 3) The materials are consistent with deck and rail requirements.
- 4) The stairs (including the landing) are contained entirely within the homeowner's property.

Erosion Mitigation Requirement

In order to mitigate erosion under decks, owners must not alter or change the grade under the deck, must install 1x4 band board held up one (1) inch off the ground, and must cover the ground under the deck with mulch or gravel.

If the deck height exceeds five (5) feet and if grass will grow under the deck, the grass will serve to mitigate erosion. If grass will not grow under the deck and the deck height exceeds five (5) feet, owners may either install band board as described above, or install a patio under the deck (patio installation requires HOA approval via the Architecture Control Request Form.)

Board of Directors
San Francisco Homeowners Association, Inc.