

## 1. Architectural Control Committee (ACC) Approval

All fences must receive **prior written approval** from the ACC before installation.

### Submission Requirements

Homeowners must submit:

- Site/plot plan showing:
  - Property lines
  - Proposed fence location
- Fence specifications:
  - Height (maximum 4 feet)
  - Color (black)
  - Style (ornamental / pool-style wrought iron consistent with neighborhood)
- Materials description
- Photos or brochure of proposed fence style



### Placement Requirements

- Fences must be located **in rear yards only**
  - Must not extend beyond the **front building line**
  - Must not obstruct **sightlines or easements**
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## 2. Subdivision Restrictions (Summary)

Based on the Declaration of Restrictions:

- Fences **require ACC approval** prior to installation
  - **Chain link fences are not permitted**
  - Fences must comply with **location and visibility restrictions**
  - Certain lots may have additional limitations based on adjacency or easements
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## 3. City of Canton Requirements (MANDATORY)

In addition to HOA approval, homeowners are responsible for complying with all local regulations.

### Fence Permit Required

A permit must be obtained from the City of Canton **before installation begins**.

### Fence Permit Application:

<https://www.cantonmi.gov/DocumentCenter/View/170/Fence-Permit-Application-PDF>

### **Key City Requirements May Include:**

- Permit approval prior to construction
  - Compliance with zoning and setback requirements
  - Height and placement regulations
  - Underground utility clearance (e.g., MISS DIG)
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### **4. Homeowner Responsibilities**

Before installing a fence, homeowners must:

1. Obtain **ACC written approval**
  2. Obtain a **City of Canton fence permit**
  3. Verify **property boundaries** (survey recommended)
  4. Ensure fence does not interfere with:
    - Easements
    - Drainage
    - Utilities
  5. Maintain the fence in good condition after installation
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### **5. Important Notes**

- ACC approval **does not replace** city permit requirements
- Failure to obtain proper approvals may result in:
  - Required removal of the fence
  - Fines or enforcement action
- All installations must remain consistent with neighborhood standards