

Holiday Park Homeowners Association

www.hpha.org

Architectural Control Committee

Fence Policy

The Goal: To maintain an open, friendly common park area. In order to accomplish this, any fence or wall adjoining the common area (see illustration below) should be 52 inches or less in height.

In the Common Park Area:

1. Any fence or wall adjoining the common park area should be 52 inches or less in height, (as measured from the park-side of the fence). A variance to this height limitation may be granted by Holiday Park Homeowners Association's Architectural Control Committee (ACC) for 1/3 of the length of the fence.
2. A fence that is constructed in an open style, such as a wrought iron fence, and does not to create a visual barrier may be a maximum of 72 inches in height. The ACC will make the final determination if there is any question regarding an open style construction. In no case shall a fence that adjoins the common park area, regardless of the construction style, be greater than 72 inches in height.

The common park area subject to the 52 inches fence height restriction, i.e. numbers 1 & 2 of this policy, is defined by the shaded area of the plan below.

In all of HPHA (including the Common Park Area):

3. Fences not adjacent to the common park area shall be limited to 6 feet in height. A variance allowing fence height to be a maximum of 8 feet may be granted by the ACC. Fences taller than 6 feet also require a variance from the City of Dallas.
4. All new or replacement fences require ACC approval if the replacement fence differs from the original fence in materials or dimensions (height and configuration).
5. Fences shall be constructed so that posts are not visible from the common park area or street.
6. Fences shall not be located in the front yard.
7. Chain link fencing shall not be permitted.
8. All fences shall be well maintained.

Fences not currently in compliance with this policy shall be permitted to remain until the property is sold or the fence is replaced, removed, or substantially repaired. Replacements or new fences shall adhere to this policy.

