Working together to keep Hot Springs Village beautiful, the Architectural Control Committee (A.C.C.) and Community overall appreciate that your new fencing and/or screening is aesthetically pleasing.

**Interior Lot Fencing** (non-golf course or non-lake lots):

1. A 60” maximum high fence may be constructed in the side or back yard, and may extend to and run adjacent to the lot property lines (including side and back yard setbacks).
2. Fence materials may be: A) Vinyl covered chain link (black, green or brown), B) Decorative metal or wrought iron (black), or C) Wood slat (earth tone); acceptable slats are between 3.5 inches and 5.5 inches in width with an open space between slats of at least 50% of the slat width.
3. Landscaping materials may be utilized in conjunction with the approved fencing types, but are subject to the approval of the A.C.C.

**Golf Course / Lake Lots:**

1. A fence up to 60 inches in height may be constructed in the side and back yards of golf course and lake lots and may extend to and run adjacent to the side lot property line (including the side yard setback) to the rear 20 foot setback line of the property. See item 2 for definition of back yard and item 4 for approved fencing materials.
2. The back yard is defined as the portion of the yard beginning at the rear footprint (foundation) of the house to the edge of the 20 foot setback line.
3. The side yard is defined as that portion of the yard from the side of the house to the side property line.
4. Fencing materials for side yards may be (a) vinyl covered chain link, (b) decorative metal, wrought iron, or aluminum. Back yard fencing materials shall be decorative **BLACK** wrought iron, **BLACK** decorative metal or **BLACK** aluminum.

**Swimming Pool:**

1. In accordance with the Arkansas Fire Prevention Code, swimming pools must be completely fenced.
2. Swimming pools and the associated fencing requires a separate permit. Obtain the swimming pool permit from the Permitting and Inspections Department.
3. Alternative swimming pool fencing methods may be approved by the A.C.C. based upon the aesthetic considerations.

*Swimming Pool Fences:* Any structure intended for swimming or recreational bathing that contains water more than 24” deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas. A barrier is required for all swimming pools, spas, and hot tubs and shall be at least 48” above grade measured on the side of the barrier which faces away from the swimming pool. Refer to the International Residential Code, Appendix G. for complete code requirements.

**Fencing Permits:**

1. Fencing requires a permit before erected, constructed or altered.
2. A scaled plot plan detailing the location and dimensions of the proposed installation must be turned in with the application. Scale 1” = 20 ft.
3. Fences or screens consisting solely of live landscaping plant material require a landscaping permit.
Decorative Fences Requiring a Permit:

1. **Materials:**
   - Split Rail
   - Post and Rail
   - Brick or Stone – Architectural (to match residence)
2. **Colors:** Natural Earth Tones
3. **Height:** 60” max above ground
4. **Purposes:**
   - Décor Only
   - Not for Containment

Prohibited Type Fences: The following fences are prohibited on all residential lots in Hot Springs Village:

1. Galvanized or painted chain link fencing.
2. Any wire smaller than 12 gauge and wire mesh fencing.
3. Fences are prohibited in the front yard.
4. Electric, barbed wire, hog wire, rolled wire, or other types of fences of hazardous nature are prohibited on all lots.
5. Solid material fencing.

Fence Maintenance: Maintenance of fences will be the responsibility of the property owner.

Privacy Screening: Not allowed unless approved by A.C.C.

Borders - NO Permit Required:

1. **Materials:**
   - Wrought Iron
   - Coated Aluminum
   - Rigid Plastic
   - Wooden Picket Fences
2. **Colors:**
   - Natural Earth Tones
   - White
3. **Height:** 24” max above ground
4. **Purposes:**
   - To Border Flower Beds etc.
   - Not for Containment
5. **Prohibited Materials:**
   - Rolled wire or roll up plastic

Disclaimer: No warranty is made or implied to any individual property owner that the actions of the A.C.C. in the approval process to obtain a HSV In-Home Permit is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

Administration Fines: Fines may be imposed by the Hot Springs Village P.O.A. for failure to obtain the proper permit (prior to any work being performed) of $150.00 for any single incident infraction with a $25.00 per day fine for ongoing infractions.

*Revised 4/17/14*