



Riverside at Carolina Park

Fence Application

I. General Information

Owner's Name: _____ Date: _____

Address: _____ Lot #: _____

Estimated Start and Completion Date: _____

Contact Information (telephone numbers, email address): _____

II. Material Descriptions (attach drawings or photographs to include the gate design)

Post Style: _____

Post Cap Style: _____

Picket Style: _____

Length of Posts Apart and Fence Height: _____

Finish: _____

Does the proposed fence abut any existing fence? If so, please explain.

III. Submissions for Approval

Please include the following items in your submission package:

1. Completed application form.
2. Site plan with the exact location of the proposed fence drawn in place. Site plan must also show house and outbuilding locations along with the locations of patios, driveways, and paved walks. Site plan must also show the location of any existing fences on the common perimeter of any neighboring lots.
3. A photograph of the proposed fence design.



4. Design Review Board \$50 Review Fee and \$500 Compliance Deposit. These fees are to be made payable in separate checks to Carolina Park Riverside Association.

Please send the completed package to: Riverside at Carolina Park,
Attn: Alicia Gustafson, 1550 Banning Street, Mt. Pleasant, SC 29466

IV. The following guidelines are intended to further clarify the Residential Design Guidelines:

Fences are required:

1. On a side yard abutting a trail or sidewalk, a minimum 3-foot picket fence or landscape screen is required from the front corner of the house to the rear property line to provide definition. The fence is to be located on the property line.
2. On a rear or side yard adjoining a greenway, if the sidewalk is within 20 feet, a minimum of 3-foot picket fence or landscape screen is required on the rear or side property line to provide definition.
3. A 36" – 48" tall fence is required on side and rear property lines adjacent to an alley. An evergreen hedge, minimum of 42 inches tall at installation, may be substituted for this fence requirement.

Fences are permitted:

1. On side and rear lot lines, when backing or siding to other lots, a minimum 3-foot solid or open type fence may be constructed. All fences must be located on the property line. Fences up to 6 feet may be allowed but must be approved in advance by the DRB. Columns (used to separate sections of fence) must be compatible with the masonry material of the house.
2. In the visual buffer zone, fences must be an open style and left with a natural finish.
3. On a corner lot, along the side street, a minimum 3-foot picket fence or landscape screen is recommended between the back corner of the house or garage and the back property line. This fence may be located on the side property line if it does not exceed 4 feet in height.



Fence Guidelines:

1. The finished side of the fence shall always face out from the lot, including fences along the back or side of the home.
2. Fence styles shall be limited to a spaced picket that is a painted or stained white color, a painted or stained off-white color to match the trim of the home, a painted Charleston Green or black color to correlate with the colors of the house or to the use of wrought iron or anodized tubular fence that is dark in color such as black.
3. The bottom of the fence should be 1-2" off finished grade.
4. Both sides of all fences are to be painted or stained. Maintenance on all fences is the responsibility of the individual homeowner
5. Fences, as part of the landscape design, should be softened by plantings that include vines and other plant material from the landscape palette.
6. Fences and screens shall be required around trash receptacles, HVAC units, and service yard(s).
7. No vinyl fencing, chain link fencing, or rough cut lumber fencing is permitted within the neighborhood.
8. Fence heights for pool enclosures shall be regulated by the Town of Mount Pleasant, Charleston County, and/or the State of South Carolina including any conditions set forth by the permit document(s) subject to the review and approval of the DRB. Materials are as noted above.
9. No fences will be allowed in the wetland buffers or within the limits of the critical line setback as established by the Applicable Rules.
10. Fences should be constructed by a qualified builder and must be completed within 2 weeks of start date.

The Design Review Board is in place to ensure the appearance of the neighborhood is maintained; however, your property is subject to municipality rules of the Town of Mt. Pleasant. If your fence is on an easement, please be advised that the company that has this easement can take down your fence to do work. They will not be responsible for replacing the fence. Fences placed in drainage easements can not impair the flow of the water drainage.