



Branford Village Homeowners Association
PO Box 30
Coatesville, PA 19320
Board@branfordvillage.org

Fence, Deck, Patio, and Sheds

The following are the guidelines for placing a Shed, Deck, Patio, or Fence on your lot as of September 28, 2010. This document has last been revised on August 21, 2013. Please keep in mind an HOA Approval Letter is needed in order to obtain the East Fallowfield Township Zoning Permit. To obtain an approval letter, please forward your requests, along with drawing, to the Branford Village HOA Compliance Officer at Compliance@branfordvillage.org or PO Box 30, Coatesville, PA 19320.

Any Fence, Deck, Patio, Shed, etc. which is built, installed, or erected near the property line or building envelope of your plot plan may require a survey company to perform an official survey of your property prior to an approval letter being issued. This will protect you, your neighbors, and the HOA.

The HOA Board Meets periodically. Approvals will be researched and discussed at the Board meetings, or through email correspondence.

Any Shed, Deck, Patio, or Fence erected, placed or maintained on any lot without HOA and Township approval will be required to remove such addition until approvals have been granted.

Note: Approval Letters will not be granted if there are any past due assessments of fees owed to the HOA.

Any addition, enclosure, garage, appurtenant building, fence, wall, planting or other improvement or modification erected, placed or maintained on a Lot shall be harmonious in design with the single family residential dwelling on the Lot.

Shed Requirements

- Must provide HOA Approval Letter to Township
- Submit two copies of the plot with location of shed
- Zoning permit must be completely filled out
- Impervious Coverage Limits (see below)
- Shed must be no larger than 240 square feet
- Cannot exceed 20 feet in height
- Minimum setbacks of 10 feet from property line
- Shed must be at least 5 feet from house
- Open Space Set-Back (see below)
- Photo must be presented with approval request to show the color and composition.



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Deck Requirements

- Must provide HOA Approval Letter to Township
- Submit two copies of the plot with location of deck
- Zoning permit must be completely filled out
- Open Space Set-Back (see below)
- Impervious Coverage Limits (see below)
- Photo must be presented with approval request to show the color and composition of the wood being used.

Patio Requirements

- Must provide HOA Approval Letter to Township
- Submit two copies of the plot with location of patio
- Zoning permit must be completely filled out
- Open Space Set-Back (see below)
- Impervious Coverage Limits (see below)
- Photo must be presented with approval request to show the color and composition of the main material being used.

Fence Requirements

- Must provide HOA Approval Letter to Township
- Submit two copies of the plot with location of fence
- Zoning permit must be completely filled out
- Open Space Set-Back (see below)
- No "chain link" or other wire or metal construction fence shall be placed, erected or maintained on any Lot at any time.
- No fence shall be erected or maintained closer to the street than the building set-back line established by zoning ordinance.
- No fence, wall, or similar structure in excess of 8 feet in height shall be erected, placed or maintained on any Lot.
- No fence in excess of 4 feet high shall be erected or maintained on any lot excepting only fences enclosing a patio, storage, swimming pool, or similar area provided such fence shall be permitted only:
 - a) within 25 feet of the principal building on the Lot; and
 - b) shall not be erected or maintained within 10 feet of the property lines of any Lot.
- Fences should be 2 feet from any property line.
- Fences should be 45%-50% visible.
- As a note, you should ensure your fence is raised a few inches above the ground so a weed-whacker can be used.



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- No hedges or mass groupings of shrubs and/or trees which could be a visual barrier comparable to a fence shall be placed or maintained closer to the street than the building set-back line established by the zoning ordinance.
- Photo must be presented with approval request to show the color and type of fence being used.

Impervious Coverage Limits

- The Maximum impervious coverage per lot cannot exceed 2,534 square feet including, but not limited to the house, accessory buildings, concrete pads, decks and driveways. Concrete pavers may be considered pervious. Please see manufacture's specifications. (page 8 of the Public Offering Statement within our handbook)

Open Space Set-Back

- A 25-foot set-back is required for any structure (including principle building and accessory structures, such as sheds, fences, decks, gazebos, etc.) from any Open Space, including from Deed Restricted Open Space on individual Lots.
- Open space may be located behind your house or on the sides of your house.

GRANDFATHERING OF EXISTING ITEMS

All Fences, Decks, Patios, and Sheds installed prior to January 1, 2010, will be grandfathered from all violations from the Board, due to the differences in interpretations of previous Board Members and changing ordinances from the East Fallowfield Township. Due to safety concerns, East Fallowfield Township may ask a Shed to be moved if there are complaints.

If a house was sold and a new homeowner acquired a Fence, Deck, Patio, or Shed, it will remain grandfathered unless it is replaced or moved. All current guidelines would then be enforced. Due to safety concerns, East Fallowfield Township may ask a Shed to be moved if there are complaints.

All Decks and Patios installed prior to January 1, 2010, will remain grandfathered from further violations if and when a house is sold due to the capital investment made by the homeowner.

If a house goes up for sale and a Fence is over a property line or easements, or a Shed is not placed in the proper location, the homeowner may be asked to remove or repair the Fence or Shed prior to settlement. If the homeowner has approval from the HOA and/or East Fallowfield Township, it will remain grandfathered.