

Kensington Downs Community Association (KDCA) Fence Requirements*

Fences offer privacy and enclosure that may be desirable in a residential setting. Fences also have a visual impact on properties and neighbors. To ensure that the impact is positive, KDCA has established guidelines and standards for all fences installed in the community of Kensington Downs. Please be advised - The lack of proper maintenance of any fence after installation will be an issue for action by the KDCA Board of Directors.

The KDCA Board of Directors has established an approval form to be used for all requests for lot improvement. Before beginning any lot improvements, including the placement of fences, homeowners must submit this form for review and approval by the Architectural Control and Review (ACR) Committee. The approval request form can be download at www.kensingtondowns.com or the form can be obtained by contacting any member of the KDCA Board of Directors.

KDCA Fence Restrictions

1. Privacy fences are not permitted on any of the “pond lots” (i.e., KDCA lots surrounding the Kensington Downs retention pond). “Pond lots” are KDCA lots 205 through 223, excluding Lot 212 and Lot 215.
2. “Partial” privacy fences constructed on the lot perimeters are not permitted on any KDCA lot.

KDCA Code Requirements

Materials: Fences must be built with approved standard fence wood, fabricated wood, vinyl, or metal such as wrought iron. Chain-link fences and split-rail fences are not allowed. Fences may not be built using scrap lumber, chicken wire, wood pallets, or other unapproved materials. Fence posts and supports must be installed in concrete and face toward the homeowner’s house or yard (i.e., the good side of the fence toward your neighbors). It is recommended and preferred that all fencing be installed by a commercial fence company.

Height and Placement: The recommended maximum allowable height for a fence is six (6) feet. Side yard fences cannot extend beyond the front corner of the home's foundation. Fences may be built up to your side of a property line, but may not be built directly on the property line (i.e., the shared invisible line between two adjoining properties). Homeowners are responsible for determining where their property lines are located. A Land Use Permit will be required for all fence installations. The Kensington Downs homeowner must go to Citizens Square (200 East Berry Street, Suite 150) to obtain a copy of the Fence Permit and Certificate of Compliance or Permit History Report and then submit that document to the ACR Committee chairman.

Fence Placement on KDCA Lots with Irregular Topography:

The following rules must be observed when you install a fence on any KDCA lot with topography that declines in height from the front to the rear of the lot (i.e., the lot has irregular topography).

When building the fence along your “side” lot lines, the fence posts, stringers and panels must be installed so that the top line of the fence panels follows the lot/ground contour. This will eliminate “stair-stepping”.

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Please see the following two (2) examples of the incorrect way to install a fence on a KDCA lot that has irregular topography. Note that an incorrect installation will produce "stair-stepping".



The Wrong
Way



The Wrong
Way

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The following photo is an example of the correct way to do a fence installation on a KDCA lot that has irregular topography.



The Right Way

KDCA Approval Process

The Architectural Control and Review (ACR) Committee must review the lot improvement plans and give written approval, prior to the start of any fence installation. Please be advised that KDCA approval is separate from, and additional to, any building permit or approval for a fence that is required by the City of Fort Wayne. If the ACR Committee disapproves of the homeowner's plan to build a fence, the matter will be brought before the KDCA Board of Directors. In addition, the ACR Committee will provide the homeowner with written notification that further review is required. The written notice will also cite the specific reasons for not granting immediate approval of the request to build a fence.

** This Fence Policy was approved by the KDCA Board of Directors on June 10, 2009.
Policy Amended - March 4, 2015; September 11, 2019; November 22, 2020*