

PROCEDURES FOR FENCE APPROVALS

The County Building and Zoning Department (BZD) enforces the county regulations on fences and sheds and collects for Registration.

Their website is: <https://www.lakecountyiil.gov/762/Registrations-in-Lieu-of-a-Permit>

Property Owners' Association's Requirements for Approval of Fences

1. Request for review submitted in writing to the CTPOA Board at least four weeks prior to construction date, with the following information:
 - A written description/plan showing proposed location for fence.
 - **A written description of type of fence and photo of materials to be used.**
2. Submit photo copy of county Registration once obtained.
3. No fence located on open space, easement for open space and common areas as detailed in subdivision drawings on file with the county. The Association Board has a copy of these plans for your review
4. All fences to be made of wood, composite, or iron/aluminum (exception, item 11).
5. "Good side" of wood fence facing out.
6. Fences no higher than 4 feet from original grade to top of fence. (highest part if not uniform)
7. Height of privacy fences no higher than 6 feet (privacy fence defined as non-enclosing, sight-limiting structure, such as a patio screen)
8. No other violations of county regulations. The Association Board has a copy for your review.
9. Uniformity or unbroken line at tops of fences that abut.
10. Association board members may seek input from neighbors, but decision remains with the Board.
11. Dog runs made of cyclone fence must conform to county height and location restrictions.
12. No fences past the front plane of the house.

Maintenance:

- All fences are to be kept in good condition and maintained to appear as originally installed.
- No missing fence sections or boards.
- All gates shall operate correctly and must be able to latch when in the closed position and shall remain latched except when in use.
- Black Iron finish shall be maintained on iron/aluminum fences as a glossy or flat black color.
- Color for composite fences to be brown, tan, or white only.
- Fence post to be installed at least 4 ft deep.
- **Lake County inspects fences for maintenance and integrity. Non-compliance can result in a fine.**