

Old Orchard Property Owners Association (OOPOA)
 Architecture & Landscape Review Board (ALRB)

**Comparison between Old Orchard Guidelines & Town of East Hampton
 Rules and Regulations Regarding Walls, Fences, Berms, Deer Fences & Gates**

July 24, 2015

	OOPOA Guidelines	Town of East Hampton
Walls, Fences (except deer fences), Berms	<p>Height Limit: four (4) feet in the front of the property and six (6) feet on any other location than the front of the property.</p> <p>Fences must be at least 90% see-through (e.g. deer fences, split rail fences).</p> <p>Fences may not contain barbed wire or similar wire.</p>	<p>Height Limit: four (4) feet in front yard and six (6) feet on any other location unless otherwise approved by a building permit.</p> <p>Any fence or wall for which site plan approval is required also requires a building permit.</p>
Deer Fences	Same as Town	<p>Allowed on only two property lines of a given lot.</p> <p>All other sides of a proposed fence must be a minimum of 20' off of any adjacent property line</p> <p>The enclosure of the fence, all sides, must be 50% or less than the total lot coverage</p> <p>http://ehamptonny.gov/DocumentsPDF/PlanningDept/ARB/Forms/FenceWallBermGateAppWDeerFenceGuide2014.pdf</p>
Gates	<p>Height Limit: 6 feet Width Limit: 20 feet</p>	<p>Town only specifies dimensions of residential gates related to minimum clearance required for emergency vehicles</p> <p>“...driveways shall have a minimum clearance, in height and width, free of all obstacles and impediments, including but <u>not limited to gates</u>, pillars, fences and woody vegetation, of 14 feet in width and 12 feet in height in order to permit entry by fire-fighting apparatus and other emergency vehicles.”</p>

OLD ORCHARD PROPERTY OWNER'S ASSOCIATION (OOPOA)
ARCHITECTURAL & LANDSCAPE REVIEW BOARD (ALRB)

GUIDELINES

July 24, 2015

I. Authority

In order to keep and preserve the beauty and unique character of the native trees and vegetation in the Old Orchard area, its developers filed a "Declaration of Restrictions" which forms a part of your deed. Included in Section 3 of the Declaration of the following:

"No structure shall be erected or the exterior altered, unless the Architectural Plans, Specifications, site plans and landscaping plans therefore have been approved in writing by the Architectural and Landscaping Review Board."

The Declaration continues, that the Association's By-Laws shall provide for mandatory architectural site plan and landscaping control of the premises, which approval function shall lie with the Architectural & Landscaping Review Board (ALRB).

The Declaration also established areas of scenic easement and reserve areas, which belong to the Association and contribute to the beauty and uniqueness of the area.

II. Purposes

A. The procedures in this document are established to provide guidelines for the review and approval of such plans by the ALRB.

B. Duty. The ALRB is charged with the responsibility of carrying out architectural and landscape reviews for your Association, the following procedures have been established to aid in this.

III. Submission requirements.

Regardless of whether a building permit is required by the Town of East Hampton (Town), it shall be necessary for any owner of Property within the Old Orchard who intends to make any exterior alteration, addition, modification of the footprint or landscaping or other changes, to submit plans of these changes to the ALRB.

The following submissions are required:

1. Two sets of final working plans, drawings and or reliefs consistent with the final plans submitted to the Suffolk County Department of Health Services and the Town.
2. Two copies of your most recent property survey.
3. Your proposed construction schedule.

IV. Procedure.

These submissions for approval by the ALRB, should be sent to the following address: Old Orchard Property Owner's Association, c/o of Jane Kiembock, 17 Ruffed Grouse Ct., East Hampton, NY 11937.

V. Standards of Criteria

The ALRB shall not, for any reason approve any plan or design, which may violate any requirements of the Town Code or the State of New York.

VI. Guidelines

- A. No person shall construct, reconstruct, alter, reposition, add to any building, structure (including fences, walls and berms), and or any landscaping which removes trees more than twelve (12) inches in diameter, without the written permission of the ALRB.
- B. No person shall encroach upon the reserve areas, any setbacks, scenic easements or communal spaces within the Old Orchard.
- C. No person shall plant bamboo or any other invasive vegetative species including but not limited to those on the NY State list of invasive vegetation.
- D. The ALRB shall, upon inspection, grant permission to remove trees and vegetation that are dead, dying, or hazardous to life, health or property.
- E. Walls, Fences, Gates & Berms.
 - (1) All Fences are recommended to be at least 90% see-through (e.g. deer fences, split rail).
 - (2) As per Town code, any walls, fences (except deer fences) or berms shall not be higher than four (4) feet in the front of the property and higher than six (6) feet on any location other than the front of the property.
 - (3) No gates higher than six (6) feet and wider than twenty (20) feet shall be approved.
 - (4) No fences containing any barbed wire or any similar wire shall be approved.
- F. Generators, Electrical Boxes and Sheds. These or any similar objects or structures that owner's desire to install or erect on their property within Old Orchard require approval by the ARLB. Plans for construction and placement of same, must be submitted to the ALRB along with any landscaping plans to be used in connection therewith.
- G. Any violations of the above mentioned guidelines may result in a written notice to cure the violation or other action by your Association.