

## **Westmorland Neighborhood Association Open Spaces Policy**

In order to maintain the natural beauty of the large residential lots with mature trees and scenic landscaping, the Westmorland Neighborhood Association Board reaffirms its policy concerning open spaces.

1. Pet restraining underground electric fences are allowed. Please remember to call 811 prior to digging for installation.
2. Fences around swimming pools are required. The size of the pool enclosure, including the pool square footage, can be up to 400% of the pool area dimensions. Prior to obtaining a County permit for the pool/enclosure, a homeowner submits a Property Modification Request Form to the Architectural Review Committee for review and Board approval.
3. There are two types of fences which have been grandfathered in and can remain as long as they are kept in good repair and not extended.
  - A. Prior to 1995 when the Developer controlled the property, he approved several white plank fences. These include the white plank fence along Versailles Road, the fence at the entrance along the side of 3800 Karen Court, the fences at 2658 Sussex Drive, 2686 Sussex Drive, 3873 Wyse Square, and 2634 Westmorland Road.
  - B. After 1995, various Boards approved several yard and decorative fences for specific reasons. These fences are located at 3564 Gloucester Drive, 2586 Westmorland Road, 2610 Westmorland Road, 3628 Salisbury Drive and 2658 Sussex Drive.
  - C. Since 2008, no new fences have been approved.
4. If the grandfathered fences are removed, a new fence cannot be erected in its place. If a grandfathered fence needs to be repaired, it must be repaired with the same materials. No new regular fences can be erected.
5. The preservation and maintenance of the 40-foot screen plantings, consisting of densely planted evergreens, along Versailles Road for 3800 Karen Court, 3812 Karen Court and 3824 Karen Court shall be the continuous responsibilities of the owner of each said lot according to those property's plat restrictions.
6. Low, small garden fences are allowed in back yards. If you are planning to install a new garden fence, consult with the Architectural Review Committee prior to installation.
7. Garbage and recycle bin screens are allowed near garages. If you are planning to install a new screen, consult with the Architectural Review Committee prior to installation.

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