

Wheatfield Lakes Homeowners Association Ltd.

52 South Union Rd. | Williamsville, NY 14221
Phone: (716) 204-2771 | Email: jeffrey@realtyperformancegroup.com

Fence Requirements for Master Approval

- Must complete and submit a Master Architectural Change Form
 - Must obtain Initial Approval from the Master Board **prior** to the start of construction
 - Must obtain the fence permit from the Town of Wheatfield and submit to the HOA with your architectural change form
 - Must follow ALL governmental requirements for the Town of Wheatfield
 - Fence and fence post must not be on common land and must be within the homeowner's property lines a minimum of 6 inches (town code) off the property line
 - Fences must be a minimum of 3 feet in height, not to exceed 5 feet in height
 - The following styles are the only acceptable materials:
 - Vinyl
 - Aluminum
 - Wood
- *****No Chain Link Fences are allowed**
- All Fence posts must be cemented in the ground and the fence must be maintained throughout the life of the fence
 - Fences must not be located closer to the street than the rear line of the residence
 - Further conditions apply to fences that will be built in or on a private easement.

Forms Required for Approval:

1. Architectural Change Form filled out with explicit detail including the types of materials, colors, and dimensions. Pictures, samples, and brochures are always recommended.
2. A copy of your survey **WITH** the fence lines and posts professionally drawn on, including dimensions, heights, and types of fencing, and the location of any gates.
 - This must be completed **by the contractor.**
3. Contractor's Insurance Certificates
4. A permit from the Town of Wheatfield with any variances attached (a copy of the signed form works best)

Please expect a response in at least FIVE (5) business days.

****No sign of any kind may be placed on the property before, during, or after construction.**