

The NeuHaven Home Owners' Board has established the following fencing standards. Previously approved fences are not required to be changed to meet these standards.

1. **Approvals:** All fence installations are required to be approved by the NeuHaven Architectural Review Committee (ARC) prior to installation. Contact the Community Manager for a copy of [the ARC application](#). It is also the homeowners responsibility to meet all of the [Village of Antioch regulations](#) and permitting requirements.
2. **Materials:** Acceptable materials include wood, PVC/vinyl or wood/plastic composite, or as approved by the ARC. Chain link fences are prohibited.
3. **Location:** Fences must not extend beyond the front line of the home of which it is being installed, must not encroach any common areas, and must meet all [Village of Antioch ordinances](#).
4. **Styles:**
 - a. All pickets are to be vertically aligned and consistently spaced from 0–4 inches. Note: corner lots are required to meet [Village of Antioch requirements](#).
 - b. All fence section tops are to align parallel to the grade of the ground. Arched or concave top alignments are prohibited.
 - c. Fences directly adjacent to Mary's Park are required to use '[Mary's Park Mandatory Style](#)' ([Bufftech Manchester](#)).
 - d. See "8. Styling Details" for additional information.
5. **Heights:**
 - a. For all fences EXCEPT those directly adjacent to RT-173, the picket/top rail height is to be **no higher than** 4 feet (48 inches) from the ground. The maximum fence post height, including caps and decorative tops, is 4.5 feet (54 inches) from the ground.
 - b. For fences directly adjacent to RT-173, the fence picket/top rail height **is to be** 6 feet (72 inches) from the ground. The maximum fence post height, including caps and decorative tops, is 6.5 feet (78 inches) from the ground. On those lots, fence sections away from RT-173 need to transition to 4 feet (48 inches) height as detailed in '5.a' above. The height transition needs to occur within 8 feet (96 inches) of length.
6. **Colors:**
 - a. Homes adjacent to Deercrest Dr. as shown on Map A are required to have fences finished in white.
 - b. Homes directly adjacent to Mary's Park are required to use '[Mary's Park Mandatory Style](#)' ([Bufftech Manchester](#)) in white PVC/vinyl material.
 - c. Homes directly adjacent to RT-173 are NOT to stain fences white. A natural color tone stain or untreated is acceptable as approved by the ARC.
 - d. Remaining homes may stain wood fences a natural color tone stain, white, or leave untreated as approved by the ARC.
7. **Maintenance:** Homeowners not adjacent to Deercrest Dr. who no longer want to maintain a stained fence will need to remove/power wash 99.9% of the finish. Fences with physical/finish wear or damage will receive violations.

8. Styling Details:

- Vertical pickets, consistent 0–4 inch spacing, or to meet [Village of Antioch ordinances](#)
- Top alignment parallel to the grade of the ground (no arched or concave tops)
- Open or closed picket (top and/or bottom)
- With or without top/bottom rail, with or without top cap

Style Examples:

Cap/railed top and bottom:



Open picket top and bottom:



Closed top, open picket bottom:



Mary's Park Mandatory Style:

Bufftech Manchester style by
CertainTeed in white
(<https://www.certainteed.com/fence/products/manchester/>)



Open picket top, closed bottom:



Not allowed:



Map A (red=required white finish; green=Mary's Park Mandatory Style match):

