

Fences

Do I need approval to build a privacy fence?

18. Fences. No fences, enclosure or part of any building of any type or nature whatsoever shall ever be constructed, erected placed or maintained closer to the front lot line than the building setback line applicable and in effect as to each lot, provided, however, that chain link or similar fences are in all events strictly prohibited and shall not be used under any circumstances; provided, further, that it is not the intentions of this paragraph to exclude the use of evergreens or other shrubbery to landscape the front yard. Fences up to 6 ft. in height will be allowed beyond the 25 ft. rear yard setback. Wooden privacy or wrought iron fences will be permitted. Fencing, of any type must be approved by the Architectural Control Committee as provided in paragraph 1 hereof.

What does this mean?

YES. Get approval from your Architectural Control Committee. You will not be denied as long as the fence is wooden or wrought iron, and does not extend past the front of your house. Vinyl and chain-link fences are not allowed. Additionally, fences are one of the items the city of Maumelle requires a permit for. Please ensure before you build that you or your contractor/fence company obtains the appropriate permits from the city.

Lawn Maintenance

My neighbor isn't properly maintaining their lawn. Can I report this to the ACC?

NO. Typically, lawn maintenance issues are a code of ordinances violation, and should be reported to the city. A link to report code issues is included at the bottom of our website.

Storage Buildings

Can I have a storage building on my property?

11. Outbuildings Prohibited. No outbuildings or other detached structure appurtenant to the residence may be erected on any of the lots hereby restricted without the consent in writing of the Architectural Control Committee. Storage buildings and pool houses, which shall match the single-family residence architecture. No portable storage buildings will be permitted.

What does this mean?

Simply, storage buildings such as the types purchased from Lowes, Home Depot, Tuff Shed and other retailers are not permitted. For a storage building to be approved, it must be site-built (as to not be “portable”) and match the architecture of the residence, which includes, most notably, these items outlined in Article 6 of your Bill of Assurance: architectural shingled roof and an exterior consisting of brick, dryvit (stucco) or rock.

Swimming Pools

Do I need approval to put a swimming pool in my back yard?

NO. Swimming pools are not addressed in your Bill of Assurance; you do not need approval from the Architectural Control Committee. However, if you plan to construct decking or other permanent structures adjacent to the swimming pool you will need to seek approval. You may also be required to obtain permits from the city for certain pools.