

ACC DESIGN GUIDELINE FOR WALLS & FENCES

1. LOCATION:

- a. No walls or fences shall be located on property lines or within setback areas.
- b. Walls and fences shall be located only in areas immediately adjacent to buildings.

2. HEIGHT:

- a. Wall and fence designs shall minimize visual encroachment on open space and the streetscape. Low height and materials that blend with their surroundings tend to achieve these goals.
- b. No wall or fence shall exceed, at the maximum, 6 feet, except in the immediate vicinity of gates or other entry points.
- c. It is recognized that high walls, or walls on lots that are higher in elevation than neighboring lots, are potentially more intrusive. Walls that are unnecessarily intrusive or obstructive of the views of neighbors are discouraged and subject to disapproval.

3. ENCLOSURE:

- d. Where walls and fences create an enclosure, the area enclosed shall be immediately adjacent to the residence and or other buildings on the property. The residence and/or other buildings shall serve as a part of that enclosure and shall form no less than 30 percent of the perimeter of the area enclosed.
- e. The total area(s) enclosed by walls and fences on the property shall occupy a minimal portion of the post-construction open area of the lot. As a maximum, it shall not exceed fifty percent of the combined total ground floor heated living areas of the residence.
- f. Swimming pools and garages, whether heated or not, will not be included in the calculation of heated areas.

4. MATERIALS, COLOR, & DESIGN:

- a. All walls and fences shall be compatible in color and texture with their surroundings and the exterior of the residence.
- b. Masonry walls constructed of concrete block, except decorative “slump block” shall be finished with a stucco coat or other veneer.
- c. All walls and fences shall be designed for durability and constructed using high quality materials.
- d. When there is a difference in the appearance of the two sides of a wall or fence, the more attractive side shall face the outside of any areas that are enclosed.
- e. No wire fences shall be installed or maintained within any residential property.

5. RETAINING WALLS:

- a. Retaining walls that are needed to place and protect a house, buildings related thereto, or a swimming pool, or to provide driveways and walkways for access to such structures, are permitted and are exempt from the setback and adjacency restrictions set forth herein.
- b. Retaining walls used in conjunction with grading open areas of a lot are not permitted
- c. and will be subject to disapproval.

6. DECKS, PORCHES AND BALCONIES:

Enclosures around decks, porches and balconies whose primary function is to serve as a guardrail are subject to the following:

- a. They must comply with applicable building codes with respect to height, spacing of posts and of cables, strength, and materials;
- b. Such enclosures are not considered to be wire fences which would be subject to the prohibitions in many of the Unit Covenants and in these Guidelines against wire fences.

7. SWIMMING POOLS:

- a. Applicable governmental code requirements with respect to swimming pool enclosures shall be met. This guideline shall not be construed in any way to preclude complete code compliance.

8. DEFINITIONS:

- a. *Wire Fence:* Fences made from materials such as chain link, barbed wire, chicken wire, hardware cloth, expanded metal, or similar materials that have industrial/institutional connotations, or that lack durability.
- b. *Enclosure:* A structure(s) that visually separates an area from its surroundings. The structure need not completely enclose the perimeter of the area to constitute an enclosure.
- c. *Retaining walls:* Walls designed to prevent the movement of soil on steep slopes. Soil on one side of such walls will generally be even with, or only a few inches below, the top of the wall.

Purpose: This Guideline is established to ensure that walls and fences in Sandia Heights do not unreasonably interfere with concepts of natural harmony and open space that underpin the various Unit Covenants governing land use in the Development. This Guideline is also intended to reconcile modern design with respect to deck, porches and balconies with Covenant and Design Guideline strictures prohibiting wire fencing.

This guideline is intended to provide general standards of design and construction. The Architectural Control Committee retains the right to grant variances to this and all guidelines in its sole discretion for site-specific reasons.

Application for any variance shall be made separately in writing, and in accord with the ACC policy relating to Variances.

Authority: The SHHA Board of Directors, on August 11, 2021, recognized and adopted ACC Design Guidelines contained in the ACC Handbook and published on the SHHA website as Community Documents binding upon all SHHA members and activities.

(Guideline Effective September 16, 2026)