

TEXAS FENCE

Texas Fence Planning Guide

A Homeowner Checklist Before Building, Repairing, or Replacing a Fence

1. HOA & Property Line Questions

Before starting your fence project, confirm:

- Do I need HOA approval before installation or repair?
- What fence height is allowed?
- Are there approved materials or stain colors?
- Are front-yard or corner-lot fences restricted?
- Do I need to submit a drawing, survey, or material list?
- Is my existing fence line actually on the property line?
- Are there easements, utilities, or drainage areas near the fence?

2. Fence Material Decisions

Compare your options before choosing:

- Wood fence • Vinyl fence • Iron fence • Chain link fence • Composite fence • Horizontal fence • Board-on-board privacy fence

Ask yourself:

- Do I want privacy, security, appearance, or low maintenance?
- How much maintenance am I comfortable with?
- Does my HOA limit certain materials?
- Which material performs best in Texas weather?

3. Post Options

Fence posts determine long-term stability.

- Wood posts vs metal posts
- Post depth
- Concrete setting
- Drainage around posts
- Gate post reinforcement
- Wind exposure
- Soil movement

Important question:

Will the post system support the fence long-term in Texas heat, wind, rain, and shifting soil?

4. Stain & Wood Protection

- Will the fence be pre-stained or site-stained?
- What stain color works best with the home?
- Is the stain oil-based or water-based?
- Does the stain provide UV protection?

- How often will the fence need to be restained?
- Are sprinklers or drainage areas exposing wood to moisture?

5. Repair Warning Signs

Look for:

- Leaning fence sections
- Broken or loose posts
- Sagging gates
- Rot near the ground
- Loose rails or pickets
- Cracked or warped boards
- Storm damage
- Hail marks
- Water pooling around posts

If damage is isolated, repair may be possible. If damage is widespread, replacement may make more sense.

6. Questions to Ask a Fence Company

- What materials are included in the quote?
- What type of posts will be used?
- How deep will posts be set?
- How are gates reinforced?
- Is demolition included?
- Is staining included?
- What warranty is provided?
- How are HOA requirements handled?
- What could increase the final cost?

7. Final Planning Checklist

- Review HOA rules
- Confirm property lines
- Choose fence material
- Choose post type
- Confirm fence height
- Choose gate locations
- Review stain options
- Understand repair vs replacement needs
- Compare written estimates
- Ask about warranty and maintenance

Final Tip

A fence is more than a boundary — it is a long-term investment in privacy, security, curb appeal, and property value. Planning before you build can help prevent HOA issues, repair surprises, and premature replacement.