

## VIII. BULLETINS

### BULLETIN #1 Fencing Criteria

#### **PRIVACY FENCES (typically required on interior lots):**

Privacy fences shall be a maximum of six (6') feet high. The standard fence specified is Country Estates "LAKELAND." The only acceptable material is white PVC. Caps must be traditional, flat caps. Wood, chain link, or wire fencing is prohibited. Fences placed alongside property lines must have a 25' (25ft.) setback from the front corner of the applicant's house furthest from the street. In that case, a reduced setback will be acceptable with *Modifications Committee approval*. Privacy fences must be on the rear property line. If a (6') six foot high privacy fence is installed adjacent to a (4') four foot high amenity fence, the owner of the privacy fence will pay to have the amenity fence on the common property line removed and replaced with the privacy fence. All fences are subject to easements of public record. All privacy fences in drainage easements must be installed and maintained 6" above ground level. On lots that slope down, panels must be filled in at bottom to maintain a level height consistent with that of the remainder of the fence, with a maximum gap of 6" at the bottom.

#### **AMENITY FENCES (typically required on lake and other amenity lots):**

If fencing is desired on the rear and/or the side of a home backing to an important view, such as a lake or an open view wetland, then the mandatory type of fence is an amenity fence.

Amenity fencing shall be four (4') feet high. The standard fence specified is from Country Estates "Malibu" or equivalent. The only acceptable material is white PVC. Caps must be "traditional" flat caps. Wood, chain-link, or wire fences are prohibited. Amenity fences must be five (5') feet from and run parallel to the rear property line. Fencing on the rear must have a landscape buffer five feet adjacent to the fence on the outside, planted at three (3) feet on-center (e.g., viburnum, holly, or other like hedge material). Picket fences are not permitted.

#### **MASONRY PRIVACY WALL**

Walls will constitute planter walls, privacy walls, or walls used to screen mechanical components. Masonry walls shall be six (6') high with decorative stucco banding. Walls shall be constructed of eight inch (8") concrete blocks with painted stucco to match house.

## Fence and Wall Locations

Fences may not interfere with the drainage patterns or project above any adjacent lot's walls or fences.

On an **interior lot**, fencing must be placed along the rear lot line and shall parallel the side property line. Side yard fencing may not extend closer than a 25' (25ft.) setback from the front corner of the applicant's house furthest from the street. In that case, a reduced setback will be acceptable with *Modifications Committee approval*. Side yard fencing must be ON the property line unless your lot is a corner lot. In the case of an existing fence, the new fence must align at the termination point of the neighboring fence and attach to the existing fence and new dwelling, regardless of its setback. Side-by-side fencing is not permitted.

On a **corner lot**, the privacy fence must not extend into the side yard setback for the dwelling. Any fencing visible to a public street requires landscape on the street side. In this case, the fence must be five (5') feet inside the property line.

Variances to the above requirement may be considered only if acceptable hedge material is placed along the outside of the fence. This requirement is subject to conditional approval until the hedge material is planted and the Committee can view the impact. Side yard fencing on the corner side of the lot is not permitted.

If a corner lot abuts an interior lot in the rear, the interior lot owner must landscape the street side of his/her fence and attach the fence to the terminus point of the abutting corner lot's rear fence.

**\*\*\*\*\*Please show landscape plan as well as fence placement on a copy of the surveyed site plan. IF FAXING site plan, then "XXX" on the placing of the fence. If delivering site/fence plan to the office highlight the fence placement on the site plan.**

I acknowledge that I will comply with all applicable fence criteria stated above:

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

**ALL FENCES ARE SUBJECT TO COUNTY EASEMENTS OF PUBLIC RECORD.**

**RE: PRIVACY FENCES**

Due to some **drainage** concerns in areas in Lakewood Ranch, the following information is being provided, and must be abided by.

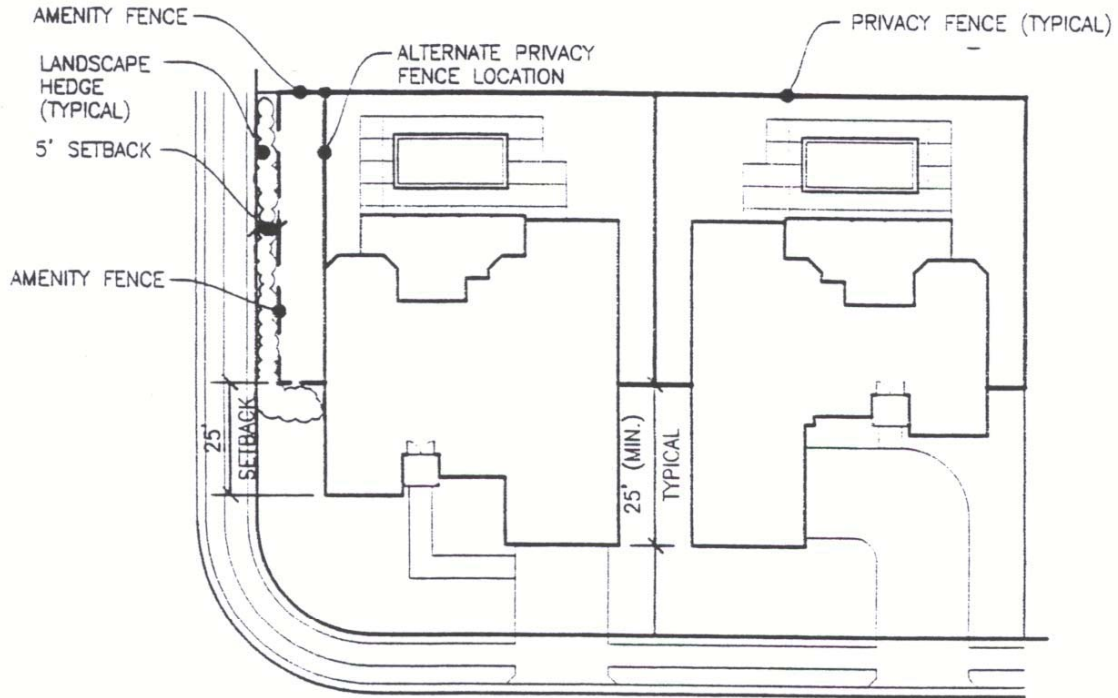
Some of the concerns have been attributed to the placement of **privacy fences** in **drainage easements**. The engineers have advised the Association to require that the **bottom** of **privacy fences** in **drainage easements where water drains or flows**, be **installed and maintained at 6" above ground level.**

This will allow proper flow of water in the **drainage easement**. The **top of the fence** should remain level on all sides of the fence. **Please make sure the fence company is aware of this.**

PLEASE SIGN BELOW TO ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND THIS INFORMATION.

Owner\_\_\_\_\_

Date\_\_\_\_\_

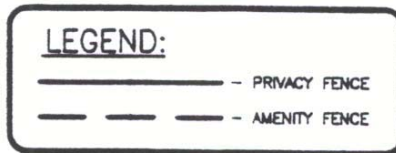


CORNER LOT

STANDARD (PRIVACY) LOT

TYPICAL NON-AMENITY LOTS

NOT TO SCALE



**EXHIBIT M**  
**TYPICAL FENCE LAYOUT**



## The Lakeland

Standard Height Options:	48", 60", or 72"
Post Spacing Options: (Notice - Posts must be exactly centered to allow for expansion.)	8' center-to-center
Post Dimensions:	48" High Fence = 5" x 5" x 84" 60" High Fence = 5" x 5" x 96" 72" High Fence = 5" x 5" x 108"
Standard Post Depth: (Local conditions may require additional depth.)	48" High Fence = 34" Post Depth 60" High Fence = 34" Post Depth 72" High Fence = 34" Post Depth
Horizontal Dimensions:	8" Wide x 2" Thick (Bottom) 6" Wide x 2" Thick (Top/Middle) 3 1/2" Wide x 2" Thick (Top - Hollingsworth Only)
Picket Dimensions (Verticals): (For additional strength, these verticals are tongue and groove. The width is 7" plus the tongue.)	7" Wide x 7/8" Thick
Ground Clearance: (Grade variations will cause inconsistent ground clearance measurements.)	2"



# The Malibu



Standard Height Options:	36", 42", or 48"
Post Spacing Options: (Notice - Posts must be exactly centered to allow for expansion.)	4' or 6' center-to-center
Post Dimensions:	36" High Fence = 3 1/2" x 3 1/2" x 60" 42" High Fence = 3 1/2" x 3 1/2" x 66" 48" High Fence = 3 1/2" x 3 1/2" x 72"
Standard Post Depth: (Local conditions may require additional depth.)	36" High Fence = 22" Post Depth 42" High Fence = 22" Post Depth 48" High Fence = 22" Post Depth
Horizontal Dimensions:	3 1/2" Wide x 1 3/4" Thick
Pickets (Verticals) 4' Post Spacing 6' Post Spacing Dimensions	1 15/16" Between Pickets 1 15/16" Between Pickets 2" Wide x 1" Thick
Ground Clearance: (Grade variations will cause inconsistent ground clearance measurements.)	2"