

# FENCE GUIDELINES RETREAT AT LAKE CHARM HOMEOWNERS ASSOCIATION, INC.

These are the rules and regulations for building and installing a fence in RETREAT AT LAKE CHARM.

Some fence requests that are not in accordance with the Fence Design Guidelines, may be approved by the ACC on a case-by-case basis. A list of scenarios (not all-inclusive) that may be considered are for fencing around air handling equipment, pool equipment, noise abatement, etc. Each request will be reviewed and carefully evaluated by the ACC for immediate and long term impact of the proposed fence being added to the homeowner's property as well as the impact to the community as a whole, where applicable. Fence configurations and placement may be affected by conservation areas, pools, screened enclosures, utility easements, county requirements and lot size or location and can also govern approval.

- A request must be submitted to the Architectural Control Committee ("ACC") with the plans and specifications for all proposed fences prior to installation of the fence.
- Approved fences may not be modified with netting or other material.
- The fence must be a black aluminum fence five feet (5') in height, powder coated, "invisible" picket fence for Lots that are contiguous to a common area. A 6' tan vinyl fence is permitted for Lots that are not contiguous to a common area. Style will be straight, narrow fence with minimum 2" spacing between vertical posts. See attached pictures for examples.
- Lots 13, 14 and 15, the fence must be 5' black aluminum.
- Lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, the fence must be 5' black aluminum.
- Double-fencing is not allowed.
- Fence and Drainage Easement. The Association shall have a seventeen-foot (17') Fence and Drainage Easement behind Lots 6 through 13, an eleven-foot (11') Fence and Drainage Easement behind Lots 16 to 23, and a ten-foot (10') Fence and Drainage Easement behind Lots 23 to 30. Such Fence and Drainage Easements shall be owned by the Association, and shall be maintained, administered and operated by the Association in accordance with the provisions of this Declaration and the requirements of the appropriate governmental agencies. No Owner may install landscaping or any other Improvements, or fill or modify the swale in such Fence and Drainage Easements.
- Drainage Easement. The Association shall have a five-foot (5') Drainage Easement on Lots 33, 38, 39 and 42, a ten-foot (10') Drainage Easement on Lots 32, 34, 37, 39, 41, 42 and 43, and a twenty-foot (20') Drainage Easement on Lots 33, 36, 40 and 44. Such Drainage Easements shall be owned by the Association, and shall be maintained, administered and operated by the Association in accordance with the provisions of this Declaration and the requirements of the appropriate governmental agencies. No Owner

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- Wall Easement and Wall/Utility Easement. The Association shall have a Wall Easement and a ten-foot (10') Wall/Utility Easement on Lots 1 and 31. Such Wall Easement and Wall/Utility Easements shall be owned by the Association, and shall be maintained, administered and operated by the Association in accordance with the provisions of this Declaration and the requirements of the appropriate governmental agencies. No Owner may install landscaping or any other Improvements in such Wall Easement and Wall/Utility Easement.
- You will be responsible for the maintenance and replacement costs of all aspects of the fence.
- You will be responsible for all permits required for construction.
- You will be solely responsible for any damages caused by construction including, but not limited to, any damage to your neighbor's landscape, sod, irrigation, etc.
- Any debris caused by this work must be removed from RETREAT AT LAKE CHARM property. It may not be deposited on any existing home site or common area.
- Should access be required from your neighbor's property, the applicant will be responsible for obtaining permission from them. This includes vacant home sites owned by the developer and/or a builder.
- No access is permitted through any community common area or conservation area without the approval of Retreat at Lake Charm Homeowners Association, Inc.



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Sample Fence options Photo: 5' Black Aluminum Fencing. Note Double Rail at top of fence.



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Sample Fence options Photo: 6' Tan Vinyl Fencing.





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