

Bent Pine Preserve Homeowners Association, Inc.
Fence Guidelines
Guidelines For All Fences

The following guidelines shall be considered when evaluating requests for fences. Even in the event of strict compliance with the following guidelines, prior approval from the DRB shall be required for each and every fence installation.

1. A survey showing the location of the fence with respect to the property lines and existing improvements must be submitted along with the application. Exposed lot boundary pins for DRB inspection may be required prior to approval.
2. The application must provide the type of fence, material, height, and color (bronze only).
3. Only aluminum picket style fences are allowed. No other style fences are allowed, including wood or chain-link fences. Pickets shall not be spaced closer than three (3) inches on center and shall be no thicker than one (1) inch.
4. All fences must be bronze color.
5. The maximum height of all fences is four (4) feet.
6. All fences must have a minimum of two (2) gates, which must be at least sixty (60) inches wide. The application must indicate the location and swing of gate (in or out). All gates must have clearance to access without encroaching on adjacent properties. Gates visible from front must have landscaping to shield/cover from view.
7. Fences cannot extend beyond the property line.
8. No fences shall be attached to a neighbor's house.
9. Additionally, other factors may be taken into consideration for fence requests, including but not limited to; shielding/coverage from view of neighbor(s) and community, location of air conditioning units, location of garage access doors, and position of adjacent home.
10. The application must include a proposed landscape plan for surrounding the fence. The full perimeter of the outside of fence must be landscaped with a hedge. The hedge must be at least 50% of height of fence upon installation and at least 100% of height of fence upon maturity to shield from view. Landscape hedging must be planted in a twenty-four (24) inch wide bed from property line to mitigate possibility of encroachment onto adjacent property. Therefore, no fences are approved for installation on a property line.
11. No fence shall be approved, which is not set back a minimum of five (5) ft from the community wall.
12. No fence shall be approved or installed which encroaches into or onto association property or adjacent lots.
13. No front yard fences are permitted.
14. No fence shall be built or maintained upon any easement or right-of-way.
15. For any fence approved, the owner shall be responsible to satisfy all County requirements and criteria, including, but not limited to, proper permitting and surveying.

16. For any fence approved, the homeowner shall assume the responsibility to maintain the fence, including trimming any grass or other plants from the fence.
17. For any fence approved, the homeowner shall be responsible for the cost associated with any required removal, repair and or replacement.
18. All irrigation repairs are the responsibility of the homeowner at the homeowner's cost.
19. Any soil removed may not be relocated elsewhere within the community.

Additional Guidelines For Specific Lot Types
(in addition to guidelines set forth above)

Standard Lots. The following apply to standard lots:

- Side yard or backyard fence only.
- Side yard fence cannot extend beyond halfway point of home from the rear.

Lake Lots. The following apply to lake lots:

- The only fence permitted on lake lots is a side yard fence on one side of the lot. No other fences are permitted on lake lots.
- Fence cannot extend past the front corner of the home and may not extend beyond the end of the screen cage or screened porch.

Lots Located on Community Wall. The following apply to lots located on the community wall:

Option 1: Side yard fence

- Fence cannot extend past the front corner of home and cannot extend beyond the end of the screen cage or screened porch.

Option 2: Perimeter fence

- Must not be closer than five (5) ft. to community wall.
- Side yard fences cannot extend beyond the halfway point of the home from the rear.