



## FENCE REQUIREMENTS

**Adopted at The Reserve at Lake Mary Homeowners Association Board Meeting on July 20, 2017**

The Reserve at Lake Mary Board of Directors deems it necessary to establish and clarify requirements for the installation of new fences in The Reserve at Lake Mary as well as the treatment of fences which were installed prior to the new requirements being adopted. These requirements shall control and supersede any previously adopted requirements concerning fences which contradict same.

1. If you have a fence on your property, and it is non-conforming in that it does not meet the current requirements for fences articulated in Point 3 below, the fence may remain in its current state provided that it is maintained in good repair according to The Reserve of Lake Mary Homeowners Association Board of Directors.

Good repair includes, but is not limited to:

- All panels and posts of the fence being unbroken, fully attached, and standing completely upright (perpendicular to the ground).
  - All sections of the fence (visible to adjacent neighbors and/or the general public from the street) remaining clean, non-faded, and of only 1 color.
2. If and when a non-conforming fence is destroyed or in disrepair such that more than 50% of the fence must be repaired or replaced, the non-conforming fence must be removed. The determination of whether the fence is more than 50% destroyed or in disrepair will be made by the Board of Directors, and their decision is final and binding.
  3. If a homeowner desires to install or re-install a new fence on his/her property, the fence must meet the current fence requirements articulated in the points below. At such time, an application must be submitted to the Architectural Review Committee (ARC) via the proper process through the HOA's management company. Installation of a new fence, or alteration to a current fence, cannot begin without the ARC's approval delivered in writing through the management company to the homeowner. Any newly installed fences that have either been denied by the ARC, or been installed without ARC approval, will be required to be taken down at the homeowner's expense.
    - a. Homeowners must obtain applicable permits and are responsible for all property surveys to ensure the entire fence is located on his/her lot. It is solely up to individual homeowners to determine if they would like to share the cost of fence replacement with an adjacent homeowner.
    - b. No fence may be constructed or maintained between a front street line and the front dwelling line.
    - c. No chain link or stockade fences shall be permitted.
    - d. Fences are required to have the smooth side (if applicable) facing out away from the property.
    - e. To preserve the aesthetic appearance along the Mayfair Country Club golf course and along Rantoul Lane, the community's primary thoroughfare, the property addresses listed below may only have a 4 ft. or 5 ft. black aluminum or black wrought iron open picket style fence that is closed and flat at the top (no finials or spires). Only one height of fencing is allowed on a property.

*Arbormoor: 813\*, 809, 805*

*Baymoor: 366, 362, 358\**

*Blairmont: 879\*, 819, 815, 811, 807, 803, 799, 795*

*Hannah: 344\**

*Rantoul: 808, 805, 801, 797, 793, 789, 785, 781, 777, 773, 769, 765, 761, 757, 753, 749, 745, 741, 737, 733, 729, 725, 721, 717, 713, 709, 705, 701*

***\*See additional information in Point F regarding requirements for these specific properties.***

- f. To preserve the aesthetic appearance at corners within the community, the property addresses listed below may only have a 4 ft. or 5 ft. black aluminum or black wrought iron open picket style fence that is closed and flat at the top (no finials or spires). Only one height of fencing is allowed on a property. In addition to the wrought iron or aluminum fence, the homeowner must also install a hedge surrounding the fence (directly inside or outside of the fence). The hedge is to be neatly maintained at no shorter than 4 ft. and no taller than 6 ft. The type of hedge must be submitted in the application to the ARC for approval.

*Arbormoor: 909, 825, 813\**

*Baymoor: 399, 398, 375, 358\**

*Blairmont: 879\*, 872, 855, 843, 824, 787*

*Hannah: 348, 344\**

***\*See additional information in Point E regarding requirements for these specific properties.***

- g. To protect adjacent homeowners' views of the conservation area on the southwest side of the community, the property addresses listed below may only have a 4 ft. or 5 ft. black aluminum or black wrought iron open picket style fence that is closed and flat at the top (no finials or spires). Only one height of fencing is allowed on a property.

*Arbormoor: 854, 850, 846, 842, 838, 834, 830, 826, 822, 818, 814*

- h. All other properties, not included in Points E, F, and G above, may have only one of the following types of fencing on their property at any given point in time.

- i. 6 ft. Treated Wood Fence (as measured from the ground to the highest point of the scalloped design): Painted white with scalloped top (not greater than 6" in depth) and either a Board-on-Board style or Shadow-Box style.
- ii. 6 ft. PVC-Vinyl Fence: White in color with privacy design, flat top, and flat posts.
- iii. 4 ft. or 5 ft. Aluminum or Wrought Iron: Black in color with open picket style and closed and flat at the top (no finials or spires). Only one height of fencing is allowed on a property.