

ROTONDA LAKES CONSERVATION ASSOCIATION, INC.

Fence Guidelines

May 31, 2017

The Amended and Restated Declaration of Covenants and Restrictions for Rotonda Lakes Subdivision provides for guidelines regarding walls, fences, hedges, and other similar structures (hereafter referred to as "Fences") as adopted by the Association. Architectural review and approval by the Association is necessary prior to the installation or modification of any Fence. A "Request for Review of Proposed Residential Modification" must be submitted along with all plans, designs, locations, heights, colors and materials.

The following is a summary of the Board adopted guidelines regarding Fences.

LOCATION:

Front (street side):

No Fence of any kind shall extend toward the street, past the front of the structure.

Side/Privacy:

Fences shall not exceed six (6) feet in height along the side of the residence from the front of the structure to the rear of the structure.

Rear:

Fences shall not exceed four (4) feet in height between the rear lot line and the rear of the structure.

Sight-Screen:

Sight-screening whether by fencing or landscaping must be of appropriate height and shape so that objects contained behind are not visible from the street. All outdoor equipment including but not limited to pool equipment, sprinkler pumps, garbage containers, storage bins, and bottled gas tanks 20 pound capacity or less must be sight screened. Air conditioning equipment does not require sight screening. No sight-screening shall exceed six (6) feet in height.

Exceptional Cases:

Special exception may be approved by the Board of Directors of the Association on a case-by-case basis.

Acceptable Fence Types:

Vinyl / PVC: Colors to be reviewed on a case-by-case basis.

Aluminum: Colors to be reviewed on a case-by-case basis.

Chain Link: Black vinyl or green vinyl coated chain link

Structure:

The term structure for the purpose of these guidelines shall be defined to include the main body of the house along with any lanai and/or screened enclosure attached to the house.