

ROTONDA SANDS CONSERVATION ASSOCIATION
SIGHT SCREEN GUIDELINES

Sight Screen Guidelines

Reference: Document Library www.rotondasandsfl.com

March 2020, Restatement of Covenants and Restrictions for Rotonda Sands

Guideline Updated and Approved: August 14, 2024

Article 9. Section 9. Storage and Section 7. Fence, Wall and Hedge Guidelines

Purpose for Sight Screen guidelines

The Association has developed a few guidelines to help keep the community as beautiful as possible while still letting owners and neighbors enjoy their privacy and security. Sight screening may be plantings or fencing for the purpose of not exposing neighbors to an unsightly view of trash cans or stored items.

1. Six-foot sight screening at sides of home, following the contour of the land, offers a sight line screen for common, household necessities and toys that are a part of everyday Florida life. This area must be kept clean and organized and at no time should stored items be visible above the top of fence line or from the road. It is NOT for the accumulation of discarded junk or trash that would encourage vermin. **Air conditioning, emergency stand-by generators and pool equipment do not require sight screening.**
2. Sight screening “facing the road” is limited to the garage side of the house. Said sight screen is to be limited to no more than 6 feet high and may not extend more than 10 feet out from the side of the house. It may include a gate. The sight screen shall have a 4-foot setback from the front of the garage; however, this will be reviewed on a case-by-case basis to determine feasibility of the setback due to positioning of electrical/utility connections to the home.
3. All front facing screens are to be enhanced with plantings where possible.
4. Sight screens, whether by fencing or landscaping, must be no higher than six feet and shaped so that objects contained behind shall be properly concealed and shall not be visible from the road or any neighboring property. Items are not allowed to show above the top of the sight screening.

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5. Sight screen may be 6 feet high along the side of the garage/home to the rear of the living area of the home or the furthest rear projection of the home.
6. All manmade sight screen materials are to be constructed from **decorative** metal or PVC, Wood or chain link is not acceptable. The color must be consistent with fence guidelines for

The sight screen must be properly maintained. Sight screens may be straight, L shaped or all enclosing.

7. Landscape plantings used for sight screening must not exceed 6 feet in height and must be set back on owner's property at least 2 feet from the owner's property line to allow for foliage overhang and trimming access without trespass. No overhang of either living or dead foliage on neighbor's property is permitted and it is the owner's responsibility to clean and trim properly. It is strongly suggested that the selected plantings be of a fire-resistant nature and a native Florida species. Plantings that were previously established prior to these guidelines being **adopted** will be deemed acceptable.
8. TRASH CANS: Except when out for trash collection, trash cans may not be visible from any adjoining property or roadway. **Placement of the trash cans in the garage is preferred, however, they may be placed behind a U or L shaped sight screen in the side yard on the garage side of the house.** Lids should always remain closed. Because of scavenging animals and strong prevailing winds, overflowing trash cans are prohibited. **Trash cans, whether sight screened or not, are not allowed in the front yard at any time outside of established collection times.** Trash cans can be placed curbside **up to 24 hrs. before collection day** and must be returned to their fully sight screened location **24 hrs. or less** after collection .
9. All plans for sight screens must be submitted via an RMC form to the **Property Management** for approval prior to construction. Installation of a sight screen without prior approval by the Association will be deemed a deed restriction and will be addressed accordingly. RMC forms are available from the management office or can be printed from the Rotonda Sands website.

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10. After proper notice, the property management representative has the authority to inspect the property behind the sight screen if an infraction is suspected.
11. The Board of Directors of the Association holds the right to grant special exceptions on a case-by-case basis.