

ROTONDA HEIGHTS CONSERVATION ASSOCIATION, INC.

Fence Guidelines

August 2015

Article 9, Section 7 of the Restatement of Covenants and Restrictions for Rotonda Heights Conservation Association, Inc. (recorded 1/23/15) states:

“**Section 7. Fences and Walls.** Construction of any fence or wall (hereafter “Fence”) of any height in any location must be approved by the Design Review Board in accordance with Article 7 of this Declaration, and is further subject to the following additional requirements:

- (a) Sight screen fencing is required for air conditioner, pool equipment and any other mechanical equipment on the side of any house.
- (b) No fence over four (4) feet in height shall be erected on any Lot between the rear lot line and the rear of the structure. No fence over six (6) feet in height shall be erected in any location. No Fence shall extend toward the street past the front of the structure. The Board may grant exceptions to this rule where a house abuts the Winchester Road right of way.
- (c) Any fence in place as of the date this Amended Declaration is first recorded in the public records that does not comply with the foregoing requirements shall be permitted to remain, subject to the maintenance and other provisions hereof, but shall not be enlarged, enhanced, improved, or relocated; and shall be completely removed upon the earlier of (a) the sale of the Lot on which it is located, or (b) its destruction or damage to the extent of fifty percent (50%) of replacement cost, or greater.
- (d) No existing fence or wall may be modified, altered, relocated or replaced without written approval from the Association.”

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 including any lanai.

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 air conditioner, pool equipment, sprinkler pumps, garbage containers and storage bins must be sight screened. 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 including but not limited to houses which abut the Winchester Road right of way.

Acceptable Fence Types:

Vinyl: White or tan proprietary vinyl fence of planks or pickets

Chain Link: Black or green vinyl coated chain link fence