

FENCING GUIDELINES

As per the Stagecoach Architectural Review Requirements Section 6.17 Fences and Walls no fence or wall shall be erected or installed without the prior written approval of the Architectural Control Committee (ACC). These guidelines are presented to provide a clear understanding of the fencing requirements within the Community.

The use of landscaping is encouraged in place of walls and fences. Landscaping of minimum installed height of 24 inches and maximum maintained height of 48 inches planted at 24 inches on center may be required around the exterior of fences or walls.

1) Fences are to be constructed of pressure-treated cypress or pine wood, or white polyvinyl. Only white full panel polyvinyl fences of a style consistent with those already existing may be installed along side or back lot lines abutting Stagecoach Village Blvd. No chain link fencing will be permitted.

2) All wood fences are to be of shadowbox or board-on-board design. Dog-eared or scalloped wood fences will be considered. Polyvinyl fence designs are to be submitted with picture and dimensions of the panels.

3) Fences are to be either four (4) or six (6) feet in height.

4) Fences bordering lakes, ponds or conservation areas are discouraged. Fences along lakes or ponds shall not exceed four (4) foot in height. No walls will be permitted.

5) Fences facing the street at the front of the house shall be set back a minimum of ten (10) feet from the forward facing comers of the house.

6) Fences facing the street at the side of the house on corner lots shall be set back a minimum of ten (10) feet from the property line and shall not exceed four (4) foot in height.

7) Fences on all interior lot lines shall fully extend to the side and back lot lines. Fences along side and back tot lines shall not be installed so as to leave open areas where the vegetation cannot be maintained.

8) All fence Installations must be with support posts on inside of lot. Fencing support post shall be at a minimum, four (4) inches square.

9) Access gates will be required for all fencing with minimum width of 42". All gates must be equipped with spring-loaded, self-closing hinges and gravity latches.

10) All wood fences are to be stained or sealed in a clear natural wood finish. However, if a wood color stain is desired, color chip or sample must accompany the Architectural Review Committee Form to obtain approval. No painted wood fences will be approved.

11) It is the responsibility of the owner to comply with all County and/or Association requirements, whichever is most stringent.

12) No fence or wall shall be approved that impedes drainage on or adjacent to the lot.

Walls of concrete masonry block or solid concrete wall with stucco and painted to match house color shall be permitted. Wall shall be no closer than fifteen feet (15') from rear property line, and shall not extend beyond than the width of the house.

All plans for fencing and walls submitted for ACC approval must be depicted on house/lot survey showing the necessary setbacks required along with appropriate landscaping. Fence designs submitted for approval must include gate sizes and locations.