

## BRIDGEFORD OAKS OWNERS ASSOCIATION

### FENCE AND HEDGE GUIDELINES

Pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements for Bridgeford Oaks Owners Association, Article VI, Section I, gives the Association the right to exercise architectural control, through the Architectural Control Committee (ACC), over all improvements constructed, erected, or placed upon any part of the Property, to assist in making the Property a community of high standards and aesthetic beauty. Article VI, Section III of the Declaration indicates that architectural control may include all architectural aspects of any such improvement including, without limitation, size, height, site planning, setbacks, exterior design, materials, colors, open space, landscaping, water scaping and aesthetic criteria.

Fla.Stat. §720.3035 requires the Association to establish published guidelines and standards authorized by the Declaration of Covenants. Fla.Stat. §720.3035(2) indicates that the Association has the right to published guidelines and standards and the Association has the right to restrict the right of a parcel owner to select from the options provided in the published guidelines of the Association. In order to ensure that the Association has established standards for fences and hedges in Bridgeford Oaks Owners Association, the Board of Directors of the Association adopts the following Fence and Hedge Guidelines. Both the Board of Directors and the ACC, at the discretion of the Board of Directors, will enforce these Fence and Hedge Guidelines. The Board of Directors will settle any inconsistencies and conflicts in these Guidelines that are brought to the attention of the Board of Directors by the ACC.

It is noted that any row of closely planted shrubs, bushes or low-growing trees which would have the immediate or intended effect of forming a fence or boundary are to be governed by these Guidelines and, as such, must adhere to all requirements of these Guidelines, including location and height restrictions.

#### **APPLICATION REQUIREMENTS:**

Article VI, Section III of the Declaration of Covenants requires that in order to obtain approval for a modification that plans and specifications showing the nature, kind, shape, height, materials and location of same must be submitted to Architectural Committee for written approval. Therefore, it is required that a survey and additional documentation must be submitted and include location of proposed fences or hedges, fence or hedge heights, all

## BRIDGEFORD OAKS OWNERS ASSOCIATION

### FENCE AND HEDGE GUIDELINES

transition points of fences, gate locations, distances from property lines, existing or proposed grades, all easements, drainage or utility structures, landscaping, locations, and list of specifications of all fence or hedge materials.

#### **MATERIALS:**

The following materials shall be used to construct a fence:

- **White or beige PVC; Wood (Cedar, Redwood, Treated Pine)**
- **Other materials or designs as duly approved by the ACC from time to time.**
- **Hardware.** All nails, screws or staples shall be galvanized to resist rust.
- **Shrubs/Bushes/Hedges** shall be of a plant variety approved by the ACC.
- **Black wrought-iron** style fencing is permissible.
- **Chain-Link Fencing is prohibited.**

#### **CONSTRUCTION:**

- Unless otherwise approved or noted, wood and PVC fences shall be assembled either in a shadow box design with a maximum gap between boards of 2&1/4", board-on-board or solid board. The rail side of any fence must face inward towards the owner's property. Fence material must be of uniform material and texture. Pickets/planks shall be installed uniformly in a vertical arrangement.
- All posts must be cemented and set at a minimum of 36" into the ground. Posts shall be spaced not greater than 8' on center (if PVC, 6' on center).
- Maximum height of a fence or hedge shall not exceed 6'. Rear property line fences on lake/pond lots may be picket style design or wrought-iron style. Fencing that is visible from the street may be constructed at 4' in height. The pickets will be placed on the outside of the fence with the maximum spacing between pickets of 2&1/4".

## BRIDGEFORD OAKS OWNERS ASSOCIATION

### FENCE AND HEDGE GUIDELINES

- Fence construction shall have the fencing slats attached to three (3) rails on all 6' high fences and two (2) rails on all 4' high fences. Gates must be constructed similarly and should be reinforced to prevent sagging. Height transitions must be from 6' to 4' and shall span a minimum horizontal length of 6' but not to exceed 8' horizontal length. Height transition section will made of material that is consistent with 6' fencing.
- The ACC must approve any materials, construction and/or designs.
- Landscaping will be planted in **front** of all fencing facing a street to soften the fence appearance.

#### LOCATIONS:

- **Front Setbacks.** Shall be a minimum of 6' behind the closest point of the house to the street.
- **Corner Side Lots.** This Guideline recognizes and is based on a balance between the homeowner's right to privacy and their obligation to assure safety for themselves, other homeowners, children, pets, and visitors. This Guideline recognizes that each corner lot
- is unique and therefore the ACC will review each request for a fence, hedge or plantings on a case-by-case basis. The ACC will, among other criteria, review the application considering road and pedestrian safety, and non-encroachment on sidewalks and aesthetics.
- In no case shall the fence or hedge be closer than 6' from the sidewalk. (Note: To ensure compliance with the Declaration, the ACC may modify the fence measurements stated above based on the applicant's lot shape and/or lot dimensions.)
- **Conservation Lots.** These lots will have the same requirements as lake/pond lots, with the exception that the rear yard fence or hedge must be set on the conservation easement line or to the house side of that line.

**BRIDGEFORD OAKS OWNERS ASSOCIATION**

**FENCE AND HEDGE GUIDELINES**

- **Easements.** Compliance with the Declaration and Plat.
- **Subdivision Wall.** All fence and hedge tops must finish below the wall cap on the wall and must not be visible from the street. A fence visible from the street running parallel to the street must be landscaped with appropriate materials to soften the fence or hedge appearance. Please note that Fence Alteration Application should show all landscape and irrigation for this area.
- **When to replace.** All repairs to existing fence must be completed with similar material and board style. All fences must be clean and free of Mold. Fence posts must be rigid and in good repair. Fences can only be repaired and maintained if replacement of less than 25% or if ten or less wooden slats or pickets in a row, whichever is less, is needed to make the necessary repair or maintenance.
- **No major repairs are permitted.** Replacement of the support posts for the wooden fence is considered a major repair and is not permitted. Replacing more than 25% of the wooden slats or pickets, or more than ten of the wooden slats or pickets in a row, in a period of 12 months the fence will then be considered in a state of disrepair.
- **So as not to keep making repairs,** if such repairs become necessary, the fence is considered in a state of disrepair. If a fence comes into a state of disrepair to the point where major repairs must be conducted, the fence will need to be completely removed or replaced with a fence that complies with the Bridgeford Oaks Owners Association Guidelines for Fences and Hedges. Prior to replacement of a fence, the owner must submit application to the ACC and obtain permission for installation of the proposed replacement fence.

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Approved By

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Title

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Date

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Approved By

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Title

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Date

Bridgford Homeowners Association

Types of Fencing and Height Transition Format

<p>Shadow Box</p>	<p>Solid Board</p>
	
<p>Height Transition</p>	<p>Board on Board</p>
 <p>TRANSITION FROM 6' HIGH PRIVACY FENCE TO A 4' AMENITY FENCE</p>	