

**Fences** may be approved if they meet the following criteria:

1. Lot survey stakes are clearly located to establish lot lines.
2. Finished side of wood fence shall face outward, and shall be erected as close as possible to inside of property line.
3. Fences may extend from the real property line but not forward of a line parallel and adjacent to rear line of the house (excluding porches or Florida rooms).
4. If fence encloses yard, a minimum of one gate must be provided.
5. Maximum height of fence shall not exceed six (6) feet, except as noted in paragraph 8 below of this Section.
6. Fence may be constructed of chain link, wood, masonry, vinyl or any other material approved by the ACC.
  - a. Masonry fences or walls of not more than five (5) feet in height shall be eight (8) inches thick and shall not be required to have tie columns but shall be required to have coping; or such fences or walls may be four (4) inches thick with tie columns and coping not less than eight (8) inches thick.
  - b. Masonry fences or walls exceeding five (5) feet in height (but not exceeding six (6) feet) shall be not less than eight (8) inches thick, shall have tie columns as required for exterior walls and shall have coping.
7. Fences may be attached to fences of adjacent property owners with the written approval of the owners.
8. Fences on golf course, lake-front, or intra-costal lots shall be limited to a maximum height of five (5) feet, and shall not interfere with rear or side site line view. A chain link fence or other open fencing may be used on these properties, however, visual barriers, such as but not limited to, opaque slats within or attached to chain link fencing are expressly prohibited. Any solid or opaque fence or wall comprised of any other material shall be limited to a maximum height of five (5) feet. Hedges or other landscaping along the rear and/or side property lines along said lots shall also be limited to a maximum height of five (5) feet.
9. Special setback restrictions in Unit 6:
  - There shall be a conservation and preservation easement along the rear property line of the following described lots for the purpose of protecting and preserving a natural stream bed which runs along the boundary of said lots. No construction or alteration including the placement or removal of all fill materials or the construction of any fence, wall, or similar obstruction shall be permitted within any portion of any lot lying within such easement (Book 482/Page 201)
  - There shall be a (30) foot conservation and preservation easement across the entire rear property line of the following lots: Lots 10, 11, 12, 13, 17 and 18 of block 172.
  - There shall be a twenty (20) foot conservation and preservation easement across the entire rear property line of the following lots: Lots 19, 20, and 21 of block 172.
10. To maintain and protect vehicular and pedestrian sight visibility and safety on corner lots, a fence or wall may extend into a street side yard to a point no closer than twenty-five (25) feet to the street side lot line, or to a point that is determined by the ACC that will serve to protect and maintain said visibility and safety.