

Bent Pine Preserve Fence Guidelines

- a. Survey indicating the location with respect to the property lines and existing improvements is required
- b. Only Aluminum, Bronze color and Maximum height of 4ft shall be approved
- c. ARC request must include type of fence, material, height & color (bronze only)
- d. Indicate Location and swing of gate(s) (in or out)
- e. Include proposed landscape plan surrounding fence
- f. All irrigation repairs are the responsibility of the homeowner at homeowners' cost
- g. All dirt removed *may not* be relocated elsewhere within community
- h. No fence shall be approved which is not set back a minimum of 5 ft from the community wall.
- i. No fence shall be approved or installed which encroaches into association property or adjacent lots
- j. Any fence which crosses a utility easement may require approval by all utility companies occupying the easement
- k. The owner shall be responsible to meet all county requirements and criteria including, but not limited to, proper permitting and surveying

-Standard Lots (Non-lake or Wall)

Installed within property boundaries

Exposed lot boundary pins for DRB inspection may be required prior to approval

Side Fence cannot extend past halfway point of home from the rear

Full perimeter of fence must be landscaped with hedge

Side gates must have clearance to access without encroaching on adjacent property

-Lake Lots

Only Side fence permitted on 1 side

Installation cannot extend past front corner of home and may not extend past rear corner of home, screened porch or end of screen cage, whichever applies

Front facing gates must have landscaping to shield from view

Full perimeter of fence must be landscaped with hedge

Side gates must have clearance to access without encroaching on adjacent property

-Lots located on Community Wall

Option 1 side fence:

Installation may not extend past front corner of home and may not extend past end of screen cage, screened porch or rear corner of home, whichever applies.

Front facing gates must have landscaping to shield from view

Full perimeter of fence must be landscaped with hedge

Side gates must have clearance to access without encroaching on adjacent property

Option 2 perimeter fence:

must be within property boundaries but no closer than 5 ft to community wall

Sides fence cannot extend beyond halfway point of home from the rear

Full perimeter of fence must be landscaped with hedge

Side gates must have clearance to access without encroaching on adjacent property

**Bent Pine Preserve Fence Guidelines were ratified at BPP BOD board meeting on May 31, 2023*

Version 2.0