

**THE ESTATES OF FIELDSTREAM
HOMEOWNERS ASSOCIATION**
estatesoffieldstreamhoa.com

Our mission: To promote and protect the desirability of our neighborhood through a commitment of continuous improvement

Fence Guidelines (Rev 6)

1. No fence shall be constructed or installed until the submitted application, description and lot survey have been approved, in writing, by the Architectural Review Committee.
2. a. Homes can have board on board or stockade style fence made from one of the following materials:
 - a. white and beige PVC
 - b. pressure treated pine
 - c. cypress wood
 - d. cedar woodWooden fences must be stained with a clear coat, natural wood color or painted white.
- b. Homes can have picket style fence made from aluminum in either white or black color.
3. The fence should be installed with a minimum set back of fifteen (15) feet from the front corners of the house, extend out no further than the property lines and be no more than six feet high with the good side facing out.
4. Homes on corner lots that abut the side of another lot have special set-back requirements as follows; "no part of any fence located within twenty-five (25) feet of the common lot line shall be nearer the side street lot line than the required front yard of such abutting lot unless the adjacent property owner sharing the common lot line submits a notarized letter stating that he has no objection and there are no site visibility concerns". (Sec. 38-1408 (i) Orange County Code)
5. Homes on the pond should follow the Orange County regulations for lakefront lots. On a Fieldstream pond lot, a fence within the rear yard setback area shall be limited to a maximum height of four (4) feet, unless notarized letters from adjacent property owners are submitted stating that they have no objections to an increased fence height. (Sec 38-1408 (j) Orange County Code) However, the increased fence height is still subject to the fence height limitations as stated in these guidelines.
6. All fences must be constructed and installed in a professional manner and maintained in a clean and proper condition. If a homeowner does not properly maintain their fence, it will be treated like any other neighborhood violation.
7. No fence shall be installed that is inconsistent with the approved drainage plans of the Estates of Fieldstream or any part thereof.
8. Any homeowner whose lot abuts the HOA wall and who wants to install a fence, must obtain a waiver from the Board of Directors to construct a fence to the wall because their lot property line does not extend to the wall.
9. All existing fences that were approved prior to the adoption of these guidelines and are not currently in violation of the maintenance requirements will be grandfathered. If any existing fence is replaced, the new fence must meet the current guidelines and will require approval from the Architectural Review committee.
10. The Architectural Review Committee realizes guidelines cannot address unique situations in fence layouts. Therefore, if the homeowner feels an exemption to these guidelines is needed, the homeowner's request should clearly state which guideline/s the fence layout does not comply with and the reasons why relief is sought. This statement must be included in the initial fence request documentation submitted to the ARC for their consideration. Please keep in mind, making a request for relief of fence guidelines does not imply Architectural Review Committee approval. When approval is not granted for relief from certain fence guidelines, the entire request will be denied and a new request will need to be submitted if the homeowner chooses to install a fence.
11. In addition to the Architectural Review Committee approval, all Orange County Ordinances and conditions must be followed.