

ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC.

FENCE GUIDELINES

Adopted July 2015

LOCATION:

Front (street side):

No fence or hedge of any kind shall extend toward the street, past the front of the structure.

Sight-Screen:

Sight-screening whether by fencing or landscaping must be of appropriate height and shape so that objects contained behind are not visible from the street. All outdoor equipment including but not limited to pool equipment, storage bins, and garbage containers must be sight screened. Air conditioning equipment does not require sight screening.

Non-Waterfront Homes:

Fences installed on non-waterfront homes shall not exceed six (6) feet in height and may be of vinyl or chain link construction. Hedges may not exceed eight (8) feet in height.

Exceptional Cases:

Special exception may be approved by the Board of Directors of the Association on a case-by-case basis.

Waterfront Homes:

Fences and hedges at the rear of homes adjacent to lakes and/or canals shall not exceed four (4) feet in height and must be an "open" design. The rear of the property is defined from the rear lot line to the rear of the structure including the lanai. Fences and hedges on the side of waterfront homes are governed by the same rules as non-waterfront homes.

Acceptable Fence Types:

Vinyl: White, beige or tan proprietary vinyl fence of planks or pickets

Chain Link: Black or green vinyl coated chain link fence

"Open" Design: Chain link or vinyl fence which is visible through. No lattice material will be approved.