

Cypress Breeze Plantation Homeowners Association, Inc.

Fencing and Screen Wall Standards

Issued: October 16, 2015

Last Updated: November 11, 2015

The following fencing requirements shall be adhered to by all members of the Cypress Breeze Plantation Homeowners Association (HOA). Fence, gate, and screen wall detailed elevations shall be reviewed by the ARC on a case by case basis to ensure conformance with the design standards. Notwithstanding the guidelines and specific examples presented herein, the Architectural Review Committee may approve or refuse approval upon any grounds, including purely aesthetic considerations, which in its sole discretion shall appear warranted to protect the beauty and harmony of the subdivision.

The height, material, style, finishing, and portions of the configuration requirements of these standards and specifications shall apply to all fences and screen walls constructed on or after the issuing date of this document. Existing fences which do not comply with these standards and specifications will be “grandfathered” in, but upon replacement of the existing non-conforming fence the member who wishes to replace the fence shall abide by these standards and shall submit for approval to the ARC. A fence shall be considered a replacement when 50% or more of the fence is removed and reconstructed within 3 calendar years.

The maintenance standards and the requirement for all fences to remain outside of drainage or preservation easements presented herein apply to all members of the HOA, regardless of the time constructed.

Wood Fences and Screen Walls

Height Requirements

- The minimum height of any fence or screen wall shall be 4 feet.
- The maximum height of any screen wall shall be 8 feet.

Material Requirements

- Fence posts shall be pressure treated pine (KDAT) or redwood cedar, #2 quality or better.
 - For cedar posts, a damp proofer & sealant must be applied to the portion of the post submerged below grade extending 4” above grade.
- Fence pickets shall be pressure treated pine (KDAT) or redwood cedar, #2 quality or better. Thickness and color provisions apply based on the chosen material.

Fence Styles

- All wooden privacy fences and screen wall construction shall be horizontal slat or horizontal shadow box design. Example photos are provided as Exhibit A.

- Horizontal slat design shall be as follows:
 - Nominal width of horizontal slats shall be a minimum of 4 inches (3.5 inches actual) and a maximum of 8 inches (7.25 inches actual).
 - Nominal thickness of cedar horizontal slats shall be a minimum of 1" (3/4" inch actual) and a maximum of 2" (1.5" actual).
 - Nominal thickness of pressure treated horizontal slats shall be a minimum of 5/4" (1" actual) and a maximum of 2" (1.5" actual)
 - Gaps between slats shall be a minimum of 1/2 inch and a maximum of 2 inches.
- Horizontal shadow box design shall be as follows:
 - Nominal width of slats shall be a minimum of 6 inches (5.5 inches actual) and a maximum of 8 inches (7.25 inches actual).
 - Gaps between slats on the exterior side shall be a minimum of 1 inch and a maximum of 3 inches

Fasteners

- All fasteners shall be galvanized, polymer-coated, or stainless steel nails or screws of the appropriate length so as not to protrude from the rear of the connection.

Finishing

- All fencing and screen walls shall be finished with semi-transparent or solid color, weather proofing wood stain. Color samples shall be submitted to the ARC for approval.
 - For pressure treated pickets, stain must be a solid color.
 - For cedar pickets, stain may be solid color or semi-transparent.
- The ARC will review each fence color on a case-by-case basis. Photographs of the exterior of the residence and surrounding lots shall be submitted if the color chosen is anything other than white or a light, natural color.
- Stain and sealant shall be applied within 60 days of construction. Failure to provide stain and sealant within the allotted timeframe may result in penalties by the Board of Directors.
- Non-finished or weathered wood shall not be permitted.

Maintenance

- Wood fencing and screen walls shall be maintained by the homeowner.
- Broken or missing slats shall be replaced immediately.
- If full sections of the fence are downed, the homeowner shall replace the sections immediately or remove the fence in its entirety.
 - The homeowner may submit to the ARC to retain sections of a fence as a screen wall; however the new configuration will be reviewed under the current ARC standards and will not be "grandfathered" into previous standards.
- Wood stain shall be uniform on all portions of the fence. Replacement sections or components of the fence shall be stained at the earliest possible time.

- Sprinklers should be directed away from fencing to reduce the risk of discoloration and mold build-up.
- Wood fencing and screen wall exteriors shall be pressure washed periodically to reduce mold and mildew build-up.
- Failure to properly maintain a wood fence may result in fines by the HOA. Specific lot assessments or fines shall be administered by the Board of Directors.

Aluminum Fences

Height Requirements

- The minimum height shall be 4 feet.
- The maximum height shall be 6 feet.

Fence Style and Finish

- Aluminum fencing shall consist of a two or three rail system with $\frac{3}{4}$ inch square pickets spaced at a minimum of four inches on center.
- Fences shall be painted or powder-coated white, unless otherwise approved by the ARC.
- Decorative elements, such as finials, must be submitted for approval by the ARC.

Maintenance

- Aluminum fencing shall be maintained by the homeowner.
- Broken, bent, or missing fences components shall be repaired or replaced immediately.
- Aluminum fences shall be cleaned periodically to reduce mold and mildew build-up.
- Excessively chipped or peeling paint must be repaired immediately. Pre-painted or powder-coated aluminum by the manufacturer is recommended to avoid these issues.
- Failure to properly maintain fences may result in fines by the HOA. Specific lot assessments or fines shall be administered by the Board of Directors.

Fence and Screen Wall Layout and Configuration Guidelines

- Fences shall be connected to the home or auxiliary structure.
- Screen walls may be free standing (not connected to the home or auxiliary structure) provided that they have a finished edge on unconnected sides.
- The finished side of all fences and screen walls shall be facing outward toward neighboring properties or rights of way; i.e. untrimmed posts and cross braces shall not be on the exterior side.
- Fences and screen walls shall not be permitted to extend forward of the midpoint of the foremost structure sides.

- For corner lots or lots where the sides of the home or auxiliary structure face a street, the fence or screen wall shall not extend beyond the rear corner of the structure.
- Fences and screen walls shall not be permitted within preservation or drainage easements.

Pool Lot Exceptions (Lots 24 - 39)

- Wood privacy fences shall not be permitted on pool lots.
- Wood screen walls may be permitted on pool lots under certain circumstances, provided that they are attached to the home on one side, do not extend above 6' in height, and do not extend into the 15' rear setback. Screen walls on pool lots shall be designed to extend the minimum length necessary to achieve the desired screening goal. The configuration shall be carefully reviewed by the ARC and coordinated with the lot owner to achieve the owner's stated goal with the minimal impact to the openness of the pool area.
- Aluminum fences shall be permitted on pool lots as follows:
 - The height of the fence shall be 4 feet.
 - The fence shall be painted or powder-coated white.
 - Aluminum pickets shall be a minimum of 4 inches on center.
 - Decorative elements, such as finials, must be submitted for approval by the ARC.

Exhibit A

Wood Fences and Screen Walls Examples



Horizontal Slat Fence



Horizontal Slat Fence



Horizontal Slat Screen Wall



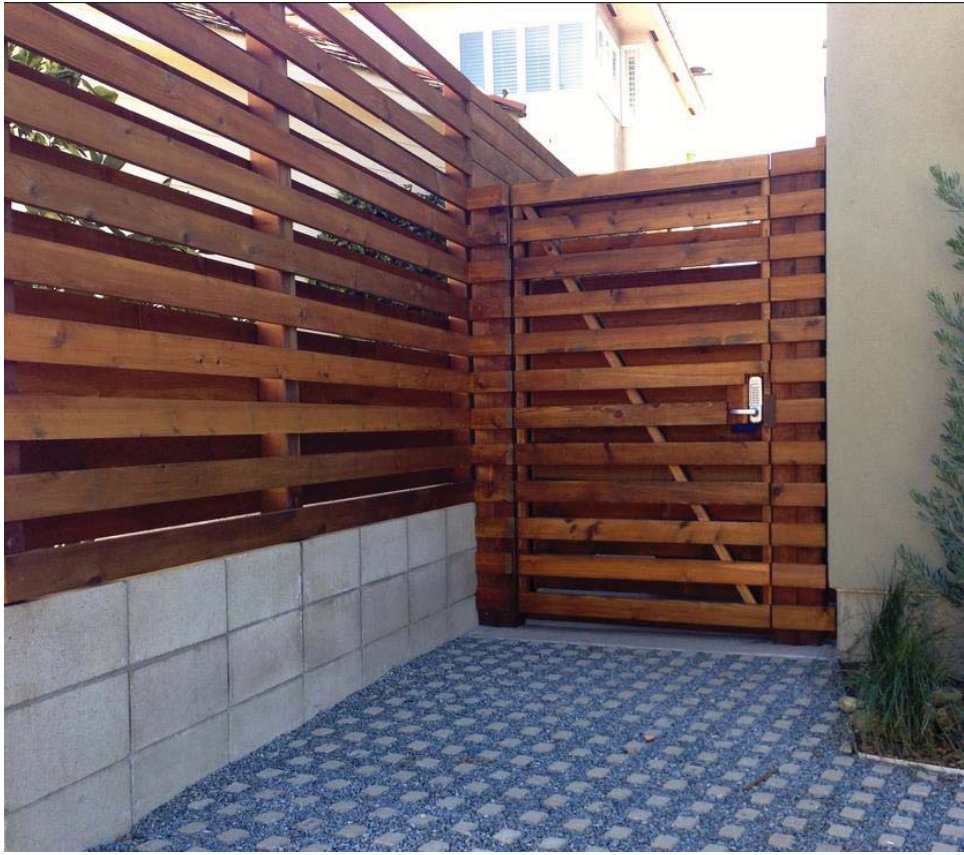
Horizontal Shadow Box Fence



Horizontal Shadow Box Fence



Horizontal Shadow Box Fence



Horizontal Shadow Box Gate

CYPRESS BREEZE PLANTATION HOMEOWNERS ASSOCIATION

**EXHIBIT B
FENCE CONFIGURATION EXAMPLE**

