

AERC FENCE POLICY

Date: November 17, 2015

The Architectural and Environmental Review Board (A.E.R.C.) is submitting the following Fence Criteria to the Board for their approval. The purpose of the criteria is to clarify and better define the existing Association By-Laws Article XVI. RULES AND REGULATIONS, Section 3. (a) (4), paragraph 2, concerning the construction and type of fences allowed in the Park.

General

The existing Association By-Laws, Article XVI. RULES AND REGULATIONS, Section 3. (a) (4), paragraph 2 state “ *There is prohibited the construction and maintenance of fences, hedges over 48” tall used to define the perimeter of a Unit, and radio and TV antennas, including satellite dish type, on the Units, without approval by the Architectural and Environmental Review Board.*”

Fence, Hedge Criteria

1. Location:

- a) All fences, hedges on the rear and sides of the Unit must be constructed on the Owners side of the Property line.
- b) All fences must be two foot from edge of roadway.

Note: Any fence, hedge etc. constructed on the Property may have to be removed (and if replaced) at owner’s expense to gain access to the Utilities.

2. Types of Fences:

A. Listed below are some of the types of Fences that are allowed.

- 1) Wood, Plastic or composite material vertical Picket/slat
- 2) Wood, Plastic or composite material horizontal rail/slat
- 3) Wood, Plastic or composite material lattice
- 4) Wood, Plastic or composite material Post & Rail
- 5) Wood, Plastic or composite material Solid Board/Panel
- 6) Rope Post & Rail
- 7) Aluminum (Black, White or Brown)

B. The following types of Fences are not allowed.

- 1) Chain link
- 2) Barbed, razor or any type wire fence
- 3) Concrete or brick wall

Revision approved by the Board January 11, 2007

Revision approved by the Board April 4, 2011

Revised by A.E.R.C. April 29, 2013

Approved by the Board June 11 2013

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Clarcona Resort Condominium Association Inc.

3. Gates:

Fences or Hedges around the perimeter of the Unit can fully enclose the Unit Providing that there is an unlocked gate within (3) three feet to provide access to the Utilities.

Note:

- 1. The enclosed area can not be used as an animal pen.
- 2. There is the 48' height limitation in the By-Laws, Article XVI, 3. (a), 4. at paragraph 2.

4. Utility Access:

- a) All Utilities (i.e.: Electric meter, Water & Sewer connections, Sewer cleanout, telephone and Cable terminus) must have a minimum of a three (3) foot diameter clear area in front of them.
- b) There must also be an unrestricted path to and from them for maintenance access.

5. Privacy Fence:

Privacy Fence may be constructed to the following criteria.

- a) The Privacy fence can not be taller than six (6) feet high
Maximum (43) forty three lineal feet can be connected together or a total of 43 lineal feet if in separate locations. There must be an opening or gate within 3 feet of the electric meter. Any fence or hedges that are between the individual fence cannot be over four (4) feet high.
- b) The fence (s) can only be placed on the sides or rear of the Unit. They can not be on the front (road side) of the Unit. Fence must be placed a minimum of two feet back from front of recreational vehicle if running parallel with the road.
- c) The fence (s) can be constructed on the owners' side of the Property line. They can not be blocking access to the Utilities.

Note: Any Privacy fence constructed on the Property may have to be removed (and if replaced) at owner's expense to gain access to the Utilities.

Respectfully Submitted,

James Botsacos, AERC Chairman

Copies:

Committee Members:

AERC File	James Botsacos, Chairman	
AERC Committee members	Gary Baugh	Ron Pisciotano
Manager	Vince Bufalini	Robert Rice
Directors & Officers	Kevin Jarvis	Steve Rogers
	Deidre Rick- Secretary	

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Architectural & Environmental Review Committee

Fence Application Requirements

Items to be submitted with Fence Application:

1. _____ Plan view of Unit showing all existing structures, RV, Screen Room, Enclosed Addition, Shed, concrete, fences, driveways, patios, decks and stairs with dimensions of all existing structures and distances from property lines and roads. Also please show the number of the Units located on each side of your unit.
_____ On the Plan view of Unit you must show location of proposed Fence with dimensions of Fence (Height & length) and dimensions from property lines.
Note: Amount of concrete cannot exceed 25% of total square footage of lot.
2. _____ If purchased (contractor installed) submit a set of Manufacturers drawings and specifications of the Fence (must show it meets all Orange County code requirements and Association setbacks etc.).
3. _____ If building it yourself submit a construction drawing that lists all material being used to construct the Fence.

Notes:

1. **Please see Association fence Policy for specifics of the Fence requirements and what is accepted and not accepted.**
2. **All of the above items must be submitted with the application or it will be rejected.**
3. **This application requires an Orange County Permit and the County issued permit must be presented to the Office before work can be started.**