

WALLS AND FENCING

Retaining walls will be faced with the same material as the structure it is in contact with or shall be made of compatible materials if it is a freestanding retaining wall.

All proposed fence installations must be submitted to and approved by the ARC prior to installation. (Sample forms found in EXHIBIT A).

No fences or walls will be permitted in the front yard.

A few general guidelines will apply to all fences:

1. Fencing will be under scrutiny of the ARC to comply with design compatibility and shall be in keeping with the architectural style and materials used in the neighborhood.
2. Fence locations shall be submitted along with the Site Plan.
3. Side walls attached to the house and integrated into the landscape plan will be subject to ARC approval.
4. Side yard fences will not be permitted within ten (10) feet of the front of the house and must be at least 5 (five) feet from the side lot lines for corner lots where fence runs along the street. The ten (10) feet shall be measured from the front horizontal boundary of the structure, not including the garage.
5. Forty-eight inch (48") high black powder coated aluminum fencing will be the only fencing permitted as rear yard fencing along pond and wetland conservation lots 31 - 111. Seventy-two inch (72") high white PVC fencing will be the only fencing permitted as rear yard fencing on lots 1 - 30. If the fence is visible to other The Reserve at South Fork home sites or common areas, landscaping buffering will likely be required per ARC guidelines.
6. Fences cannot be placed on landscape easements. Fences may extend into utility easements at the owner's risk.
7. Fence locations on corner lots may be further restricted due to side yard visibility constraints, side yard setback restriction, and location of homes on adjoining property. Corner lots will be handled on a case-by-case basis. You may request specific information on your corner lot setback prior to submittal of a plan.
8. Fences must be placed so the outside face of the fence is inside the property line. All fencing must be installed with the horizontal railings on the interior, lot side of the fence.
9. Fence requirements in The Reserve at South Fork may vary from those contained in Hillsborough County's fence ordinance. The Reserve at South Fork fencing design guidelines will control where those criteria are more restrictive than county ordinances. Refer to EXHIBIT D for Fence Specifications.

EXHIBIT D

FENCE SPECIFICATIONS

72" high PVC Privacy Fence on lots 1 thru 30

48" high Black Avalon 3-Rail Fence on pond and water conservation lots 31-50 and 86-111



Lakeland White PVC Privacy



Hollingsworth White PVC Privacy



Avalon 3 Rail Black Powder Coated Aluminum