

## GRAND OAKS MASTER ASSOCIATION, INC.

### APPROVED SPECIFICATIONS FOR FENCING

- Fences on standard homesites are to be constructed of pressure-treated cypress wood or white polyvinyl (PVC) only;
- All fencing, whether wood or PVC, **must** conform to the five approved styles as depicted in Exhibit "A" (attached); or a standard shadowbox.
- Fencing on standard homesites (lots that do not back up to a pond or conservation area) must have a total height of six feet (6') along the front, sides, and rear of the lot;
- Fencing on homesites that back up to the pond or conservation areas must be installed to the following specifications: "The rear fence on the property line fronting the pond or conservation area must have a total height of four feet (4'). The side fence panels shall remain at a total height of six feet (6'), with the final side section toward the rear transitioning or sloping downward to meet the rear fence panel height of four feet (4)";
- Fences must be installed on or within six inches of the property line;
- Fences must be installed with the support posts facing the inside of the lot (the "good" side facing out);
- Wooden fences are to be sealed with a clear weatherproofing finish; stains or paint in any color are prohibited;
- No fence shall be constructed closer to the street in which the house faces closer than ten feet (10') back from the forward-facing corners of the house. No fence shall be allowed to extend beyond the front corners of the house in any circumstance;
- All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall;
- All fencing applications require the following: 1) A survey (site plan) depicting the proposed parameters of the fence on the lot line; 2) A brochure or sample depicting the exact style of the proposed fence; 3) Signatures of the owners of the homes on either side to attest that they are aware of the request; 4) Copy of the contract with itemized material/installation specifications.

**“EXHIBIT A”**  
**ACC-APPROVED STYLES OF FENCING**

(Applications must indicate the style of fence proposed)

