

# Hickory Lakes Estates

OWNER'S ASSOCIATION, INC.

## FENCING GUIDELINES

Per the Declaration of Covenants, Conditions and Restrictions for Hickory Lake Estates of Hillsborough County Homeowner's Association, Inc., Article VII, the Architectural Committee (AC) shall have the right to specify and approve all fences. The following set of specifications are to be used as a guideline for all fences. All fences must be approved in writing by the AC or its successors prior to any installation of fences, even if it meets the specifications below.

In order to obtain approval of a fence, a survey or plot plan showing the owner's property and adjoining properties with all permanent structures (including existing fences) located on them must be submitted. The survey must show the location of proposed fences, fence height(s), all transition points of fences, gate locations, distances from property lines, existing or proposed grades, all easements, drainage or utility structures, and list the specifications of all fence materials. The AC meets monthly to review improvement requests, but shall have a maximum of thirty (30) days to approve or disapprove any plan submitted.

The following specifications for fencing are to be used as a guideline:

### Fence Construction:

- A.) Materials: Pickets shall be 1" X 4" Domestic P.T. #2 pine, .25 retention with dog eared tops.

Rails shall be 2" X 4" P.T. #2 pine, .25 retention.

Posts shall be 4" X 4" domestic P.T. pine, .40 retention. All nails or staples shall be galvanized to resist rust. Gate hardware shall be black painted.

All material is to be left "natural" (unpainted) and will be maintained in new or good condition with the good side facing out. Any unsightly or decayed material may be required to be changed by the homeowners, at the Developer's or AC discretion.

- B.) Construction: Unless otherwise approved, pickets shall be assembled in a shadow box design with a maximum gap between boards of 2-1/4". Design shall include three (3) rails on all 6' high fence and two (2) rails on all 4' high fence. All posts must be set at a minimum of 36" into the ground and be spaced not less than 8' 0" on center. Gates must be constructed similarly and should be reinforced to prevent sagging. Rear property lines on lake lots and conservation lots, if fenced must have 4' high spaced picket fence. The pickets will be placed on the outside of the fence with the maximum spacing between pickets of 2-1/4".

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## Acceptable Locations:

- A.) Front Setback: Shall be minimum of 35' from the front property line or 10' behind the closest point of the house to the street, whichever is further.
- B.) Easements: Approved fences may be installed in drainage and utility easements subject to the following conditions:
- 1.) Owner understands that he/she may need to remove and reinstall any fencing at their expense to allow the appropriate agencies to use their easements.
  - 2.) All fences must be installed so that water flow off the owner's property or other lots designed to drain through those easements will not be impeded.
- C.) Lake Lots: On side yards of lake lots, fences must begin to transition from 6' high down to 4' high at a minimum of 30' from the rear property corners. A greater setback may be required if views to the lake by adjoining homeowners is blocked. The transition for 6' high to 4' high will take place in an 8' section of fence. From that point, the fence will continue at 4' high in the vertical shadow box design.
- D.) **Pond Lots: White PVC fencing will be mandatory material for any fences to be installed on a pond lot. All other installation requirements remain the same as for wood fences.**
- E.) Conservation Lots: These lots will have the same requirements as lake lots, with the exception that the rear yard fence must be set on the conservation easement line or to the houseside of that line.
- F.) Subdivision Wall: On side yards of lots on the subdivision, wall fences may butt into the solid wall. All fence tops must finish below the wall cap on the wall and must not be visible from the street. On the side yard lines, where the open rail fencing is located in the subdivision wall, the fence may butt into the solid wall no less than 1'. The fence must run on a straight line from that point a minimum of 20' towards the front property line. At that point, the fence may turn towards the side property line and then continue down the side property line. The fence visible from the street through the open rail section must be landscaped with appropriate materials to soften the fence appearance. In addition, irrigation must be installed in this area to adequately water all landscaping. Also, an access gate must be placed in an inconspicuous place to allow the homeowner to maintain this area. Please note that fence requests should show all landscape and irrigation for this area.

The requirements for fencing is to provide for consistent and appealing fences in the community. **Taking into consideration that as new products become available, other fences may be considered by the AC at its discretion.** Any inconsistencies or conflicts in these guidelines will be settled at the AC's sole discretion.