

WELLINGTON SOUTH AT BAY PARK HOMEOWNERS ASSOCIATION, INC

FENCE STYLE & SPECIFICATIONS

Fences within Wellington South at Bay Park Homeowner's Association shall be constructed of either wood or PVC material and shall conform to the styles and specifications stated below.

- The first step before beginning installation of your fence is to complete an architectural application. The application must be submitted to the Architectural Review Board c/o management company with a lot survey showing the location of the proposed fence installation on the survey. **Approval may take up to 30 days to receive from the ARB. Do not begin your fence installation until you have received a written approval from the Architectural Review Board.**
- All fences shall be at a height of six feet if your home backs up to another home. If the rear of your lot faces a conservation area or pond the fence may be six feet in height up to the last panel of the fence on either side wherein it shall transition diagonally from six feet to four feet in one panel length and continue at a height of four feet across the rear of the lot. The four foot section of fence across the rear of the lot shall be an open picket style. Greater transitions in two panel sections may be required if visibility is hindered for another homeowner.
- No color stains are permitted on wood fences. Only clear sealant.
- Only the good side of the fence may face outward. No posts or stringers may be visible from the outside of the fence.
- 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.
- No fence shall be constructed closer to the street, which the house faces, than ten feet (10') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. **It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.**
- It is not recommended that fences be installed in drainage easements. However, if the ARB grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense. Should the Association or County be required to correct a drainage situation either above or underground the homeowner is responsible for all costs associated with the removal of the improvement installed in said easement.
- Fences may not be installed past any wetland conservation setback lines on any home sites within the community.

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PVC & WOOD FENCE SPECIFICATIONS

Hollingsworth PVC Fence

- 2" x 7" x 95" Bottom & Middle Rail.
- 2" x 3 ½" x 95" Top Rail.
- 1" x 7" Vertical Pickets with Picket Caps.
- 5" x 5" Posts.
- Posts Installed 36" In Ground,
- With Concrete Around Each Post.
- 5" Traditional Post Caps.



Board on Board – Preserve Plus Fence

- 1/2" or ¾" x 4" Pickets
- Full Rough Cut 1" x 4" Stringers
- Log Run 4" x 4" Posts
- Concrete Around Each Post
- Stainless Steel Ring Shank Nails
- 96" Centers