

ROTONDA SANDS CONSERVATION ASSOCIATION
FENCE, HEDGE AND WALL GUIDELINES

Fence and Hedge Guidelines

Reference: Document Library, www.rotondasandsfl.com.

March 2020, Restatement of Covenants and Restrictions for Rotonda Sands.

Article 9. Use Restrictions, Section 7. Fences, Walls and Hedges.

Purpose for fence and hedge guidelines:

Whether putting a fence or hedge in your yard to keep pets in, animals out or for privacy and sight screening the Association has developed a few guidelines to help keep the community as beautiful as possible while still letting owners and neighbors enjoy their privacy and security.

DEFINITIONS:

Fence: A fence is a structure that encloses an area, typically outdoors, and is usually constructed from posts that are connected by boards, wire, rails, or netting. A fence differs from a wall in not having a solid foundation along its whole length.

Hedge: A fence or boundary formed by closely growing bushes or shrubs. Or a hedge or hedgerow is a line of closely spaced shrubs and sometimes trees, planted and trained to form a barrier or to mark the boundary of an area, such as between neighboring properties.

Masonry Fence: A masonry fence is an outdoor wall made with blocks or bricks of materials such as cement or natural stone. A masonry column fence has panels of metal bars and only the posts or columns are made of stone or concrete. Masonry fencing will not be allowed.

Berm: A berm is a level space, shelf, or raised barrier (usually made of compacted soil) separating two areas. It can serve as a fortification line, a border/separation barrier, in industrial settings, or in many other applications. Berm will not be allowed as perimeter screening.

Electrified wire fencing/barbed wire fencing: These types of fences are only allowed in agricultural zoned areas per Sec. 3-9-72 of Special regulations. Rotonda Sands has no agricultural zoned areas.

Plain single strand wire perimeter fencing: Single strand wire fencing whether stand alone or applied to existing fencing will not be allowed.

Rear projection: Rear projection is defined to the furthest rear structural edge of Lanai, home, or garage.

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Decorative/Ornamental/Architectural fence: A black/bronze finished metal fence consisting of rails and posts with a see-through structure that is visually appealing and not meant to hide or obstruct the view of owner's yard. No material living, dead or man-made will be allowed to intertwine with the fence to cause obstruction or a solid wall view. Reference in these guidelines to "decorative" shall have this meaning.

PVC fence: Solid fence made of PVC in either white, beige, or tan color.

ROW: County Right of Way or Setbacks as defined for RSF-5 (Residential Single Family) Article II. -District Regulations Sec. 3-9-26.3

Further reference:

Refer to Charlotte County guidelines Article III --Special Regulations Sec. 3-9-72—Fences, walls.

LOCATION:

1. Front (street side): The front structural edge of a home or garage on your property. Left and right-side structure edge facing the street, may vary in distance to street. No fencing/hedges of any kind will be permitted beyond the front structural edge on either right or left side of property.
2. Sightscreen: Please see Sight Screen Guidelines as established by the Association.
3. Side of home/Privacy: A fence installed parallel with the side elevation of the home to provide privacy from neighbor shall not extend beyond the furthest rear projection of the home and shall not exceed six (6) feet in height. Material used must be PVC fence, or decorative fencing, when distance to neighbor's property line and owner's side structure is the minimum set back distance. Fence setback must be at least one (1) foot from the owner's property line to allow access without trespassing for maintenance. Such maintenance will include upkeep to keep fence in clean and repaired condition on both sides for structural and visual appeal. Hedges and/or shrubs not to exceed six (6) feet may only be used when owner's property line from side of owner's home is greater than the minimum setback distances as defined by the County. Hedges and shrubs must be set back on owner's property at least two (2) feet from owner's property line to allow for foliage overhang and trimming access without trespass. No overhand of either living or dead foliage on neighbor's property is permitted and it is the owner's responsibility to clean and trim properly. It is strongly suggested that the selected plantings be of a fire-resistant nature and a native Florida species.
4. Rear of property fence (not a lake or canal property): A fence installed beyond the rear projection of the home for the purpose of enclosing the rear yard shall not exceed six (6) feet in height for decorative fencing of four (4) feet in height for chain link fencing.

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Material used must be metal. Fence setback from owner's home must be at least one (1) foot into owner's property from the owner's property line to allow access without trespass for maintenance. Such maintenance will include upkeep to keep fence in clean and repaired condition on both sides for structural and visual appeal. No solid wall/stockade fencing will be allowed to completely enclose a yard.

5. Rear of property fence (lake or canal property): A fence installed beyond the rear projection of the home for the purpose of enclosing the rear yard shall not exceed four (4) feet in height for decorative fencing or chain link fencing. Material used must be metal. Fence setback from owner's home must be at least one (1) foot into owner's property from the owner's property line to allow access without trespass for maintenance. Such maintenance will include upkeep to keep the fence in clean and repaired condition on both sides for structural and visual appeal. No solid wall/stockade fencing will be allowed to completely enclose a yard. To maintain lake views no plantings of any solid nature will be allowed if obstructing a neighbor's view of lake or canal.
6. Rear Privacy for interior property: A fence, hedge, or plantings such as trees or shrubs to provide privacy along rear only of (interior) property not a lake or canal property. Material used must be PVC fence, or decorative fencing not to exceed (6) feet in height. Fence setback from owner's home must be at least one (1) foot into owner's property from the owner's property line to allow access without trespass for maintenance. Such maintenance will include upkeep to keep the fence in clean and repaired condition on both sides for structural and visual appeal. Hedges and/or plantings not to exceed six (6) feet may also be used and must be set back on owner's property at least two (2) feet from owner's property line to allow for foliage overhang and trimming access without trespass. No overhang of either living or dead foliage on neighbor's property is permitted and it is the owner's responsibility to clean and trim properly. It is strongly suggested that the selected plantings be of a fire-resistant nature and a native Florida species.
7. Cautionary Notes: Hurricanes, strong storms, wind events and wildfires all have a major impact on Florida residents yearly. It is suggested to use native plantings that are fire-resistant and grow well in our environment. Plantings that are trimmed and maintained may be a better option than fences which may be unstable in storms and wind events. Decorative fences are more likely to stand rather than solid fences in storms. You as a homeowner are responsible for your plantings and fences if these things should do damage to a neighbor's property.
8. Exceptional Cases: The Board of Directors of the Association holds the right to grant special exceptions on a case-by-case basis.

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9. Note: For a copy of this guideline reference: www.rotondasandsfl.com Document Center as well as other useful information pertaining to Rotonda Sands Conservation Association.