

# **NOVA GROVE HOMEOWNERS ASSOCIATION, INC.**

## **ARCHITECTURAL GUIDELINES FOR FENCE INSTALLATION**

No fences are approved without the express, prior written approval of the Architectural Review Committee (ARC) of the Nova Grove Homeowners Association, Inc. (HOA). Please note that the ARC has up to 45 days to act on an application. PLEASE PLAN YOUR PROJECT ACCORDINGLY.

All fencing must be tan PVC.

- **Standard fences are to be six foot (6') high tongue and groove style.**
- Corner lots – Fence shall be four foot (4') high open picket style and setback three feet (3') along the portion of the home site adjacent to any road and sidewalk.
  - o Alternatively, six foot (6') high tongue and groove style fence may be allowed, but must be set back a minimum of eight (8').
- Lots 23 to 28- **Fence shall be four feet high tongue and groove or open picket across the rear property line and shall transition from six feet to four feet in height in the last eight feet of the side fences (as it approaches the rear property line).**

Standard Setbacks:

- Minimum 10' from face of house. If part of front face of house is set deeper, the minimum setback is 5' on that particular side. (see sketch)

FENCING OF FENCE, LANDSCAPE AND NATURAL BUFFER EASEMENT:

Certain homes have a 20' Fence, Landscape and Natural Buffer Easement (NBE) on the rear or side of their property. This buffer was required by Osceola County when Nova Grove was developed and is maintained by the Nova Grove Homeowners Association. Subject to prior approval by the HOA, fencing may cross and/or enclose the NBE area of the homeowners lot with the following conditions:

- Seven (7) days prior to commencing work, notify the HOA management company of the scheduled start date of the project,
- Care must be taken not to damage the landscape material and irrigation installed in the NBE,
- If any landscape material and/or irrigation components are damaged, or must be moved to allow installation of the fence, the homeowner is responsible to promptly restore the area,
  - \* Should landscape material be moved, the homeowner is responsible for watering the material daily for thirty (30) days or until it is established.
- Five foot (5') wide walk gates must be installed on each side of the NBE to allow the HOA's maintenance contractors free access to the NBE,
- A twelve inch (12") wide mulched maintenance strip must be installed and maintained for fencing installed in the NBE beginning on the property line and continuing under the fence into your yard. This will allow the HOA maintenance contractors to maintain the fence without causing damage and will eliminate the need to trim the grass under the fence.
- Upon completion of the project, notify the HOA management company that the work is done so the NBE can be cleared for HOA maintenance,

Any expense incurred by the HOA to restore conditions in the NBE impacted by installation of the homeowner's fence shall be assessed to the homeowner as a Special Assessment as defined in the governing documents of the HOA.

## GENERAL CONDITIONS

Please note that for typical fence installations to enclose a home's back yard, the fence must be installed immediately inside your property line. Also remember that the fence is on your property and you are responsible to maintain the property up to the property line. This means that you are responsible for trimming the grass on the outside of the fence up to your property line.

- It is recommended that a twelve inch (12") mulched maintenance strip be installed and maintained beginning on the property line and continuing under the fence into your yard. This will make it easier to maintain the fence without causing damage and reduce or eliminate the need to trim the grass on the outside of the fence.

Please attach two copies of your plot plan to your alteration application with desired location of fence sketched onto it and denoting setbacks in number of feet.

Once approved, the installation must be completed within 90 days.

Fencing must remain in "like new" condition at all times. "Like new" condition means that regular cleaning of the fence would be needed to keep the crisp, clean appearance. "Like new" also means that any repairs to maintain the vertical nature of the fence should be performed on an as needed basis. At no time will bent, warped, unstable or loose fence panels or posts be allowed for a period of longer than seven days, seven days being deemed a reasonable time period to perform said repairs.

The Association reserves the right to prohibit fencing of certain lots due to aesthetic reasons.

## STANDARD LOT SETBACK SKETCH

