

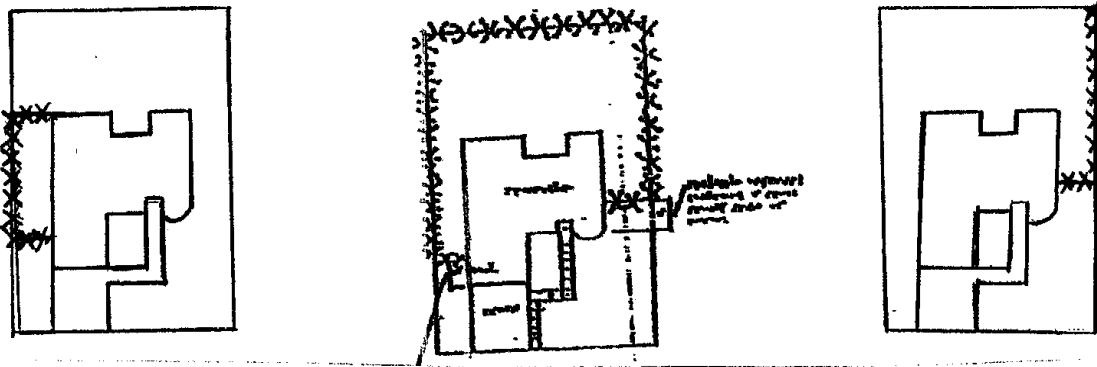


ARCHITECTURAL REVIEW COMMITTEE
GUIDE TO PLANNING A HOME IMPROVEMENT FOR:
RESIDENTIAL FENCING GUIDELINES AMENDMENT

The following items must be submitted with the WLCA application. Missing requirements or information will delay the ARA review application.

1. Completed General Application
2. Plat or Survey Plan showing the approximate location.
3. PVC and Aluminum fencing will now be allowed white, beige and gray color in Waterford Lakes, along with wood stains with the approved ARC colors.
4. All fencing will still adhere to current guidelines regarding setbacks and height restrictions. No GATES allowed on the backs or sides of houses that face Lake Underhill, Woodbury Road, Mark Twain and Alafaya Trail. Gates must open onto owner's property only. However, gates are permitted on the backs of houses that face WLCA ponds and conservation areas.
5. No Gates can be situated in areas where an owner's property abuts property owned by a Neighborhood Associations.
6. Wrought Iron/ Aluminum fences will only be allowed in rear of property that is located on a lakefront, with a maximum of 4 feet in the rear and must be of the picket style.
7. Neighborhood Associations will have the authority to set their own guidelines regarding which type of fencing will be allowed in each sub division (all wood, pvc, aluminum, or all three types)
8. Decorative fencing no more than three feet high will be allowed around the patio of a homeowner in the backyard only. Neighborhood Associations will have the authority to set guidelines in their community for this type of fencing.
9. All fencing must be installed in a professional looking manner and well maintained with a sharp appearance at all times.
10. Neighborhood Associations guidelines for fencing may be set at a higher standard than the WLCA's, however ARC's for all fences must be approved by both.
11. Any fencing plans not covered above along with special request must be submitted for approval prior to work being done.
12. The WLCA ARC committee will not override a decision made by a Neighborhood Association on a fence application provided the neighborhood association has its own written guidelines and the guidelines are followed.
13. Wood fences must be natural wood color stain shades of browns or grays.

14. All request for fencing must be submitted to the WLCA ARC for review and approval in accordance with WLCA Documents.
15. All wood fencing to be board on board or shadow box; pressure treated pine, cypress, or cedar.
16. Posts for wood fence to face inside of applicant's property and "good side of fence" is to face out (the side where the nail head faces).
17. All fencing to be installed and constructed in a workman-like manner.
18. All wood fencing to be a maximum of six feet in height all around, except: On lake front lots, fence shall be three or four feet height across the rear property line and shall transition from six feet in high along side property lines to three or four feet in height. Transition will begin in the last ten to sixteen feet of the side fences (as it approaches the rear of the property line.)
19. Properties along school grounds have the option for an eight foot fence.
20. Alternate designs must be submitted for review.



21. Setbacks: Minimum 10 feet from the face of the house. If part of the front is deeper, the minimum setback is 5 feet on that particular side (see sketch). Please note that setbacks on corner lots vary.
22. Please note the height, size, type and color of your fence on your ARA form.
23. Please attach (to your ARA form) two copies of your plot plan with the desired location of fence, sketched onto it and also denote setbacks.

APPROVAL CONTINGENT UPON THE SATISFACTION OF ALL FENCING GUIDELINES. PLEASE SUBMIT ANY AND ALL QUESTIONS IN WRITING.

NOTE: NO WORK IS TO BE DONE OR STARTED UNTIL A WLCA ARCHITECTURAL REVIEW APPLICATION IS APPROVED IN WRITING BY BOTH NEIGHBORHOOD AND WLCA ARCHITECTURAL REVIEW COMMITTEE OR 30 DAYS HAVE EXPIRED, WITHOUT RECEIVING A REJECTION OR OTHER RESPONSE FROM EITHER THE WLCA ARC OR THE NEIGHBORHOOD ARC, WHICHEVER COMES FIRST.