

FENCE REQUIREMENTS AND GUIDELINES

- Fence must enclose the sides and rear of a lot, not a small enclosed area (i.e., around a pool or garden)
- Fence must be on property boundary line, professional survey required
- Fence must not extend past owner's property boundary line
- Fence must be set back at least 5 feet from the front of the house
- Fences that are joined with a neighboring fence must be replaced immediately if neighbor removes their portion of the fence
- Fence style **must** be consistent upon a lot
- Neither the ACC nor the HOA is responsible to notify neighbors that a fence has been approved

Regular lots:

- 6 foot high fence panels enclosing yard
- Finished sides of fence panels are to face the street and neighboring lots

Lakefront lots:

- 6 foot high fence panels on front and sides of yard
- Side of fence approaching rear of the property will "step" down from 6 foot to 5 foot
- 4 foot high white vinyl picket or aluminum fence will line the rear of the lot
- Finished sides of fence panels are to face the street and neighboring lots

Conservation lots:

- 6 foot high fence panels on front and sides of yard
- Rear fence line can either be 4 foot , 5 foot or 6 foot in height (homeowner choice). If the choice is 6 foot, all the sides of the fence will be 6 foot as referenced in a regular lot. If the choice is 4 foot, the side of the fence approaching the rear will "step" down from 6 foot to 5 foot
- Finished sides of fence panels are to face the street and neighboring lots

Lots backed to community wall:

- 6 foot high fence panels on front and sides of yard
- Fence panels approaching the rear of the property must "step" down to height of community wall
- Finished sides of fence panels are to face the street and neighboring lots

Fencing permitted in Falcon Trace for front, side and rear (non-lakefront property):

White vinyl Tongue and Groove Privacy. Must be solid from bottom to top of panel; no lattice permitted

Wood: Board on Board or Shadow Box. Wooden fences are not to be painted **any** color or stained any color. BUT should have a clear coat weather seal for proper upkeep.

Lakefront Property:

White vinyl picket fence (or aluminum) must be used for rear of lakefront property. Only straight top picket fence may be used; scallop not permitted

Fence Caps:

The caps for the post of the fence must be flat design. There shall be no decorative fence post caps allowed such as balls, arrows, diamonds, etc.