

BENT TREE PROPERTY OWNERS' ASSOCIATION, INC.

ARCHITECTURAL REVIEW COMMITTEE

FENCING GUIDELINES

The following fences are approved subject to city and county permitting requirements, obligations contained in public documents for rights of access or easement and those easements, restrictions and covenants contained in the documents provided to each owner/member of the Association. This approval in no way limits or restricts the Association from access to the property for the purpose of enforcement of any of its responsibilities.

FENCES MUST:

Include a 42" wide gate, of the same materials as the fence, to allow landscaping equipment access. If there is a maintenance easement within the fenced area, gates must be provided for access or irrevocable permission granted to the Association to enter the property for maintenance purposes.

LANDSCAPE REQUIRED:

Have approved 3-gallon shrubs planted 2' on center on the outside of the fence facing the street and lake and on the inside perimeter of the rest of the fence.

Be completely on the requesting owner's property line and may not encroach on common area preserves.

FENCES MAY BE:

WHITE ALUMINUM – OR VINYL – 4'-5' high of a design compatible with the fence around the community pool.

BLACK OR GREEN VINYL COATED CHAIN LINK – A MAXIMUM OF 5' HIGH.

CONTRACTOR REQUIREMENTS:

Contractors must be licensed, insured and bonded in accordance with guidelines provided by the Association Property Manager.

Common Areas, including preserves, may not be used for staging equipment; disposal of materials, or in any way damaged. The owner will be held financially responsible for any damage caused by installation or contractors.

PLEASE NOTE: THE ABOVE CONDITIONS APPLY TO ALL FENCE REQUEST APPROVALS AND BECOME PART OF THE APPROVAL.