

ARCHITECTURAL CONTROL COMMITTEE

FENCE GUIDELINES

These guidelines are provided to assist in presenting a complete application to the Sand Lake Point Architectural Control Committee for fence alterations and improvements. ACC approval is required for any changes to a fence.

The goal of the application should be to present a design that is:

- 1) Harmonious with the existing fencing of other properties within Sand Lake Point.
- 2) Comply with Article II, Section 22 of the Sand Lake Point Declaration of Covenants, Conditions and Restrictions and well as the Rules and Regulations of Sand Lake Point Rule No. 2.
- 3) Does not intrude upon the views and site lines of other properties within Sand Lake Point
- 4) Contingent upon obtaining an Orange County Building Permit for its construction.

The Homeowner must provide a detailed plan which includes the following:

- A completed Architectural Control Committee Application form.
- A plot plan/survey showing your design layout which indicates the dimensions and location of the fence noting the distance of the fence from the nearest front corner of the residence and the location and size of any gates.
- A picture or photograph of the home showing the nearest corner adjacent to the fence.
- A full description of the materials to be used. A sample of the material may be necessary.
- The finished color of the fence and if painted, the color as described in the Color Palette (see Sand Lake Point Rule 8) as well as the existing color of the residence. Painting of a Vinyl fence must be conducted per the specifications of the manufacturer and it must be demonstrated that it does not void the manufacturer's warranty.
- A description of the spacing between vertical posts and size of the vertical posts (must be at least 4"X4") as well as the horizontal structural supports (must be at least 2"X4" for wooden fences).
- Requests for vinyl fence approvals must include a copy of the proposal from the supplier/installer showing fence design, fence location, height and location of gate(s). Also required is a copy of the product warranty showing a warranty period of at least 20 years. (Industry standard is lifetime warranty)
- Vinyl fencing must consist of an approved Fence Color Palette color. The approved Color Palette can be obtained by contacting our Property Management Company. The ACC shall solely determinate whether a color provided is an acceptable match to an approved Fence Color Palette color. Blended (multi-tone) colors may not be acceptable because of color fading.
- Only smooth or wood grain textures are permitted for vinyl fences. Stucco or other textures are not permitted.

The plan should provide the ACC with a complete and detailed understanding of exactly what you intend to create and/or modify.

Adopted by the Architectural Control Committee of the Sand Lake Point Homeowners Association, Inc. on the 10th day of August, 2020.

