

V. GENERAL SITE IMPROVEMENT STANDARDS

The standards in this section are applicable to all areas of Tampa Palms North. See additional neighborhood specific standards in section VI of this document.

A. Fences

No chain link fencing will be permitted within TPNOA. Fences must be located on or within 6" of the side and rear property line except for conservation, pond or lake, and corner lots where the Owner shall explicitly indicate the proposed fence location relative to the property lines in the application to the ADMC. Except in the case of an egress/ingress maintenance easement, alleyways will not be allowed between neighboring fences. All fences shall be maintained by the Owner. It is recommended that the abutting Lot Owners be advised of the planned fence prior to making the modification application.

- All fences require approval prior to construction. Your neighborhood may have more specific and restrictive guidelines for fences. See Section VI of this document.
- The first step in building or contracting any fence in Tampa Palms North is to submit a complete Architectural Review Form for the Architectural Design and Modification Committee (ADMC) approval as required by the Declaration of Covenants and Restrictions.
- Fences on standard home sites are to be constructed of pressure-treated cypress wood or white polyvinyl only. The exact specifications for fencing shall be as follows: Five foot (5') vertical shadow box, wood or white polyvinyl fence polyvinyl panels with one foot (1') of lattice on top using ½" X 4" cypress pickets, 2" X 4" pressure treated wood or polyvinyl stringers, on 4" X 4" X 10' pressure treated wood or polyvinyl posts, with 2" X 2" U-channel and lattice sheets. All wood fences are to be painted with Scott Paint #420 Ultra 100% Acrylic Velvet Supercoat Satin Finish, White color, or another paint manufacturer's equivalent. Installation must be with support posts facing the inside of the lot.
- Fences on home sites on pond and conservation areas are subject to the above specifications in addition to the following: The rear fence on the property line fronting said pond or conservation area must be three foot (3') shadow box wood or polyvinyl fence or poly vinyl panels with one foot (1') of lattice on top, for a total height of four feet (4'). The side fences shall remain at five feet (5') plus one foot (1') lattice on top, with the final side section toward the rear transitioning or sloping downward to meet the rear fence height of four feet (4'). A three foot (3') white vinyl picket fence with 2" X 2" wide gothic tops may also be used. A variance may be given where no other Owner will be affected. If a variance for a 6' fence is given, the height of the fence will be measured from the grade directly below that section of fence. If other Owners enjoyment of the conservation area will be affected by the taller fence, signatures of approval by those Owners must be obtained by the applicant prior to submitting an application.
- All fences that will abut an existing fence or perimeter wall must be installed

with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.

- No fence shall be constructed closer to the street which the house faces than ten feet (10') back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corner of the house in any circumstance.
- Fences for corner lots require close coordination with the ADMC due to unique layout, concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements.
- Architectural applications SHALL include gate sizes and location(s).
- Any and all required governmental approvals/permits for fence construction are the responsibility of the owner and must be obtained prior to construction. It is the responsibility of the owner to comply with all County, City, and/or Association requirements, whichever is most stringent.
- The approval process may take as much as (45) days. Plan your project accordingly. A copy of the Architectural Application will be mailed to the homeowners upon ADMC review.

Example picture of the approved Shadow Box fence style:



MAYFAIR NEIGHBORHOOD

A. Fences

- Fences on standard home sites shall be constructed of white polyvinyl only. Two style options shall be allowed. The approved styles shall be the five-foot (5') vertical shadow box white polyvinyl panels with one foot (1') of lattice on top or the Manchester Concave design (manufactured by Polyvinyl Creations). Installation shall be with the support posts facing the inside of the lot.
- Fences on home sites on pond and conservation areas are subject to the above specifications in addition to the following: The rear fence on the property line fronting said pond or conservation area shall be four (4') in height. The side fences may be five feet (5') plus one-foot (1') lattice on top, with the final side section toward the rear transitioning or sloping downward to meet the rear fence height of four feet (4'). If the Manchester Concave design is used, it shall remain the same height as the sides which is an optional three (3) feet or four (4) feet in height.

Mayfair example pictures of the approved fence styles:



Shadow Box
Concave



Manchester

B. Recreation and Play Equipment

Playground equipment including play sets shall be located within a fenced backyard and shall not exceed 10 feet in height.

C. Screen Enclosures

Screen roofs of screen enclosures shall be mansard or gable style as selected by the owner.