

TAMPA PALMS NORTH OWNERS' ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES

STANDARDS & CRITERIA

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. NEIGHBORHOOD SITE IMPROVEMENT STANDARDS 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 1/2" 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.

VI. NEIGHBORHOOD SITE IMPROVEMENT STANDARDS

The standards in the attached section are neighborhood specific and shall control when conflicting with the above section V. GENERAL SITE IMPROVEMENT STANDARDS.

WINDSOR NEIGHBORHOOD BASIC FENCE CRITERIA

Addendum to TPN fence criteria

NOTE: ALL FENCES REQUIRE ARCHITECTURAL APPROVAL PRIOR TO CONSTRUCTION

- The first step in building or contracting any fence in the Tampa Palms North community is to submit a completed Architectural Review Form for ADMC (Architectural Design and Modification Committee) approval as required by the Declaration of Covenants and Restrictions.
- Fences on standard home sites are to be constructed of white polyvinyl or black anodized aluminum. The only two approved options shall be allowed:
 - Specifications for the white polyvinyl fencing shall be as follows: five-foot (5') vertical shadow box white polyvinyl panels with one foot (1') of lattice on top, with 4" x 4" polyvinyl posts (total of six feet height). Installation must be with support posts facing the inside of the lot.
 - Specifications for the black anodized aluminum fencing shall be as follows: four foot (4') in height with 3/4" rails. The approved style shall be the **Avalon Black Anodized Aluminum** resembling the gate style at the entrance of the subdivision (3 channel style with 2" posts). Installation shall be with the support posts facing the inside of the lot.
- Fences on all home sites (including home site 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 feet (4') in height. The white vinyl side fences shall be five feet (5') plus one foot (1') lattice on top (total of six feet height), with the final side section toward the rear transitioning or sloping downward to meet the rear fence height of four feet (4').
- No fence shall be constructed closer to the street which the house faces, than fifteen feet (15') back from the forward facing comers of the house. No fence shall be permitted to extend beyond the front comers of the house in any circumstance.
- Previous existing fences installed under the TPNOA basic guidelines may be maintained and not extended or replaced. All replacement fences shall meet the current guidelines.
- Fences for comer 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 **MUST** include gate sizes and location(s).
- **Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners 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 thirty (30) days. Plan your project accordingly. A copy of the Architectural Application will be mailed to the homeowners upon Committee review.
- **Example pictures of the approved Windsor fence styles:**



Example picture of the approved White Polyvinyl Shadow Box fence style.



Example picture of the approved Black Anodized Aluminum Avalon.