

# Cypress Isles ARC Guidelines for Property Modifications

## Fencing & Living Fence (Hedges)

Approved by the Cypress Isles Board of Directors on May 15, 2018.  
Effective May 15, 2018.

Cypress Isles follows the 2020 WLCA ARC Rules and Regulations<sup>3</sup> for Fencing & Living Fence (Hedges), with the following exceptions:

- (1) Cypress Isles also allows fencing layouts, materials, and colors that were previously approved by the ARC ("grandfathered") to be replaced with identical layouts, materials, and colors.
- (2) Picket style wrought iron or aluminum fences no higher than 5 feet are allowed.
- (3) Living fences (hedges) must be well maintained and no higher than 6 feet.

Before starting to install new or replacement fencing, the Owner must submit a WLCA Architectural Review Application (ARA) even if fence was the original fence or was previously approved by the ARC. The ARA must include a plat or survey plan showing the location of the fencing as well as the height, length, type, material, and color of the fence.

If the fence is an exact replacement of an original or previously approved fence, the ARA must include either:

- (1) a copy of a previous ARA showing ARC approval of the proposed fence; or
- (2) acceptable proof of the original fence, such as
  - (a) original documents from the builder, or
  - (b) dated color photograph(s) of the house and fence when they were built.

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<sup>3</sup> Formerly WLCA Residential Fencing Guidelines...

# ADDITIONAL RULES AND REGULATIONS RELATING TO PROPERTIES<sup>1</sup>



## ARC Rules and Regulations for Fences<sup>2</sup>

Approved on August 24, 2020

ARAs are available from the WLCA website [www.mywaterfordlakes.org](http://www.mywaterfordlakes.org) or from the WLCA office. External property improvement may not be started until the (1) homeowner submits Architectural Review Application (ARA), (2) the local Neighborhood Architectural Review Committee (ARC), if applicable, and the WLCA ARC approve the ARA, and (3) the homeowner receives a letter of approval from WLCA. If no response is received from WLCA after 30 days have elapsed from the receipt date stamped by WLCA, the ARA application is considered approved.

### What These Rules and Regulations Cover:

These rules and regulations cover permissible residential fencing including hedges used as living fences.

### Basic Information:

1. Applicants must comply with the present Rules and Regulations as well as any neighborhood HOA rules and regulations or guidelines that apply to their project. If there are no neighborhood guidelines, WLCA guidelines shall apply. For additional information, please see the WLCA Amended Declaration, Article IX Section 1-T.
2. Definitions
  - a. A "hedge" is a fence or boundary formed by a dense row of shrubs or low trees.
  - b. A "woody plant" is a plant that has hard stems (hence the term "woody").
3. Fences must be installed in a professional manner and be well maintained.
4. Although a permit is not required at the time of the applications, this improvement is subject to Orange County Building Codes and will require an Orange County Building Permit. Orange County Code Section 38-1408 restricts fences that obscure line of sight and impair visibility at intersections.
5. Diagrams for "Flag lots", "corner lots", "cul-de-sac lots", "interior lots", "key lots", and "T-intersection lots" are shown in Exhibit A.
6. For corner lots, the front yard is defined as the portion of property in front of the front door and the back yard is defined as the portion of property on the opposite side of the house from the front door.
7. Fences should be planned with consideration of all property lines, easements, and buried utilities.

### Rules for Modifications:

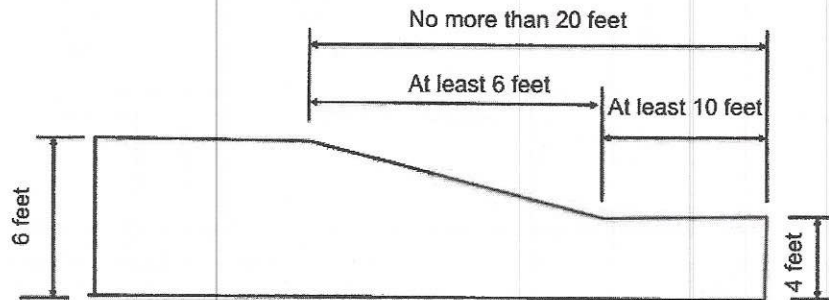
8. Perimeter fences may be constructed of PVC, wood, aluminum, or a living hedge.
9. Wood fencing shall be natural wood or stained shades of brown or gray.
  - a. Approved wood fence styles are board-on-board or any of the styles shown in Exhibit B.
  - b. Wood fences shall be made from pressure treated wood to resist rot and insect infestation.

<sup>1</sup> The WLCA declaration, as amended from time to time (the current version of which will be referred to as the "WLCA Declaration"), contains certain rules and regulations relating to properties that are subject to the WLCA Declaration. The WLCA Declaration permits the board of directors to adopt additional rules and regulations relating to properties that are subject to the WLCA Declaration. The present document reflects some of those additional rules and regulations.

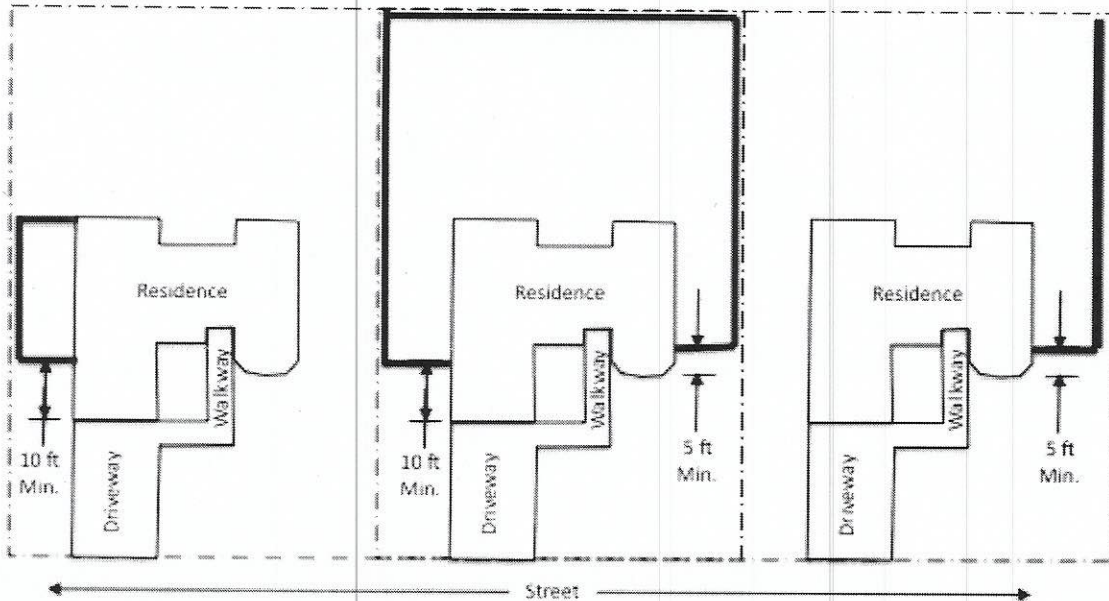
<sup>2</sup> The requirements for Fences were formerly reflected in "ARC Guidelines for Fences". The requirements are now contained in the present "ARC Rules and Regulations for Fences".



- c. Posts for wood fences shall be located on the inside of the applicant's property and the 'good side' of the fence is to face out.
- 10. Approved PVC fence styles are board-on-board or any of the styles shown in Exhibit B.
- 11. . PVC fences shall be white, tan, or gray in color.
- 12. Aluminum fences shall be picket style and black or white in color.
- 13. All fences shall be 6 ft. in height, with three exceptions:
  - a. On lakefront lots, fences shall be picket style and 4 ft. in height along the rear property line. Fences on the side property lines shall include a sloping section of at least 6 feet to transition from 6 ft. to 4 ft. high not less than 10 feet and not more than 20 ft. from the rear property line.



- b. Owners of lots that border Orange County Public School property have the option to increase the height of the border fence to a maximum of 8 feet.
- c. Homes enclosed with either 4, 6 or 8 ft perimeter fencing can have a decorative fence up to 3 feet in height in the backyard. The backyard interior fence shall not be constructed of netting or wire fencing.
- d. Homes without a perimeter fence can have a decorative fence up to 3 feet in height in the backyard. Acceptable backyard interior fence materials are listed above for perimeter fences.
- 14. Hedges used as living fences shall follow the same height and location guidelines as wood, metal, and PVC fences. Living fences shall be composed of one type of woody plant and shall be no more than 3 feet wide. Living fences shall be pruned and maintained for a uniform appearance.
- 15. Hedges in the front yard shall not be higher than 3 feet nor wider than 3 feet.
- 16. In general, fences must be set back a minimum of 10 feet from the front of the home. For some properties, one part of the front of the house may be closer to the street than the other. For these homes, the fence shall begin not less than 5 feet from the front of the section of the house that is farther from the street. The fence setback on the section closer to the street remains 10 feet. For flag lots, the fence setback shall be no closer to the street than the designated setbacks for the adjacent properties.



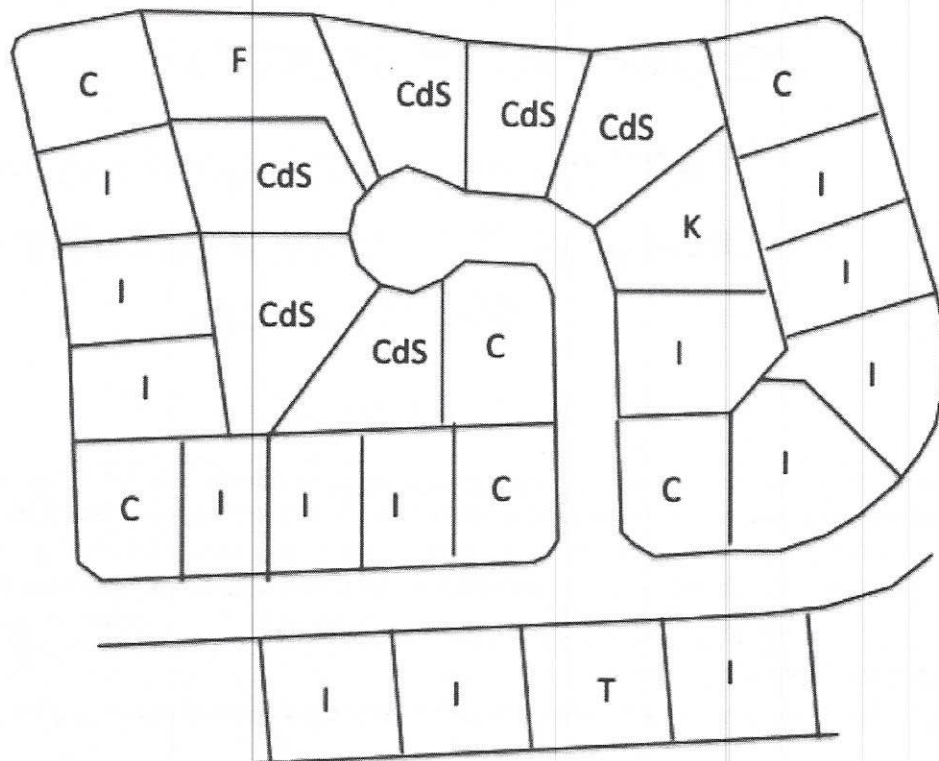
17. Gates must open onto owner's property only.
18. Neighborhood Association rules and regulations or guidelines for fencing may be set at a more restrictive standard than those adopted by WLCA; however, ARAs for all fences must be approved by both associations.
19. Fences for corner lots and flag lots are subject to the same rules as for other lots.

**What Is Needed for the Architectural Review Application:**

20. The Application shall include:
  - a. Completed application form;
  - b. Plat or survey showing locations of fences, gates, and dimensions of setbacks;
  - c. Statement if fence borders a waterbody or school;
  - d. Fence material and dimension description;
  - e. Sample color picture of fence and gate design;

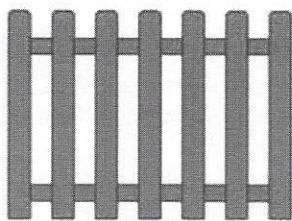


## Exhibit A - Types of Lots

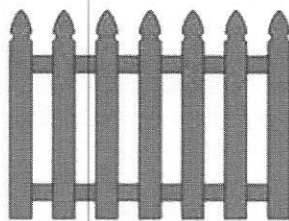


Lot Types: F = Flag Lot, C = Corner Lot, CdS = Cul-de-sac Lot,  
I = Interior Lot, K = Key Lot, T = T-Intersection Lot

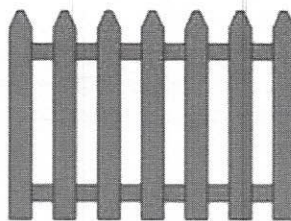
## Exhibit B – Approved Fence Types



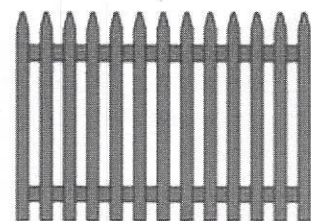
Dog Ear Picket



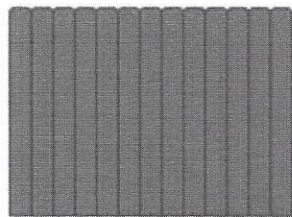
Gothic Picket



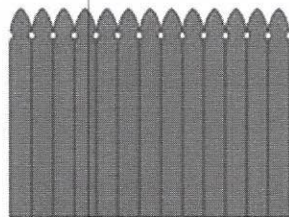
Angled Picket



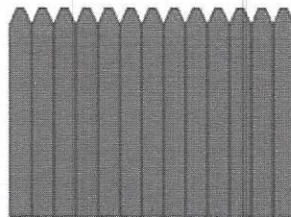
Common Picket



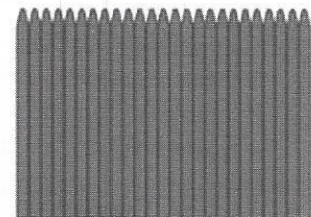
Solid Board Dog Ear



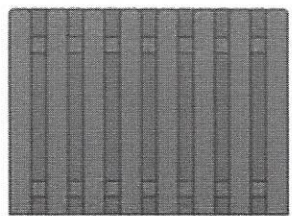
Solid Board Gothic



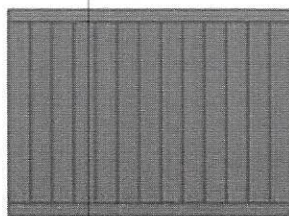
Solid Board Picket



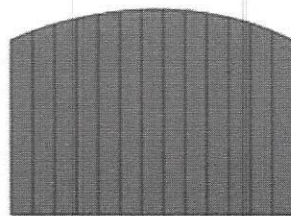
Stockade



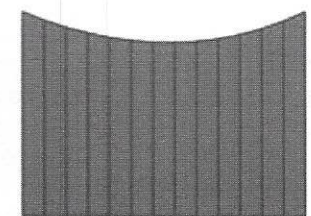
Shadowbox



Framed



Arched



Scalloped