



Celebration Residential Owners Association, Inc.
 Celebration Non-Residential Owners Association, Inc.
 851 Celebration Avenue, Celebration, Florida 34747
 Ph 407-566-1200 • Fax 407-566-1210

ARC@celebrationtownhall.com



REQUEST FOR APPROVAL (FENCE & WALLS)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ **Phone:** _____

[Required] Survey of the property showing proposed fence locations, gates and setbacks from all property lines.

[Required] Color brochure page of the proposed fence style including cap.

[Required] Vendor quote sheet showing fence layout, height of fence and linear feet.

[Required] Landscape proposed outside all street, alley and driveway facing fences (include plant type, size and spacing).

() By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

LOT	LOT
ARCH	VIL



Design Guidelines

A Supplement to the Pattern Book

Approved by the CROA Board of Directors on 6/29/16;
effective for applications received on or after 6/29/16.



FENCES & WALLS

(These are minimum standards. Property owners are encouraged to consider designs and materials which will result in a higher quality installation and appearance. Refer to the Celebration Pattern Book for additional detailed information.)

Fencing – whether it is a decorative fence, a privacy fence, or a block wall – must achieve the balance of function (establishing a boundary) and maintaining or enhancing the appearance of the property.

Fence Basics:

- **General**

- Fulfilling their general purpose to corral (or contain), fences must begin at a structure and end at a structure.
- Installing a fence where none exists requires that the new fence meet all of the conditions in the current Design Guidelines.
- Replacing an existing fence requires that the replacement meets all of the conditions in the current Design Guidelines (height, opacity, landscaping) *except* that the fence may be installed in precisely the same location as the prior fence which may vary from the current setback requirements.
- Construction of parallel fences (two fences built one alongside another) will not be approved because they contribute to visual clutter. A new fence may not be installed parallel to an existing fence with less than 20 feet between the fences. This is also known as a “double fence.” Fences between neighboring lots shall be placed just inside the shared property line.

- **Materials**

- Permitted: wood (painted white), PVC (white), wrought iron (black), aluminum (white or black) with or without finials, stucco-finished cement block walls (painted – color to be specified), brick and natural stacked stone.
- Not permitted: Chain link, cement block walls without a finishing surface material, rough-hewn split rail, stone veneer.
- Posts shall be set in concrete for stability.
- Posts and vertical fence elements shall be plumb (vertical).
- Bottom rails of fences shall run with the contour of the land.
- With the exception of brick or stucco piers connected by wrought iron or black aluminum, mixing multiple materials or styles on a single property is generally not permitted. A combination of materials may be approved only if they are compatible with each other. For example, one section of tongue-and-groove PVC connected to a section of aluminum rail fencing or a section of white aluminum rail fencing connected to a section of black aluminum fencing would not be approved.
- Other than landscaping, only these items may be attached to a fence:
 - “Beware of Dog” sign, not larger than 3 inches high and 12 inches wide (sign design must be submitted for approval prior to installation). Signs are limited to the gate(s) which enter an enclosed area; only

one sign permitted per gate. Owners should familiarize themselves with Florida Statute 767.04 concerning appropriate use of “Bad Dog” signs:

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0700-0799/0767/Sections/0767.04.html

- Light fixtures attached to brick or masonry walls (fixtures must be submitted for approval prior to installation). Lighting may not spill onto adjacent properties.
 - Barbed wire (or similar) materials are not permitted.
- **Heights**
 - Front yard fences shall be no taller than 3'-6" as measured from the outside face of the fence using the tallest picket. Posts cap heights should be the industry standard but may vary depending on product size.
 - Bungalow and Garden lot types: front fences may not be taller than 3 feet.
 - Private Zone fences may be 4 feet to 6 feet tall.
 - **Style**
 - For Picket fences, the style may not be the same as the immediate neighbor on each side of the subject property (i.e. scalloped, straight, dome, etc.).
 - **Opacity**
 - Opacity is used to measure the “openness” of the fence, or how much can be seen through it.
 - Opacity is the “solid space” as a percentage of the total surface.
 - Front Yard fences may not be more than 60% opaque.
 - Private Zone fences shall be a maximum of 6 feet high measured from the outside face of the fence. They shall respect the rear and front setbacks for the Private Zone. Refer to the setbacks listed under the section titled “Setbacks.”
 - **Hardware**
 - Black hardware on black aluminum fences are approved; black or white hardware on white vinyl fences are approved.
 - **Gates:**
 - Gates are not permitted on shared property lines – thus a gate may not open from one owner’s property into the property of another owner.
 - Gates must connect to a fence or piers on one or both sides.
 - Single gates may not be wider than 4 feet.
 - Double gates facing streets are not permitted except when used across the front lead walkway.
 - Gates must match the height, material, style and color of the adjoining fence.
 - Gates across driveways are permitted for front loaded manor and estate lots. A driveway gate is permitted along an alley at the normal 5 foot alley setback and only if there is a minimum of 20 feet of parking space between the gate and the garage.
 - When installing gates next to zero lot line properties, Owners shall allow Neighbors gate access for outside maintenance of their home.
 - If the property is in a Service Area which maintains the Private Zone landscaping, installing a gate to enclose the Private Zone will transfer responsibility for landscape maintenance to the property owner. Landscape maintenance will not be provided if the gate is left open. Please contact your

Service Area Manager if there are questions.

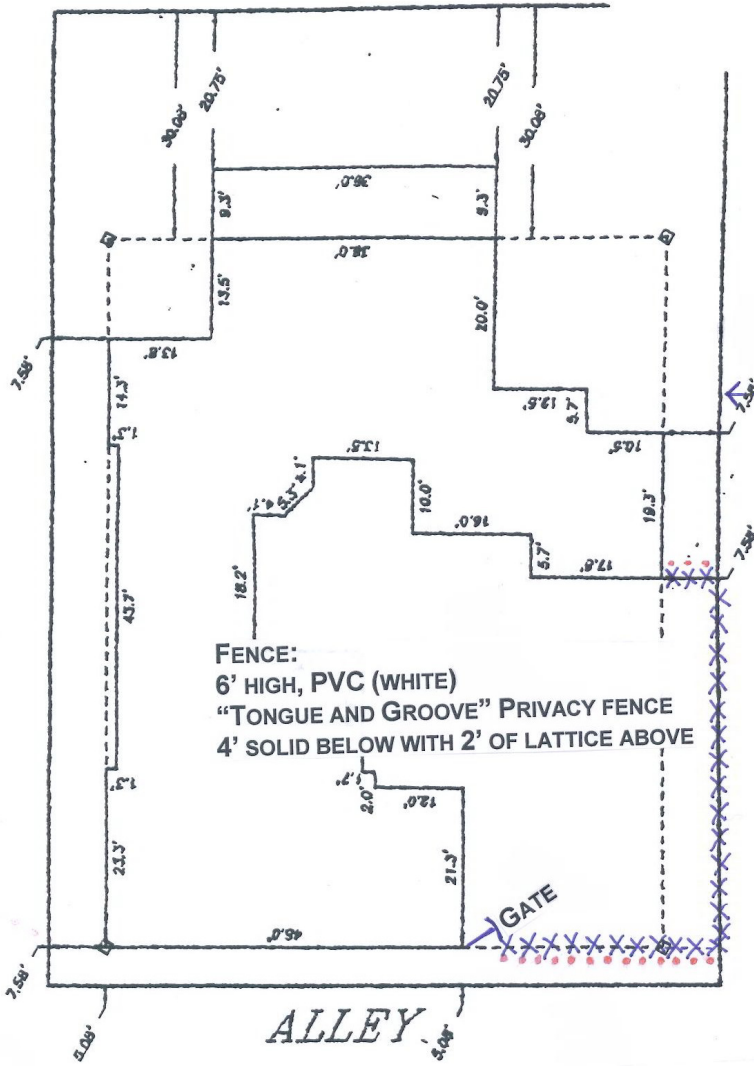
- **Faces**
 - Whenever a fence, wall, or gate by nature of its construction and materials has a “good side,” the good side shall face outward from the property towards the adjacent street, alley or neighboring property. Any exposed framing, braces, support material, etc. shall face inward to the property and may, at the owner’s option, be finished with approved material.
 - The owner who looks at the inside face is responsible for maintenance of the fence (inside and outside).
- **Setbacks** (measured from the property line to the face of the fence). Following are the general setback requirements for fences:
 - **Front Yard** –
 - **Picket Fence or low wall** – 6 inches to 2 feet from the front property line. Landscaping is required in front of the fence (refer to Landscaping section below).
 - **Private Zone (Privacy) Fence:**
 - **Front Setback** - (starting at the back of the front façade zone) Front fence may be not closer to the front property line than the following (per lot type):
 - Bungalow lot type: 25 feet
 - Garden lot type: 25 feet
 - Cottage lot type: 40 feet
 - Village lot type: 45 feet
 - Manor lot type: 50 feet
 - Estate lot type: 50 feet
 - The ARC will consider (or may recommend) a slight adjustment for front fence setbacks if the adjustment allows the fence to enclose mechanical equipment, propane tanks, hose bibs, etc. behind the proposed fence.
 - **Side Yard** –
 - Side yards adjacent to a side street or alley must be a minimum of 2 feet from the property line;
 - The ARC may require additional setbacks if line of sight around corners is a concern or there is a five foot utility easement.
 - Landscaping is required in front of the fence (refer to Landscaping section below).
 - Privacy Fence style shall be 2 feet lattice over 4 feet solid when adjacent to a side street or alley.
 - Three feet must be maintained between the fence and any neighboring structures.
 - **Rear Yard** –
 - Generally the alley-facing section (measured from the rear property line).
 - **PLEASE NOTE:** Use a recent property survey to determine the rear property line. The property line is NOT at the edge of the alley pavement.
 - Minimum setback is 5 feet from the rear property line.
 - When using privacy fences where a portion of the fence is solid (i.e. 6 feet white vinyl fences) the following setbacks shall apply:
 - If fence setback is 5’, the lower 4’ shall be solid with up to 2 feet additional being up to 50% opaque.
 - If fence setback is 8’, the lower 5’ may be shall be solid with up to 1 foot additional being up to 50% opaque.
 - If fence setback is 11’, the fence may be shall be solid to 6’ high.
 - By driveway:

- The “return” from the alley fence to the house must be setback a minimum of 18” from any parallel hardscape (such as a driveway). Landscaping is required.
- **Utility Easements –**
 - Any easements shown to be on the property may require further evaluation by the ARC in regard to approved location.
- **Landscaping**
 - Picket Fences (Front Yard) Landscape:
 - When the fence setback is less than 12 inches, grass or groundcover is required. When the fence setback is 12 inches to 2 feet, a hedge or groundcover is required. A mulch bed in front of a fence without plant material or sod is not permitted.
 - Annuals, planted 6 to 9 inches apart, and changed as appropriate to changing seasons (no ARC approval is required to change annuals to a different type of annuals)
 - Vines, selected from the Celebration Plant Resource Guide, planted 20 to 24 inches apart. Vines must be maintained **below** the top of the fence and must be kept off of gates so the gate(s) remain operable. Gates shall not have vines on them.
 - Small hedge, selected from the Celebration Plant Resource Guide, spaced according to the specifications in the Plant Resource Guide. Hedges must be maintained below the top of the picket fence face so that the top of the pickets and the fence posts are visible.
 - All plants must be maintained so as not to encroach onto the sidewalk.
 - Private Zone Fence Landscape:
 - Required in front of fences which face a street, side street, alley or driveway.
 - Landscape to be plants selected from the Celebration Plant Resource Guide.
 - Hedges must be maintained below the top railing of the fence so that the top of the fence railing and fence posts are visible.
 - Alley yards must have a minimum of 25% plants other than sod.

Preparing an Application for Approval (example):

- Start with a plot plan or recorded survey.
- Determine the minimum setbacks required from the property lines and mark/label them on the survey.
- Draw a line to indicate where the proposed fence will be installed – list linear feet.
- Mark the location of any gate, showing the gate swinging in or swinging out.
- Mark sections of the fence with X’s (other than gates).
- Attach a brochure or other specifications which accurately describe the fence style, dimensions, caps on fence posts, finial selection, etc.
- Attach Contractor’s quote sheet listing specifications and layout of fence.
- Mark landscaping to be installed and identify the type of plant, container size to be installed, quantity, distance between plants.

STREET



MANOR LOT
50' MINIMUM SETBACK
FROM FRONT PROPERTY LINE

FENCE:
6' HIGH, PVC (WHITE)
"TONGUE AND GROOVE" PRIVACY FENCE
4' SOLID BELOW WITH 2' OF LATTICE ABOVE

GATE

ALLEY

LANDSCAPING (ON FRONT AND ALLEY SIDES)
VIBURNUM, 3-GALLON SIZE, PLANTED 25" ON CENTER.
13 PLANTS ON ALLEY, 3 PLANTS ON FRONT