

2.1 All wood fence installations and replacements must have Orange County Building Permits to assure compliance with current codes and must have written approval for their application from the Diamond Cove ARB before contracts for fencing are signed by the homeowner or the fence installation begins. All applications are to be submitted to [www.arctracker.com/diamondcove.com](http://www.arctracker.com/diamondcove.com). Wood fences and gates shall be constructed in a two-sided shadow box construction style and painted or re-painted on both sides in the “Diamond Cove Dew Drop” color formula that can be found at [www.arctracker.com/diamondcove](http://www.arctracker.com/diamondcove) and at [www.diamondcove.org](http://www.diamondcove.org). The fence and gates will be constructed using pressure treated wood with four-inch (4”) or six inch (6”) wide boards and the fence will be 6 feet tall and the boards will overlap by at least ½ inch to create a shadow box form. The Owner shall properly maintain both sides of the fence wood and color to a new looking condition acceptable to the Board. The owner of the fence is responsible for the maintenance of the fence appearance, prevention of mildew, sound structure and safety. Fence boards and alignment must be maintained straight and all boards must be securely attached. Rotten fences and components must be replaced, and fences may not have vegetation protruding through or over. Fences must be edged at the bottom on the owner’s side. All fence posts shall be on the inside of the owner’s property and all wood fences must be constructed of the same material and use the same shadowbox design. For new installs, Homeowners must install the entire perimeter of their backyard with the new fence (including gates).

2.2 New fence installation applications must include a lot survey map showing the proposed location of the fence and gate to prove that the correct location of all fence segments and foundations are only on the applicant’s property. Stand-alone fence segments are not allowed unless they result in an enclosed yard. Fences must fully enclose the area to be fenced. Fences must run next to the entire rear lot line and next to the side lot lines at least up to a point where the rear plane of the residence, if extended, would intersect the side lot lines (hereafter referred to as a “Boundary Fence”). No other structure, material or barrier (such as railroad ties, or pavers bricks, etc.) can be placed to mark the lot boundary or separate one property from another, except vegetation. Fences must connect to the house, with at least one gate. Gates cannot be placed to exit on to a neighbor’s property or onto adjacent property not belonging to the Member. All gates must open outward away from the inside yard and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap. All gate hardware must be painted with the required “Diamond Cove Dew Drop” color that is only available from Sherwin Williams.

Fence enclosures may be constructed to square off a residence’s footprint, such that a fence segments must be attached to the residence and extended along its vertical planes to fill in and create a square or rectangular footprint for the enclosure.

2.3 Fences are permitted to enclose the backyard of a Lot. As such, fences are prohibited from being located in front of the plane of the residence front wall and must remain beyond six (6) feet from the plane of the residence front wall. If a side wall window is present at or in front of the six-foot limit, then the fence or gate may be moved forward up to six inches in front of the window.

2.4 No area of a Lot may be fenced forward of the provisions of this Guideline No. 2 (i.e. the front yard of any Lot may not be fenced).

2.5 No wood fence may be less than or exceed six feet in height above the ground.

2.6 No fence may be painted or repainted without the approval of the ARB.

2.7 No fence of any kind shall be constructed on a lakefront or pond-front lots.

2.8 If the homeowner does not own all of the existing fence around their yard they will be permitted to put the new fence on the inside of the existing (neighbors) fence.

2.9 All vinyl fence installations and replacements must have Orange County Building Permits to assure compliance with current codes, must be installed per manufacturer's requirements and must have written approval for their application to install fencing from the Diamond Cove ARB before contracts for fencing are signed by the homeowner or the fence installation begins. All applications are to be submitted to [www.arctracker.com/diamondcove.com](http://www.arctracker.com/diamondcove.com).

Vinyl fences and gates shall be constructed with smooth white vinyl materials in 6ft. panels with tongue and groove construction style with 1 3/4-inch x 5 1/2-inch rails with metal stiffeners and 7/8-inch by 6-inch wide tongue and groove pickets with no mid-rails and no spaces in between pickets. Pre-fabricated fence panels are not allowed.

The fence shall be 6ft. high at the top of the posts with 5-inch x 5-inch wide by 9ft. long posts every 6ft. with external flat "Pyramid" post caps that are fastened to the post. All fence and gate posts shall be secured in the ground with a 60lb. bag of cement as a cement footer. The bottom rail shall be no more than 3-inches from the ground. Gates must be 4ft. wide and match the fence panel design.

All gates must open outward away from the inside yard and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool-side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

All gate hardware must be white. Both gate posts must include aluminum stiffener support beams inside the posts.

The homeowner must include a photo of the exact fence they will be installing with their application.

The Owner shall properly maintain both sides of the fence construction and color to a new looking condition acceptable to the Board. The owner of the fence is responsible for the maintenance of the fence appearance, prevention of mildew, sound structure and safety. Fence pickets and alignment must be maintained straight and all pickets, rails and post caps must be securely attached. Fences must have sod edged at the bottom on the owner's side.

All vinyl fences must be constructed of the same material and use the same tongue and groove design as described above. For new installs, homeowners must install the entire perimeter of their backyard with the new fence (including gates). The homeowner may not combine any wood fencing with any vinyl fencing to enclose the perimeter of their yard.

Only vinyl fences with these specifications are permitted. The enclosure must be engineered and installed to be level and straight and follow the lay of the land. The homeowner fence applicant is solely responsible to ensure that their fence vendor materials and installation meets all Diamond Cove vinyl fence requirements.

2.10 New vinyl fence installation applications must include a lot survey map showing the proposed location of the fence in color with the gate facing the front street to prove that the correct location of all fence segments and foundations are only on the applicant's property. A copy of the vendor quote and a photograph of the fence panel the vendor will install and/or the name and model number of the fence panel and dimensions of all fence components must be included with my application. Any new fence must completely enclose the area to be fenced, include one 4ft. gate and each fence side must connect to

my house no closer than 6ft. from the front line of the home at 90 degrees. Stand-alone fence segments are not allowed unless they result in an enclosed yard with other approved vinyl fencing. Wood and vinyl fence sections cannot be combined to create one enclosure.

Fences must run next to the entire rear lot line and next to the side lot lines at least up to a point where the rear plane of the residence, if extended, would intersect the side lot lines (hereafter referred to as a "Boundary Fence"). No other structure, material or barrier (such as railroad ties, or pavers bricks, etc.) can be placed to mark the lot boundary or separate one property from another, except vegetation. Gates cannot be placed to exit on to a neighbor's property or onto adjacent property not belonging to the homeowner. Fence enclosures may be constructed to square off a residence's footprint, such that a fence segment must be attached to the residence and extended along its vertical planes to fill in and create a square or rectangular footprint for the enclosure.

2.11 Fences are permitted to enclose the backyard of a Lot. As such, fences are prohibited from being located in front of the plane of the residence front wall and must remain beyond six (6) feet from the plane of the residence front wall. If a side wall window is present at or in front of the six-foot limit, then the fence or gate may be moved forward up to six inches in front of the window.

2.12 No area of a Lot may be fenced forward of the provisions of this Guideline No.2 (i.e. the front yard of any Lot may not be fenced).

2.13 No vinyl fence may be less than or exceed six feet in height above the ground.

2.14 No fence of any kind shall be constructed on a lake-front or pond-front lot

2.15 All vinyl fences currently installed as of 5-21-20 have Grand-fathered approval as they were installed before these guidelines for vinyl fences were approved. All fence installs or repairs after 5-21-20 whether wood or vinyl must adhere to these guidelines.

2.16 If the homeowner does not own all of the existing fence around their yard they will be permitted to put the new fence on their side of the existing (neighbor's) fence after application to and approval by the Diamond Cove ARB.

2.17 Vinyl fencing that meets the specifications above can be found at Fence Outlet or Fence Direct in Orlando. It may also be purchased from any other fence vendor as long as the fence components and design meet the specifications above. No recommendation or approval of fencing is implied regarding any vendor mentioned here. It is up to the homeowner to check their vendor's references and insurance and it is totally up to the homeowner to verify that the fence meets all the requirements and specifications above and is installed properly according to the Diamond Cove HOA specifications. The HOA Board may add or change specific wood or vinyl fence guidelines, part numbers, specifications, or required suppliers at any time in the interest of Diamond Cove HOA community standards.

2.18 If a vinyl fence is installed without meeting these specifications, the Diamond Cove HOA reserves the right to have the home owner replace the fence at the owner's expense with one that meets these specifications above. The HOA assumes no liability for the vendor or fencing that the homeowner installs.

