

DESIGN REVIEW COMMITTEE (DRC)

HALIFAX PLANTATION PHASES II & III HOMEOWNERS' ASSOCIATION, INC STATEMENT OF POLICY ON FENCES Updated November 25, 2020

Section 12.25 of the *Master Declaration of Protective Covenants, Conditions, Restrictions and Easements of Halifax Plantation, Phases II & III and Notice of Provisions of Halifax Plantation Phases II and III Homeowners' Association, Inc.* provides, among other things, that "No ... fences of any kind shall be permitted on any Unit except as approved in accordance with Article XI of this Declaration." This Statement of Policy is intended to establish the Design Standards and implementing Rules and Regulations regarding fences that the DRC will generally apply to fences as authorized by Section 11.02 of the Declaration. Notwithstanding anything to the contrary in the following Statement of Policy, the DRC reserves the right to issue Variances to this Statement of Policy as authorized in Section 11.04 of the Declaration.

No Fences of any type will be authorized by the Design Review Committee (DRC), except under the following circumstances and accompanying provisions, as well as any additional clarifications indicated by the DRC on the specific request approval. The DRC requirements may be modified when required by local County regulations or Florida statutes (as when providing the necessary safety fencing around an otherwise unenclosed pool).

Areas Highly Susceptible to Wildlife Damage

If a specific area of the community is designated to have serious problems with wildlife damaging private or common property, the following regulations apply:

- a. Application must be made to the DRC for approval
- b. Certain electrified fences may be approved by the DRC
- c. Fencing shall be no higher than three (3) feet.
- d. Fencing shall be specified by the DRC as to type, color, location, etc. with the objective to blend with the surrounding area so as to minimize exposure to passersby.
- e. In no case will fences be allowed on those sides of a property exposed to the Golf Course.

Specific M1B section- Lots 17 to 33 only

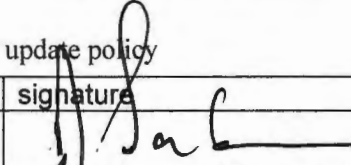
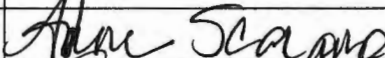
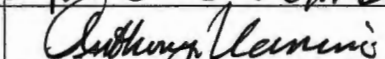
The LOT property must border directly or indirectly (on an adjacent municipal utility, preservation, or conservation area). The DRC reserves the authority to grant additional areas by special exception or to deny specific lots already in an approved area if the DRC determines that such would be clearly in order to preserve the Community Standards.

- a. The property must border directly or indirectly (as through an adjacent municipal utility, preservation, or conservation area). The DRC reserves the authority to grant additional areas by special exception or to deny specific lots already in an approved area if the DRC determines that such would be clearly in order to preserve the Community Standards. In this section, Lots 17 to 33 are permitted to apply for shrubbed fences
- b. Fencing which is covered by the shrubs shall be no higher than 42 inches, shrubs no higher than 5 (five) feet.
- c. The fence shall be manufactured of black decorative metal, or dark green or black vinyl coated chain link and cannot be vinyl or wood or be solid in construction. The fenced in area and trimmed shrubs enclosing the fence shall not impede upon or enclose any easement, preservation area, required setback of the subdivision or otherwise obstruct access to any common area.
- d. The fence shall not be visible from the street side of the property and always be shielded from the view of neighboring property by dense plantings to be maintained in good condition by the property owner according to Community Standards set by the DRC. Shrubs must be at least 30-inch height when first planted. Height of shrubs must be taller than fence within 1(one) year of the planting. Viburnums are the preferred choice to make a dense shielding of the fence. Alternative shrubs must be submitted to the DRC for approval.
- e. The fence must be at least 5 feet from the recorded side and rear survey sidelines of the property line in order to maintain the shrubs on both sides without trespassing onto neighboring property.
- f. The fence cannot be forward of a line created by face plane of the main house structure rear wall as extended in either direction along that line.
- g. Any fences installed without specific DRC written approval (regardless of whether the above regulations have been applied) are required to be removed within 30 days of receiving written notice from the DRC. Failure to remove an unapproved fence will be a violation of HOA standards resulting in the issuance of a fine and a referral by the DRC to the HOA Enforcement Committee for a hearing.

Restatement of Section 11.03 of Halifax Plantation Phases II & III Master Covenants and Restrictions

"No Waiver of Future Approvals. The approval of the DRC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent."

November 25, 2020 update policy

name	signature
Pete Hartman	
Ann Scarano	
Tony Uanino	
Walter Uanino	