

Vista Lakes
New Architectural Guideline for Fences
Adopted by the Vista Lakes Board of Directors
September 10, 2009
(Rev. November 11, 2009)

The Guideline below replaces paragraphs 1.3, Fencing, subparagraphs 1.3.1-1.3.4, and Appendices A and B in the Vista Lakes Governing Document Vista Lakes Architectural Control Guidelines.

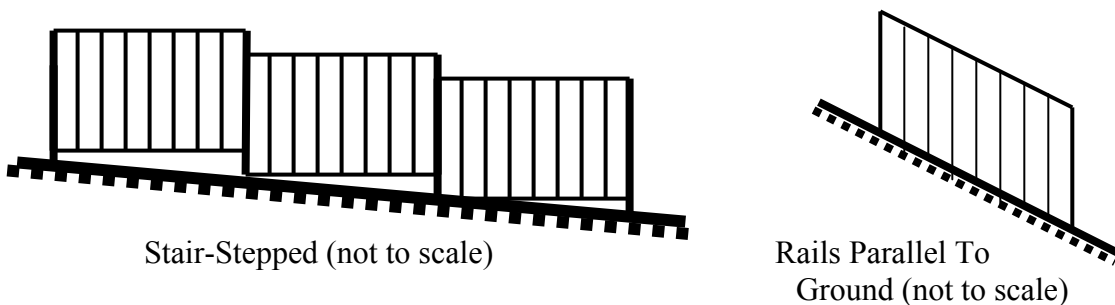
1.3 Fences

Note that the City of Orlando requires that a City permit be obtained prior to the installation of fences, and the City requires an approved ARC application before they will issue a permit.

1.3.1 ARC Application. Applications to the ARC for the installation of fences must indicate the fence location on the plot of your property that includes your house location, a copy of the contract with the fence company and manufacturer's brochures containing sufficient information so that the ARC can determine that these Guidelines are met. All applications must include the properly filled out and signed form in Appendix A.

1.3.2.Fence Location. Metal picket fences are permitted on all resident properties, but shadow box and panel fences are permitted only on properties that do not border a lake or retention pond. Fences are permitted only in side or back yards. The point that a fence ties into the house must be at least 10' from the front corner of the house. Shadow box and panel fences must be located at least 10' from property lines that border on a street.

1.3.3 Fences on Inclines. Pickets and panels in all fences must be vertical. To meet this requirement on an incline, the fence may be stair-stepped (also called staggered) as shown in the drawing on the left. There must be a minimum of 12" for each step. Alternatively, the horizontal supports (rails) may be parallel to the incline with the pickets vertical as shown in the drawing on the right.



1.3.4 Fence Specifications. Permitted fences are shadow box style made from wood or Vinyl, and picket fences made from aluminum or treated steel.

a) Wooden Shadow Box Fence – Wooden shadow box fences must be of the configuration shown below.

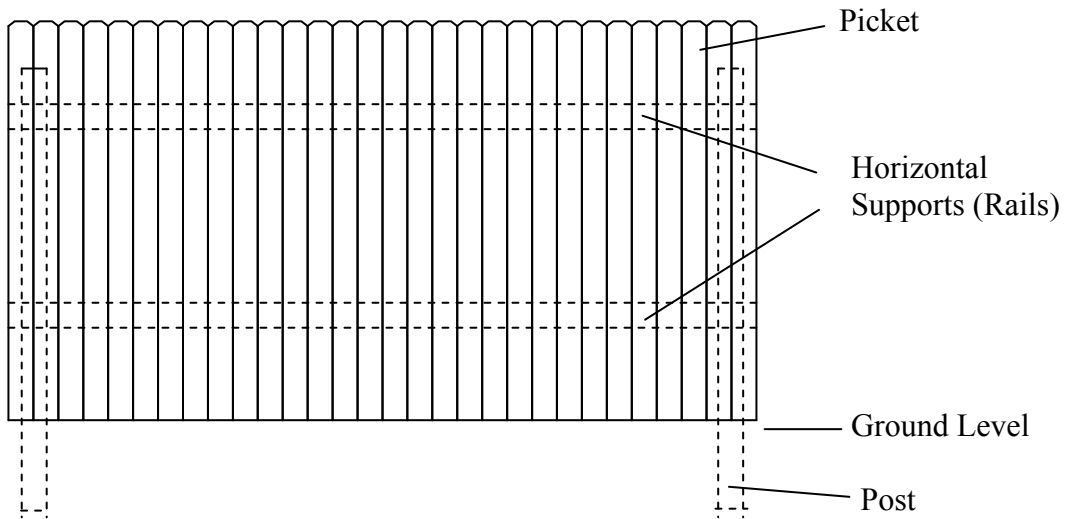


Figure 1a
Shadow Box, Front View (not to scale)



Figure 1b
Shadow Box, Top View (not to scale)

Installation: Fences must be level, straight and aligned without wavering. Fences that tie into brick walls must be tapered down to the height of the brick wall at a ratio no greater than 1' drop in vertical height to 3' of horizontal length. The fence must not be seen over the brick wall.

Height: 6' above ground level.

Pickets: 1"x4"x6' spaced 3" apart and nailed to horizontal supports with 4D penny or larger galvanized nails; staples are not permitted. Pickets must be made of cypress, western red cedar or pressure-treated pine.

Horizontal Supports (Rails): 2"x4"x 8', or 2"x4"x6'. The two horizontal supports must be installed 12" from the top and bottom of the pickets and must be nailed to the posts using 16D penny or larger galvanized nails. Horizontal supports must be made of pressure-treated pine.

Posts: 4"x4"x8' and made from pressure-treated pine. Posts must be installed entirely within the homeowner's property.

Gates: must be of shadow box style to match the rest of the fence. Gate supports, hinges and latches must be sufficiently sturdy so the gates do not sag and become misaligned. They must be aligned and hung so that they appear to be a continuous integral part of the rest of the fence.

Paint: Solid latex stain, "Dew Drop" by Sherman Williams. Fences must be painted on both sides within 30 days of installation.

b) Metal Picket Fence

Metal fences must be engineered to resist high winds and have low lifetime maintenance costs.

Height: 5'

Configuration: Fences must have three or four horizontal supports (rails). All pickets must be the same height. Two permitted configurations are illustrated below (drawings are not to scale), but applications for other similar looking configurations may be approved.



Material: The fence components must be manufactured from aluminum or steel as specified below. The surface of all finishes must be smooth and must pass the standard pencil hardness test of at least 2H.

Aluminum: Extruded aluminum alloy pre-treated for oxide removal with a powder-coated black finish.

Steel: Must come with a documented 20-year guarantee against rusting, peeling, cracking, chipping, blistering and corrosion. Components must be treated with the

following or equivalent: hot dipped zinc, zinc phosphate, epoxy primer and acrylic topcoat.

Color: Black.

Pickets: Pickets must be a minimum of 5/8"x5/8"x5' hollow square, spaced 4" apart. Pickets must be unadorned. All pickets must be the same height.

Horizontal Supports (Rails): must be a minimum of 1"x1".

Posts: Posts must be a minimum of 2x2" hollow square with post walls at least 0.062" thick, and at least 8' long. Posts must be covered with plain unadorned post caps. All posts must be set in concrete.

Gates: Gates must be a minimum of 5' wide. Gates must be sturdy and not sag. The configuration and appearance of gates must match the rest of the fence.

c) Vinyl (PVC) Fences

Vinyl fences must be white and 6' high.

Manufacturers' brochures giving product descriptions documenting the requirements below must be submitted with the application to the ARC.

Material: Vinyl fence components must be manufactured in the USA from virgin Vinyl resins. Recycled materials in any quantity are prohibited. The Vinyl must contain an agent, such as titanium oxide (TiO₂), to prevent chalking. Vinyl fences must have a documented lifetime warranty against peeling, flaking, blistering, rotting and corroding. The warranty must be transferable at least one time.

Posts: Each post must be set at least 3' deep in at least 60 pounds of concrete. Posts must be no more than 6' apart (8' fence sections are prohibited). Posts must have a wall thickness of at least 0.130". The posts must have an unadorned cap on top.

Gates: Gates must be a minimum of 3' wide and match the appearance and configuration of the rest of the fence. For strength and rigidity, extruded aluminum inserts are required in the posts on both the hinge and latch sides of the gates.

Permitted Vinyl Fence Configurations

Shadow Box: The configuration must be in accordance with Figure 1 in paragraph 1.3.4a.

Tongue and Groove (Panel): Construction must be tongue and groove. Except for gates, no metal or plastic fasteners are permitted.

Appendix A
Agreement to Comply with the Fence Guidelines

Name (please print) _____

Address _____, Orlando, FL 32829

Neighborhood _____

Type of fence for which you have applied:

- Wooden Shadowbox
- Aluminum Picket
- Steel Picket
- Vinyl Shadowbox
- Vinyl Panel (Tongue and Groove)

I the undersigned have read, understood and agree to comply with the current Vista Lakes fence guidelines for the type of fence indicated above.

Homeowner Signature

Date