



Eagle Lake East Homeowners Association

c/o Space Coast Property Management
645 Classic Court Suite #104
Melbourne, Florida 32940
Phone (321) 757-9609 Fax (321) 757-9597
www.EagleLakeEastHOA.com
Email: board@eaglelakeeasthoa.com



Guidelines for Fences on Lots Located on Retention Ponds and Other Waterways

May 6, 2009

Introduction

In general, fences are not allowed beyond the rear fence line on lots that adjoin a lake or retention pond. However, the Architectural Review Committee (ARC) may, at its discretion, grant a variance when there is a special safety need, such as a child under the age of 10 or a disabled person living at that house.^{CC&R Article III.10[g]}

The ARC has the right and responsibility to determine what types and styles of fence are allowed in Eagle Lake East and Eagle Lake North.^{CC&R Article III.10[d]} This document provides general specifications for the types and styles of fence that the ARC will consider for water lots. Based in part on the swimming pool safety requirements in 2008 Florida Statute (Chapter 515), these guidelines satisfy the need for safety while preserving a pleasing and uniform appearance around the lakes.

Fence Guidelines

Height	4 ft ¹	
Post size	Minimum: 2"	Maximum: 6"
Picket size	Minimum: 0.5"	Maximum: 1"
Space between pickets	Minimum: 2"	Maximum: 4"
Space between fence and ground:	Minimum: 0"	Maximum: 4"
Gate(s)	Self closing with self-locking latch; latch should be on the outside of the fenced yard (on lake side) ²	
Material ³	Metal	
Color	Black, bronze, or brown	
Style	Fence should be "closed picket" style, with solid rail on top and no exposed points	

Notes:

The fenced area must be totally enclosed. It may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the fence.

No fence, whatever the material, size, location, or construction, is meant to replace adult supervision, homeowner maintenance and repair, or the homeowner's responsibility for property inside the fence.

¹ Height is fixed, because the CC&R allows a maximum of 4 ft, while pool safety barriers are a minimum of 4 ft.

² A gate on the lake side may be needed since the lot owner remains responsible for mowing the common area adjacent to the lot.

³ Wood, vinyl, wire, chain link, cyclone style fences, or solid walls (stucco, brick) will not be allowed on water lots.