

**BALLOT FOR CONSENT TO AMENDMENT OF
CASTLEFORD INDIVIDUAL NEIGHBORHOOD SECTION GUIDELINES**

Dear Westchase Owner:

Proposed amendments to the INSGs for Castleford are described below. Text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by an underline (underline). Ellipses (. . .) indicate that the language omitted by the ellipsis shall remain unchanged. Please cast your vote by marking YES or NO below. If you have questions about the amendments, please contact your Voting Member. Please fill in your name, address, signature, and date below and return your completed ballot to the Association’s management office via mail, hand delivery or email to: Westchase Community Association, Inc. 10049 Parley Dr, Tampa, FL 33626 manager@westchasewca.com. If you are registered for electronic voting, you will be receiving a notification from Simply Voting to cast your vote. A Voting Members meeting to consider the draft amendments will be held on September 26, 2023 at 6:30 PM at the Swim & Tennis Center located at 10405 Countryway Blvd. Tampa, FL.

Owner’s name _____

Owner’s address _____

Owner’s signature _____

Date _____

1) Should the “Fences” Section of the INSGs for Castleford be amended to allow vinyl fences as set forth below?

Yes NO

**DESIGN GUIDELINES
Castleford Section 370
Fences**

INTENT: It is the intent of this guideline to identify the materials, details and location of fences in these subdivisions. All fences must be approved prior to construction by ~~either the New Construction Committee or~~ the Modifications Committee.

A. MATERIALS AND STYLES FOR FENCES ON ALL LOTS:

1. All materials for fences permitted in Section 2.2.15 of the Guidelines, as amended from time to time, shall be permitted in Castleford.
2. All fences styles permitted in Section 2.2.15 of the Guidelines, as amended from time to time, are permitted in Castleford, except that board on board fences are prohibited.
3. Further limitations on height and location appear below.

B. FOR FENCES ON ALL BACK TO BACK AND SIDE TO SIDE LOTS:

~~When fences are built:~~

1. ~~All fences must be the standard shadowbox wooden fence as detailed in this guideline.~~
2. Rear fences on back to back lots ~~are generally~~ shall be installed on the rear lot line, except as set forth in subsection C.1 below. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
3. Side fences on side to side lots ~~are generally~~ shall be installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

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C. FOR FENCES ON PONDS OR CONSERVATION AREAS:

~~When fences are built:~~

1. ~~All fences must be the standard shadowbox wooden fence as detailed in this guideline.~~
- ~~2.~~ 1. To preserve views for all residents, on lots where a rear fence is visible from across a pond or conservation area, a no fence zone has been created on the rear of each lot backing on said ponds or conservation areas. No vinyl or wood fences are allowed from the rear lot line to a point half the distance from the rear corner of the home to the rear lot line.
- ~~3.~~ 2. Rear fences can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
- ~~4.~~ 3. Side fences on side to side lots shall be ~~are generally~~ installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
- ~~5.~~ 4. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

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D. FOR ALL FENCES ON THE STREET SIDE OF CORNER LOTS:

~~When fences are built:~~

1. ~~All fences must be the standard shadowbox wooden fence as detailed in this guideline.~~
- ~~2.~~ 1. All fences on the street side of corner lots shall be no closer to the public sidewalk than 10-feet. These fences shall be 6-feet high.
- ~~3.~~ 2. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

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E. FOR ALL FENCES BACKING ON GREYNA GREEN OR MONTAGUE:

1. Rear fences on these lots must be 6 -foot high black vinyl clad chain link fence. This fence has been installed by the developer and shall be maintained by each homeowner on the rear property line.
2. Rear fences on these lots shall include a hedge row of Sweet Viburnum. Plants shall be 7-gallon Florida #1 grade or better planted on a minimum spacing of 5 -feet center-to-center

across the entire rear fence. Plants shall be 3 -feet off property line. This hedge shall be planted by the builder and maintained by each homeowner.

3. All ~~other fences must be the standard shadowbox wooden fence as detailed in this guideline fences on the Lot, other than the rear fence backing on Gretna Green or Montague, shall be one the styles or materials permitted in subsection A above.~~
4. Side fences on side to side lots shall be ~~are generally~~ installed on the side lot line. Such fences shall be 6-feet high. Fences not installed on the lot line are considered screening fences and can be 6-feet or 3 1/2 -feet. The only exception to these two fence heights will be for a 4-foot fence around a pool not enclosed by a screened enclosure.
5. Front fences shall be 6-feet high. The point at which the fence ties to the house shall be no closer to the front of the house than 10-feet.

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F. FOR ALL FENCES BACKING ON LINEBAUGH:

1. Lots backing on Linebaugh do not extend to the right-of-way (ROW) of said street. A landscape buffer, owned by Westchase East Community Development District, is located between the lots and the street ROW. The developer has installed a brick wall within this landscape buffer. Therefore fences that tie to the wall must be built at a height not to exceed that of the wall. If the ~~standard 6-foot shadowbox~~ fence is greater than the height of the wall, the ~~shadow-box~~ fence ~~should~~ must be stepped down in the last panel, so as not to be visible from Linebaugh.

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