1. **Proposed Amendment to Section 2.2.13 of the Westchase Residential Guidelines:**

### Fences on Golf Course, Lakes, Ponds, and Conservation Areas

Full height solid or living fences which inhibit any neighbor’s view to the golf course, or any lake, pond or conservation area are not allowed. Additional INSGs may apply. Notwithstanding any other provision in these Guidelines or in any INSG, metal fences that comply with section 2.2.15.C may extend to the rear Lot line on any Lot that abuts a lake, pond or conservation area. ~~Metal Fences only are the permitted material for Lake Lots.~~ Notwithstanding any other provision in any INSG, only metal fences are permitted on Lots that abut a lake, pond, or conservation area. For those Units that have a side yard drainage easement as noted on the lot survey, a five (5) foot wide front gate and rear gate must be installed along the easement section in order to allow the CDD access to the lake frontage for maintenance purposes.

1. **Proposed Amendment to Section 2.2.15 A through E of the Westchase Residential Guidelines:**
   * 1. **Standard Fencing Materials and Styles**

### Wood, ~~aluminum~~ metal, and vinyl fences are allowed as detailed below.

### 2. Privacy (solid), semi-privacy (spaced board), shadowbox, and board on board styles are permitted as detailed below.

### 3. Additional materials and styles may be allowed if indicated in an INSG. Limitations on materials, styles, locations and heights may be imposed in an INSG.

### 4. All fences on a Unit must be of the same material and style unless otherwise required by INSG.

### ~~2.~~ 5. Chain link and vinyl clad chain link fences with metal post are only permitted as provided in INSG.

### ~~Clear wood stain or clear wood sealant for fencing is allowed.~~

1. ~~Colored stain will be allowed for wood fences as long as the color is comparable to Sherwin Williams semi-transparent stain colors Baja Beige (SW 3509), Banyan Brown (SW 3522), Crossroads (SW 3521) or Woodbridge (SW 3504) over which a clear sealant can be applied.~~
2. ~~As an alternative, a stain and sealer combination will be allowed for wood fences as long as the color is comparable to Thompson’s Water Seal Semi-Transparent Stain and Sealer colors Natural Cedar, Honey Gold or Timber Brown.~~
3. ~~Any manufacturer’s product may be used as long as the colors are comparable.~~

~~7.~~ 6. No painting of any fence is allowed, unless being used to screen mechanical equipment or otherwise specified in INSG.

**A. Shadowbox Fence**

1. Must be made of ~~cypress, pressure treated #2 spruce or pressure treated pine only~~ vinyl as set forth in sub-section D below, or wood, as set forth in sub-section E below.
2. Posts ~~to~~ must be four inch by four inch (4” x 4”) by eight feet (8’) and set in ground two feet (2’).
3. Post spacing ~~to~~ must be no more than eight feet (8’).
4. Stringers ~~to~~ must be two inches by four inches (2” x 4”) and attach to posts using 13d nails.
5. Outside Rails/Top Face Board ~~to~~ must be one-half inch by four inch (½” x 4”) using one and one-half inch (1 ½”) galvanized fastener.
6. Pickets ~~to~~ must be one-half inch by four or six inch (½” x 4” or 6”) using one and one-half inch (1 ½”) galvanized fastener at the two inch by three inch (2” x 3”) stringer.

**B. Board on Board Fence**

1. Must be made of ~~cypress, pressure treated #2 spruce or pressure treated pine only~~ vinyl as set forth in sub-section D, below, or wood, as set forth in sub-section E, below.
2. Posts ~~to~~ must be four inch by four inch (4” x 4”) by eight feet (8’) and set in ground two feet (2’).
3. Post spacing ~~to~~ must be no more than eight feet (8’).
4. Stringers ~~to~~ must be two inches by four inches (2” x 4”) and attach to posts using 13d nails.
5. Pickets ~~to~~ must be one-half inch by four or six inch (½” x 4” or 6”).

**C. ~~Aluminum~~ Metal Fencing ~~(Residential Grade Flush bottom)~~**

1. Must be black in color.
2. Posts ~~to~~ must be five feet (5’) above ground, unless otherwise specified in INSG or Subsection E below, constructed of two inch by 2 inch (2” x 2”) square ~~aluminum~~ metal, and be installed a minimum of two feet, six inches (2’ 6”) into footing, unless otherwise specified in INSG.
3. Post tops ~~to~~ must be two inch by two inch (2” x 2”) Flattop, ball or pyramid top style.
4. Post spacing ~~to~~ must be six feet (6’) apart.
5. Bottom rails ~~to~~ must be one and one-half inch by one and one-half inch (1 ½ “ x 1 ½”) and set four inches (4”) above grade.
6. Upper rail ~~to~~ must be set four feet, five inches (4’ 5”) above grade and seven inches (7”) below the top rail.
7. Top rail ~~to~~ must be a height of five feet (5’), unless otherwise specified in INSG or Subsection E below.
8. Pickets ~~to~~ must be five-eighths of an inch (5/8”) square and a distance of four inches (4”) from post. Pickets shall be flat top or pointed-top pickets
9. Does not require step down halfway back on rear of property on affected lots.
10. Metal may be residential or commercial grade.

**D. Vinyl Fencing ~~Fence~~ ~~(1/12/19)~~**

Only virgin vinyl material shall be used.  Recycled vinyl materials are prohibited.

Permitted styles include only ~~Only~~ privacy (solid), ~~or~~ semi-privacy (spaced board) ~~styles are allowed to be consistent with wood fence styles (~~shadowbox, and ~~or~~ board on board~~)~~.

Material must be beige, tan, light brown or weathered gray in color. A wood grain look is preferred.

Material must be warranted for at least 20 years but a lifetime warranty is preferred.

Fence must be a consistent height without latticework or pickets.

Posts must be a minimum of five inch by five inch (5" x 5") by eight feet (8') and set in the ground two feet (2'). However, four-inch by four-inch (4” x 4”) posts are acceptable for fences that are four foot (4’) in height. ~~Aluminum~~ Metal inserts must be included on the bottom rail on any panel over six feet (6’) in width.

Post spacing ~~to~~ must to be no more than eight feet (8').

**E. Wood Fencing**

1. Permitted styles include only, semi-privacy (spaced board,) shadowbox, and board on board.
2. Must be made of cypress, pressure treated #2 spruce ,or pressure treated pine only.

### Clear wood stain or clear wood sealant for fencing is allowed.

1. Colored stain will be allowed for wood fences as long as the color is comparable to Sherwin Williams semi-transparent stain colors Baja Beige (SW 3509), Banyan Brown (SW 3522), Crossroads (SW 3521) or Woodridge (SW 3504) over which a clear sealant can be applied.
2. As an alternative, a stain and sealer combination will be allowed for wood fences as long as the color is comparable to Thompson’s Water Seal Semi-Transparent Stain and Sealer colors Natural Cedar, Honey Gold or Timber Brown.
3. Any manufacturer’s product may be used as long as the colors are comparable.
4. **Proposed Amendment to Section 2.2.15 F of the Westchase Residential Guidelines:**

**F. Pool Fences/Child Barriers**

1. Pool fences or child barriers shall be permitted around pools as needed to comply with local ordinances, Florida Statutes, and the Florida Building Code.
2. Pool fences or child barriers must be constructed of black metal or mesh with vertical support posts. If constructed of mesh with vertical support posts, materials must be black, white or gray.
3. Pool fences or child barriers must be at least four feet (4’) in height.
4. Pool fences or child barriers must be placed no less than twenty inches (20”) and no more than thirty-six inches (36”) from the water’s edge.