

FENCES AND HEDGES

All Fences must be approved by LARB. See LARB approved front and rear yard fence styles and required front fence styles. (see figures 3 and 4)

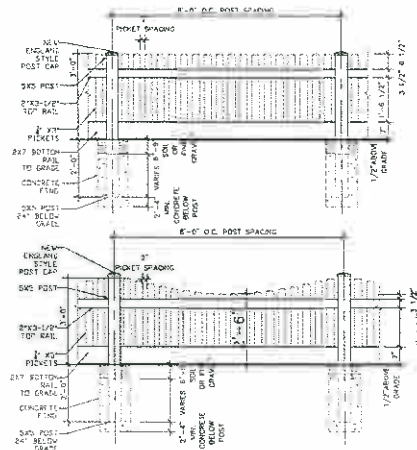


Figure 3 Approved Front Yard Fence

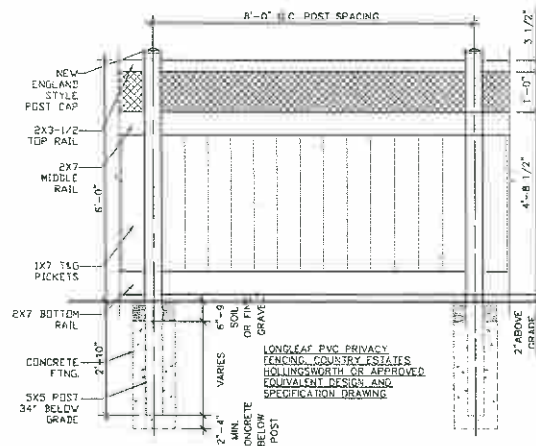


Figure 4 Approved privacy Fence, may also be solid.

MATERIALS

- PVC - Must be white with UV blocker
- Hedges (see *Landscape Standards* for approved species)
- Other designs or materials may be considered for appropriateness or architectural merit. Submit to LARB for approval.

CONFIGURATIONS AND TECHNIQUES

- For purposes of Fire Safety, the Fire Marshall of Pasco County requires that gates be installed in privacy fences to allow foot passage from the Street to the Common Drive
- Hedges may be used in place of any fence, subject to the same height parameters and shall be pruned so that the top is slightly narrower than the bottom. See *Landscape Standards*.

➤ Front Yard Fences

- Must be placed so that their outside face is on the property line.
- Must create a fully enclosed space by returning to the house, a hedge, or another fence.
- Approved Fences along the Street Frontage and along Common Lot Lines to a distance 2' behind the front face of the house must be between 30" and 42" high above the sidewalk (for the street frontage) or grade (along common lot lines).

➤ Privacy Fences

- Fences and/or hedges along *Common Drives* and common lot lines, or between houses, more than 10' behind the SBL, may be as high as 8' above the adjacent grade.
- Privacy Fences along or within 3' of any portion of the *Commons* must be at least 50% transparent above a height of 5' above the adjacent ground or sidewalk.
- Fences may run up to a neighboring house, but may not be attached to it.
- Any un-built portions of the Privacy Building Line more than 10' behind the SBL (i.e. between the house and garage) must have privacy fencing at least 6' high, unless that side of the Lot is adjacent to the *commons*. At garage rear setbacks of twenty feet or more, un-built portions of the PBL are required to be solid fencing to within thirteen feet of the rear property line. (*see Longleaf Approved Privacy Fence*)
- Side Lot Lines adjacent to *Greens* or *Greenbelts* are restricted to 4'-6" maximum heights for fences or hedges at a sidewalk, side or rear property line.