



*Lake in the Woods Owners Association, Inc.
4400 Lake in the Woods Drive
Spring Hill, Florida 34607*

Architectural Control of Fence Construction in Lake in the Woods

All construction of any sort must meet the requirements specified by the Lake in the Woods Owners Association Restrictive Covenants, including obtaining the approval of the Architectural Control Committee regarding color, materials, height and placement, and must comply with applicable Hernando County Building Code.

This document specifies additional requirements that must be followed for approval to install a fence on private property within Lake in the Woods Community.

For purposes of this document fences are classified as cosmetic or functional and comprise man-made materials (i.e., live plants are excluded).

Cosmetic fences are those that are installed to hide from view an unattractive aspect of a house. Examples of unattractive aspects are clothes lines, garbage cans, lawn maintenance equipment (e.g.; wheelbarrows, tractors), air conditioning equipment, tanks, water softeners, pipes, pool equipment, etc.

Functional fences are generally those that are installed to constrain pets or children to a specific area. They also include special fences such as those surrounding a tennis court, pickle ball court or other sports related facility or to protect a garden area from destruction by deer, or to enhance a landscape feature such as to surround a garden or garden swing.

All fences must meet current property setbacks of 15 feet on side yards and 15 feet in back, excepting cosmetic fences within eight feet of the house. No fence may be installed within the property easement or on a property line or within seven feet of a property line or to separate yards. No cosmetic fence may be installed between the house and the lake on any lake-front property. No fence may be installed in such a way as to obscure a reasonable view from an adjacent property. No fence may be installed as part of a sport or athletic improvement (e.g., tennis courts) without the specific written approval of at least half (50%) of the owners of the immediately adjacent (property lines touch) properties. The netting (fabric) of any such fence constructed of chain link must have vinyl coating in black or green.

Installation of cosmetic fences may be approved provided they meet the following restrictions.

1. Material color and placement is approved by the Architectural Control Committee.
2. The maximum height is 75 inches.
3. All such fences must be installed behind an imaginary line drawn parallel to the front of the house.
4. Such fences may be installed on the side or back of a house.
5. Such fences must be constructed parallel to a wall of the house and within 14 feet of the house, and may not exceed 48 feet in length, not including sections at the ends to connect to the house.
6. By their nature cosmetic fences must be opaque to hide from view objects behind them. No chain link fence may be used for cosmetic fences under any circumstance.

7. Cosmetic fences that are reasonably obscured from the road or are placed on lots that back up to the Association perimeter or woods have greater flexibility in placement due to their inherent obscurity. Installation of functional fences may be approved provided they meet the following restrictions.

1. Material and color is approved by the Architectural Control Committee.
2. The maximum height is 44 inches.
3. All such fences must be installed behind an imaginary line drawn parallel to the front of the house, except decorative garden fences not exceeding 30 inches in height and not more than 24 feet in length may be installed in front.
4. Functional fences may be installed on the side or back of a house.
5. Such fences may not be installed within seven feet of a property line and may not enclose an area greater than 600 square feet.
6. Chain link fences may be used but the net (fabric) part must be covered with green or black vinyl and the owner must install landscaping adequate to obscure the view of the fence from the road.