



Fence Requirements

- A fully completed application, signed by the property owner, that includes a detailed description of the proposed work. (materials, color, and full dimensions: width, length and height)
- A copy of the property survey highlighting the fence's location within the property.
- A color photograph of the proposed fence panels and posts.
- Provide details regarding any existing fence on the property
- Confirmation of approval from any other governing HOA.

12.7.1 Residential Fencing Generally. Any residential fence or screen must have the approval of the DCB before installation is undertaken. No fencing is permitted in the front of a home. Low ornamental landscaping such as border stones in front of the home is permitted. The maximum height of any fence for a house is six feet (6') and cannot be placed beyond the front elevation, excluding fences for tennis courts and including swimming pool enclosures. Rear Flag Lots fencing will be reviewed on a case by case basis by the DCB. Empty lots may not be fenced unless fenced in conjunction with a neighboring Lot containing a house. Garden fences require DCB approval.

12.7.4 Types of Fencing. Only wrought iron, block, brick, vinyl PVC, vinyl coated chain type with top rail or chain link fencing with top rail and aluminum slotted picket will be approved if the design is in general conformity with the architectural design of the Poinciana Villages. Solid metal panel/privacy fence material, horizontal fence panels and rail-type fences are prohibited. "Lattice" can be only used as a decorative feature along the top of a solid privacy fence sufficiently opaque, built in and framed from a manufacturing company. Any lattice shall be included in and not exceed the total allowable height of the fence. The use of mesh, wire, or plastic as fencing materials is prohibited. The use of mesh as screening material is prohibited. No wall or fence shall be erected or placed within the front setback lines of any Lot. Block walls shall be stuccoed, painted and regularly maintained. Fence panels and posts must be of the same material. Chain link fences are not permitted in Cypress Woods or Stepping Stone

12.7.5 Fence colors. PVC fences may be white, beige or natural-wood color. Wrought-iron/aluminum or standard/vinyl coated chain link fence may be black or bronze. Uncoated chain link fence may be bare metal. Plastic weaves on chain-link fences may only be white, cream or brown and require DCB approval prior to installation of the weave. Fences must be kept clean and in good repair.

Broadmoor Village 9 only allows 4' high chain link fences.