



# CITRUS SPRINGS

## Master Homeowners Association

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### Fence Criteria Agreement

The Master Board of Directors will use its authority as directed based on the Declarations of Covenants, Conditions, and Restrictions of Citrus Springs Master HOA, Article 10.4.12 to set the following rules regarding fences.

1. All fence requests must have written approval by the Subdivision (Village) Board of Directors prior to submission to the Master Board of Directors.
2. All fences must have written approval of Master Board of Directors prior to installations, which may be withheld for any reason.
3. The height of the fence can be no greater than four (4) feet.
4. The fence material must be dark bronze aluminum.
5. The fence can only be placed in the rear of the house, not extending past the side exterior wall of the house. No fence is allowed in or on an easement.
6. Any Portion of a fence that is facing street side must be concealed with bushes.
7. The fence must be installed by a licensed and insured contractor with a county permit.
8. Fences four (4) feet high will be allowed around pool decks.
9. The area (grass) inside the fence and 10" outside of the fence will be the responsibility of the homeowner to cut and maintain.
10. A Survey of the property will be submitted to the Board. The Survey will include; lot size; position of house on lot, size and position of the fence to be constructed, along with any easement at the rear of the property.
11. Work must be completed within six month of approval letter

This document will be filed along with the survey in the Master Office and all future owners will be bound by this document.

**I understand and agree to these terms and conditions.**

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Signature of Owner

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Signature of Owner

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Date