

ROTONDA SANDS CONSERVATION ASSOCIATION, INC.

Sight Screen Guidelines

August 2015

- 1) A six foot sight screen in the front, following the contour of the land, offers a sight line screen for common, household necessities and toys that are a part of everyday Florida life. These items do not include watercraft or trailers. It is *not for the accumulation of discarded junk or trash that would encourage vermin*. Air conditioning and pool equipment does not require sight screening.
- 2) Sight screen in the front “facing the road” is limited to the garage side of the house. Said sight screen is to be limited to no more than 6 feet high and may not extend more than 10 feet out from the side of the home and may include a gate. The sight screen shall have a 4 foot setback from the front of the garage; however, it will be reviewed on a case by case basis to determine feasibility of the setback due to positioning of electric box on the home.
- 3) Sight-screening whether by fencing or landscaping must be of appropriate height and shape so that objects contained behind shall be properly concealed and shall not be visible from the road or any other property.
- 4) Sight Screen may be 6 feet high along the side of the garage/home to the rear of the living area of the home or furthest rear projection of the home and must contain a return back to the side of the home in order to properly conceal items from being seen from abutting properties or roadways.
- 5) All sight screen fence materials are to be constructed from weather resistant materials such as PVC and must be properly maintained. Wood is not acceptable.
- 6) PVC sight screen material must be white, beige or tan.
- 7) All front facing sight screens are to be enhanced with plantings.
- 8) All plans for sight screens and landscaping must be submitted to the board for approval prior to construction.
- 9) The property manager has the authority to inspect the property, (with proper notice), behind the sight screen if he suspects an infraction.
- 10) Installation of a sight screen of any kind without prior approval by the Association will be deemed a deed restriction violation and will be addressed accordingly.