

Boca Raton Bath & Tennis Club August 2007 Revised Fence Policy

PROPERTY FENCING

The design and materials of any fence must be shown, either on a site plan or by separate drawing with property lines detailed. Fences must be bronze in color, constructed of aluminum and may not exceed four (4) feet in height or must comply with current minimum City Code.

No concrete, chain link, wood or chicken wire fencing will be permitted.

Setbacks for fences are fifty (50) feet from the front property line, and not closer to the front property line than the front corner of the home, and zero (0) feet from the side and rear property lines. Corner lots will require fifty (50) feet from the front property line, and not closer to the front property line than the front corner of the house and twenty-five (25) feet from the side property line and no closer to the side property line than the house.

All fences facing a street must be screened with approved landscaping except for gates which may remain visible.

PRIVACY FENCING

Privacy walls may enclose up to 400 square feet and may be constructed of concrete no higher than six (6) feet which may contain up to 25% of their area of another material such as wood or glass block. No such wall may be further than ten (10) feet from the building at any point. No single length of wall may be longer than twenty-five (25) feet, except when the privacy wall wraps the corner of the home, in which case a single length of wall may be thirty (30) feet.

Approval of the installation of privacy walls and their placement shall be at the discretion of the ARB.

Other than landscaping specifically required under the fence policy, all other landscaping shall be submitted for approval and will be reviewed separately per article 7.14 of the "Architectural Criteria and Building Restrictions" of the Boca Raton Bath & Tennis Club Homeowner Documents.

No fencing of any kind shall be installed unless and until the approval thereof shall be obtained in writing from the Architectural Review Board.

BOCA
RATON
BATH
& TENNIS
CLUB

May 14, 1986

Dear Property Owner:

At the May 4, 1981 meeting of the Board of Directors, the following rules and regulations were adopted.

- Pursuant to Article 6.2 of the Declaration of Protective Covenants and Restrictions, the Architectural Review Board formulated and the Board of Directors approved the following policy relative to fences:

"Fences shall be allowed only: (1) To enclose a pool and must be contiguous to the pool deck, (2) To enclose a lanai, but limited to no more than ten (10') feet from the home; four hundred (400) square feet of enclosed space. All fences are limited to four (4') feet, except a lanai which is limited to six (6') feet from exterior grade level. All homeowners who are in variance to this policy are requested to comply as soon as possible. *

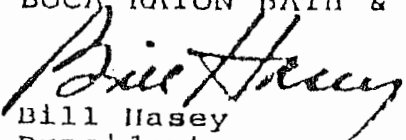
- According to the provisions of Section 8, Rules and Regulations of the By-Laws, the Board of Directors has adopted the following:

"No vehicle may be parked on a street from the hours of 2:00 A.M. to 7:00 A.M. No vehicle may be parked at any time on a swail or parked across a sidewalk. No vehicle may be parked in any park at any time."

Article Six of the Declaration of Protective Covenants and Restrictions for our Club outlines the duties and responsibilities of the ARB and each lot owner. "Two (2) complete sets of plans and specifications for proposed construction and landscaping shall be submitted to the ARB for its review, and no foundation shall be poured or construction or landscaping commenced without the prior approval of the ARB." Lot owners also must submit plans to the ARB for any modifications or additions to existing structures or landscaping. Submit plans to the ARB prior to submittal to the city for permits in case changes are required.

The ARB will continue to work very closely with all lot owners and builders. In an effort to preserve the value of our properties, we are asking for the cooperation of everyone in complying with Article Six.

BOCA RATON BATH & TENNIS CLUB, INC.


Bill Hasey
President

BH:dm

* All existing fences are grandfathered in and must be repaired in place. If the entire fence must be replaced - it must be removed.

Dog Run - Advise invisible fence. Fence not to exceed 10 feet from home and 400 sq. ft. total; 4 feet height limit. Types: aluminum preferred; chainlink only if landscaped with ficus hedge inclusive in the measurement above.