

FENCING YOUR YARD

Leisure Lake is an open and natural community, thus **barrier-style privacy wood fencing is not allowed**. Covenants Section 3.12 AND Eighth Amendment provide complete information.



PICKET FENCE (also called pet fence) in the back yard may be permissible, within the specifications in the covenants and amendment. It can be black or white, maximum 4' tall with open pickets, not to exceed the width of the back of the house and 12' beyond the rear elevation, and must have a gated exit. The example pictured is Freedom Concord fencing, available at Lowes.

PRIVACY PANELS - Should you want to create a little seclusion; privacy panels may be permissible within the specifications outlined in the covenants and amendment. There can be up to three six foot by six-foot (6' x 6') panels mounted adjacent in a straight row on the side yards to provide next door privacy. Panels are not permitted elsewhere on the lot. The example pictured is Outdoor Essentials Olympia, available at Lowes, with a variety of colors, finishes and styles.



EXISTING RAIL FENCE - Notice that many lots have one or more sections of white PVC rail fence in the yard – specifically, Lots 1 through 7 and Lot 31, and all lots adjacent to County Road 12. These were placed by the developer as the subdivision formed. Some hide utility boxes, others only for appearances. They are documented in the Covenants, Section 3.12 (b). All sections must remain in place, cannot be taken out or moved and are the responsibility of the owner to keep clean and maintain in good condition. Broken or damaged sections may be responsibility of the

Property Owner's Association and should be reported immediately.

PLANNING TO INSTALL A FENCE?

PLEASE NOTE....Covenants mandate that BEFORE work starts – **which includes fences** - approval must be given by an Architectural Review Committee, known as “ARC”. Leisure Lake’s ARC is led by a Board Officer, and members dedicated to allowing changes that fall within the covenants.

To obtain approval for your plan, please submit a Property Modification request. The committee will review it in a timely manner. The form is on the website, or request a copy. *If modifications are made without approval and do not fall within the covenants, the modification must be removed, regardless of the cost to the owner.*