

Pointe West Master Property Owners Association
ARC Fence Guidelines
Modified: February 14, 2023

Fences apart from fences installed to shield air conditioning units, irrigation pumps, or generators, on non-lake lots are permitted provided they are no more than six (6) feet high. Fence style and material must be approved by the ARC.

All fence requests must be placed on a survey of the property, and the owner is required to obtain a permit from Indian River County.

Fences in the North Village Townhomes are not allowed.

Fences in the Central Village Townhomes and Villas are allowed but must be approved by those associations.

Exterior of Fence

1. Fences must be fifteen (15) feet off the edge of the street pavement. Properties with an alley will only be required to be four (4) feet from the alley pavement. Any section of a fence that faces the alley or road or are visible from the alley or road must have an eighteen (18) inch mulch border and a minimum of twelve (12) inches tall plants every thirty-six (36) inches.
2. No fence may impede mower access. If mower access is impeded by a request for a fence, that request will be denied unless the request is modified to allow access.
3. The fence cannot interfere with any utility easements. Any fence interfering with a utility easement must be removed and replaced at the owner's expense if a utility company requires access.
4. Villa homes may place a fence on the property line and/or not within a dedicated easement.
5. All single family homes may place a fence three (3) feet in from the property line with six (6) inch mulch border outside the fence. Plants are not required.
6. Golf course and lakefront homes with fences in the back of the home must have a six (6) inch mulch border around the entire exterior perimeter of the fence. Owners may choose to have an eighteen (18) inch mulch border with plants every thirty-six (36) inches if they wish.
7. The fence cannot be more than six (6) feet high (including decorative top lattice), contain a five (5) foot gate with a self-closing mechanism, and be PVC Shadow Box style. Four (4) feet high white PVC picket fence with a five (5) foot self-closing gate is also acceptable.
8. Only four (4) foot galvanized wrought iron look with four (4) inch center fencing is allowed on homes that abut the golf course or lake front with five (5) foot wide self-closing gate. Fence may either be black or white.
9. Swimming pools on the lakes or golf course that do not have a screened enclosure must have a fence located at the edge of the pool decking constructed in accordance with standards outlined in #7 above.
10. The border around the outside and inside of the fence is to be completed within forty-five (45) days of fence completion. Stone barrier materials are prohibited inside or outside any fence bordering grass unless it is captured by edging which is resistant to trimmer damage. The edging must be of sufficient height as to effectively contain the rock. Beds such as this must be approved by the ARC, and the specifications of the edging material must be supplied.

Interior of Fence

1. **Entire interior perimeter (including stucco side of home and lanai screening) must have at least a six (6) inch barrier of mulch. An eighteen (18) inch barrier with landscaping every three (3) feet is preferred.**
2. All dog droppings must be picked up prior to lawn maintenance day.
3. No dogs or other animals are to be in fenced area on days of mowing.
4. All loose impediments (i.e. toys, bikes, dog run chains, planters) shall be removed on days of mowing.

If guidelines are not followed, the contracted lawn company may deem it unsafe or refuse to mow the fenced yard. It then becomes the homeowner's responsibility. No requests for postponement mowing will be accepted. The lawn maintenance company is not liable for any damage incurred as a result of the homeowner not complying with guidelines.