

THE SANCTUARY AT OAK CREEK HOMEOWNERS ASSOCIATION, INC.
2026 FENCE RESOLUTION

THIS RESOLUTION is made this 12 day of OCT, by the Board of Directors ("Board") for The Sanctuary at Oak Creek Homeowners Association, Inc., a Florida not-for-profit Corporation (the "Association").

WHEREAS, pursuant to Florida Statute Chapter 720 and the By-laws, Articles of Incorporation and the Declaration of Covenants, Conditions, Restrictions and Easements for The Sanctuary at Oak Creek ("Declaration"), recorded at BK 10650 PG 1166, in the public records of Hillsborough County, under 2.4(a)(vii), 2.4(b), and 6.3 of the Declaration, the Association through its Board and Architectural Committee has the power to adopt rules and regulations or community standards;

WHEREAS, the Association wishes to reiterate and reestablish prior adopted rules regarding border fences;

WHEREAS, upon motion and a second thereof, and after being brought up for discussion, and finally to a vote of the Board at a regularly scheduled meeting where a quorum was present held on 10/12/2024 the following Resolution was approved and adopted by a vote of the Board in attendance; and

NOW, THEREFORE, be it resolved:

- 1) **GENERAL RULE.** Any exterior alteration, improvement, structure, fence, or modification not expressly authorized in writing by the Association's Governing Documents, Community Standards, Rules and Regulations, Architectural Guidelines, or written approval of the Association shall be deemed prohibited. Owners may submit requests or proposals for alterations or modifications to the Board of Directors or Architectural Review Committee ("ARC") for review and consideration; however, unless and until such request is approved in writing, the alteration or modification shall remain prohibited.

Any alteration, improvement, or fence previously approved by the Association prior to the adoption of this Resolution, and existing in compliance at the time this Resolution becomes effective, shall be deemed "Grandfathered" and treated as a permitted variance under this Resolution. Such grandfathered conditions may remain in place unless materially altered, replaced, removed, destroyed, or until the end of the useful life of the fence or improvement, at which time any replacement or new installation must comply with the current standards and requirements of the Association as set forth in this Resolution. Any Owner with an existing fence installed prior to the adoption of this Resolution that was never submitted for or granted ARC approval shall have thirty (30) days from the effective date of this Resolution to submit an ARC application for consideration as a grandfathered variance. Failure to submit an application within such time period shall constitute a violation of the Association's Governing Documents and Rules.

- 2) **FENCE RULE.** Side property line fences shall be constructed of solid white vinyl privacy fencing that is opaque and not see-through.

For Lots whose rear property line does not adjoin a pond, preserve, marsh, wooded area, conservation area, reserve, or similar open space, side property line fences may be a maximum height of six (6) feet and may continue at such height to the rear boundary of the Lot, including to any perimeter wall located at the rear of the Lot.

For Lots whose rear property line adjoins a pond, preserve, marsh, wooded area, conservation area, reserve, or similar open space, side property line fences may be a maximum height of six (6) feet and shall remain six (6) feet in height until reaching the rear-most edge of the residence or an attached lanai or pool enclosure, whichever extends farther into the rear yard. At that point, the final six (6) foot fence panel shall consist of a solid white vinyl transition panel that slopes from six (6) feet in height to four (4) feet in height. Detached accessory structures, including sheds, shall not be considered in determining the location of the transition panel. Thereafter, the Owner may install either a four (4) foot solid white vinyl fence or a four (4) foot white vinyl picket-style fence extending toward the rear boundary of the Lot.

For purposes of this Rule, "Conservation Fencing" shall mean black aluminum fencing or black coated chain-

link fencing approved by the Association for use adjacent to ponds, preserves, marshes, wooded areas, conservation areas, reserves, or similar open spaces. Conservation Fencing may be installed only along the rear boundary of a Lot adjoining such areas and shall not be permitted along side property lines.

No black aluminum fencing, chain-link fencing, wrought iron fencing, Conservation Fencing, or other open-style fencing materials shall be permitted along side property lines regardless of whether such property line adjoins another Lot, a cul-de-sac island, roadway landscape tract, Association common area, open space, or other non-residential property.

Under no circumstances shall any fence within the Community exceed six (6) feet in height. Except as expressly authorized herein, all other fencing materials, colors, styles, designs, and configurations are prohibited.

Nothing contained in this Resolution is intended to modify or amend any existing Association requirements governing the permitted location, placement, setbacks, or installation of fences. All existing fence location restrictions and requirements shall remain in full force and effect unless expressly modified by a subsequent resolution of the Association.

ADOPTED by the Board of Directors of Sanctuary at Oak Creek Homeowner's Association, Inc., at a duly noticed meeting held on the ____ day of _____, 2026.

SANCTUARY AT OAK CREEK HOMEOWNER'S ASSOCIATION, INC.

Signature: _____

Name: _____

Title: President