

Venetian Villas Unit Owners Association

Fence rules applying to all VVUOA units:

1. Fenced in property must be rectangular in shape and be fully contained within owner's property
2. Fences must include a gate or opening of at least 30 inches in width to provide access
3. In general, fences shall be constructed of solid vinyl material, white in color. Any fence solely between adjoining units may be white non-solid (picket) vinyl
4. Work must be permitted by the city and installation performed by a professional contractor
5. Homeowners must sign a binding maintenance agreement to maintain the fence and surrounding landscaping and attach it to their ARB application.
6. Fencing cannot impair or restrict access to any common area

Fence rules applying to Single story and Two story non-waterfront units:

- maximum set back from rear wall of home: 9.0 feet
- height for entire rear fence structure: 6.0 feet, (sides and back wall)
- side yard fences (end Single story units only) may be requested but will be carefully reviewed and approved strictly on a case by case basis

Fence rules applying to Two story waterfront units:

- enclosed rear fences of any kind are not allowed on waterfront units, (screened in porches and /or railings are allowed)
- on property line between adjoining waterfront units, fence structures are allowed but shall not exceed 5.0 feet in height, (this applies to both waterfront/rear and front yards of units)
- fences cannot extend beyond front wall of affected home(s)