

Otter Creek Springs HOA  
RE: Fencing and Setbacks

ARTICLE VII  
IMPROVEMENT, SETBACK AND USE RESTRICTIONS

1. a. Minimum setback requirements on the Plat shall be observed. The Developer reserves the right to approve the location of each residence upon the Lot and to relocate the same, within the setback lines and/ or building areas established by the Plat, in such manner as it shall be deemed, in its sole discretion, to be in the best interests of the overall Development and in furtherance of the goals set forth herein.

1. The only fences which shall be permitted on lots shall be those erected with the express prior written approval of the Committee, which is charged to ensure that said fences conform to the general character and atmosphere of the neighborhood. The Committee may require, as a condition of approval, the use of hedges or other greenery as screening for the fence. All fences must be maintained in good repair, and landowners agree to abide by reasonable requests for repairs and maintenance as may be made by the Architectural Review Committee. Any fences on the said lots shall be made of brick, wrought iron or wood, shall not exceed beyond the rear corner of the house. Wooden fences are to be constructed of redwood, cedar or other treated wood materials of similar quality. All fences facing the street should be built with the finished side facing the street.

(i) On all lots except corner lots, no fence shall be permitted between the front of the building or setback line and the street. On all corner lots, no fence shall be permitted between either building or setback line and either street. In the event a landowner incorporates any utility, landscape or drainage easement shown on the recorded plat of Otter Creek Springs, within the boundaries of a fence, the inclusion of this area shall be done in such a manner so as not to interfere with any drainage on or other use of said easement.

Minimum building setback requirements on the Plat shall be observed  
Developer reserves the right to approve  
within the setback lines and/ or building areas established by the Plat

prior written approval of the Committee  
brick, wrought iron or wood  
redwood, cedar or other treated wood materials  
finished side facing the street

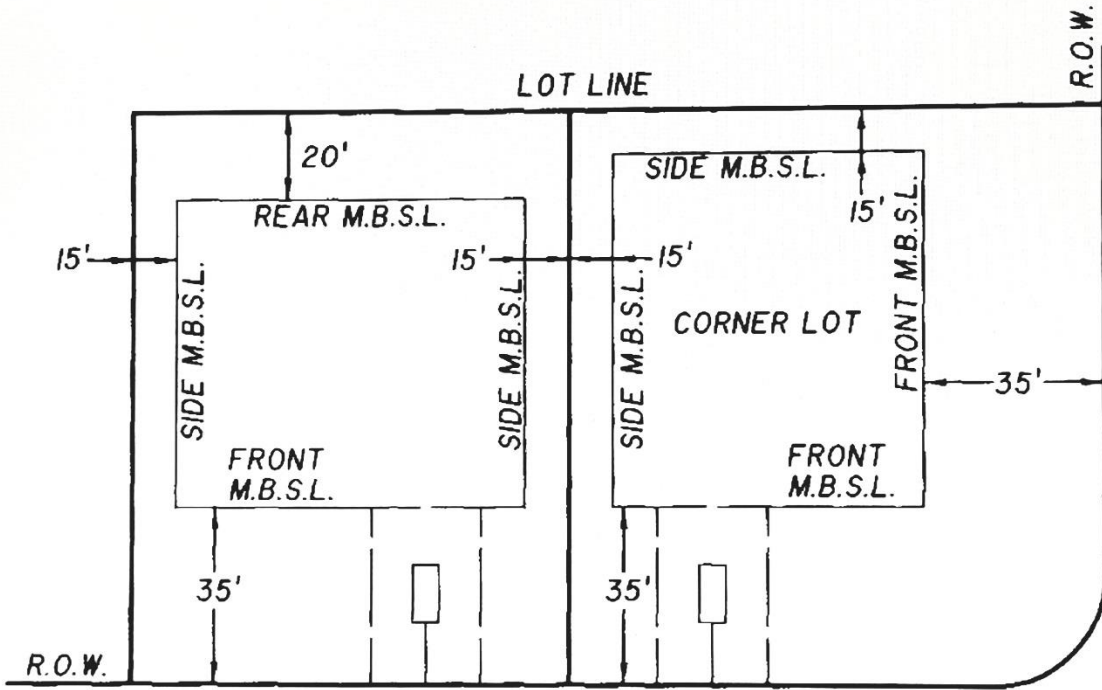
**\* A basic overhead drawing of the fencing plan must be submitted for approval, including a description of all criteria required, including materials, design, & example photo of finished product.**

beyond the rear corner of the house

\* Front facing the house, the fence cannot begin any closer to the street or side yard than the rear corner of the house.

Cont.....

Building Setbacks



**TYPICAL MINIMUM BUILDING SETBACKS  
& SEPTIC TANK EASEMENT DETAIL**

N.T.S.