

Cypress Village Property Owner's Association, Inc.  
 108 Cypress Blvd W, Homosassa, Florida 34446  
 (352)-382-1900

Fence Permit Request

Date: \_\_\_\_\_

Street Address: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Home Owner's Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

Contractor/Builder Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

This permit request grants permission for an ACB Member to enter the property between 9:00 A.M – 5 P.M to inspect the permitted work if the owner is home or not home

Checklist of Required Documents per Deed Restrictions

Office	Applicant	
		<b>Site/Survey Plan with Location</b>
		<b>Type of Material and Height</b>
		<b>Exterior Color</b>

For Office Use Only			
	Check Financial Status		Verify Address, Lot and Block

**Application Received By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Completed Application**

**Incomplete Application (Circle Items Not Submitted)**

**NOTE: Chain Link Fence(s) Are Not Allowed**

Renovation Permit(s)

ACKNOWLEDGEMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Owner and Contractor hereby agree as follows:

- 1.) Owner and Contractor acknowledge that each has received a copy of the Cypress Village Property Owners Association, Inc.'s, Declaration of Restrictions, Articles of Incorporation and Bylaws. ("Governing Documents") as such may be amended from time to time.
- 2.) Owner and Contractor recognize that Owner is ultimately responsible for all renovation performed upon Owner's property and is responsible for ensuring that the contractor complies with all duties and responsibilities placed upon Owner by the Governing Documents.
- 3.) Owner and Contractor acknowledge that the Owner may be fined and or penalized as provided within the Governing Documents for any violations of any duties or obligations placed upon Owner by the Governing Documents.
- 4.) Owner and Contractor acknowledge that neither Owner nor Contractor may encroach upon the Common Areas as established within the governing Documents and may not trespass upon any other property within Cypress Village subdivision or rights-of-way's during renovation. Neither Owner nor Contractor may damage another's property within Cypress Village and shall not create a nuisance upon any property within Cypress Village.
- 5.) Owner and Contractor acknowledge that any damages caused by either to any property within Cypress Village may, at the option of the Association, remedied by the Association and the costs incurred in remedying such shall be borne by Owner. These costs include all costs incurred by the Association and may include reasonable attorney's fees and litigation costs.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Owner Name: \_\_\_\_\_

(Printed)

(Signature)

Contractor: \_\_\_\_\_

(Printed)

6.7 Garage Doors - Garage Doors shall remain closed when not actively being used. Garage Doors may remain open when Garage Door screening is in use. Under no circumstance shall Garage Door screening be used for the purpose of concealing any type of Trade, Business, or Commercial Activity.

7. WALLS, FENCES AND PRIVACY SCREENING

7.1 Prohibited Walls and Fences - Walls and Fences are prohibited in the Front Yard of any Residential Unit within the Subdivision. Front Yard is defined as the area of the Lot included between the side Lot lines and between the front wall line of the Residential Unit and the road right of way. Any other Fence sides that abut a roadway shall observe the Front Property line setback minimum previously specified. The front wall line for purposes of this provision shall mean the front of the home indicated by where the entry door is located on the street side.

7.2 Permitted Walls and Fences - An Owner may install a Fence so long as Owner obtains an ACB permit prior to the Fence installation and so long as the Fence:

7.2.1 Does not exceed four (4) feet in height measured from the existing, pre-construction Lot elevation; and

7.2.2 Is not made of wire or chain link with the exception of the Association's boundary security Fence approved by the Board of Directors.

7.2.3 Owner shall first obtain ACB approval and applicable County permits prior to erecting any Wall, Fence or Privacy Screening.

7.2.4 Fence utilized to conceal HVAC units, pool equipment, in-ground Household Waste Container areas, or to secure pet runs and children's play areas shall not exceed four feet in height.

7.2.5 Privacy Screening Fence and Natural Barrier Screening shall only be erected for the purpose of concealing from view a particular area, such as a lanai, swimming pool, or a garage entry and paved parking areas when such areas are constructed on the side of a Residential Unit.

7.2.6 Privacy Screening Fences shall not exceed six feet in height and twenty-four (24) feet in length and the color is to be white, off-white or natural.

7.2.7 Natural Barrier Screening, such as shrubs, trees and hedges are preferred.

7.2.8 Visibility Triangles - Owners cannot plant vegetation that will obstruct the view of oncoming traffic. Fences, walls, hedges, or other structures, or vegetation shall not be permitted over thirty (30) inches in height above the average road grade in a visibility triangle. Such triangle shall consist of the area bounded by: (a) the

edge of pavement of a road (or the edge of an unpaved road); (b) the edge of pavement of an intersecting road or driveway (or the edge of an unpaved road or driveway); and (c) an imaginary line connecting the other two lines at points twenty-five (25) feet from their intersections.

7.3 Necessary Retaining Walls - Retaining walls required to control ground erosion may exceed three (3) feet in height and may extend beyond the front of the Residential Unit where the Lot elevation differential necessitates such retaining walls. Owner is required to obtain an ACB permit prior to the construction or installation of a retaining wall.

8. ANIMALS AND PETS - No animals, including farm animals, birds, or reptiles shall be raised, bred or kept on any Lot except as provided in this paragraph. Animal outdoor containment units, kennels or runs are not permitted. Dogs, cats and other domestic, household pets may be raised, bred or kept provided they are not raised, bred or kept for a commercial purpose and provided that the animal is not a dangerous animal as defined by Florida Statutes. No animals, birds or reptiles shall be kept in a manner that is a nuisance or that is offensive to other Owners within the Subdivision. All animals must be kept inside Owner's Residential Unit during hours of darkness. Whenever away from Owner's Lot and within the Subdivision, Owner's animal must be kept on a leash within the Owner's complete control.

8.1 Owner shall be responsible for the removal of any animal waste deposited by Owner's animal upon a Lot, Common Area, Street or County right-of-way within the Subdivision.

8.2 Owner shall comply with all regulations of the Citrus County Code of Ordinances regarding animals and pets.

9. DRILLING, OIL, WATER WELLS, ETC. - No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the Property. Additionally, oils wells, tanks, mineral excavations or shafts shall not be permitted upon or in the Property. No derrick or other structure designed for use in boring oil or natural gas shall be erected, maintained or permitted upon the Property. The digging or drilling of water wells requires a County Permit. Drilling is prohibited on all Common Areas. No cross-connections shall be permitted with the municipal water supply system. The municipal water supply system shall be the single source of supply water for domestic use in the home.

#### 10. CONTAINERS AND TANKS

10.1 Household Waste, Recyclable Materials and Yard Waste Containers - Household waste, trash and garbage shall be only placed in and collected from the in-ground Waste Container area. Household waste, trash, garbage and in-ground Containers shall not be placed curbside for collection. If single stream waste collection becomes mandatory in Citrus County the Owners will fall into compliance with this measure.