

ACC Guidelines for Fencing

At the incorporation of Silver Bend HOA it was established in the Covenants, Conditions and Restrictions (CCR) that the only allowable fencing would be as follows;

“Article VI Sec 7. Fences. No fence or wall shall be erected upon any Lot without the prior consent of the Architectural Control Committee (ACC) as to the location, type, materials used and size. All fences shall be constructed of natural wood materials of stockade picket or shadow box type not exceeding six (6) feet in height and shall be of natural wood coloring ...”

In August 2003 the community was notified by newsletter that a natural color wood stain was allowable in a separate guideline.

In November 2003 the ACC made the determination with our SBHOA attorney that newer and different materials would be allowed for fencing in the community. Since white PVC fencing is considered more durable over time and aesthetically pleasing as well, white PVC fencing is considered acceptable.

As of 27 February 2013 an Amendment changed the Covenants, Conditions and Restrictions changed as follows;

Article IV, Section 7, of the Declarations is amended by deleting the second sentence of that Section 7 and inserting a new sentence, to read:

“All fences shall be constructed of natural wood of natural wood coloring or vinyl materials and shall be of stockade (closed) picket or shadow-box type and (as to vinyl fences with closed picket design) shall have horizontal top and bottom borders (rails) and shall not exceed six (6) feet in height.”

Any resident considering changing or adding fencing should be aware of these styles when selecting their fencing and when applying for their City of Ocoee Permit.

Allowable Wooden Fence Styles

Stockade Picket (aka Dog Ear)



Shadow
Box



Allowable PVC Fence Styles

Stockade Picket (aka Dog Ear)



PVC Shadow Box



PVC Closed Picket w/ Top and Bottom Rail

