



Harbor Management Services, Inc.

PO Box 924176, Homestead, FL 33092-4176

(305) 246-5867 Fax (305) 245-8020

October 8, 2017

Dear Audubon Owner,

We are all dependent upon each other to maintain the visual appeal of our neighborhood as an attractive place to live. One of the ways in which this is done, is by having a common set of restrictions and rules concerning things that affect the outward appearance of our properties. These can be found at www.villagesofhomestead.com.

One area in which rules exist to promote a common appearance, concerns the fences that surround our properties. The applicable rules are attached to this letter. Unfortunately hurricane Irma caused quite a few of the fences in our community to be damaged or destroyed, and these fences are now in the process of being restored. Two things are important to note in this regard.

1. An Architectural Control Committee Request form must be processed and approved prior to the erection of any new or replacement fence. This form can be found at www.villagesofhomestead.com
2. All new or replacement fences must comply with the applicable rules concerning fences unless specific exceptions are approved, on a case by case basis, by the Architectural Control Committee. **Fences that were non-conforming prior to the storm may not be replaced in their previously non-conforming manner without specific permission to do so.** This is particularly true with respect to the requirement for a 3 foot setback from the front of the dwelling and from the sidewalk (for those residences where this requirement is applicable).

If you have any questions in this regard please feel free to contact the Architectural Control Committee via villagesofhomestead@gmail.com.

Thank you for helping to keep our community an attractive place to live.

Villages of Homestead
Architectural Control Committee

in street rights of ways or utility easements shall be installed and maintained underground, unless approval for above ground installation is received from the Architectural Control Committee, and such approval is not inconsistent with applicable ordinances.

3. **Architectural Control:** No building, wall or other structure or improvement of any nature shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the Architectural Control Committee. Each building, wall or other structure or improvement of any nature shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot plan so approved. Refusal of approval of plans, specifications, and plot plan, or any of them may be based on any ground, including but not limited to purely aesthetic grounds and/or energy conservation, which in the sole and uncontrolled discretion of said Architectural Control Committee is deemed sufficient. Any change in the finished ground elevation shall be deemed an alteration requiring approval. The Architectural Control Committee shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this paragraph. The Architectural Control Committee shall act on submissions to it within forty-five (45) days after receipt of the same, or else the request shall be deemed approved.

a. **Fences:** No fence, wall or other enclosure shall be erected in the front yard or side yard 3'0" set back areas, except any that are originally installed by Developer's designee, and except any approved by the Architectural Control Committee as above provided. If approved, the fence, wall, or other enclosure shall be maintained by the property owner for the protection of the adjacent property. No chain link fences shall be permitted on the dwelling unit property.

i. **Regarding Manor/Estate Homes:** Fences must be of wood construction in either the shadow box, board on board, picket or stockade style with the finished side always facing out. Alternate fencing styles will be subject to review and approval of the Architectural Control Committee. Wood fencing can be left unpainted or if painting/staining is desired, the color must match that of the existing house trim. Fencing cannot exceed 6'0" in height and is allowed in the rear and side yards only. The fence and/or gates must be set back a minimum of 3'0" from the front building line of the house and from the sidewalk. The plating of fast growing shrubbery, at least 3'0" in height and no less than 2'0" apart, will be required in front (facing the street) or any side yard fencing and along the entire back property line if the lot backs onto a common park area.

ii. **Regarding Cluster Homes:** Rear yard fencing must be of wood construction not to exceed 6'0" in height. Wood fencing must be painted to match that of the existing house trim color. Wood picket fences, 3'0" in height are allowed in the front yard, up to the front building line of the garage. The fence must always have the finished side facing out.

iii. **Regarding Townhomes:** All fencing must be pressure treated wood left unpainted, and cannot exceed 6'0" in height with the finished side always facing out. Fencing is allowed in either the front or rear yards. On lakefront units, any desired rear yard fencing beyond the side wing masonry wall is limited to a 4'0" height and can only extend outward (beyond the outer face of the wing walls) a maximum of 12'0".

b. **Screen Enclosures:** Screen enclosures may be constructed in rear or side yards, front entryways, porches and second floor balconies. The screening must be charcoal in color and all metal support