

Random Oaks Homeowner Association

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*Architectural Committee Fencing Guidelines Last Updated April 17, 2003

Per the Declaration of Covenants and Restrictions for Random Oaks, the Architectural Committee shall have the right to specify and approve all fences. All fences must be approved in writing by the architectural Committee or its successors prior to any installation of fences, even if the fence meets the specifications below.

In order to obtain approval of a fence, all applications to the Architectural Committee must be accompanied by reasonably detailed plans and specifications per Article V, Section 2. A county building permit must also be obtained.

The Architectural Committee meets regularly to review improvement requests, but shall have a maximum of 30 days after receipt of complete application to approve or disapprove any plan submitted per Article V, Section 2.

In reviewing any particular application, the Architectural Committee must consider whether its action per Article V, Section 5 will:

1. Assure harmony of external design, materials and location in relation to surrounding buildings and topography within the Properties
2. Preserve the value and desirability of the Properties as a residential community
3. Remain consistent with the provisions of this Declaration
4. Be in the best interest of all Owners in maintaining the value and desirability of the Properties as a residential community

The following specifications for fencing are to be used:

Fencing Height: No fences shall be erected or maintained on any lot, which shall be in excess of six feet in height per Article II, Section 14.

Fencing Material: Natural wood or white vinyl pvc fencing materials only. No chain link fences will be permitted per Article II, Section 14.

Fencing Location: Fences located in the front of the front setback line are prohibited per Article II, Section 14.

Fence Orientation: Fences must be installed with the finished side facing out.

Compliance: All fences shall comply with County regulations (including a county building permit) and be subject to review by the Architectural Committee as provided in Article V, Section 5.

Maintenance: Each Owner must repair, replace and maintain the fence from time to time per Article II Section 10.

*Approved for guidelines only for Architectural Committee by ROHOA Directors 4/17/2003.