

As of September 1, 2021 there will be a \$15.00 Permit Fee

MARION OAKS CIVIC ASSOCIATION

DEED RESTRICTION COMMITTEE

294 Marion Oaks Lane

Ocala FL 34473

MARION OAKS DEED RESTRICTION COMMITTEE

APPLICATION FOR FENCE INSTALLATION

THE ATTACHED DOCUMENTS MUST BE FILLED OUT WITH THE NECESSARY SKETCHES AND SUBMITTED TO THE ARCHITECTURAL DESIGN COMMITTEE FOR APPROVALS PRIOR TO ANY INSTALLATION WORK.

MEMBERS OF THE ARCHITECTURAL DESIGN COMMITTEE WILL REVIEW THE INFORMATION AND CONTACT YOU FOR REVIEWING THE INSTALLATION YOU ARE REQUESTING TO BE DONE ON YOUR PROPERTY. APPOINTMENTS WITH THE HOMEOWNER ARE NORMALLY DONE ONE WEEK AFTER SUBMITTING THE INFORMATION TO THE COMMITTEE.

FILL OUT THE ATTACHED APPLICATION FORM AND RETURN TO THE COMMUNITY CENTER FOR FINAL REVIEW AND APPROVALS BY THE ARCHITECTURAL DESIGN COMMITTEE. (not return the entire package)

Issue Date; August 3, 1998

Revision Date: February 28, 2007

All fence installations must be reviewed and approved
By the architectural design committee.

A. Diagrams

1. For standard inside and corner lots see exhibit I.
2. For converging inside, diverging inside, cul-de-sac, and irregular corner lots see exhibit II.

B. Restrictions:

1. A professional survey will expose all lot corners, thereby determining where a fence should be accurately placed.
2. Fencing and post placement must be situated inside and as close as possible to the property line and not to encroach on the neighboring property. Finish side of fence must face out from property being fenced.
3. Property owner should be aware that placing a fence on an easement may have said fence taken down or removed for utility repairs or construction. Property owners will be financially responsible for any damage and replacement of the fence. See 'Declaration of Deed Restriction' 7.01.

C. Material:

1. Hedges fence

- (i) Hedge fences need to be planted in such a manner as to not encroach or overgrow onto a neighboring property.
- (ii) Hedges must be kept trimmed to a maximum height of 6 feet and never become obnoxious, overgrown or unsightly. See 'Declaration of Deed Restrictions' 4.08 and 6.01.
- (iii) Property owner must be aware of the location of electrical, phone, gas, cable lines and any other underground hazards that would be affected by or a growing root system. See 'Declaration of Deed Restrictions' 7.01.

Other types and styles of fencing.

- i. Must be reviewed on a case-by-case basis. See 'Declaration of Deed Restrictions' 9.01

D. Exception:

1. Front yard decorative edging, Flowers or landscape.

- (a) Any decorative lawn or garden edging, flowers or landscape borders, planted hedges or any like kind must not encroach onto a neighboring property or extend beyond property line.
(Front property line is not the street)
- (b) Maximum height of any decorative edging is 12"(inches) and cannot encroach onto a sidewalk.

2. Builders or Developers of Model homes may have a temp fence not to exceed 3 feet in height only until model home is sold.

Revised 11/99

Revised 04/07

E. FENCES

Fences may be approved for construction or erection if they meet the following criteria.

1. Lot survey stakes are clearly located to establish lot line.
2. Lot line fences
 - a. Must be erected with fence as near to property line as feasible with post placement within lot being enclosed.
 - b. May NOT extend beyond front of house &/or street side set back of corner lot.
 - c. Maximum height = six feet (6')
 - d. Material and style:
 - (1) chain link.
 - (2) wood, vinyl, vertical or horizontal, of new material.
 - (3) Masonry: if in accordance with Marion County Building Code and Deed Restriction. Max height 5 feet..
 - e. **Must not encroach setbacks: (mirror lots &/or corner lots)**
3. The manual contains examples of previous approved materials and styles. Applications for other types will be considered by the ARC and added to the manual as they are approved.
4. Application should be aware that approval by the ARC does not alter easement right, and that fences built within easement are subject to removal without compensation during utility repair or construction.

1. IF YOU HOME IS ON STANDARD LOT SEE DIAGRAM "A"
2. IF YOU HOME IS ON A CORNER LOT SEE DIAGRAM "B"
3. NOTE: LOT LINE FENCES WITHIN UTILITY EASEMENTS ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION DURING UTILITY REPAIRS OR CONSTRUCTION.

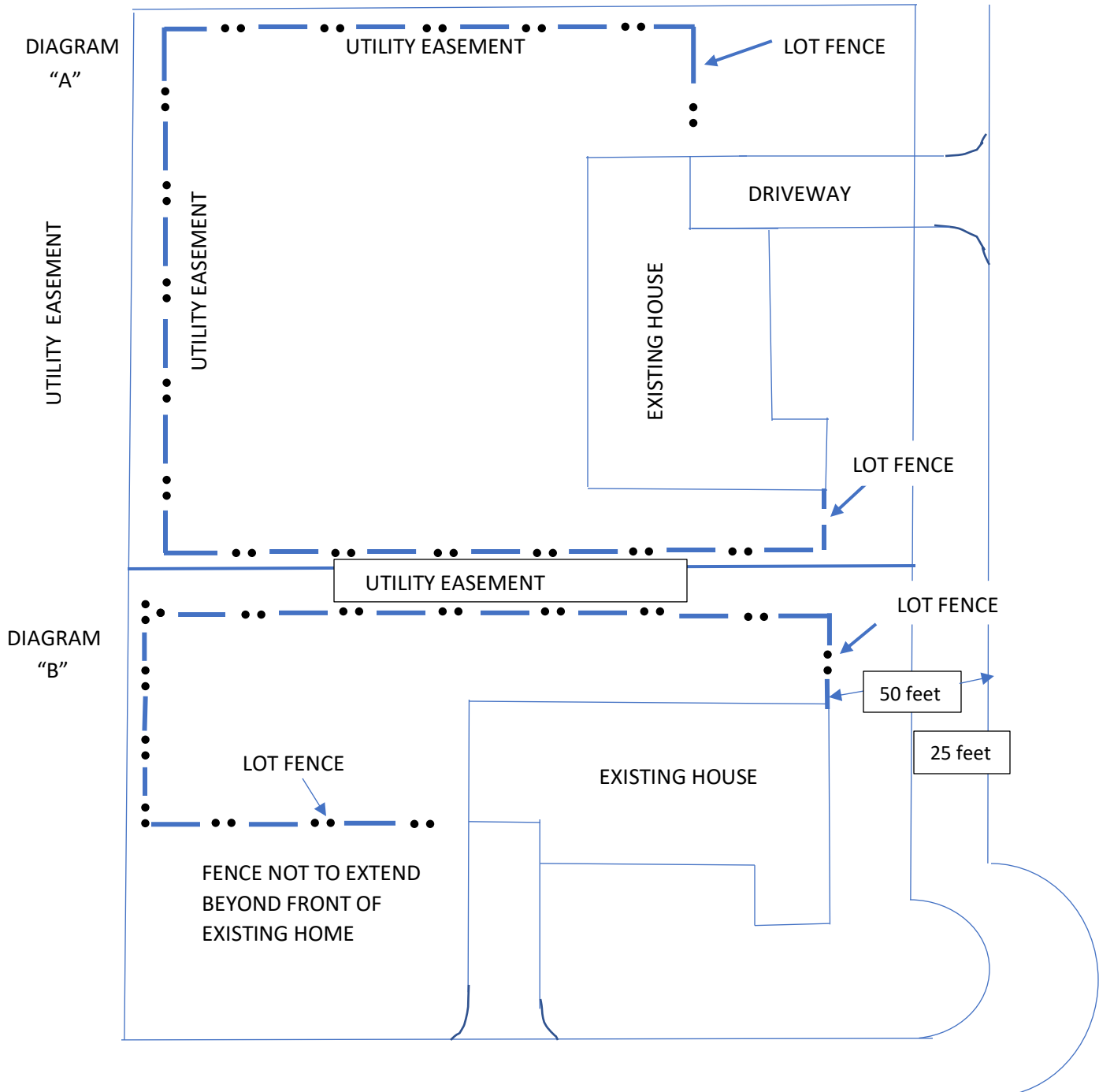


EXHIBIT I

- A) CUL-DE-SAC
- B) DIVERGING INSIDE
- C) CONVERGING INSIDE
- D) IRREGULAR CORNER

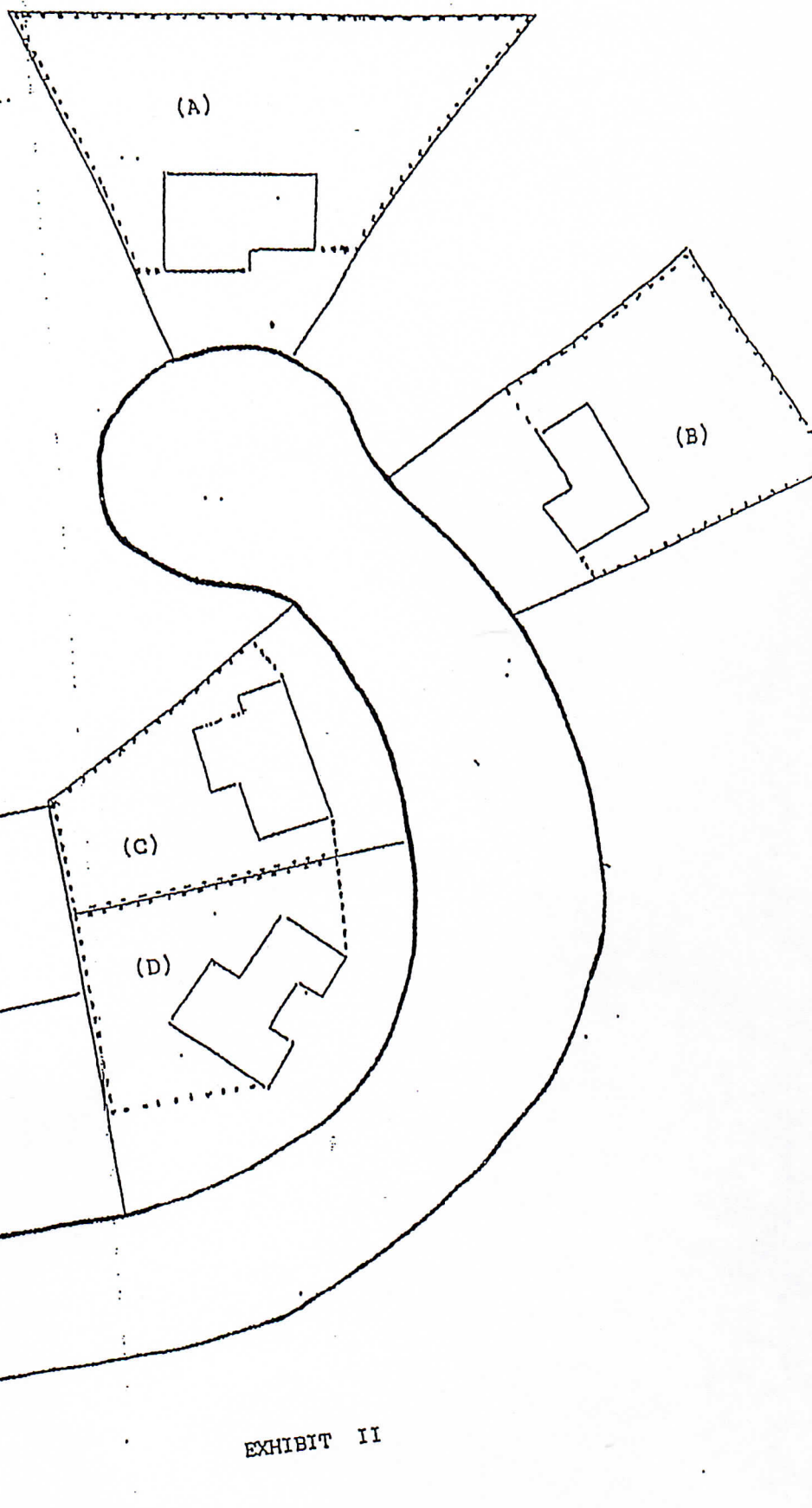
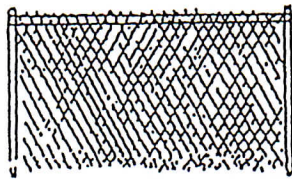


EXHIBIT II

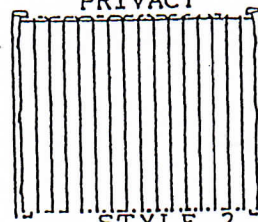
FENCE STYLES

CHAIN LINK



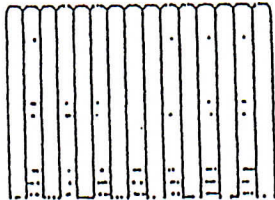
STYLE 1

PRIVACY



STYLE 2

SHADOWBOX



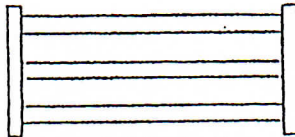
STYLE 3

PLANTED HEDGE



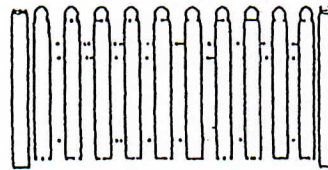
STYLE 4

3 RAIL



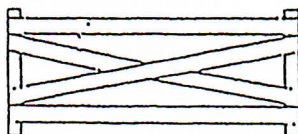
STYLE 5

PICKET



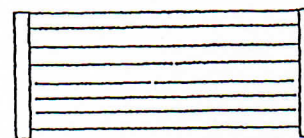
STYLE 6

CROSSBUCK



STYLE 7

4 RAIL



STYLE 8

EXHIBIT III

STREET

COUNTY RIGHT OF WAY

FENCE

HOUSE

50'

FENCE

FENCE

PROPERTY LINE

PROPERTY LINE

FENCE

FENCE

SWALE

25'
25'

HOUSE

FENCE

COUNTY RIGHT OF WAY

STREET

DRAWING FOR FENCES
ON CORNER LOTS
(Mirror Lots)

EXHIBIT IV

PLEASE COMPLETE SECTIONS I, II, III

SECTION I

PROPERTY OWNER'S NAME: John SampleADDRESS OR LOT & BLOCK NUMBER: 133 some streetDAY TIME PHONE NUMBER: 999-999-9999 NIGHT TIME PHONE NUMBER: 999-999-9999

SECTION II

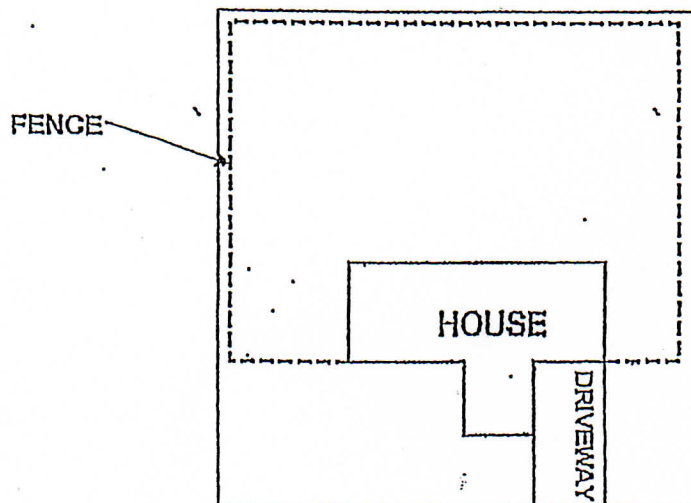
LIST THE FENCE TYPE / STYLE (INCLUDE HEIGHT) :

METAL CHAIN LINK 4 FT HIGH

Example

SECTION III

IN THE SPACE PROVIDED, PLEASE DRAW THE FENCE IN RELATION TO YOUR HOME & LOT.



These plans and specifications are approved by the
 Architectural Design Subcommittee of the Marion Oaks
 Deed Restriction Committee on this date _____,
This approval is based on compliance with deed
restrictions only. Please contact the Marion County
Building Dept concerning necessary permits.

 Signature of Architectural Design
 Chairperson or Delegate

9.01 THE ARCHITECTURAL DESIGN COMMITTEE

No residences, additions thereto, add-ons, accessory buildings, pools, fences, or any other structures, shall be erected, placed, constructed, altered or maintained upon any portion of said lots, unless a complete set of plans and specifications therefore, including the exterior color scheme, together with a plot plan indicating the exact location on the building site, shall have been submitted to and approved in writing by The Architectural Design Committee or its duly authorized subcommittee or agent, and a copy of such plans as finally approved are deposited for permanent record with the Committee.

Said Committee shall consist of a minimum of two persons neither of who shall be required to own property in the subdivision. Such plans and specifications shall be submitted in and for approval, over the signature of the owner or his duly authorized agent, on a form which may be prepared by and shall be satisfactory to the committee and receipted therefore.

The approval of said plans and specifications may be withheld, not only because of noncompliance with any of the specific restrictions contained in this and other clauses hereof, but also by reason of the reasonable dissatisfaction of the committee or its agent with the grading plan, location of the structure on the building site, the engineering, color scheme, finish, design, proportion, architecture, shape, height, style or appropriateness of the proposed structure or altered structure, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon, or because of its reasonable dissatisfaction with any or all other matters or thing which, in the reasonable judgement of the committee or its agent, would render the proposed structure inharmonious or out of keeping with the general plan of improvement of the Subdivision or with the structures erected on other building sites in the immediate vicinity of the building site on which said structure is proposed to be erected. .

PLEASE COMPLETE SECTIONS I, II, III (See example sheet)

SECTION I

DATE: _____ OK to Proceed Date: _____ Staff: _____

Property Owner's Name: _____

Address: _____

Day Phone #: _____ E-Mail Address: _____

SECTION II

FENCE/ STYLE (INCLUDE HEIGHT). SEE EXHIBIT I I I

SECTION II I

IN THE SPACE PROVIDED, PLEASE DRAW IN THE FENCE IN RELATION TO YOUR HOME.

TO BE COMPLETED BY THE ARC. AFTER FINAL INSPECTION.

These plans and specifications are approved by the Architectural Design Subcommittee for the Marion Oaks Deed Restrictions Committee on this date _____ This approval is based on compliance with Deed Restrictions only. Please contact the Marion County Building Dept. concerning necessary permits.

(Print ARC Member Name)_____
(Signature of ARC Member)_____
(Print ARC Member Name)_____
(Print Signature of ARC Member)

Homeowner's

Office
Copy