

FENCES IN EAGLERIDGE

Fences are allowed in Eagleridge, with the following standards established by the deed restrictions:

Section 17. Fences and Walls. Except for walls constructed by Declarant, there shall be no fence or wall permitted on any Lot unless it meets the requirements below and has been approved by the ARB as to size, material, color, location, etc. Landscape buffers may be required by the ARB on the outside of any fences and walls. All wood fences must be installed with the posts and support on the inside. No fence or wall may be constructed in the following areas of any Lot: (1) Between the street along the front of the Dwelling and a straight line being the extensions of the surface of the furthest setback portion of the front side of the Dwelling to each of the two *side* lot lines; or (2) Between the street facing a side of the Dwelling and the side yard setback line for that Lot. (3) Any easement area shown on any plat of the Property, other than a drainage easement. Any fence or wall within a drainage easement area must comply with Section 11 of this Article IX. Notwithstanding anything herein to the contrary, so long as Declarant or builders designated by Declarant maintain any model homes within the Property, they shall have the right to fence all or any part of any Lots being used for parking for the term of such use.

The County setbacks for Eagleridge are as follows, per Lake County:

The front setback for Eagleridge Phase II is 25 feet from the property line, 15 feet from the secondary front property line, and 5 feet from the side and rear property lines.

“Secondary front property line” would be the street running along the side of your home if your home is on a corner lot.

OFFICE OF PLANNING & ZONING

A 315 W Main St Tavares, FL 32778, Suite 510

P 352-343-9641 x 5579 | F 352-343-9767

E seldridge@lakecountyfl.gov | **W** www.lakecountyfl.gov