

Arbors

at Meadow Woods

Arbors at Meadow Woods Homeowners Association

Orlando, FL

Fence Installation & Maintenance

Updated: 9th October 2025

OVERVIEW

This updated fence policy establishes clear guidelines for installing and maintaining residential fences within the community. These standards protect property values, preserve community aesthetics, and ensure compliance with HOA rules and Florida statutes.

PURPOSE

The purpose of this fence policy is to:

1. Ensure all fences are reviewed and approved through the Architectural Review Committee (ARC).
2. Maintain a uniform appearance by requiring black aluminum fences that match existing community standards.
3. Protect sidewalks, easements, and utilities from obstruction or damage.
4. Clarify owner responsibilities for maintenance and temporary removal of fences when necessary.
5. Align HOA processes with Florida Statutes §720.3035 regarding architectural control and response timelines.

SCOPE

This policy applies to:

1. All homeowners, residents, and tenants within Arbors at Meadow Woods.
2. All new or replacement fence installations and modifications.

3. Any grading or landscaping changes related to fence construction.

POLICY

FENCE INSTALLATION RULES

1. ARC Approval Required

- Per HOA Declarations §5.24(B)–(D) and Florida Statutes §720.3035(1), **no fence may be installed, replaced, or altered without prior written approval from the ARC.**
- Owners must submit a complete ARC application, including plans, materials, location, and dimensions.
- **Response Timeline:** Under Fla. Stat. §720.3035(1), if the ARC does not approve or disapprove a completed application within **60 days**, the application is deemed approved.

2. Fence Type & Appearance

- Only **black aluminum rail fences** matching the community standard are permitted.
- Maximum height: **4 feet** above sod level.
- Fences may **not encroach into common areas, other lots, or easements** (§5.24(E)(iv)).

3. Setback Requirements

- Fences must be **at least 6 inches** from any sidewalk.
- On side yards adjacent to sidewalks, fences must be **1 foot (12 inches)** away.

4. Easements & Utility Access

- Fence installation **does not eliminate easements** for utilities or HOA use.
- Owners may be required to **temporarily remove or relocate** fences for easement access at their own expense.
- HOA management and authorized vendors **may enter fenced areas without notice** for maintenance, inspections, or emergencies.

5. Maintenance Responsibilities

- Owners are responsible for **mowing, edging, and maintaining** grass or landscaping around fence posts and along the fence line.
- Damaged or deteriorating fences must be repaired or replaced promptly to maintain community standards.

6. Compliance with Local Laws

- All fences must comply with **Orange County** permitting requirements and any applicable municipal codes.
- Approval by the ARC **does not replace required county or city permits** (§5.24(H)).

7. Single Family Homes Only

- Single family homes are allowed fences, but townhomes are not permitted to install any kind of fencing.

ENFORCEMENT

1. **First Violation:** A warning will be issued.
2. **Subsequent Violations:** May result in fines, suspension of community privileges, or HOA action to correct non-compliant fences at the owner's expense, consistent with the Association's enforcement policy and Florida Statutes §720.305.

REPORTING VIOLATIONS

To report fence violations or unapproved installations, email **board@amwhoa.com** with photos and details.

CONCLUSION

The Arbors at Meadow Woods HOA is committed to preserving a uniform, attractive, and safe neighborhood. By adhering to this fence policy and Florida Statutes, residents ensure property values remain strong, easements are respected, and our community maintains its high standards.

For questions or to submit an ARC application, contact **board@amwhoa.com**.