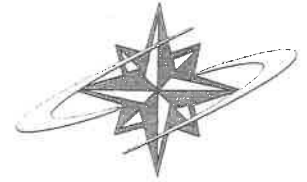


NOTICE OF APPROVAL
OF ARC APPLICATION



COMMUNITY MANAGEMENT

August 12, 2025

Cadence Park Homeowners Association, Inc.

71 S. Central Avenue
Oviedo, FL 32765
407-359-7202/Office
407-971-1490/Fax

MAIL TO:

Lisa Epps & Gerald Farmer
7007 Monterey Cypress Trail
Sanford, FL 32773

Regarding: 7007 Monterey Cypress Trail / CAD27609

Dear Lisa Epps Farmer,

Your Request for an Architectural Modification on your property at 7007 Monterey Cypress Trail has been approved by the Architectural Request Committee of Cadence Park Homeowners Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: **Fence - Installation of 149.07 feet of 5 foot tall, 3 rail aluminum fence (black), with (3) 5 foot wide pedestrian gates..**

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Approved as submitted.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

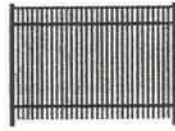
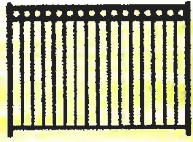
Cadence Park Homeowners Association, Inc.

Tan PVC privacy

Tan Lattice Top PVC

Tan Picket-style PVC

Tan PVC privacy tapered to picket-style



Black powdered aluminum fences; small pet guard in design or throughout.

(A) Bottom rails imbedded in swale

The following fence styles are allowed in this community; however specific fencing by lot number is listed on page 8:

- Tan PVC fencing may be used for privacy; the panels must look the same on both sides. Maximum height is six (6) feet, minimum height is five (5) feet.
- Tan PVC lattice top style fencing, maximum height is six (6) feet; minimum height is five (5) feet.
- Black powdered aluminum picket-style fence, maximum height is five (5) feet, minimum height is four (4) feet. Four (4') feet or 5' in height is to be used across the back for lots that back up to a body of water or view. Caps are flat. Privacy may be obtained by planting hedges along the sides up to 10 feet from the rear fence line.

The ACC and/or Board of Directors reserves the right to notify a homeowner to remove plantings deemed as blocking a view and/or to trim plantings to the height of the fence line.

Black powdered aluminum picket-style fences may have a puppy guard fence style similar to the styles shown above. The extra pickets keep small animals in your yard. The ACC reserves the right to notify any homeowner to replace pet guard fence styles that look like an afterthought or are not nicely installed. **Absolutely no chicken wire, chain link, cattle style fencing, or the like, is to be used as a pet guard.**

The ACC may consider other attractive black powdered aluminum fence styles on a case-by-case basis, as authorized by the Board of Directors. Should the lot contain a swale, the bottom spokes may be cut longer over a swale to be embedded into the dirt when fence is installed over a swale as part of a pet guard so that the small pet cannot crawl underneath the fence at the swale location. *See sample picture (A).*

3. All fences are required to have a minimum 4' wide (48 inches) entry gate on the side that does not have equipment next to the house that may impede lawn mowers from easily getting through.
4. Fences shall **not** be installed flush to the ground to prevent interference with storm water drainage. **However, fences may be run across rear yard swales as long as the fence remains level across the top.**
5. It is recommended that fences not be installed in drainage or utility easements. However, if the ACC grants approval for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowner's expense.
6. Should the Association, or County, be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
7. **No fence shall be constructed closer than ten (10) feet back from the front of the house** (forward facing outer corners of the house). No fence shall be permitted to extend beyond the front outer corners of the house under any circumstance.
8. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street, if the fence would impede traffic by obstructing the view from the road. This will be determined on a case-by-case basis depending on the way the house is situated on the lot and/or the local municipality's restrictions, where applicable. The measurement for the distance of this fence shall start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.

9. Fences for corner lots require close coordination with the ACC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and County building code setback requirements. The ACC will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the neighboring lot.
10. Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between perimeter fences will not be permitted. Pool fences are not considered a perimeter fence.
11. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area, where applicable.
12. Fences must be kept clean and in good repair.
13. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all County and/or Association requirements, whichever is most stringent.
14. Pet area fencing or children's play area fencing, specifically installed to keep children or pets in a smaller area of the yard, are only permitted in the rear yard, are not to exceed the height of the perimeter fence **and must not be visible from the road.**
15. The ACC has the right to notify a homeowner to correct any fence installation that is not in compliance with these community standards.

SPECIFIC FENCING FOR LOTS 9-16, 19-24, 60-61, 143-173, 176-178, shall install 4 ft or 5 ft high black powdered aluminum fence with flat caps all the way around, or 6 ft high tan PVC fence that tapers down the last 10 feet of the side fence line (*see sample picture on page 7*) and across the rear with a 4 ft or 5 ft high picket-style fence across the back. Privacy for either fence style may be obtained by planting hedges across the fence sides up to 10 feet from the rear property line fence, and not across the rear fence to preserve the view.

SPECIFIC FENCING FOR LOTS 1-8, 17-18, 25-59, 62-95, 96-142, 174, 175, 179-183 may install either fence style, 5' or 6' high Tan PVC privacy fence or 5' high black powdered aluminum picket style or 5' tan PVC picket-style fence. The fence may abut against an existing fence, where applicable; and **is not permitted to tie into the existing perimeter fence or a neighbor's fence**. Hedges may be planted along the inside of the picket-style fence in order to obtain some privacy.

Note: Lots with odd shapes and/or partial views or that back up to wetlands/upland buffers/conservation areas shall be decided on a case-by-case basis based on the specifics of the lot. The decision of the ACC approved by the Board of Directors is final.

Flags - Federal, State, Military

1. In accordance with Florida Statute 720.304 and the recorded Community Declaration.
2. Flags shall be replaced if faded, tattered, or in poor condition.
3. Flag poles and flag attachments will be kept in a clean and maintained condition.

Front Entry of Home

1. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
2. No front entry shall be used for storage of any kind (this includes shoes).

Front Porch Furniture

1. If your home was built with a front porch, porch swings and patio-style furniture may be placed on a front porch. If the porch swing is not a stand-alone style, but is attached to the home, installation safety and weight load is the sole responsibility of the homeowner.

Front Roof Changes

1. No changes other than skylights will be permitted on any roof which is visible from the front of the house.
2. All shingle replacements must be dimensional architectural shingles.