

Georgetown Walls and Fences

Last revised on 03/14/2023

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Overview

The purpose of this document is to outline our current policies related to our walls and fences as well as to provide some guidelines and recommendations about their maintenance.

Currently in the Georgetown East community we can identify several types of walls based on their location and/or purpose:

- Walls and fences facing common area HOA property
- Walls facing public streets
- Walls/fences on ditches or facing Yorktown
- Shared Fences with access to backyards
- Walls/fences shared with neighbors' Backyards
- Walls/fences located in Common Areas

The maintenance of each one of these types will be covered next.

Walls and Fences Facing Common Area HOA Property

Walls/fences visible from the street are almost entirely built inside the unit property. However, there are some exceptions in which the wall or fence is overlapping with the HOA common area.

Each homeowner should have a survey of their property from when they purchased the property. This survey will be used to determine if part of their wall/fence is overlapping with the HOA common areas.

A wall or fence is considered overlapping with HOA common areas when all or part of the wall/fence is on both the homeowner's property and HOA common area. A survey of the property will be required as proof that the wall or fence is indeed overlapping.

Maintenance

Wooden Fences:

The Board of Directors unanimously approved **the elimination of the option of replacing exterior wooden fences with like exterior wooden fences**. All exterior wood fences and gates that require replacing will from here forward be replaced with either a:

- Tan-vinyl fence, using federation caps on the posts and a single 48" x 60" tan-vinyl gate, or a
- Stucco on wood wall with a 48" x 60" tan-vinyl gate, or a ● Stucco on cinder block wall with a 48" x 60" tan-vinyl gate.

Minor repairs such as replacing a few broken wood boards and using **Benjamin Moore "custom color" Georgetown Beige** paint will still be permitted.

Vinyl Fences:

Vinyl fences can be replaced with:

- Tan-vinyl fence, using federation caps on the posts and a single 48" x 60" tan-vinyl gate, or a
- Stucco on wood wall with a 48" x 60" tan-vinyl gate, or a
- Stucco on cinder block wall with a 48" x 60" tan-vinyl gate.

Stucco Walls:

When the wall to be replaced is stucco on wood or stucco on cinder block (also referred to as concrete block stucco or CBS) the homeowner is reminded that the quality of workmanship and materials shall be substantially the same or better than.

Current HOA Architectural Policy about walls and fences facing Common Area HOA Property

"The Georgetown East HOA will pay for fifty (50%) percent of the repairs, painting and/or replacement of walls (stucco on wood or stucco on cinder block) which overlap with HOA Common Areas and Lots within Georgetown East. Lot Owners must provide a property survey,

utilizing the Plat of Georgetown East, and clearly proving the wall does overlap. The HOA will only pay for repairs and painting for the overlapping section of the wall that faces the HOA Common Area. The Lot Owner is responsible for the interior portion of the wall facing their Lot.

The HOA will require three (3) bids, two from the Lot Owner and one from the HOA. Once the bids are received the Board of Directors will select a contractor.”

Basically, if you, as the Lot Owner, can prove that your wall overlaps within a HOA Common Area then the HOA will pay for 50% of the repairs, painting and/or replacement of the **section overlapping with HOA Common Area**. A survey of the property will be required as proof that the wall or fence is indeed overlapping. Be mindful that the governing documents support “same or better than” replacements.

Walls Shared with Public Streets

Walls facing Beacon Place Drive and Marshall Street are considered under this category.

Beacon Place Drive Wall:



Marshall Street Wall:



Maintenance

These walls must be replaced with stucco on wood or with stucco on Concrete Block Stucco-CBS. **Vinyl is not allowed.**

Per Amendment to Declaration of Covenants and Restrictions, the maintenance of the sections mentioned below should fall on the Association, in accordance with Article IV of the Declaration of Covenants and Conditions recorded at O.R. Book 6085, page 1029, et seq.

“Along the southsides of Lots 63 through 73, inclusive, adjacent to Marshall Street; and along the westside of Lot 73, and adjacent to Beacon Place Drive; along the westerly boundaries of Lots 8, 10, 11 and 12, and adjacent to Beacon Place Drive”

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Walls and Fences on the Ditch or Facing Yorktown

These are walls or fences on the ditch or facing the Yorktown community where the wall or fence is 100% on the homeowner's property.

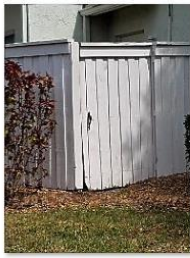


Maintenance

- Recommend replacing wood with vinyl. ****Not required****
- Recommend replacing stucco on wood with CBS. Vinyl is allowed.
- Each homeowner is responsible for 100% of the wall limited to the length of the wall or fence on their property.

Shared Fences with Access to Backyards

These are walls or fences used for entry into the backyard. Please refer to the Second Amendment of our Declarations of Covenants, Conditions and Restrictions (CCRs).



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Maintenance

Georgetown East Covenants Restrictions and Conditions Amendment 2 allows homeowners who use their neighbor's driveway for access to their backyard the option of replacing that access gate and wall with one of the following:

- Tan-vinyl fence, using federation caps on the posts and a single 48" x 60" tan-vinyl gate, or a
- Stucco on wood wall with a 48" x 60" tan-vinyl gate, or
- Stucco on cinder block wall with a 48" x 60" tan-vinyl gate

Wooden fences are not allowed.

The Board of Directors highly recommends, as a courtesy, that the homeowners discuss and coordinate their planned replacement of their access wall/fence with their neighbor to receive permission to use their neighbor's driveway during the removal of the old wall/fence and the installation of the new one.

If a homeowner has a stucco on wood wall and wants to replace it with a tan-vinyl fence, that is allowed by the HOA Architectural Standard Committee (ASC) and is solely the homeowner's decision to do so. As the access wall/fence is 100% on the homeowner's property, they have the full expense of the new wall/fence and the full right to decide.

Gates:

Guidelines of Gates when they need to be replaced:

- Mandatory tan-vinyl gate for all new gates installed.
- 4 feet wide with black hardware and tan caps.

Walls and Fences Shared with Neighbors' Backyards

This category includes backyard walls and fences not adjoining common areas (not visible from the street). These are backyard wall/fences shared with neighbors.

Maintenance

The HOA Board recommends replacing wood with vinyl. ****Not required****

Each homeowner is responsible for 50% of the wall that is shared with their neighbor and is limited to the linear square footage of the wall/fence on their property.

Homeowners should agree to material used to replace.

There is no requirement to replace a stucco on wood/CBS with the same material. It may be replaced with wood or vinyl. Recommendation from the HOA Board is tan-vinyl.

Important Note:

If there is a fence or wall that needs to be replaced, it must be replaced. Failure in doing so may result in a fine. If neighbors fail to agree to replace the wall or fence, the HOA may need to intercede and take action.

Mediation

The board highly recommends working with your neighbors to remedy any issues with shared walls/fences. There may be multiple neighbors required to share in the removal and installation of a new fence. Sharing in the cost and decision as to what type of wall/fence will be used in the replacement should include all affected neighbors.

If a neighbor is not cooperative in making the decision and sharing the cost of their portion of the wall/fence, the board and or the property management company may step in, as a mediator, to help coordinate the decision and cost sharing with the affected neighbors.

Walls and Fences in Common Areas

All common areas will be maintained by the HOA. This will include community signs and any other walls or fences placed 100% in the Common Area.

Wall and Fence Painting Policy

All non-vinyl fences, walls and gates in our Georgetown East neighborhood need to be painted using Benjamin Moore “custom color” Georgetown Beige as the ONLY approved color.

Greg Brewer of First Choice Paints located at 2550 Sunset Point Rd, Clearwater, FL 33765, has generously offered Georgetown residents a contractor’s discount on paint and supplies. The phone number at First Choice Paint is 727-240-1419

Request for Architectural Changes

If homeowners plan to make any repair or replacement to their fence or wall please contact the Architectural Standards Committee (ASC). A “Request for Architectural Changes” form must be submitted to the committee for review. This form is included for your convenience, but also may be found on our website under FORMS (www.georgetowneast.com). The chairperson of the ASC may be reached at asc.georgetowneast@gmail.com .

Our Declaration of Restrictions states:

Article 11. Architectural Control, Walls and Fences:

“No building, wall, fences, satellite dish reception, or private television antennae, or other structures shall be commenced, or erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein including exterior painting, be made until the plans and specifications showing the nature, kind, shape, heights, materials, colors and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the GEORGETOWN EAST ASSOCIATION, or by an architectural committee composed of three (3) or more persons appointed by the President of the GEORGETOWN ASSOCIATION. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have fully complied with. Nothing contained herein shall relieve the Owner from the responsibility of obtaining appropriate governmental approvals and permits.”

Georgetown East Request for Architectural Changes

Request from: (print) _____ Date: _____

Street Address: _____ Tel: (H) _____ (C) _____

Address (if Landlord): _____ Tel: (H): _____ (C) _____

DOCUMENT CHECK LIST

(Should be submitted at time of request, if available)

Survey/plot plan Specifications Building plans
 Permit Elevations Other information

Brief description of work requested and/or changes (please use back if more space is needed):

Contractor: _____

Address: _____

Certificate of Insurance: _____

Occupational License #: _____

HOMEOWNER'S AFFIDAVIT

I HAVE READ THE DEED RESTRICTIONS AND POLICIES OF GEORGETOWN EAST HOMEOWNER'S ASSOCIATION, INC., AND AGREE TO ABIDE BY THEM. NO WORK WILL BE COMMENCED WITHOUT THE WRITTEN APPROVAL OF THE GEORGETOWN EAST ARCHITECTURAL COMMITTEE. Owner's Initials: _____

FOR YOUR PROTECTION, THE ARCHITECTURAL COMMITTEE STRONGLY RECOMMENDS THAT YOU HAVE THE PROPER PERMITS AND THAT YOUR CONTRACTOR BE LICENSED AND BONDED TO PERFORM WORK IN GEORGETOWN EAST.

THE ARCHITECTURAL COMMITTEE HAS 30 DAYS TO CONSIDER REQUESTS AS STATED IN THE BY-LAWS.
ONCE YOUR PROJECT IS INITIATED, YOU HAVE 30 DAYS TO COMPLETE IT. IF THERE IS A DELAY IN COMPLETING THE JOB WITHIN 30 DAYS, IT IS INCUMBENT ON YOU TO NOTIFY THE ARCHITECTURAL COMMITTEE.

Signed: _____ Date: _____

 Approved by Architectural Committee. Date: _____

Committee Members:

Approval is good for one year from the date of approval by Committee.

Insufficient information submitted. Please resubmit. Date: _____

Not approved for the following reasons: _____ Date: _____