

# **WHITE FENCES EQUESTRIAN ESTATES**

## **Association Documents – Restrictive Covenants**

### **Minimum Acceptable Standards:**

#### **Architectural Standards:**

##### **Main Residence:**

The main residence shall have no less than 2,500 square feet of air-conditioned living space and at least a two-car attached garage. Construction of the residence must begin within 5 years of purchase of the land. **Any reasonable variances will be considered, provided that they will not alter the character of the community.**

##### **Barns/Grooms Quarters:**

Together with each residence, a barn of at least 8 stalls must be built on each parcel. The barn may be built simultaneously with the main residence.

Grooms quarters attached to a barn or covered arena shall be not less than 500 square feet air-conditioned space. Palm Beach County allows 1 grooms quarter for 4 horses. No steel buildings are permitted, however steel roofs may be used on barns, with approval. Palm Beach County recommends CBS buildings, sprinkled.

##### **Guest House:**

Guesthouse shall be limited to maximum square feet as determined by the ACC (Architectural Control Committee).

##### **Landscaping/Land preparation:**

Purchaser must adhere to the requirements set forth by the South Florida Water Management District and the ACC. On-site lakes and ponds must receive special permits from Palm Beach County/South Florida Water Management. Fill required for building pads must be obtained from canals. No fill is to be brought in from outside, except for driveways, riding arenas or special purposes.

##### **Fences:**

Fences must be 3-board white vinyl fences, and approved by the ACC. If property lines are shared, fences may be placed on property line if property is not used for grazing. If horses are on the property for grazing, fences must be placed 6 feet from adjoining property line to avoid close contact.

##### **Assessments:**

Assessments are currently \$260.00 annually per adjusted acres.

Association Assessments are to be used for common areas, Horse Park, riding easements alongside roads, Entrance feature, and for maintenance of roads, easements, canals and canal easement, fence maintenance along Hanover Circle.

##### **Vehicles:**

No trailers or Motor Homes shall be permitted to be set up or stored on lot owner's property. All boats, trailers, motor homes, vans etc. must be hidden from view on all sides and stored in utility buildings.

##### **Misc.**

No dog kennels – no nuisance animals or fowl – no cows are permitted. No commercially raised birds, ostriches, etc.

