

Offset Line Easement

Several of the Divosta Communities are designed to incorporate a unique 'lot line' requirement called an "Offset Line Easement". Palm Beach County codes will not permit a roof to overhang onto a neighboring lot. The Offset Line Easement allows the area of land below one home's roof overhang (Ex: Home Y) to show on that Homeowner's survey, even though the land is actually 'owned' by the neighboring home (Ex: Homeowner X in the attached sketch)

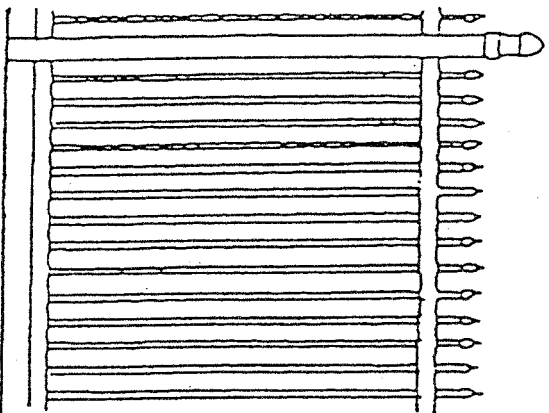
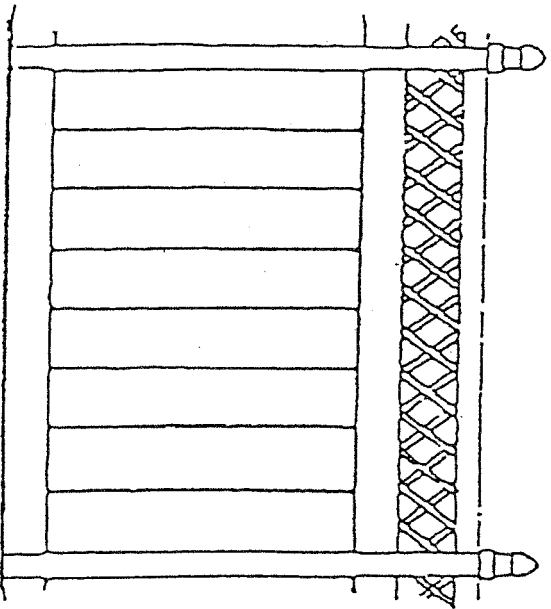
This is especially important when a homeowner applies to install fencing. Fence requirements will vary from municipality to municipality. If local codes permit, Homeowner X may fence across the easement section, technically crossing over land in Homeowner Y's survey. The fence may not attaché to Home Y and must have a 3-foot removable section for emergency access to Home Y.

The exact wording of this section is attached, starting with Section 11.2
Offset Line Easement.

Fences

Two types of fences, as represented below, are recommended for the sides and rears of the homes.

Because openness to the backyards is encouraged, fences can either contain open pickets and posts made of vinyl or aluminum spaced every 2 or 3 1/2 inches or a second alternative which is a five foot high vinyl privacy panel with lattice treatment extending one foot above the fence. In both cases, it is recommended that the Mixed Use Development Code (MXD) be amended to reflect a six foot height restriction to increase safety and security providing protection for children and pets.



THE APPROVED FENCING FOR DIVOSTA HOMES