

APPLICATION PACKAGE

CRA26-0008

SUMMARY REPORT

Parcel Id: 2260-153-017
Parcel Address: 2052 SW 2ND ST,
OCALA, FL 34471

FUNDING REQUEST

Description: Reimbursement
Eligible Cost Total: \$12,000.00
Total Estimated Project Cost:
\$10,000.00
Total Funding Requested:
\$10,000.00
Funding Requested Ratio: 1

PROJECT DETAILS

Project Name: CRA26-0008
Description: Vinyl fencing to enclose
the back and side yards.
Applicant Type: Residential Property
Owner
Applicant Name: Lisa Coleman

PROJECT TIMELINE

● **Anticipated completion date**
18 Apr 2026

● **Anticipated start date**
01 Apr 2026

● **Final Reviewed by CRA Staff**
12 Mar 2026

● **Application Started**
21 Oct 2025

Summary Report

Project Details

Project Name

CRA26-0008

Description

Vinyl fencing to enclose the back and side yards.

Applicant Type

Residential Property Owner

Applicant Name

Lisa Coleman

Parcels

Parcel ID

2260-153-017

Address

2052 SW 2ND ST, MARION, OCALA, FL, 34471

Relationship To City

Relationship To City - Intention

Unknown

Funding Request

Description

Reimbursement

Eligible Costs Total

\$12,000.00

Total Estimated Project Cost

\$10,000.00

Total Funding Amount Requested

\$10,000.00

Timeline

Phase 1 Name

Anticipated start date

Phase 1 Date

December 1, 2025

Phase 2 Name

Anticipated completion date

Phase 2 Date

December 5, 2025

KPI Compliance

Title

KPI Type

Recurrence Type

Compliance Status

No data

Developer Info

Applicant / Primary Contact Information

Applicant Type

Residential Property Owner

Name

Lisa Coleman

Business Profile

Business Name

No Information Entered

Phone

No Information Entered

Email

No Information Entered

Physical Address

No Information Entered

Mailing Address

No Information Entered

Years In Business

N/A

Relationship To City**Intention**

Unknown

Developer History**Developer**

Lisa Coleman

Company

No Information Entered

Contact

lisa.coleman@marion.k12.fl.us

Address

Not Entered

Property Information

Proposed Changes**Estimated Future Assessed Value**

\$0.00

Parcels

2052 SW 2ND ST**Parcel ID**

2260-153-017

Address

2052 SW 2ND ST

Current Key Details

Last Assessment:2022 - \$112,585.00

Renovations Construction Activities

Exterior - Other

Renovations Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

New Construction Construction Activities

No Information Entered

Eligible Costs

Exterior Painting

No Information Entered

Estimated cost of painting project \$0.00

Estimated cost of pressure washing \$0.00

Sub Total \$0.00

Repair/repalcement of exterior windows and/or doors

No Information Entered

Estimated cost of windows \$0.00

Estimated cost of doors \$0.00

Sub Total \$0.00

Demolition

No Information Entered

Estimated cost of demoliton and cleanup \$0.00

Sub Total \$0.00

New landscaping (only include areas visible from the street/sidewalk)

No Information Entered

Estimated cost of landscaping \$0.00

Sub Total **\$0.00**

Fencing (sides and rear only)

No Information Entered

Estimated cost of fencing \$12,000.00

Sub Total **\$12,000.00**

Reroofing

No Information Entered

Estimated cost of reroofing \$0.00

Sub Total **\$0.00**

Weatherization (HVAC and Insulation)

No Information Entered

Estimated cost of HVAC \$0.00

Estimated cost of insulation improvements \$0.00

Sub Total **\$0.00**

New construction

No Information Entered

Estimated cost of new construction \$0.00

Sub Total **\$0.00**

Financial Details

Fund Request

Fund Request Reimbursement

Eligible Costs Total \$12,000.00

Total Estimated Project Cost	\$10,000.00
Total Funding Amount Requested	\$10,000.00
Up Front Funding Amount Requested	Not Specified
Pay Go Funding Amount Requested	Not Specified

Funding Program Initiative Assignments

West Ocala CRA

Funding Source - Indicate how you intend to fund the project. **Note** - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Indicate how you intend to fund the project.

Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	
Personal Savings	
Loan / Credit Card	\$5,000.00
Other	\$5,000.00
Sub Total	\$10,000.00

Additional Notes / Comments

Estimated Timeline

December 1, 2025

Anticipated start date

Estimated date of the start of the project

December 5, 2025

Anticipated completion date

Estimated date of the completion of the project

Responsible Party

Applicant

Responsible Party

Applicant

Parties

Authorized Representative

Business Name

No Information Entered

Business EIN

No Information Entered

Contact Name

Address

Phone Number

Documentation Collection

Documentation Collected From Applicant

1	File Name	Uploaded Date
	 Citizens Insurance Declarations page.docx	10/21/2025

2	File Name	Uploaded Date
	 Coleman Fencing Site Plan.pdf	10/21/2025

3

Declarations

Conflict of Interest Disclosures:

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body (West Ocala Residential Improvement Grant)

Applicant Answer: No

Declarations:

General Conditions It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations. It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program. It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents. The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases. If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award. Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant Answer: Yes

I have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Applicant Answer: Yes

2052 SW 2ND ST - 10/21/2025

Applicant Information

Applicant / Primary Contact Information

Name	Type
Lisa Coleman	Residential Property Owner

Questions

1. How long have you owned / lived at the current location?

Ans. 32 years

Property Information

Parcel Id 2260-153-017	Parcel Address 2052 SW 2ND ST, OCALA, FL, 34471	
Last Assessment 9/15/2023 - \$112,585.00	Previous Year Assessment No information available	Districts West Ocala CRA, Ocala Wide District, OEU District

Project Details

Details

Proposed Use
No information entered No
information entered

Public Improvements
No information entered

**Estimated Future Assessed
Value**
No information entered

Proposed Square Footage
No information entered

Improvements Requested

Estimated Future Tax
No information entered

Construction Activities - 2052 SW 2ND ST OCALA FL 34471

Renovations

✓ Exterior - Other

Eligible Costs

Exterior Painting

Estimated cost of painting project \$0.00
Estimated cost of pressure washing \$0.00
Sub Total: \$0.00

Repair/repalcement of exterior windows and/or doors

Estimated cost of windows \$0.00
Estimated cost of doors \$0.00
Sub Total: \$0.00

Demolition

Estimated cost of demoliton and cleanup \$0.00
Sub Total: \$0.00

New landscaping (only include areas visible from the street/sidewalk)

Estimated cost of landscaping \$0.00
Sub Total: \$0.00

Fencing (sides and rear only)

Estimated cost of fencing \$12,000.00
Sub Total: \$12,000.00

Reroofing

Estimated cost of reroofing \$0.00
Sub Total: \$0.00

Weatherization (HVAC and Insulation)

Estimated cost of HVAC \$0.00

New construction

Estimated cost of new construction \$0.00

Estimated cost of insulation improvements \$0.00

Sub Total: \$0.00

Sub Total: \$0.00

Financing Details

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$12,000.00
Total Estimated Project Cost	\$10,000.00
Total Funding Amount Requested	\$10,000.00

Funding Source - Indicate how you intend to fund the project.
Note - Applicant will cover all upfront costs; the incentive will be provided as a reimbursement after project completion.

Grants	\$0.00
Personal Savings	\$0.00
Loan / Credit Card	\$5,000.00
Other	\$5,000.00
Sub Total	\$10,000.00

Project Description and Bids

Questions

1. Please explain the purpose of and need for the proposed improvements.

Ans. For added security and privacy.

2. Will the proposed improvements be made without the assistance of the grant program? If not, please explain.

Ans. No

3. If not, please explain

Ans. The grant reimbursement will be needed for this project.

4. If necessary, attach additional documentation addressing the above.

Ans. No information entered

5. Bid 1 Amount

Ans. \$10,056

6. Bid 1 Upload

Ans. David Bell - fence estimate.pdf

7. Bid 2 Amount

Ans. \$6,731

8. Bid 2 Upload

Ans. Fence Outlet Quote - Coleman.pdf

Timeline

Anticipated start date

Date

12/02/2025

Description

Estimated date of the start of the project

Anticipated completion date

Date

12/06/2025

Description

Estimated date of the completion of the project

Parties

Authorized Representative

Business Name

No information entered

EIN

No information entered

First Name

No information entered

Last Name

No information entered

Phone Number

No information entered

Email

No information entered

Address

No information entered

Documentation Collection

Documents

1. Name: Citizens Insurance Declarations page.docx **Uploaded Date:** 10/21/2025 8:19:34 PM**2. Name:** Coleman Fencing Site Plan.pdf **Uploaded Date:** 10/21/2025 8:30:11 PM

Questions

1. Document Checklist

Ans. Proof of Ownership and homestead status,Color photographs of the existing conditions,Color photo examples of proposed colors (as applicable) ,Project Schedule,Project budget, showing detailed estimates for all work items,At least 2 competitive bid proposals from contractors (licensed within the City of Ocala),Any other documentation necessary to illustrate the visual impact of the proposed project,Provide proof of property or liability content insurance (as applicable),Building Plans or Site Plans (If permits are required)

Declarations

Name: Lisa Coleman
Date: 10/21/2025



CITIZENS PROPERTY INSURANCE CORPORATION
 301 W BAY STREET, SUITE 1300
 JACKSONVILLE FL 32202-6142

Homeowners HO-3 Special Form Policy - Declarations

POLICY NUMBER: 10417606 - 3 **POLICY PERIOD:** FROM 07/27/2025 TO 07/27/2026
 at 12:01 a.m. Eastern Time at the Location of the Residence Premises

Transaction: AMENDED DECLARATIONS **Effective:** 07/27/2025

Named Insured and Mailing Address:	Location Of Residence Premises:	Agent: Fl. Agent Lic. #: E037613
First Named Insured:	2052 SW 2ND ST	GEICO INSURANCE AGENCY LLC
Lisa Coleman	OCALA FL 34471-1873	KIMBERLY LINDSAY
2052 SW 2ND ST	County:MARION	1 GEICO BLVD
OCALA, FL 34471-1873		FREDERICKSBURG, VA 22412
Phone Number: 352-620-8531		Phone Number: 866-372-7865
		Citizens Agency ID#: 28712

Primary Email Address:
 lisa.coleman@marion.k12.fl.us

Additional Named Insured: Please refer to "ADDITIONAL NAMED INSURED(S)" section for details

Coverage is only provided where a premium and a limit of liability is shown

All Other Perils Deductible: \$1,000

Hurricane Deductible: \$7,010 (2%)

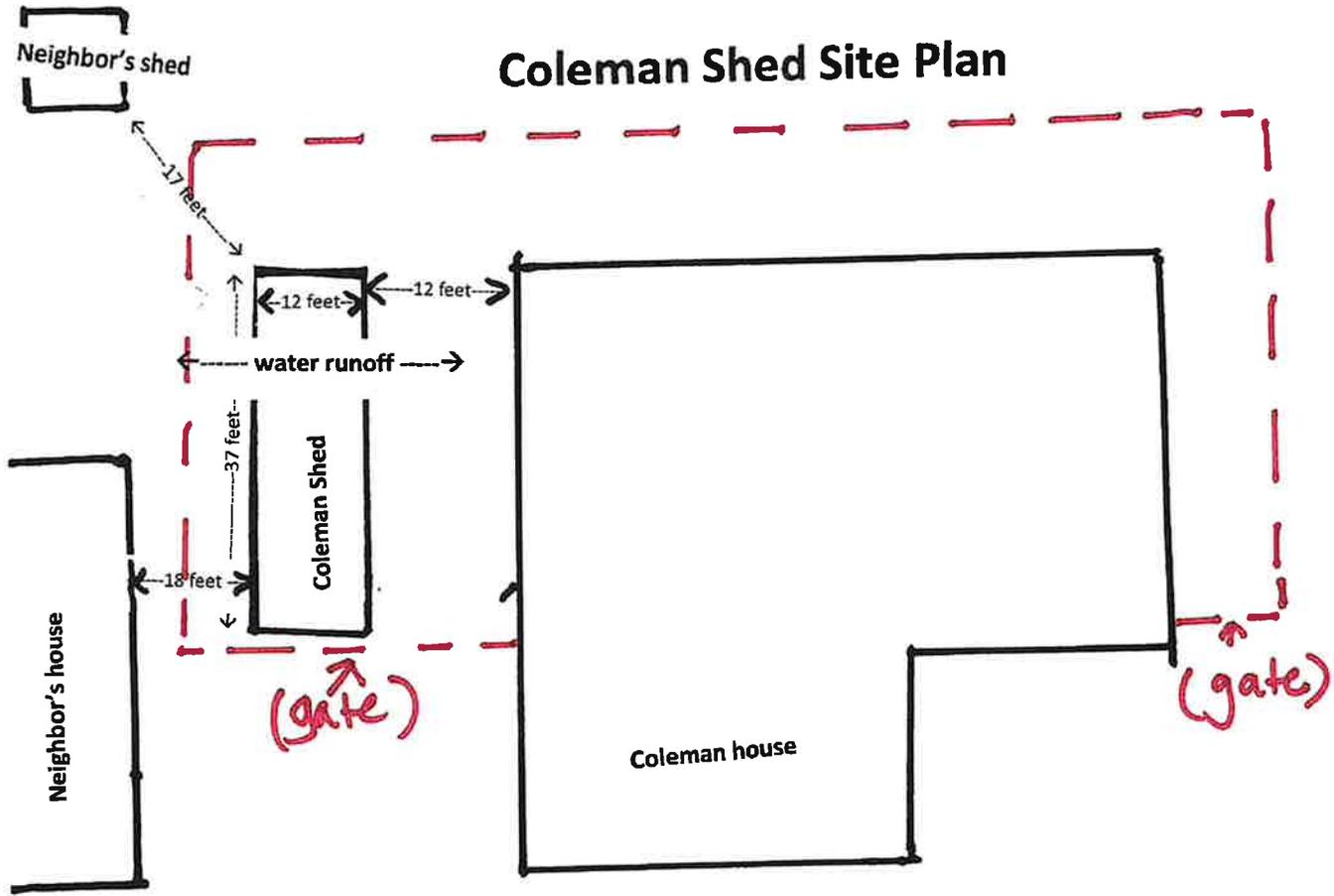
	LIMIT OF LIABILITY	ANNUAL PREMIUM
SECTION I - PROPERTY COVERAGES		\$2,595
A. Dwelling :	\$350,500	
B. Other Structures:	\$35,050	
C. Personal Property:	\$175,250	
D. Loss of Use:	\$35,050	
SECTION II - LIABILITY COVERAGES		
E. Personal Liability:	\$100,000	\$7
F. Medical Payments:	\$2,000	INCLUDED
OTHER COVERAGES		
Personal Property Replacement Cost	Included	\$330
Ordinance or Law Limit (25% of Cov A)	(See Policy)	Included
	SUBTOTAL:	\$2,932
Florida Hurricane Catastrophe Fund Build-Up Premium:		\$42
Premium Adjustment Due To Allowable Rate Change:		(\$621)
MANDATORY ADDITIONAL CHARGES:		
2023-A Florida Insurance Guaranty Association (FIGA) Emergency Assessment		\$24
Emergency Management Preparedness and Assistance Trust Fund (EMPA)		\$2
Tax-Exempt Surcharge		\$41
STATUTORY INSURANCE PREMIUM DISCOUNTS:		
Legislative Premium Tax Discount		(\$41)
Legislative Fire Marshal Discount		(\$6)
TOTAL POLICY PREMIUM INCLUDING ANY ADDITIONAL CHARGES, ASSESSMENTS, AND ADJUSTMENTS:		\$2,373
The portion of your premium for:		
Hurricane Coverage is \$1,802	Non-Hurricane Coverage is \$551	

Authorized By: KIMBERLY LINDSAY

Processed Date: 07/01/2025

DEC HO3 12 24 R	First & Additional Named Insured	Page 1 of 5
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Coleman Shed Site Plan



--- = Fencing

BIDS



Fence Outlet of Port Richey Inc
 11507 US-19
 Port Richey , FL 34668

ID : 00219766
 Coleman, Lisa Or Kenneth
 Quote On : March 02, 2026
 Port Richey

Customer Address

Coleman, Lisa Or Kenneth
 2052 SOUTHWEST 2ND STREET
 OCALA, Florida 34471
 lisa.coleman@marion.k12.fl.us
 (352) 875-8998

Estimate Only

Description of Work

Misc

- 1 ea Install 10 feet of 6X10 T&G PRIVACY DOUBLE DRIVE GATE WHT PKG-KIT
- 1 ea Install 5 feet of 6X5 T&G PRIVACY RACKABLE PVC GATE WHT PKG-KIT
- Install 255 feet of 6X6 T&G PRIVACY PVC FENCE WHT PKG-KIT
- Install 7 feet of 6X8 T&G PRIVACY PVC FENCE WHT PKG-KIT

Paid On	Type	Trans No/Check No	Amount
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Total Due \$6,954.00

Payment - \$0.00

Balance Due \$6,954.00

CS _____

Coleman, Lisa Or Kenneth

Date _____

ES _____

Jarad Marsh

Date _____

Port Richey Office - (727) 857-7590

Jarad Marsh - (727) 359-0535

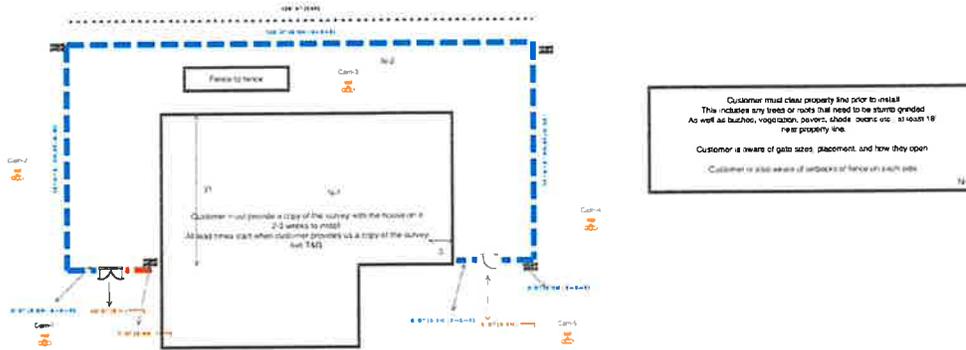
This contract includes the clauses referred to in the attached appendices.

This quote is valid for 10 days.

Layout - L2

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Legends

X—X—X: (6.0 X 255) ft ea 6X6 T&G PRIVACY PVC FENCE WHITE PKG-KIT

*****: (6.0 X 7) ft ea 6X8 T&G PRIVACY PVC FENCE WHITE PKG-KIT

||||| 4 x Cut Section

*****: 1 (6.0 X 5.0) ea 6X5 T&G PRIVACY RACKABLE PVC GATE WHT PKG-KIT

*****: 1 (6.0 X 10.0) ea 6X10 T&G PRIVACY DOUBLE DRIVE GATE PKG KIT-WHT

Notes

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

N-1: Customer must provide a copy of the survey with the house on it
2-3 weeks to install
All lead times start when customer provides us a copy of the survey
6x6 T&G

N-2: Back line must be cleared prior to install by customer

N-3: Customer must clear property line prior to install
This includes any trees or roots that need to be stump grinded
As well as bushes, vegetation, pavers, sheds, debris etc.. at least 18"
near property line.

Customer is aware of gate sizes, placement, and how they open.

Customer is also aware of setbacks of fence on each side

Questions

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

- Is racked gate marked? Yes Not Needed
- Have post caps been discussed? Yes No
- Pool? Yes/Future No
- Have preinstalled photos been taken? Yes No
- Corner lot? Yes No
- Have corner lot setbacks been discussed with customer? Yes No
- Have house setbacks been marked? Yes No
- Fence Line to be cleared by Fence Outlet Customer No Clearing
- Do you live in an HOA community? Yes No
- Will you need HOA/ARC approval? Yes No
- Do you have HOA/ARC approval in hand? Yes No
- Previous fence being taken down by Fence Outlet Customer Not Needed

Site Pictures

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

Cam - 1 Front Left



Cam - 2 Left



Cam - 3 Rear



Cam - 4 Right



Cam - 5 Front Right



Pool Pictures

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey

Screen Enclosure

Yes No

Baby Barrier Fence

Yes No

Pool Vinyl Covers

Yes No

Pool Safety Net Covers

Yes No

Property Pin Photos

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Grading

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Port Richey

Grading



Contoured Fences

As the name suggests, a contoured fence follows the lines and contours of the property precisely and is a very common choice by most customers. The top and bottom horizontal rails provide a parallel line to the ground at all points. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



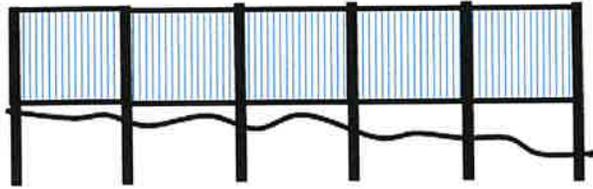
Straight Top

If your yard is flat this would be a very common option for most customers. The installation of the fence on a flat yard will look like this, straight across the top, straight across the bottom, with a small gap underneath. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



Stepped Fence on Slope

If you have a steep slope to contend with, stepped fencing can be one of your options. While it doesn't provide the smooth, even lines of a regular fence, it can accommodate steep slopes without installing an excessively slanted fence line. The significant drawback of stepped fencing is that it leaves a triangular open space between each panel and the sloping ground below. If you have pets or small children, this may not be an acceptable option. So if you need a fully-enclosed fence, you can combine stepped fencing with additional landscaping and fill in the spaces with new soil and grass seed. The larger openings can also be blocked with planters or thick bushes.



Level Top Fence on Slope

If you have a steep slope to contend with, a level top fence can be an option. With this application your fence will be straight across the top and straight across the bottom. However, because of the extreme slope could be a significant drawback because of the large uncovered openings at the bottom of the fence. If you have pets or small children this may not be an acceptable option. So if you choose this option and need a fully enclosed fence, your options are limited and sometimes very costly. You must be aware of your local code restrictions because of the excessive height and spacing changes in some of the areas of the fence.



Racked Fences

The way to match a fence to its slope is to rack it. The racking method means adjusting the fence's rails so that it matches the slope beneath it while the pickets and posts remain vertical. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.

CS _____

Coleman, Lisa Or Kenneth
2052 SOUTHWEST 2ND
STREET
OCALA, FL 34471

Date _____

ES _____

Jarad Marsh
Fence Outlet Port Richey
Date _____

Appendix A

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Port Richey Contract Clause

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract, you give us the permission to send text messages to the mobile number listed.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, however, unless the Sprinkler Assurance Plan has been agreed to, Fence outlet is not responsible for any sprinklers or other unmarked buried lines or objects.

Payment is due at the time of completion of work, and a finance charge of 1 ½ % per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 50% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CS _____
Coleman, Lisa Or Kenneth
2052 SOUTHWEST 2ND
STREET
OCALA, FL 34471
Date _____

ES _____
Jarad Marsh
Fence Outlet Port Richey
Date _____

Appendix B

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Port Richey

Pre-Installation Checklist

Thank you for choosing Fence Outlet to perform your fence project. There are many key items to consider before the installation of your fence.

✓ 1. Homeowner's Association:

I understand that Fence Outlet will assist me in filling out the HOA Fence application and supply necessary documentation (marked property survey, photos of future fence, and copy of the contract with description of future fence) but I am solely responsible for submitting the application and providing Fence Outlet with the HOA decision/approval Letter once I receive it.

✓ 2. Underground Utilities/Sprinklers:

Fence Outlet will contact the needed locate service to detect underground lines. This will locate gas, cable, electric and phone lines that have been installed by the utility companies. These lines will be notated through the use paint and flags. Any lines not installed by those companies will not be detected. i.e. septic tank/lines, pool piping, sprinkler lines/systems, private gas lines or any other line installed by others. Also, locate companies do not mark water lines that run from the meter to the house. For this reason, *Fence Outlet* is not responsible for these items.

✓ 3. Change Orders:

Fence Outlet understands that sometimes changes must be made to the contract prior to the installation of the fence. Due to fabrication times, we request any changes be made a minimum of 5 business days before install. Any changes made after 5 days prior will incur a fee of \$350.00 plus any costs for the changes in materials and/or labor.

✓ 4. Trees/Bushes/Hedges/Plants:

Ultimately, it is the customer's responsibility to clear the fence line. Fence Outlet can trim some small items such as small bushes, hedges and plants at a rate of \$95.00/hour. The site is considered a construction site. While Fence Outlet will make every effort to not disturb any existing flowers or bushes, we cannot guarantee that no damage will occur.

✓ 5. Payment:

Fence Outlet requests 1/2 down on every new fence project. Forms of payment that will be received are cash, check or credit cards. All major credit cards are accepted. Final payment is due upon the completion of the fence project. For repairs, full payment of repair costs is required prior to the commencement of the repair work. Please sign the completion form and provide the final payment, along with any upfront repair costs, to the foreman at the job site upon the completion of the fence. By signing this agreement, you consent to securely storing your credit card information in accordance with PCI compliance rules for the remaining balance due.

✓ 6. Financing:

Fence Outlet utilizes **Launch Credit Union** and **GreenSky Financial** to provide financing options for your fence project. All original documents are required throughout the process. An application for credit and a retail agreement form will be required before the installation of your fence. If these items are not provided before install, your project will be postponed until received. At the completion of your fence project, you will be asked to sign a completion form stating the fence project is complete and to your satisfaction.

✓ 7. Verbal Commitments:

Verbal commitments are not contractual and will not be handled as such. If your estimator has promised you something that is not on the contract, it will not be completed. Please verify that all items discussed are on the contract in order for it to be completed correctly.

✓ 8. Install date:

Once all the needed paperwork for your fence project is processed, you will receive a phone call with an install date. The required items are a signed contract, a deposit, any finance paperwork needed, any permit paperwork needed, the permit, HOA approval, this signed checklist and a copy of your property survey. You don't have to be present for the installation; however please be available by phone if we need to communicate with you.

Allow us 2-3 days for install weather permitting.

✓ 9. Pool Code:

There are certain requirements if you have or are planning on having a pool with no screen enclosure. For a fence to meet pool code: The gates must swing out, have self closing hinges and the latches must be placed at 54" or higher. Certain styles of fence do not meet pool code due to height requirements and picket spacing. Please consult with your estimator to the styles that do/do not meet pool code.

✓ 10. Property Survey:

A property survey or location of property pins is required for every fence project. This ensures that the fence will be installed properly on the correct property lines. If a property survey is not available, a survey can be provided to you for a cost. If locating property pins is the only service needed, then the pins can be located for a cost. Jobs that require a permit will require a property survey.

✓ 11. Permits:

Many jobs require a permit to be obtained in order to begin your fence project. *Fence Outlet* will gladly obtain the permit for fence jobs. However, some items and processes will be needed in order to correctly complete the permit process. First, we will need a copy of your property survey. Secondly, if your project is \$2,500.00 or greater, it will require a notarized notice of commencement. *Fence Outlet* will post the permit on the job site. Upon completion of the fence project, we will call in an inspection. Please leave the permit posted until the inspection is performed and then retain for your records. If permit is removed prior to inspection, customer will be responsible for any and all fees associated with the re-inspection. **Special order materials are not ordered and timing doesn't start until both HOA and permit are approved.**

✓ **12. Property Lines:**

It is always Fence Outlet's intention to install to the property line. It is company policy not to install any fence off the property line. Any request to install off the customers property will be denied unless there is a written permission given from the encroached property.

✓ **13. Personal Information:**

Fence Outlet does not sell any personal information to outside sources; however, we would like to obtain a minimum of two phone numbers and an email address from each customer. Having multiple means of contact with each customer will ensure proper communication.

✓ **14. Additional Materials:**

In anticipation of changes or unforeseen circumstances Fence Outlet almost always sends additional materials on our installations. **I understand that Fence Outlet will install my fence per contract and that there may be additional materials leftover and those materials belong to Fence Outlet.**

✓ **15. Mission:**

It is *Fence Outlet's* goal to provide the highest quality products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible. This checklist aids in keeping pricing down and providing a seamless installation.

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer(EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

I have read and understand the above statements.

CS _____

Coleman, Lisa Or Kenneth
2052 SOUTHWEST 2ND
STREET
OCALA, FL 34471

Date _____

ES _____

Jarad Marsh
Fence Outlet Port Richey
Date _____

Appendix C

ID: 00219766 - Coleman, Lisa Or Kenneth

Quoted on: March 02, 2026 - Port Richey



Port Richey

Sprinkler Assurance Plan

It is Fence Outlet's goal to provide the highest quality service and products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible.

Therefore, we are offering you the option to purchase a Sprinkler Assurance Plan.

Fence Outlet understands that though we are not responsible for damage to private lines such as sprinklers (as stated on The Contract) from time to time damage to them cannot be avoided.

This plan is optional. If you choose to purchase this plan, a Non-Refundable fee of \$60 will be added to the price of your fence proposal.

This plan assures you, the customer, that if a sprinkler is damaged during the installation of your fence; Fence Outlet will be responsible for repairing the broken line. All claims must be made within 30 days of your fence installation.

Please select one of the following options:

I choose to purchase the Sprinkler Assurance Plan. I understand that the \$60 fee is a Non-Refundable fee and if any sprinklers are damaged due to the fence installation, Fence Outlet will be responsible for having them repaired. The customer understands that the Sprinkler Assurance Plan only covers breaks and does not cover moving perfectly good lines during or after installation is finished. The process of moving perfectly good lines with no breaks is the sole responsibility of the customer. The customer and Fence Outlet Representative have discussed this plan in detail and have inspected the irrigation system fully and have verified that all zones are in working order.

No Sprinkler system present.

I decline the Sprinkler Assurance plan and assume the full responsibility for the repair of any damaged sprinkler lines resulting from the fence installation with Fence Outlet. I understand that the Sprinkler Assurance Plan cannot be purchased after the contract has been executed.

CS _____

Coleman, Lisa Or Kenneth
2052 SOUTHWEST 2ND
STREET
OCALA, FL 34471

Date _____

ES _____

Jarad Marsh
Fence Outlet Port Richey
Date _____



Client Details:
Lisa Coleman
3528758998
lisapc7777@gmail.com
2052 SW 2nd Street
Ocala, FL 34471

Date 02-26-2026 **Job Number** 2347

Site Address 2052 SW 2nd Street, Ocala, FL 34471

Client Details

Lisa Coleman
[3528758998](tel:3528758998)
lisapc7777@gmail.com
2052 SW 2nd Street
Ocala, FL 34471

Sales Representative

Ethan Lower
[3527893556](tel:3527893556)
ethan@ocalafence.com

Product List

LABOR

	Quantity
GATE INSTALLATION	3
INSTALLATION - VINYL	297 ft
TEAR OUT	102 ft

GATE COMPONENTS

	Quantity
WHT - GATE BRACE	3
DD GATE LATCH (NW6068-SSBD)	1
ALUMINUM WELDED FRAME	3
WHT - RIVETS	78
H-BEAM	3
WHT - GATE CAP	6
SNG GATE LATCH	1
GATE HANDLE	2
40" DROP ROD	1
VINYL GATE HINGE	3

FENCE COMPONENTS

CONCRETE	Quantity 60
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VINYL FENCING

6' PRIVACY	Quantity 297
WHT - U-CHANNEL 59"	104
WHT - DURA-RAIL 72"	110



Client Details:

10000
10000
10000
10000
10000

WHT - T&G PICKET 62" 605

WHT - RAIL 2" X 3.5" X 72" 6

VINYL POSTS & CAPS **Quantity**

*WHT - FLAT CAP 57

WHT - POST 102" 54

WHT - POST 108" (.250" WALL) 3

GATE SIZE **Quantity**

6'H X 10'W DBL GATE 1

6'H X 5'W WALK GATE 1

Subtotal	\$9,381.31
Discount	300 foot discount (-10%) -\$938.13
Total	\$8,443.18

Additional Information

Estimated Installation Date

4 to 6 weeks

Fence Installation

Have Fence Follow Grade of Land

Terms & Conditions

Payment Terms

A 15% deposit is required upon signing. The remaining balance must be paid within one day of project completion. Payment is required within one day regardless of inspection status or HOA approval. If additional time is needed for final payment, please notify Ocala Fence in advance to discuss payment terms. Payments can be made via check (preferred), cash, or through our online payment portal (bank draft or credit card). Please note that a 3% processing fee applies to online payments. Cancellations made after three (3) business days from the contract signing will incur a fee of 15% of the total contract amount. All materials remain the property of Ocala Fence, LLC until full payment is received. For any questions or concerns, please contact Ocala Fence at (352) 274-0823.

Scheduling

To be scheduled for service, the following items must be submitted:

- o Signed Estimate & Site Drawing (by signing, you agree to the provided site drawing)
- o 15% Deposit paid via check, cash, or online payment
- o Signed Terms & Conditions Contract (sent as an e-sign document)
- o

Warranty Information

All materials are covered by the manufacturer's warranty. Ocala Fence, LLC guarantees that all installation procedures will be free from craftsmanship defects for one (1) year for wood and chain link fences, and five (5) years for vinyl or aluminum fences after installation. This warranty covers installation errors only. Natural changes in fence materials, including aging, warping, and cracking, are excluded. Gates are not covered for sagging or warping. Acts of God, storm damage, vandalism, and normal wear and tear are also excluded. For warranty claims, please contact us with a detailed description and photographs of any defects. Ocala Fence is not liable for damages resulting from failure to mitigate damage.

Licensing and Insurance

Ocala Fence, LLC carries full general liability insurance and workers' compensation. Proof of insurance is available upon request.

Lumber Quality

We use #2 grade or better pressure-treated pine lumber. Pine is preferred for its density, which retains treatment chemicals effectively. The grading system refers to appearance, and #2 grade may have knots or small areas of bark known as "wane." We carefully select each piece of lumber during construction to minimize unattractive features. If you prefer a higher-quality appearance, #1 grade lumber is available at an additional cost. All gate and wood posts are set in concrete.

Wood Appearance and Shrinkage

Pressure-treated lumber will be wet upon arrival and will shrink as it dries. This shrinkage is most noticeable in gaps between pickets, which may result in a 1/8" to 1/4" gap. Please inquire about fence styles that offer complete privacy.

Nails

Ocala Fence utilizes pneumatic nail guns that countersink nails for better holding power. We use hot-dipped galvanized nails suitable for ACQ lumber, specifically ring-shank nails, which provide superior holding strength to reduce warping and prevent pop-ups.

Property Lines

It is the customer's responsibility to identify and mark property lines before installation. If property corners are not marked, the customer accepts responsibility for any discrepancies. We can assist in determining property lines if survey stakes or a site plan is available. Payment upon completion will signify customer approval of the fence location, which will typically be placed 4-6 inches inside the property line unless specified otherwise. Ocala Fence is not responsible for costs associated with moving a fence installed per customer request.

Homeowner's Associations and Permits

Permits may be required by local authorities or homeowner associations before installation. It is the homeowner's responsibility to obtain necessary permits. While Ocala Fence can assist by providing necessary documents, securing permits and HOA approvals is ultimately the homeowner's duty. We are not responsible for any violations of local regulations or HOA guidelines.

Clearing a Path

A clear path approximately 2 feet wide is required for fence installation. Our builders will remove minor obstacles, but for larger clearing projects, we can provide an estimate. Please inform us of any sensitive landscaping that requires special care.

Fence Installation and Ground Grade Disclaimer

Fencing may be installed either to follow the natural contour of the land (grade) or to maintain a consistent top height (level installation), at the discretion of the customer. In the event the customer elects a level installation, it is expressly acknowledged that gaps may exist between the bottom of the fence and the ground due to variations in terrain.

The presence of such gaps shall not be considered a defect in workmanship or materials, and Ocala Fence shall bear no responsibility or liability for them. Remediation of these gaps, including but not limited to the use of soil, fill material, or other structural or cosmetic solutions, shall be the sole responsibility of the customer. Any such work is not included in the scope of the original agreement and, if requested, will incur additional charges. Ocala Fence shall not be liable for any costs or damages associated with such remedial measures.

Buried Utilities and Irrigation Systems

Prior to construction, Ocala Fence will arrange to have buried utility lines located, as required by Florida law. Homeowners must mark any private lines, such as irrigation systems, as these will not be marked by locating services. Ocala Fence is not liable for damage to unmarked private lines. Please inform us of any unmarked utilities to ensure extra care during installation.

Private lines include but are not limited to:

- Underground sprinkler and irrigation lines
- Water lines feeding pools or other structures
- Underground electric lines for outdoor lighting, pools, sheds, etc.
- French drains or similar systems

Public utilities will be marked with a 2-foot grace area on either side. Ocala Fence will attempt to dig carefully around marked utilities, and if any unmarked lines are hit, the customer agrees that Ocala Fence is not liable for repair costs. If a utility company bills us for repairs, the customer agrees to reimburse that amount. Gate or post placement may be adjusted based on the location of utilities. For locating private lines, please visit [Sunshine811](#).

Customer Signature

Date

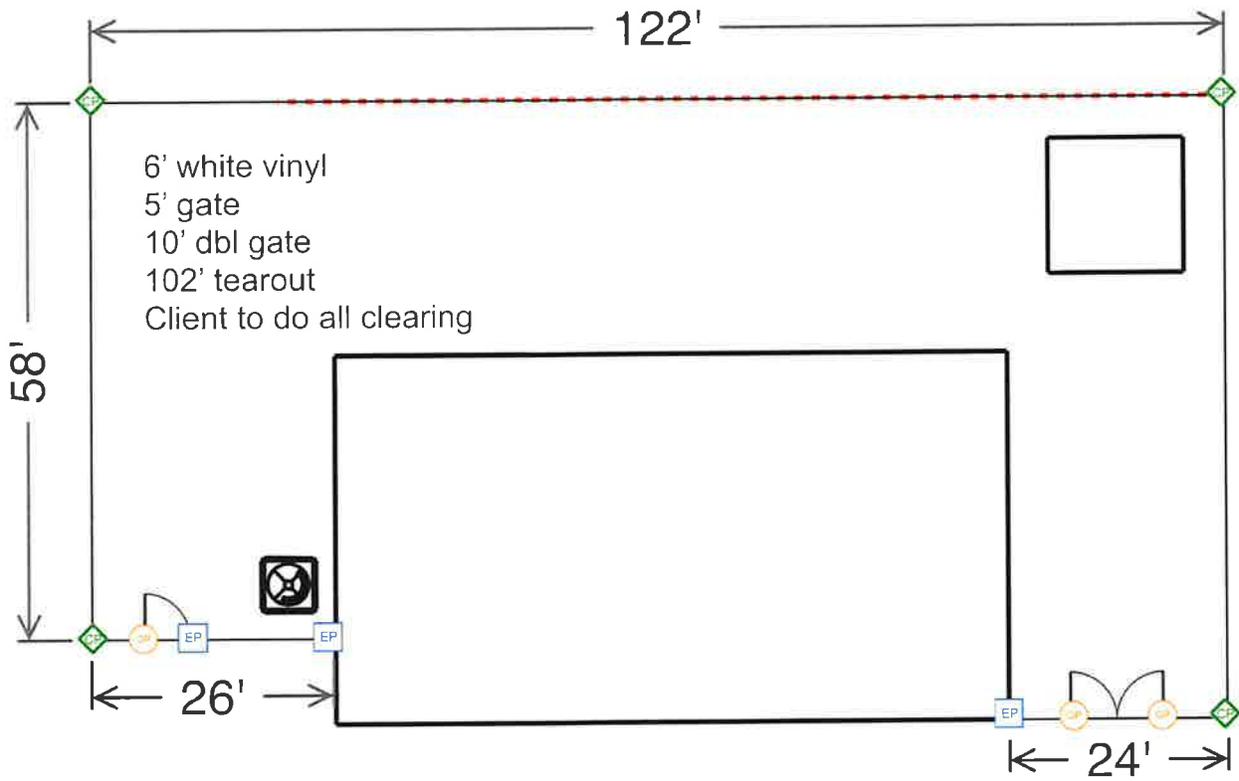
Authorized Rep. Signature

Date

Detail Plan



Lisa Coleman
 2052 SW 2nd Street
 Ocala, FL, 34471
 lisapc7777@gmail.com
 3528758998
 Feb. 26, 2026



 TEAR OUT	102 ft  WHT - T&G PICKET 62'	605
 WHT - POST 102'	54  WHT - POST 108' (.250" WALL)	3

Initials: _____

Ocala Fence

311 NW 11th Place
Ocala, Florida 34475

Office: 352-274-0823
www.ocalafence.com



Project Proposal

February 26, 2026

This estimate was prepared for

Lisa Coleman
2052 SW 2nd Street
Ocala, FL 34471

3528758998
lisaps7777@gmail.com

Estimate given by

Ethan Lower

3527893556
ethan@ocalafence.com