

Policy and Procedures for Hawthorn Farm Village's Common Perimeter Fence

The intent of this Policy and Procedures is to promote a neat, presentable appearance of Hawthorn Farm Village and to support the livability and value of the properties within our development.

Policy

Maintenance, repair and replacement of the Common Perimeter Fence shall be carried out in accordance with the Covenants, Conditions & Restrictions (CC&Rs) of Hawthorn Farm Village Owners' Association (HFVOA).

As stated in CC&R Article 5.2. "Fences on or Adjacent to the Common Maintenance Area":

- *"Each Owner whose Lot contains, or is adjacent to, a portion of the common fence shall be fully and exclusively responsible for maintenance, repair and replacement of that portion of the common fence located within the platted lot line of such Lot. Such maintenance, repair or replacement shall be consistent with any guidelines or standards adopted by the Association or the ARC.*
- *If an Owner fails to fulfill their obligation under this Section 5.2, the Association may enter the Lot pursuant to Section 4.17 to maintain, repair or replace portions of the fence. The expenses incurred shall be the obligation of the Owner."*

If an Owner fails to provide Common Perimeter Fence maintenance, repair or replacement, then HFVOA shall have the right to fine the Owner as set forth in the Fine Schedule.

Common Perimeter Fence Standards shall become effective upon approval of the HFVOA Board of Directors and provided in written form to each affected Owner. Notwithstanding these Standards, no painting, staining, alterations, destruction or additions to the Common Perimeter Fence may be made by any party without prior written approval from HFVOA's Architectural Review Committee (ARC).

Whereas the majority of the Perimeter Fence is of wood construction, there are also portions consisting of brick (as pillars or walls). The perimeter lot owner is responsible for the maintenance of both types. Regarding the portions that are brick, the lot owner may not replace those sections with wood fence nor change the color of the brick nor the design of the structure.

Maintenance and Inspection: At least once annually, the HFVOA ARC's Common Fence Committee will inspect the Common Perimeter Fence and notify Owners of non-

compliance issues. The Owner will be notified by mail and will be given a date for completion of the work to be done.

The Owner has the Right of Appeal as set forth in Chapter 2 of the HFVOA Rules and Regulations - Compliance Enforcement document.

Procedures

Pursuant to Article 5.2 as stated above, the following Common Perimeter Fence Standards are *established for the wood portions of the fence*.

1. WOOD FENCE TYPE

The Common Perimeter Fence shall be of a "Good Neighbor" type construction of one of two types as follows:

- A. Alternating boards on both sides with 4" spacing between boards.
- B. Solid boards on the inside and alternating boards on the street side with 4" spacing between boards.

For purposes of this Standard, a good neighbor fence is described as having vertical boards alternating on each side or solid vertical boards on inside of a fence consisting of posts, cross supports and a cap rail.

All new or full replacement fences shall be 6 feet in height from grade to bottom of the cap rail.

2. POSTS

Posts shall be of either a good quality, treated 4" X 4" X 8' lumber or steel posts of the Master Halco's PostMaster style. Posts shall be buried 2 feet in the ground and shall be plumb. All posts shall be in a straight line as determined by a taut string line between end posts. Span between posts shall not exceed 8 feet.

3. CROSS SUPPORTS

Fences shall have three (3) cross supports. The cross supports shall be 2"X 4" pressure treated material. When using wood posts, the cross supports shall be attached to the posts with a metal hangar. Screws or nails shall be used in all holes of metal hangar when attaching to posts. If using steel posts, manufacturer instructions shall be followed when installing cross supports.

- a. The top of the bottom cross support shall be installed 12 inches from grade.
- b. The top of the middle cross support shall be installed 3 feet from grade.
- c. The top of the upper cross support shall be installed so the top of the support is level with the top of the vertical fence boards and top of the posts.

4. VERTICAL FENCE BOARDS

Vertical fence boards shall be 1"X 6"X 6' material of number 2 or better Cedar with tight knots. Fence boards shall be installed vertically plumb and spaced as defined by one of the two "Good Neighbor" types set forth on previous page.

5. CAP RAIL

The cap rail shall be of 2"X 6" cedar material fastened every 4 feet along the top cross support. Joints in the top rail shall be at post centers.

6. HARDWARE

When using wood posts, hangar hardware shall be galvanized or better and fastened with galvanized or better screws. When using steel posts, manufacturer instructions shall be followed. Vertical boards shall be fastened with six (6) screws per board with two (2) at each of the three (3) cross supports. Screws shall be 1 1/2" galvanized or better. The top rail shall be attached with 2 1/2" screws. 1 1/2" screws are required for hangar attachment, cross support attachment and vertical board attachment.

* All hardware (hangars, screws, nails, etc) shall be galvanized or better.

7. STAIN

For new fences, the entire fence shall be finished inside and out, top and bottom and left and right edges with quality stain equal to or better than Miller Kril-Coat, Russet Color #5929. For fence repair of existing fence, the fence shall be power washed to remove chipping paint, dirt, grime, mold, mildew moss or other debris before repainting or staining.
