

Springbrook Hill Owners Association – Fencing Specifications Policy

Date of last edit: May 9, 2016 (rev 4)
Date of Adoption: May 14, 2016 (ver. 2)

Goal: The goal of these specifications is to maintain consistent architecture throughout the Springbrook Property.

Overview: Our declaration gives unit owners the right to fence a unit's Limited Common Element (LCE) but the style and design of the fence requires Executive Board approval. The preferred fencing style is inspired by the railings on the decks. Picket spacing of about 3" is preferred, but owners may choose a privacy fence. The most important elements are the top-rail picket style, posts, and post caps. A precedent has been set by a duplex owner who chose the Active Yards vinyl "Mulberry" style, supplied and installed by Allenwood Farms Fencing Company. That's a good starting point. All fencing requests must be approved by the board (or the Architecture Committee, if one exists).

Color: White

Style: Flat-top picket with mid-rail about 1/3 down from the top

Material: Vinyl or wood

Height: 4' or 6' (A 6' fence requires a permit from the City of Belfast)

Post: 4" to 5" square, placed inside the fence

Pickets: Approximately 3" wide by 1" deep

Picket Spacing: variable; about 3" is preferred

Gate: At least one gate must be installed so that the association has access to common and limited common property for easement and building-maintenance purposes.

Installation: Posts shall be set in concrete, holes dug to a minimum of 48", according to manufacturers specifications. Installer shall carry at least \$1 million liability, worker's compensation and other applicable insurance. Post holes shall be hand dug – only the association shall have the authority to waive this provision if it determines that the potential for damage to unmarked utility lines is minimal. In any event, the owner installing the fence will be 100% responsible for damage to any common, limited common, unit or public utility lines and cannot fully rely on the association's determinations. A certificate of insurance may be required from the owner in order for the association to agree to waive this provision.

Placement: Placement detail is to be determined according to the LCE limitations on plats and plans. All details must be presented to and approved by Board or its designated agent prior to installation. The Board strongly recommends that an owner consult with the Property Manager before bringing a fence proposal to the Board.

Maintenance: The unit owner shall be responsible for maintenance of the fence and the area enclosed by the fence. The fence should be kept clean, painted if wood, and generally in good repair. The association will not mow, prune, or clean up leaves inside a fenced LCE.

Association Access: Fencing an LCE does not change the right of the association and its contractors to access the fenced area. For townhouse buildings particularly, there is occasionally the need to move large equipment into and/or through LCEs. Therefore, townhouse owners will be asked to design their fences to provide vehicular access to the LCEs. This will be considered when owners seek approval for fencing.