

# MATERIAL QUALITY/SPECIFICATIONS – FREE STANDING HOMES

(Adopted as policy Board Meeting 8-21-17)

## Rear Fencing

### Materials must be:

Horizontal Railing – top.....	2x4 rough cedar*
Horizontal inside support – top (inside).....	2x4 rough cedar*
Horizontal outside support – top (outside) .....	1x4 rough cedar*
Vertical Slats.....	1x4 rough cedar*
All posts.....	4x4 rough cedar or 4x4 pressure treated wood
Horizontal inside support – bottom.....	2x6 pressure treated wood
Horizontal outside support – bottom.....	1x4 rough cedar*

\*Yellow pine may be included with previously approved materials for fence repair and construction on Free Standing Homes where the fence is to be painted/stained.

- No fence is to exceed 6 feet in height, unless approved by the Architectural Control committee.
- All nails, staples or screws must be galvanized or approved for use on pressure treated wood when used.
- All fence posts up to 6 feet high shall be set a minimum of 18 inches into the ground and encased with concrete to a level 2 inches above ground, beveled on top, in an approximate 8-inch diameter hole. For any concrete fence post over 6 feet high, the Architectural Control committee will review the required depth.
- Maximum spans between fence posts shall be 6 feet apart measured from center of post to center of post. The total linear length of each fence plane shall be in equally divided sections.
- Top horizontal inside support shall be attached to top horizontal railing with 3.25-inch nails or screws driven through from the bottom.
- Top horizontal railing shall be attached to post with 3.25-inch nails driven through from the top.
- Bottom horizontal inside support shall be attached to posts with 3.25-inch nails or screws, toe-nailed from the back. When attached, bottom edge of support should be 2.5 inches from grade. Generally, each support should attempt to follow the terrain, with outside horizontal support 1x4 to be approximately 2.5 inches above grade when possible (meaning the 2x6 inside horizontal support and outside horizontal support 1x4 will be the same distance from grade).
- Vertical slats shall be attached to horizontal supports with 1.75-inch staples driven through at both top and bottom.
- Top and bottom horizontal outside trim shall be attached to fence with 2.5-inch 8d galvanized nails or screws, driven through trim into vertical slats every 18 inches.
- Newly constructed/repaired fences shall be the same height as before, but never less than 5 feet above grade or exceed 6 ft.

## Rear Gates

### Materials must be:

Vertical slats .....	1x4 rough cedar*
Inside “Z” supports and rectangle framing .....	2x4 rough cedar*
Top trim .....	2x4 rough cedar*
Latch and Hinges.....	black enameled steel

\*Yellow pine may be included with previously approved materials for fence repair and construction on Free Standing homes where the fence is to be painted/stained.

- All nails, staples or screws must be galvanized or approved for use on pressure treated wood when used.
- Horizontal “Z” supports and rectangle framing shall be height of fence allowing for 2x4 top railing laid flat matching height of top rail of fence.
- Vertical slats shall be attached to frame and “Z” support by nailing 3 times with 5d galvanized nails or screws where each slat touched a support.
- Top trim shall be attached to top of gate framing with 5d galvanized nails or screws driven through. When attached, outside face shall be flush with top of fencing.
- Gate shall be attached so to open outward where possible. Gate width will be 1 inch less than a minimum rough opening of 40 inches.
- When attached, top of gate shall be even with top of fence.

## **Front Patio Fencing where applicable**

### **Materials must be:**

Horizontal inside support – top/bottom (inside).....	2x4 rough cedar*
Vertical Slats rounded or dog eared .....	1x4 rough cedar*
All posts French gothic style .....	4x4 rough cedar or 4x4 pressure treated wood

\*Yellow pine may be included with previously approved materials for fence repair and construction on Free Standing Homes where the fence is to be painted/stained.

- Fence posts shall be 51 inches in height measure from ground level .
- All nails, staples or screws must be galvanized or approved for use on pressure treated wood when used.
- All fence posts shall be set a minimum of 18 inches into the ground and encased with concrete to a level 2 inches above ground, beveled on top, in an approximate 8-inch diameter hole
- Maximum spans between fence posts shall be 6 feet apart measured from center of post to center of post. The total linear length of each fence plane shall be in equally divided sections.
- Top and bottom rails shall be nailed to the front of the post with 16 penny nails or equivalent screws.
- Top edge of the top rail shall be 13 inches from the top of the post. The bottom rail shall be parallel with the top rail, an average of 8 inches of the ground.
- The pickets will be spaced 1 inch apart and stand 42 inches tall, attached with 6 penny nails or equivalent screws to the front of the rails. The bottom of the pickets will stand 2 inches off the ground and the top of the picket shall be 7 inches down from the top of the post.
- The top and bottom rails will be continuous boards with no splices.
- Newly constructed/repaired fences shall be the same height as before using like material and sizing.

## **Gates if using - at the sidewalk, may omit gate**

### **Materials must be:**

Vertical slats rounded or dog eared.....	1x4 rough cedar*
Inside "Z" supports.....	2x4 rough cedar*
Latch and Hinges.....	black enameled steel

\* Yellow pine may be used for fence repair and construction where the fence is to be painted/stained house color.

- All nails, staples or screws must be galvanized or approved for use on pressure treated wood when used.
- The gate shall match the rest of the fence, with an inside "Z" support. The horizontal members of the "Z" shall be even with the fence top and bottom rails. Each picket will be fastened to the "Z" at 3 intersecting points with 6 penny nails or equivalent screws.
- Gate shall be attached so as to open outward. Gate width will be 1 inch less than the opening (width of sidewalk)
- When attached, top and bottom of gate shall be even with the pickets of the fence.
- When no gate is opted for, one picket will be fastened to the two "gate posts" on the inside, facing where the gate should be.
- Front picket fences are to be painted/stained with either the house or trim color.