

MATERIAL QUALITY/SPECIFICATIONS - FENCES FOR MULTI-FAMILY UNITS OR GARDEN VILLAS (Adopted as policy Board Meeting 12-18-22)

The integrity of the original architecture design of fences on the multi-family/Garden Villas units must be retained.

Perimeter Patio Fencing

Materials must be:

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

- 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
- 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 or screws driven through from the top.
- Middle and 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, middle 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/repared fences shall be the same height as before, but never less than 5 feet above grade or exceed 6 ft.
- Separator fences shall be the same height as originally constructed (meaning if the original design of separator fence and perimeter fences were the same height, then the new fences shall be the same height).
- If the separator fence is higher than the perimeter fence, then the end of the separator fence shall dog-ear at 45 degrees to the point at which it connects with the perimeter fence.
- The fence must be painted house color
- Homeowner must obtain any required city permit

Gates

Materials must be:

Vertical slats	1x4 rough cedar/ Yellow (pressure treated) pine
Inside “Z” supports and rectangle framing	2x4 rough cedar/ Yellow (pressure treated) pine
Top trim	2x4 rough cedar/ Yellow (pressure treated) pine
Latch and Hinges	black enameled steel

Garden Villa Homeowners with an AC Committee project review may install black metal gate at front patio area only

- All nails, staples or screws must be galvanized or approved for use on pressure treated wood when used.
- Horizontal “Z” support 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 “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 as 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.