



**ARCHITECTURAL CONTROL COMMITTEE**  
**FOR INSTALLATION OF WOODEN FENCE GATES**  
**FORM: REV. ACC-09-A-1 1196B**

**ATTENTION RESIDENT!**

**MAKE SURE YOUR CONTRACTOR GETS A COPY AND FOLLOWS THESE REQUIREMENTS.**  
**MAKE SURE YOUR CONTRACT WITH YOUR CONTRACTOR STIPULATES THAT THEIR**  
**PAYMENT IS CONTINGENT UPON FOLLOWING THESE REQUIREMENTS!**

- 1) Resident must furnish A.C.C. with the following items:
  - a) Name, address, and phone number of contractor.
- 2) Accurate line drawing with all dimensions indicating existing fence and proposed gate. It is recommended that the contractor supply this diagram with the homeowner's approval.
- 3) A fence gate will only be approved if they are to affect an enclosure. The enclosure shall not exceed the walk - path or building line whichever is lesser.
- 4) All fence gates must conform to the existing style and material quality of our fences at Blue Ridge. The type of material for the construction and the guide lines for the construction of the gate is as follows:
  - a) The gate face is to be constructed of individual pieces of lumber 6" wide and 1 " thick (square edge or tongue in groove) and are to be made of either cedar or CCA lumber. The framework of the gate shall be constructed of 2" x 3" lumber. One 2" x 3" shall go horizontally across the upper portion of the gate at the starting and ending points of the arc. One 2" x 3" shall go horizontally across the bottom portion of the gate 6', from the bottom of the facade. Two additional supports shall form an 'X' starting and ending at opposite ends of the two horizontal supports. At the crossing point of the two supports forming the 'X', these two supports shall be dadoed to remove 50 % of the lumber of the two supports. All fasteners for the construction of gates shall be stainless steel or galvanized metal.
  - b) No plywood is to be used for gates.
  - c) Gates are to be a maximum of 50" wide and 50" high. Gate tops are to be arced, where the center of the arc is no more than 10" higher than the beginning of the arc.
  - d) Gate shall be hung onto the extension side of the fence, on the post owned by the homeowner, not on the post owned by the Condo I or II.

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- e) Gate hinges are to be 7-inch black gate hinges. The catch is also to be black.
  - f) Fence posts are to be made of 4"x4"x7' CCA lumber. Fence posts are not to be more than 6" higher than the top of the fence line. Any post that has to be affixed to the building shall be affixed with lead anchors and bolts. These bolts are to be installed directly through the center of the width of the post and into the wall.
  - g) Fence gates are to be installed with screws to the fence posts.
  - h) Upon installation, the bottom of the fence gate must be suspended no less than 1 ½" from the ground.
  - i) The A.C.C. will determine whether the gate should open internally or externally.
  - j) All fence gates must be painted the color designated by the Board of Managers.
- 5) Upon completion of the fence gate, the responsibility for the maintenance and painting of the extension shall remain the sole responsibility of the homeowner. All repairs and painting of the fence gate shall be at the homeowner's expense
- 6) Responsibility for the maintenance and painting of this fence gate will transfer to the new owners upon sale of the unit. It is the responsibility of the present homeowner to inform the new homeowners of this prior to the sale of their home.
- 7) Any cost incurred by the Board of Managers due to the removal of all or part of the fence gate for emergency repairs and/or failure of the home owner to keep the fence gate maintained in good condition, shall be at the home owner's expense and will be billed to that homeowner.
- 8) A security deposit of two hundred dollars (\$200.00) must be deposited with the Architectural Control Committee before work on the fence gate begins. Make checks payable to Blue Ridge Condo I or II. This security deposit will be returned to the homeowner upon satisfactory completion and final inspection of the proposed gate.
- 9) The Committee's approval of an application for said work will become null and void if the work is not begun within sixty days and the job must be completed within ninety days after written receipt of approval. If the work is not completed within this time frame, a new application must be submitted and approval will again be required.

I have read the above rules and restrictions and requirements regarding fence gates and to agree to be bound by them.

I have read the above. I fully understand and acknowledge that if I do not fully comply with the above specifications that I will forfeit my entire security bond in the amount of \$200.00.

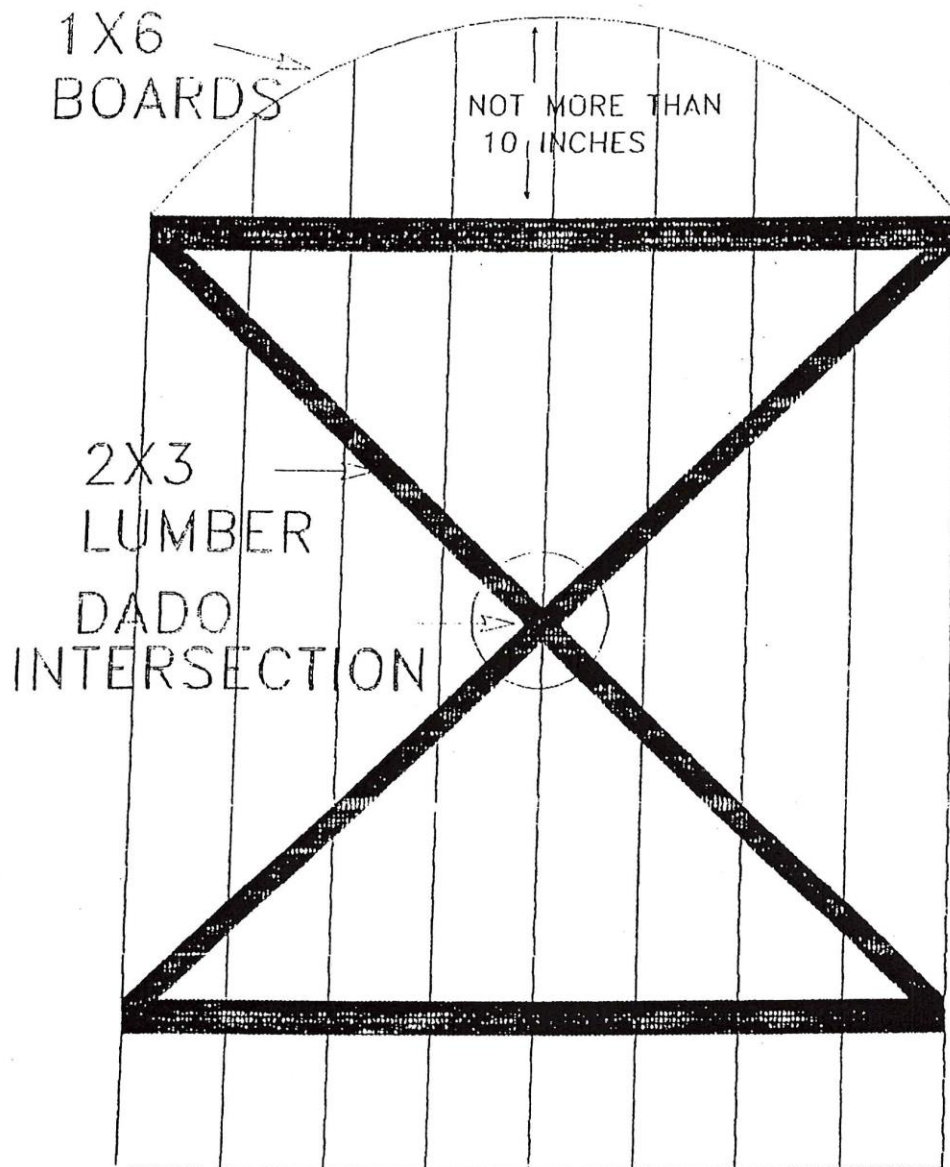
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Signature

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Signature

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Address

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Date

# REAR VIEW OF GATE



Rev: 8/21/07