



ARCHITECTURAL CONTROL COMMITTEE
FOR INSTALLATION OF WOODEN FENCE EXTENSIONS
FORM: REV. ACC-08-B-06-02-04-WF

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.
 - b) Accurate line drawing with all dimensions indicating existing fence and proposed extensions. Solid lines to indicate existing structures, dotted lines to indicate proposed work. It is recommended that the contractor supply this diagram with the homeowner's approval.
- 2) Fence extensions will only be approved if they are to affect an enclosure. The enclosure shall not exceed two times the size of the original fence.
- 3) All fence extensions must conform to the existing style and material quality of our fences at Blue Ridge. The type of material for the construction and the guidelines for the construction of the fence are as follows:
 - a) Slats are to be made of clear cedar. They are to be 3 ¾" wide, no less than 3/8" thick and 32" long. These slats are to be installed between the middle and bottom rails within two dadoed grooves. These slats are to alternate one front and one back etc.
 - b) Top rails, middle rails, and side rails are to be made of 2"x3" construction cedar.
 - c) Bottom rails are to be made of 2"x3" CCA lumber.
 - d) The top diamond portion of the fence shall be made of 1"x6" CCA. This wood shall be cut into 6"x12" pieces where the 12" is the vertical measurement. A diamond shape opening is then cut into this area of the fence. The diamond size and spacing is to match all other fences in the area.
 - e) Fence rails are to be screwed together not nailed.

ARCHITECTURAL CONTROL COMMITTEE
FOR INSTALLATION OF WOODEN FENCE EXTENSIONS
FORM: REV. ACC-08-B-06-02-04-WF cont'd

- f) Fence posts are to be made of 4"x4"x7' CCA. Fence posts are not to be more than 6" higher than the top of the fence line. Any post that must be affixed to the building, shall be affixed with lead anchors and lag bolts. These bolts are to be installed directly through the center of the width of the post and into the wall.
 - g) Fence sections are to be installed with screws to the fence posts.
 - h) Upon installation the, bottom of the section of fence must be suspended no less than 1 1/2" from the ground.
 - i) Each section of fence must be no more than eight feet in total length.
 - j) All fence extensions must be painted the color designated by the Board of Managers.
 - k) The top of the fence line must remain level.
- 4) Upon completion of the fence extension, the responsibility for the maintenance and upkeep of the fence shall remain the sole responsibility of the homeowner. All repairs and upkeep of the fence shall be at the homeowner's expense.
- 5) Responsibility for the maintenance and painting of these extensions 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.
- 6) Any cost incurred by the Board of Managers due to the removal of all or part of the fence extension for emergency repairs and/or failure of the homeowner to keep the fence extension maintained in good condition shall be at the homeowner's expense, and will be billed to that homeowner.
- 7) A security deposit of six hundred dollars (\$200.00) must be deposited with the Architectural Control committee before work on the fence 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 fence.
- 9) The Committee's approval of an application for said work would 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.

ARCHITECTURAL CONTROL COMMITTEE
FOR INSTALLATION OF WOODEN FENCE EXTENSIONS
FORM: REV. ACC-08-B-06-02-04-WF cont'd

I have read the above rules and restrictions and requirements regarding wooden fence extensions and I 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 \$600.00.

Signature

Signature

Address

Date