

CHURCH POINT HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

PROPERTY FENCE STANDARDS

The city requires a building permit for fences parallel and within 30 feet of a street right of way. To insure a uniformity of materials and style Church Point requirements are more exacting than those of the city. First Court homeowner's fences must conform to Church Point standards.

1) Fence Specifications and Standards for fences backing to First Court Road will conform to following standards. The purpose of these specifications is to maintain a uniform style and wind resistant fencing along First Court Road. The homeowner should replicate the existing original fence style closely when replacing with new wood.

Construction details:

- Materials: **Clear Grade Western Red Cedar** is the only vertical picket material that will be approved for the First Court location. #1 cedar and lesser grades are NOT acceptable as the knotholes may fall out over several years. Posts and back rails will be structurally sound pressure treated wood.
- The style will be a privacy fence with only minimal open space between vertical picket boards. Vertical pickets will be 1 inch X 4 inch X 6 ft.(actual size after wood dries and shrinks is about 3/4 inch X 3 1/2 inches X 6 feet)
- Height of new fence will be six feet, the same as original fencing. No more than 2 inches of open space is allowed below the bottom of the fence. Dirt should not come into contact with the bottom of the fence as it will cause rot.
- 6 inch by 6 inch pressure treated support posts will be installed at a minimum of eight feet apart. There will be taller posts with decorative notched tops every 15 to 16 feet to match existing appearance.
- Posts will be firmly set in a minimum 30 inch post hole filled with crushed stone.
- There will be three back rails equally spaced. All rails will be installed on the inside of the fence facing the fence owner's home.
- The top of the vertical pickets will be capped with a flat horizontal (1inch X 4inch, actual size about 3/4 inch X 4 inch) cedar board with a 1 inch X 4 inch fascia board nailed underneath at right angles .

- A foundation board or bottom rail may be used at the bottom to protect the fence from the ground but should be inside the fence.
- A 6 foot tall gate may be installed which opens towards First Court Road. It must match the fence style closely. Hinges will be installed on the inside of fence.
- Only a clear transparent preservative finish will be approved. Stains, sealants or paints of any color are not acceptable.

2) Fence Specifications and Standards for homeowner fences in the Mews, Commons and Quays not backing up to First Court Road. Since there are existing various fence styles throughout the neighborhoods (cedar, wrought iron, etc), the purpose of these specifications are to maintain a uniform style and consistency of fences. It is preferred that the homeowner should replicate the **existing original fence style** closely when replacing with new fence material. Any additional new fencing on the property, extension of existing fences or relocation of existing fences must replicate the existing fence in style, design and material.

Any and all changes to fences to include style, design, material or height need to be submitted to the HOA for approval through the normal Architectural Project Application Process, prior to beginning the project.

Adopted this 18th Day of January, 2011, by the Board of Directors, Church Point Homeowners Association.

_____ **President**

Peter A. Burke

_____ **Secretary**

Paula Larkin