

THE GATES HOMEOWNERS ASSOCIATION

Fence Guidelines

(Adopted by The Gates HOA Board at the Nov. 1, 2011 quarterly board meeting and revised Jan. 23, 2018)

The Gates Homeowners Association maintains the fences in The Gates and will replace the fences in the future, as funds and priorities allow. Some homeowners may choose to replace their fences early.

Homeowners planning to replace their existing fences must first submit their plans to The Gates HOA Board of Directors and receive PRIOR WRITTEN approval, per the covenants.*

After the plan is approved, any changes to the plan prior to or during construction must be submitted to the Board for approval. Any unapproved changes must be removed at the homeowner's expense.

1. LOCATION

The homeowner must submit a survey of his property, stamped with a registered land surveyor's seal. The surveyor must flag the corners of the property, and the stakes must be left in place until the work is begun. The new fence must sit inside the boundaries of the homeowner's property.

2. MATERIALS

The new fence and gate must be made of pressure treated pine "dog-eared" pickets and 4x4 pressure treated posts with 2' underground secured with at least 60 lbs. of concrete. The tops of the posts must be cut into chisel points to shed water. The fence posts may be capped with copper covers, if desired. Wood lattice may be used at the top of the fence for ventilation.

3. HARDWARE

The fence gate hinges and latch must be black metal in a style similar to the original hardware.

4. HEIGHT

The new fence and gate must be approximately 6 feet high, which is the height of the existing fence and the other Gates fences.

5. STYLE

The new fence must be similar in style to other Gates fences; for example, "stockade" (with smooth side facing outward) or "shadow box" (also known as "board on board" or "good neighbor") style fences. The top edges of the fence and gate must not be curved.

6. WOOD FINISH

The new fence and gate must be sealed with a weatherproofing sealer product that is pre-approved by the Board, for a consistent look throughout the complex. Fences and gates are not to be painted and are not to be stained with a colored (pigmented) stain.

***Article VII ARCHITECTURAL CONTROL**

Section 1: General. No building, fence, wall, or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structure and topography by the Board of Directors of the Association . . .