

The Gates HOA

Fence Guidelines

(To be used in conjunction with the Fence and Deck Wood Sealer Policy and Request Form, July 9, 2019)

The Gates Homeowners Association (HOA) 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 repair, replace, or extend 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 not complying with these Guidelines must be removed at the homeowner's expense.

1. LOCATION

If moving or extending the fence outside its current footprint, 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. All fences must sit inside the boundaries of the homeowner's property lines.

2. MATERIALS

Fences and gates must be made of pressure treated pine pickets (dog-eared or flat top) and 4x4 pressure treated pine posts with 2 feet underground secured with at least 60 lbs. of concrete. The tops of the posts must be either cut into chisel points to shed water or cut flush with the horizontal rails. Chisel-top 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

Fence gate hinges and latches must be black metal in a style similar to the original hardware.

4. HEIGHT

Fences and gates must be approximately 6 feet high, which is the height of the existing Gates fences.

5. STYLE

Fences and gates must have vertical pickets and be the same style as 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 lines of fences and gates must be straight across, not curved.

6. WOOD FINISH

Fence and gate exteriors must be sealed with the transparent waterproofing sealer product that is pre-approved by the Board, for a consistent look throughout The Gates. Fence and gate interiors are not to be painted but may be coated with the same Board-approved sealer product as used on the exterior or incorporate other natural tones as approved by the Board.

***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 . . .*