

GATES, ARBORS, AND TRELLISES SPECIFICATIONS

I. INTRODUCTION

Unit Owners may install gates, arbors, and/or trellises which are in keeping with the architectural style of the community, are sturdy and in good repair, and are for the sole private enjoyment of the residents and not as public common area structures.

II. THE APPLICATION PROCESS

Unit Owners must submit “**Covenants Application for Non-Routine Changes.**” All applications are subject to review and approval by the Covenants Committee and must include the following information:

- Garden plan showing the location of plantings and gate, arbor, and/or trellis
- Sketch or picture of the item, which includes all physical dimensions
- Method for anchoring
- Construction materials (i.e., wood, wrought iron, etc.)
- Finish (i.e., paint, stain, etc.)

III. GENERAL SPECIFICATIONS

1. Gates and arbors are only allowed inside the **rear** limited common element patio areas associated with units having two outside entrances. The rear limited common element is defined as the area extending from the outer building wall to a maximum distance of twenty (20) feet. See Attachment “A”. Gates and arbors may not be within side or front gardens. (Depending on the view from a street or lane, they may be allowed only on the rear common element when an owner has prior approval for common element gardening.)
2. Gates and arbors must be part of a limited common area garden plan, which has been or will be submitted for approval. (Trellises may be placed on the common element against the front, side, or rear of a building.)
3. The covenants Administrator will notify the residents of nearby and/or affected units when an application is to be reviewed by the Covenants Committee. Along with the application to the covenants committee, the Covenants Administrator will supply dated proof of notice to the contiguous and affected neighbors (those who would see the garden from their units) that an application is being submitted to the Covenants

Committee. The Covenants Committee will review the notice to ensure that the neighbors have had adequate time to comment, and may delay its decision for one month to allow for that comment period.

4. All items will be subject to the covenants Director's review for structural integrity and/or anchorage, and/or inspection by the Grounds Manager to ensure proper placement as to not affect drainage, create an erosion problem, or cause building damage.
5. Unit owners are responsible for maintaining the gates, arbors, and trellises in good condition. If determined by staff that the materials have been neglected and/or are in a state of disrepair, they will be subject to removal at owner's expense. Owners **will** be given proper notification of any such pending action and provided an ample opportunity to correct the disrepair.

IV. DESIGN SPECIFICATIONS FOR GATES

1. Gates may only be installed as part of a privacy hedge. No other fencing materials are allowed.
2. Gates and their posts can be no taller than the existing privacy hedge; Privacy hedges normally range from three to six feet. Only single gates are allowed and must not exceed 36" in width.
3. If using wooden posts, they must be pressure treated 0.04 (ground contact) posts.
4. All gateposts must be secured in the ground with concrete.
5. Gates must be viewed as decorative features and, as such, they may not be lockable.
6. Natural wood, white painted wood, or metal with a black matte finish are acceptable material: If using unpainted wood, it must be naturally weather resistant such as cedar or redwood, with a coating or finish that will protect the wood from the weather. Chain link, or plastic are strictly prohibited.
7. Design of the gate must be open or slatted, not solid.

V. DESIGN SPECIFICATIONS FOR ARBORS

1. Arbors must be freestanding or incorporated into a privacy hedge.
2. Arch shaped or flat-topped arbors are the only acceptable styles.
3. Arbors must be wooden or metal with a "matte" black finish or uncoated copper. Aluminum or chrome materials are strictly prohibited.
4. Arbors must not be taller than 7 feet, 6 inches, nor wider than 5 feet.
5. Arbors must be properly secured to prevent blowing or falling over.

VI. DESIGN SPECIFICATIONS FOR TRELLISES

1. Trellises must have at least two in ground supports, be installed securely in the ground, and up against the building but not attached to the building.
2. Trellises cannot be taller than the top of the adjacent first floor windows or the top of the adjacent patio doorframe. The trellis cannot obstruct any windows, air conditioners, hatch well covers, or electrical boxes (nothing can be placed within a 3-foot radius of any meter box).
3. No freestanding trellises or trellises installed as part of a privacy hedge will be allowed.
4. Natural wood, wood painted to match the building brick color, uncoated copper, or metal with a black “matte” finish will be allowed. If using unpainted wood, it must be naturally weather resistant such as cedar or redwood, with a coating or finish which will protect it from the weather.