

BREEZEWAY FENCE REMOVAL/REPLACEMENT SPECIFICATIONS

I. INTRODUCTION

- A. Unit Owner may replace a breezeway fence using the following specifications.

II. THE APPLICATION PROCESS

- A. To remove and/or replace a breezeway fence both Unit Owners affected must submit an Administrative Application for Routine Changes. Your application must contain the following:
- dimensions of new/replacement fence
 - material to be used
 - estimated date of completion
 - contractor name

Failure to provide these details may result in a rejection of your application.

- B. Where and When to File the Application. Your completed Application must be filed with the Covenants Director, c/o the Association Office.
- C. Time frame. You will receive a letter from the Covenants Director within 15 days from the date of the application either approving or rejecting your application.

III. GENERAL CONDITIONS

- A. Unit Owners are responsible for ensuring all debris generated by the installation of the fence is removed upon completion.
- B. Unit Owners are responsible for any and all damage that may occur to the common element due to the removal and/or replacement of a breezeway fence.
- C. Ornamental attachments to the fence or gates are not allowed.
- D. Unit Owners are responsible for the initial painting of a picket fence: 1 coat primer and 2 coats of white, semi-gloss, high quality oil-based paint.
- E. Unit Owners are responsible for all related expenses for such installations, including the removal of the existing fence.
- F. The Association assumes all future maintenance responsibilities.

IV. UNIT OWNER REPLACEMENTS

Unit Owners may remove an existing chain link fence and install a new chain link or picket fence subject to the following specifications.

A. Chain Link Fence Specification

1. Unit Owners may remove an existing chain link fence to install an up-graded chain link fence using the following specifications:
 - Over all dimensions - 42" high x approx. 8' long.
 - Fence must span entire width of breezeway rear.
 - 9 gauge, black or white, vinyl coated fabric (bonded);
 - Fabric to be knuckled at top, installed on yard side.
 - 2" diameter black or white, vinyl coated terminal posts -set 18" into concrete.
 - 1 1/4 " diameter black or white vinyl coated top rail.
2. **Gates will be allowed as follows:**
 - One gate may be installed to either the left or right side of the center of the fence.
 - A gate may be installed at the center-point of the fence provided that:
 1. There is no hedge in the way; or
 2. if there is a hedge both Unit Owners must agree that the hedge may be partially removed and will not be reinstalled except at the expense of the Unit Owners and by application to the Covenants Committee.
 - Two gates may be installed, one to each side of the center point of the fence.
 - Gates must be 36" wide. Gate and fabric to be bonded, black or white, vinyl coated. Gate(s) must be installed between black or white, vinyl coated terminal posts, which are set 18" into concrete. Gate hardware must be painted the same color as the gate (black or white), vinyl coated hardware is not available. Ornamental attachments to the fence or gates are not allowed. Hand operated latches are allowed. Gates may not be locked.

B. Picket Fence Specifications

1. Unit Owners may remove an existing chain link fence and install a picket fence subject to the following specifications:
 - Pressure treated, 4" x 4" end posts to be set 24" into concrete.
 - Height of fence to be 42".
 - Posts to be capped.
 - Pressure treated 2" x 4" top and bottom rails and 1" x 4" pickets to be installed facing the yard.
 - Tops of pickets to be gothic shaped.
 - Spacing between pickets not to exceed the width of pickets.
 - The fence must span the width of the breezeway and with no gaps.
2. Gates may be installed subject to the following:
 - Gates must be 36" wide and 42" high when installed. Gates must be constructed from pressure treated materials.
 - One gate may be installed to either the left or right side of the center of the fence.
 - A gate may be installed at the center-point of the fence provided that:
 1. There is no hedge in the way; or
 2. if there is a hedge both Unit Owners must agree that the hedge may be partially removed and will not be reinstalled except at the expense of the Unit Owners and by application to the Covenants Committee.
 - Two gates may be installed, one to each side of the center point of the fence.

V. REMOVAL OF FENCE WITHOUT REPLACEMENT

Upon Administrative approval and at the written request of both breezeway Unit Owners, residents may request to, at their expense, remove the existing breezeway chain link fence. As part of such requests, the petitioning Unit Owners will be responsible for complete restoration of the ground following such removal.

Similarly, both breezeway Unit Owners may request to have either a chain link or picket fence installed at the rear of the breezeway where no fence currently exists. All appropriate specifications must be adhered to. All cost to be borne by the petitioning Unit Owners.