

## Patio Fence Guidelines

Below are the original measurements (taken from the tract map) of each patio fence. If a fence is larger than below, it is an extended fence and the homeowner is responsible for all maintenance. For extended fences, it is up to the seller to disclose fence ownership as part of escrow.

# OF EACH	DESCRIPTION	PATIO FENCE INFO
16	"A"– Single Level – 2BR/1 BA	16.' x 8.' Original patio w/fence & gate
90	"B"– Single Level – 3BR/2BA	16.' x 8.' Original Patio w/fence & gate
212	C&D– Townhome unit– 2 or 3BR w/ 1 ½ BA	13.5' x 8.' Original Patio w/fence & gate
106	E– Over the garage – 2BR/1BA	None. Decks, stairs & railings are the responsibility of the HOA

Homeowner owned fences may be wood or vinyl. As of 2017 HOA began replacing all wood fences with vinyl as wood condition deteriorated.

If you are replacing your fence, two photos of the existing fence (side view and front view) and current dimensions (length, wide and height) must be included with architectural application.

Any damage from existing or new fence repairs to the stucco should be repaired and painted to match.

### **WOOD FENCE MAINTENANCE/REPLACEMENT GUIDELINES**

All wood must be primed and painted on all 6 sides to protect against weather. No rough-cut wood is permitted.

- Top rails/top caps – Redwood or Douglas Fir (# 2 or better), smooth-surface are to be used. Note, redwood requires two coats of primer to prevent color bleed.
- Slats - 1 x 6's only
- Posts – Pressure Treated 4x4's only.
- Bottom rails – it is recommended to use 2x4 pressure treated bottom rails to extend life to fence
- Hardware - Gate latches, closers, and hinges to be mounted on interior side only.
- Gates to swing inward only.
- Do not use fillers to cover wood damage, the only acceptable repair for damaged wood is replacement.
- Fence to be painted Winter Mist White, available at Vista Paints.



### **VINYL FENCE REPLACEMENT GUIDELINES**

Architectural application must include picture of style of vinyl fencing you wish to install. Units with vinyl fences should allow ample space between barbecues and fence to avoid heat-related warping.

- Panels – Commercial grade vinyl, privacy style, smooth panels, no woodgrain.
- Height - No taller than 6'
- No lattice tops allowed
- Posts – 4x4's only. Old concrete footings from wood fence must be removed when new concrete footings are installed.
- Color – White only
- Hardware - Gate latches, closers, and hinges to be mounted on interior side only. Any visible hardware on exterior must be white.