

## Homeowner Acknowledgement of Fence Responsibilities

As a homeowner within the Logsdon's Ridge Homeowners Association, I/we acknowledge reading and understanding the requirements and maintenance conditions outlined in the Logsdon's Ridge Fence Guidelines as adopted below. Failure to follow these guidelines can result in fines, liens or removal of the structure. The Logsdon's Ridge HOA Board recommends homeowners obtain a professional lot survey and discuss your plan with adjoining neighbors. Failure to do so could result in removal of fence sections encroaching on neighboring property, setbacks or drainage easements.

Acknowledged by: \_\_\_\_\_ Date: \_\_\_\_\_

Homeowner Signature

Homeowner Signature

### Interior (Patio/Pool) Fences:

Recommended materials are pressure treated wood (cedar, poplar, spruce, locust), aluminum, wrought iron, brick, stone and vinyl. Chain link and split rail are not permitted.

Recommended styles are picket, starburst picket, Kentucky Board (with or without standard light wire mesh), scalloped. Privacy fences, shadowbox, lattice, lattice board on board and split rail are NOT permitted.

Recommended height is 52 inches. Fences 6 feet or above are not permitted.

Recommended colors are white or earth tones.

### Perimeter (lot divider) Fences:

Recommended materials are pressure treated wood (cedar, poplar, spruce and locust), aluminum, wrought iron, stone and vinyl. Chain link and split rail are not permitted.

Recommended styles are picket, starburst picket, Kentucky board, and scalloped. All fences and walls must be erected so that the finished side faces outward and the rough or unfinished side faces interior to the property being enclosed. All structural members, support beams, and **standard light wire mesh is to be placed on the INSIDE of a perimeter fence even if there is an in-ground swimming pool within the fenced area.** Pools should be fenced on all sides to prevent uncontrolled access from the street or adjacent properties. This is required by Liberty Township as well as the HOA. Split rail, lattice, lattice board on board, shadow box and privacy fences are NOT permitted.

Recommended height is 52 inches. Fences 6 feet or above are not permitted.

Recommended colors are white or earth tones.

### Maintenance

Aluminum picket and vinyl fences require little, or no, maintenance.

Wood fences must be treated with a sealant, or stain containing a sealant approximately every two to three years. Wood fences must always be in a state of good repair. Fences with broken, missing or weathered boards must be replaced. Boards should be free of mold, mildew and lichen.

Please refer to Liberty Township Zoning Resolution, section 4.12 paragraph 5, for definition of restrictions and maintenance required by Liberty Township zoning. The township website is [www.liberty-township.com](http://www.liberty-township.com).

### Requirements

It is the property owner's responsibility to obtain a zoning permit from Liberty Township.

Property owners need to complete (in detail) the Logsdon's Ridge Property Change Request Form. Submit the form along with the zoning permit and a project work order or estimate from the contractor to the Architectural Committee chair or a member of the Board at 4 weeks prior to the expected start date. Projects may not begin until the property owner has received the approved HOA form.

### Helpful Hints

Get a professional lot survey.

Get utility lines marked. Ohio Utilities Protection Service will contact utility and cable companies for property owners free of charge (1-800-362-2764). Utility lines should be marked within 48 hours of project start.

Property owners are advised to not construct a fence in a drainage easement where there are underground storm water drain pipes and/or retention basins.

Speak to your neighbors adjoining your property. Let them know your intentions. Don't assume they are in agreement with property lines or connecting to their existing fence without a discussion.

Get more than one estimate

Check and verify references; go look at previous work completed by the company.

Ask if employees/laborers are permanent/associated with the company.

Ask for copies of liability insurance and workers' compensation certificates.

Check with your builder about underground drainage tile and sprinkler system.

Solid (board on board) fences are more susceptible to wind damage.

Generally, wood fences are warranted for 5 years, with an expected longevity of 10-20 years. Most cedar (picket) fences last 20 years, poplar (Kentucky board) fences last 15 years, and spruce and locust (split rail) last 10-15 years.

Generally, vinyl fences are warranted for 20 years, with an expected longevity of a lifetime.

Generally, aluminum picket fences have a limited lifetime warranty.