

# Aliso Villas Condominium Fences

Each **building** originally had three (3) patios and one deck; below are the measurements for the original patios taken from the original tract map. If a patio has **never** been extended, the HOA maintains the fence. If a patio **has been** extended, the **entire** patio fence is the sole **responsibility of the homeowner**. (it is up to the former owner to disclose all upgrades and or changes to the unit) In the event your single level unit has two patios, the homeowner is responsible for **both patio fences**. On May 1, 1992 the then management company, Management & Business Services, Inc. sent notification to all homeowners at the direction of the Board of Directors, which stated "Helpful Insurance Information to all Owners." The letter read, in part, "Each unit owner is responsible for: (B) Improvements and betterments not originally with the condominium." This covers extended fences. Below are the actual measurements of each patio fence. If a fence is larger than below, it is an extended fence and the homeowner is responsible for all maintenance. This issue continues to come up, the boards stand is firm. Everyone with an extended patio has the exclusive use of that area, it should not be the responsibility of the entire HOA to pay for another homeowners exclusive use area and or neglect.

## ORIGINAL FENCE SIZE FOR EACH UNIT

# OF EACH	DESCRIPTION	GARAGE	PATIO FENCE INFO
16	<u>A Units</u> - Single Level - 2b/1 b	detached & 1 stall	16' x 8' Original patio w/fence & gate
90	<u>B Units</u> - Single Level - 3b/2b	detached & 1 stall	16' x 8' Original Patio w/fence & gate
212	<u>C&amp;D Units</u> - Townhome unit - 2 and 3 bedroom w/ 1 ½ bath	attached & 1 stall	13' x 8' Original Patio w/fence & gate
106	<u>E Units</u> - Over the garage Carriage unit - 2b/1b	detached & 1 stall	Decks are the responsibility of the HOA to maintain the deck surface, stairs and railings. See rules applying to Decks.
424 Total Units	All original, non-modified patio fences, one gate in the middle of the fence, which is to swing inwards, were wrapped around a concrete slab and did not always, have steps.		
PATHWAYS	OWNERS are responsible for installing and maintaining pathways between patio gates and the sidewalk. The placement of stepping-stones, bricks, blocks, etc. must be wide enough to allow unimpeded entry and exit as to prevent damage to the landscaping. In addition, the pathways must provide for measures to prevent the soil from washing on to the adjacent sidewalk resulting in a safety hazard for passersby.		