

# RED CEDAR CANYON TOWNHOME ASSOCIATION (RCCTA)

## POLICIES

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### **Fencing Policy (Patio Fencing and Invisible Fencing)**

#### **PATIO FENCING**

Definition: A barrier that is permanently erected around a patio, unlike a trellis, or similar objects that are pushed into the ground and can be removed simply by pulling them out.

1. A permit is required from the City of Hudson.
2. Fencing rules:
  - a. Elite Fence Products is the only approved supplier.
  - b. Footings for fence must be standalone.
  - c. Construction must be Heavy Industrial, with no exposed screws.
  - d. Style is EFF-20.
  - e. Post size is 2 ½" x 2 ½" x .100 wall.
  - f. Picket spacing 3-13/16" x 1 5/8."
  - g. Maximum height is 5 feet.
  - h. Panel length is 6 feet.
  - i. Color is black.
  - j. All maintenance is the homeowner's responsibility.
3. Select a vendor that will match existing product.

#### **INVISIBLE FENCING**

If you are considering adding invisible fencing to your yard, an Architectural, Landscaping or Irrigation Modification Request Form must be submitted and approved by the RCCTA Architectural Control Committee and/or Board of Directors before any work can begin. Article VI of the Red Cedar Canyon Townhome Association Declarations and Covenants specifies approval is required BEFORE owners make any changes in landscape, irrigation or architectural features.

Homeowners who currently have invisible fencing are required to register with the association. It is important the association has the information on record, in part for distribution to lawn maintenance and irrigation workers. Unit owners are asked to display an invisible fencing marker in an easily visible location as an ongoing reminder.

Unit owners are fully responsible for any damage down to invisible fencing, whether damage is natural or accidental. Lawn and irrigation crews and the association will not be held responsible for damages.

The form can be obtained from the property manager or found on the website. The application for fencing is to be submitted to the property manager and it must be approved/not approved.