

PINE RIDGE VILLAS ON BELLAIRE

Policy on Maintenance of Wood and Perimeter Fencing and White Wall Façade

Overview

This policy deals with responsibility for the maintenance, improvement, repair or replacement of wood fencing in the community. For purposes of this policy, the white wall along the front including the entry to the community, does not constitute “fencing” and is treated as a separate item in this policy.

A good fence brings enhanced security and appeal to individual properties, and for this reason homeowners who share perimeter fencing should recognize the importance of maintaining these to prevailing community standards. Once this policy is approved, the Association will issue guidelines and best practices to help homeowners preserve and extend the lifespan of their fences.

Background

HOA Declaration states the following on Wood Fencing:

- A. **Responsibility for surrounding [*perimeter*] wood fence:** Article VIII, Section 8.09.5 states that ownership of Building Site Line Fencing passes with title to the Building Site and must be maintained by the owners, and must be kept “in a neat and attractive condition, in good repair, and otherwise as to obtain and maintain Prevailing Community Standards.” Article VI, Section 6.01(a) states that the Association shall maintain all improvements situated on Community Properties.
- B. **Responsibility for wood fence other than perimeter fence:** Article VI, Section 6.02.9 states that adjacent owners shall share the cost of maintenance and replacement of common fences [*fence that separates adjoining home sites*].

Definitions

- A. **Perimeter fence:** This is the 10-ft fence that encloses the community on three sides.
- B. **A building site-line fence:** This is a term that describes fencing that is located on the survey line that is the boundary of each homeowner’s property. This includes the fence between adjacent property owners (also known as a common fence). It also includes the perimeter fence when that occurs as a boundary to the homeowner’s property. The fence that faces the street inside the community is not a building site-line fence but is within the boundaries of the property and belongs to the property owner, both inside and outside.

- C. **Common Area and Community Properties:** All common areas dedicated for the common use and enjoyment of the Association and designated on the community Plat as such are Community Properties maintained by the Association. For purposes of this policy, the following list of fencing is situated on Community Properties:
- 10-ft Perimeter Fence that runs from within the dog park all the way to the Felice endcap.
 - 10-ft Perimeter Fence on the endcaps on Alanneil and Felice.
 - The 6-ft shared fence that faces the strip of green space and Perimeter Fence from 5522 Felice to 5523 Roslyn (excluding the access gate to AC units for 5523 Roslyn).
 - The 6-ft fence facing the inside of the dog park (shared fence with 5527 Alanneil and 5522 Kian).

Brick Wall at Entry Area and Facing Pine Street:

The wall along the front of the community is a prominent architectural feature which provides significant appeal and is considered an integral element of the façade of the community. Because of the proximity to a busy street, it is exposed to risk and potential damage by vehicular traffic. The Community has an interest in keeping the wall and the front visible areas attractive and homogenous, while ensuring that the community security is preserved.

FENCE AND WALL MAINTENANCE RESPONSIBILITY POLICY

1. Owner bears the cost for maintenance, repair, and replacement of perimeter fencing in back and side yards (i.e., Building Site-Line Fencing).
2. The Association bears the cost of maintenance, repair, and replacement of fencing adjacent to all common areas (Community Properties).
3. The Association bears the cost of maintenance and repair of the Brick Wall at the front of the community **EXCEPT** when damage has been caused by homeowner negligence and/or when damage or structural integrity of the wall has been compromised by noncompliance with the following guidelines:
 - a. Refrain from hanging, drilling, or attaching temporary or permanent structures to the wall.
 - b. Restrict growth of foliage and vines to protect the integrity of the mortar.

Homeowners who do not follow the above guidelines will be responsible for repairs to the wall, should repair be needed.

Homeowners must allow access to their yards for periodic inspection of the wall.

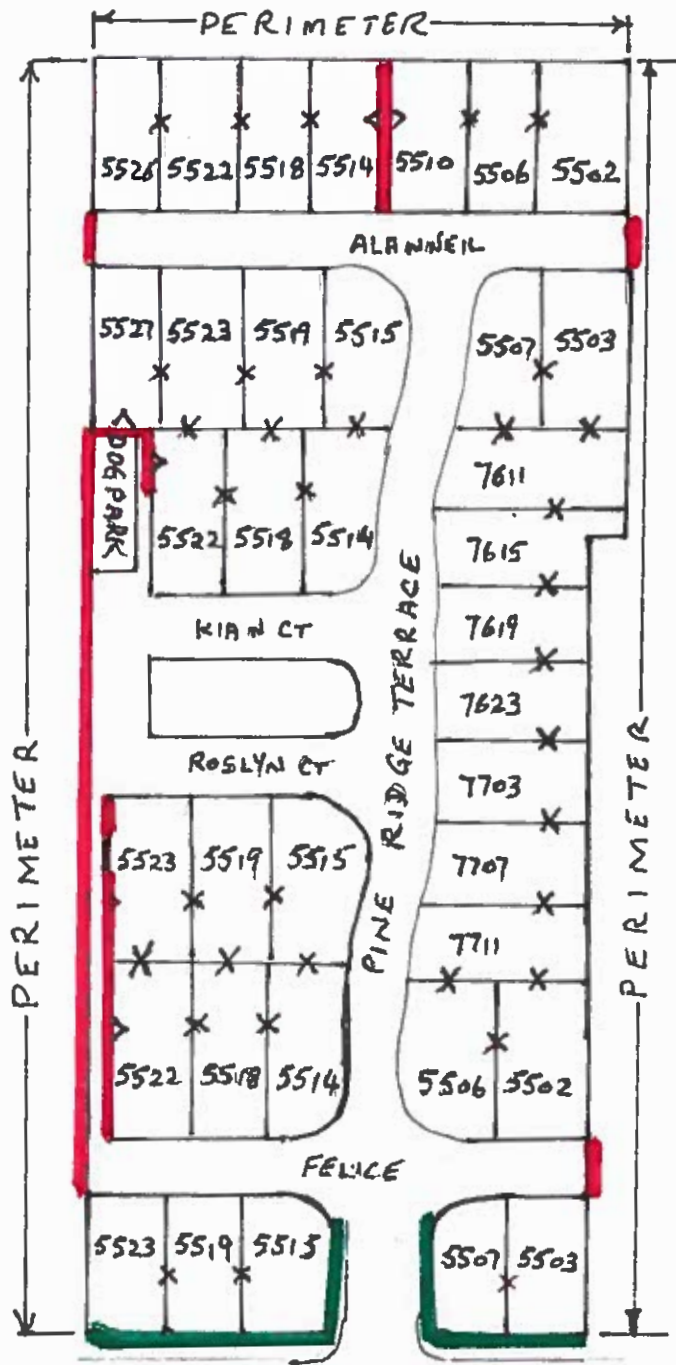
PRV Board of Directors

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PRV COMMUNITY MAP

FENCE MAINTENANCE RESPONSIBILITY



(PAINTING, REPAIR AND REPLACEMENT)

— X — OWNER - OWNER

— Δ — OWNER - HOA

— HOA

— SINGLE OWNER

— PINE STREET WALL