

Garden Lakes HOA, Inc.
11511 Garden Lakes Circle
Palm Beach Gardens, FL 33418
Tel: (561) 622-9199 Fax: (561) 691-2075

SPECIFICATIONS FOR FENCE/TRELLIS REPLACEMENT *updated 03/14*

Materials & fence specifications:

- ALL wood materials: **PRESSURE TREATED PINE ONLY**
- Fence posts: 4x4x9 pressure treated wood (.40 pcf ACQ Ground contact, available at most local lumber & supply stores).
- Slat/Picket size: 5/8" thick, 5-1/2" wide slat and 6' length boards.
- No section/panel fencing permitted
- Use 6 foot on center posts. 12'- 2" x 4" rails must be used.
- Fence height: 6' with a minimum of 6" left between bottom of 2x4" rail and ground. Minimize earth to wood contact to help prolong fence life.
- Fence slats must be placed 1" apart. SHADOWBOX style only.
- "Dog ear" design must be turned down toward the ground.
- Hardware: Hot dipped galvanized or stainless steel screws. 3 gate hinges must be hot dipped galvanized or stainless steel or have rust retardant paint applied.

***SPECIAL NOTE: FENCES ARE TO BE UPDATED AS WORK IS DONE.
THEY MUST HAVE 2x6 TRELLIS BOARDS TAPERED TO 2x4.***

TRELLIS SPECIFICATIONS: All wood to be pressure treated. Trellises must have 10 equally spaced horizontal boards. Boards shall be 2x6 attached at one end to the unit. The board will be tapered down to 2x4 at the opposite end, which will be attached to the equally spaced 4x4 upright posts. 10 more equally spaced 2 x 2 x14' long

1. If you perform this work personally without use of a licensed Contractor, be aware you are still required to comply with all applicable codes and these fence specifications.
2. Owner/Contractor is responsible for obtaining all permits required by the county and City and to comply with all Garden Lakes terms and conditions. Contractors must be licensed to work in Palm Beach Gardens and carry liability and Worker's compensation insurance to protect you and your association. Please make these specification sheets a part of your contract with the Contractor. Permit must be posted at job site.
3. Owner must complete and submit an ARC request form to replace the fence, the Contractor must also fill out part of the ARC form. Wait for Association to approve the refurbishment or replacement of the fence prior to commencement.

4. Unit owner: contact the office upon completion for association's representative to inspect the finished job to assure that the Association's requirements have been met.

5. Some units may have or want to have a cover over the trellis and garbage areas. If this is to be done or re-done, use the specifications stated below for the trellis cover and storage area cover. The storage area cover is not to be visible over the top of the fence. All covers must not extend beyond the fence boundary. NO other materials or designs are permitted.

6. The gate may not be relocated or placed in a different position than it was in the original fence. All gates must swing inward. Entry gate opening to be a minimum of 36". ****Height of the gate to be 4" below fence line.****

7. The color of the new fence may not match existing fences when initially installed, but the wood will weather and match eventually

NO finishes of any kind, including but not limited to: stains, paints, preservatives, sealers, etc., may be placed on any portion of the fence (effective 4/21/04). Failure to adhere to this rule may result in fines and/or an order to replace the affected areas of your fence.

8. All guttering must be placed inside fence. No gutters may be placed outside of fence.

9. All old material is to be removed from the complex by the Owner/Contractor the SAME DAY work is performed. Debris may NOT be left at curbside.

10) IMPORTANT: Underground utility lines are located all over, including along your fence line. **CALL BEFORE YOU DIG:** Sunshine Locating Services (800) 432-4770.

TRELLIS AREA COVER SPECIFICATIONS:

- Material: Ribbed fiberglass
- Color: Clear, Smoke (White, Off-white and Green are NOT permitted)
- Placement: Over or under the trellis, NOT to extend beyond the trellis.
- Wind Resistance: Must meet all Wind Codes for materials and attachment: Owner/Contractor responsibility to check and comply with this requirement.
- Appearance: Installation shall be neat, tidy, low profile and low visibility. Covering must be cleaned as necessary to avoid build up of debris or mold/mildew.

The Association's concern is to uphold the "Declaration of Covenants and restrictions for Garden Lakes so that all units conform and are aesthetically pleasing. It is you, the unit owner's obligation to see that these goals are met. Make sure you understand these obligations. If the Association disapproves the installation it is your responsibility and will be at your cost to correct the fence to the approved specifications.

Board of Directors 3/31/14

Signed: _____
Print: _____
Date: _____

2. Signed: _____
Print: _____
Date: _____