

**CRYSTAL SHORES
FENCE MAINTENANCE POLICY AND PROCEDURES**

1.0. Front Picket Fence Maintenance (Adjacent to Ocean View Drive Right-of Way)

The Front Picket Fence on each Crystal Shores Lot is owned by the Lot Owner. In order to provide a well maintained and consistent look to all Front Picket Fences, the Crystal Shores Owner's Association will maintain these fences under the conditions listed in Paragraph 1.1. However, some repair, maintenance or replacement of the Front Picket Fences shall be the responsibility of the Lot Owner under the conditions listed in Paragraph 1.2.

1.1. The Association will perform periodic maintenance on all Front Picket Fences and Gates as follows:

- a. Power wash to remove mildew, dirt and mold
- b. Chemically treat to remove rust stains from irrigation water
- c. Paint and Touch-up paint chipped areas or repaired areas, cover nail rust stains.
- d. Replace missing wood pickets.
- e. Re-install loose wood pickets, install with stainless steel screws, touch up paint.
- f. Straighten crooked fence posts and secure loose fence posts
- g. Re-install loose vinyl post caps, picket caps, pickets.
- h. If replacement material can be purchased, replace missing/damaged vinyl posts, post caps, picket caps and pickets.

1.2. The Owner shall perform the necessary maintenance on Front Picket Fences and Gates as follows:

- a. If manufacturer or supplier cannot be found for vinyl replacement caps and pickets, then the Owner will be responsible for repairing and replacing fence sections with new components. This may involve installing a different fence design. All replacement fences will require the approval of the Crystal Shores Architectural Review Committee (ARC) before installation.
- b. Damage to any fence or fence sections, posts or gates that is caused by vehicle damage, storm damage or vandalism shall be repaired by the Owner. Repairs shall be completed to bring the damaged fence or fence gate to its original design and construction. This includes painting. All fence replacements must be approved by the Crystal Shores ARC before installation.
- c. Owner shall be responsible for controlling the growth of his/her bushes, shrubs, vines and flowers that are adjacent to the Front Picket Fences. This includes limiting the overgrowth of any flowering vegetation that is growing over or through the fence to 12 inches from the exterior face of the front fence. Any overgrowth of flowering vegetation exceeding 12 inches will be removed by the Association's landscape maintenance contractor.

Any overgrowth of any other vegetation over and/or through the Front Picket Fence will be removed by the Association's landscape maintenance contractor.

**CRYSTAL SHORES
FENCE MAINTENANCE POLICY AND PROCEDURES**

2.0 Common Area Perimeter Fence Maintenance (Adjacent to Right-of-Ways of Hutchinson St, Scenic Highway 98 and Crystal Beach Drive)

The Common Area Perimeter Fences are owned by the Crystal Shores Owner's Association and will be maintained in accordance with the conditions listed in Paragraph 2.1. However, the vegetation adjacent to the Common Area Perimeter Fence and the Gates on these Common Area Perimeter Fences were installed by the Lot Owner and are, therefore, the property of the Lot Owner and shall be repaired, maintained or replaced in accordance with the conditions listed in Paragraph 2.2.

2.1 The Association will perform periodic maintenance on all Common Area Perimeter fences and gates as follows:

- a. Power wash to remove mildew, dirt and mold.
- b. Chemically treat to remove rust stains from irrigation water.
- c. Paint and Touch-up paint chipped areas or repaired areas, cover nail rust stains
- d. Replace missing wood pickets and re-install loose wood pickets
- e. Repair/replace all damaged fence components.

2.2 The Owner shall perform the necessary maintenance on Common Area Perimeter Fences, and gates as follows:

- a. Repair or replacement of Common Area Perimeter Fence gate or fence gate components shall be done by the Owner. However, if the Owner does not make such repairs or replacements, the Association will issue a 30-Day Notice of Violation Letter to repair or replace the damaged gate. If Owner does not repair or replace the damaged gate in accordance with the 30-Day Notice of Violation Letter, then the Association will repair or replace the gate and charge the Owner a Parcel Assessment, in accordance with our Covenants, Conditions and Restrictions.
- b. Owner shall be responsible for controlling the growth of his/her bushes, shrubs, vines and flowers that are adjacent to the Common Area Perimeter Fences. This includes limiting the overgrowth of vegetation that is growing over and/or through the fence to 6 inches from the interior face of the Common Area Perimeter Fence. Any plant growth that encroaches within 6 inches of the interior face of the Common Area Perimeter Fence will be removed by the Association's landscape maintenance contractor.

This policy was prepared and approved by the Crystal Shores Board of Directors in a duly noticed Board Meeting held on March 14, 2019 and is effective immediately.