

YOUR HOMEOWNERS ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

Property Improvement Memo:

PIM-1

Fences

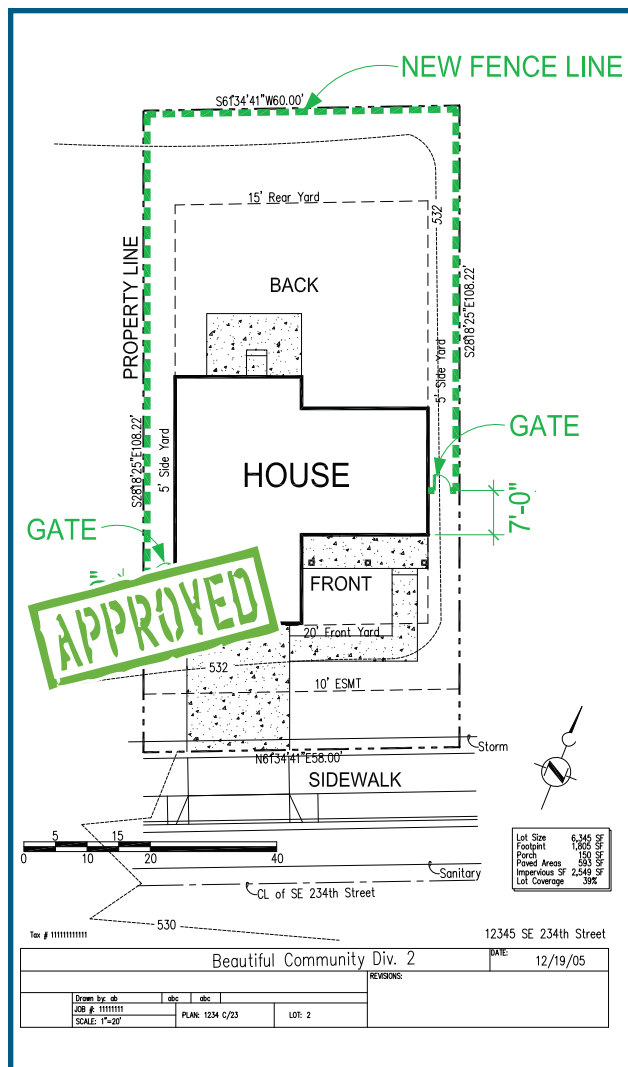
Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing Property Improvement Applications to the Association. It lists information which must appear on submitted applications.

Sample Site Plan

See Definitions for Site Plan.

The Sample Site Plan shows additional information needed, in green, for application of fences and gates.



Application Requirements

- Completed Application Form.
- Site Plan - Use site plan of your actual property provided by your Developer/Builder as basis for application.

Add to the Site Plan:

- Drawing of proposed location of new fence and gates
- Dimensions from front corners of your house to gate/fence

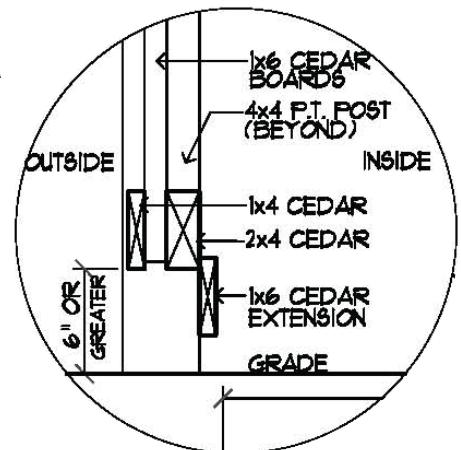
You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.

You may not begin construction until you receive all of the appropriate approvals.

Construction Requirements:

- Fences must comply with standard fence details, see Figure A and D.
- Fences must be stained or have a clear preservative, according to Note 1 on standard fence detail. See Figure D
- Double rows of fences along one property line are not allowed. New fence should be attached to the adjacent neighbor's fence or a tie-in post must be constructed right next to the neighbor's fence.
- Fences must be set back from the front corner of the house (not the garage) by no less than seven feet on both sides.

Figure A



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Fences Application and Construction Requirements

Figure B

Configurations RECOMMENDED



- Gates must match the color and style of the fence.
- No hedges are allowed on the property line. See Landscape PIM-9.
- On corner lots, fences must be set back from the street curb no less than ten feet, regardless of the property line location.
- Fences must be made of wood. No galvanized, vinyl or chain link fences are allowed.
- Fences may not extend beyond property lines.
- When property lines run on top of retaining walls, fences must be built inside the property line.

Construction Recommendations:

- When staining your fence you must use a clear preservative or SHERWIN WILLIAMS Woodscapes Semi-Transparent Stain (Spice Chest SW-3513 or Cedar Bark SW-3511).
- Corner lot properties should follow restrictions for corner fences set by your local jurisdiction. Traffic and pedestrian sight lines must be maintained.
 - You may cover any gaps between your landscaping and the bottom rail of your fence by installing a 1x6 pressure treated extension rail that can be attached to the inside edge of your fence. See Figure D. The extension rail must be stained to match the fence.

Figure C

Configurations NOT RECOMMENDED



You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property. Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities.

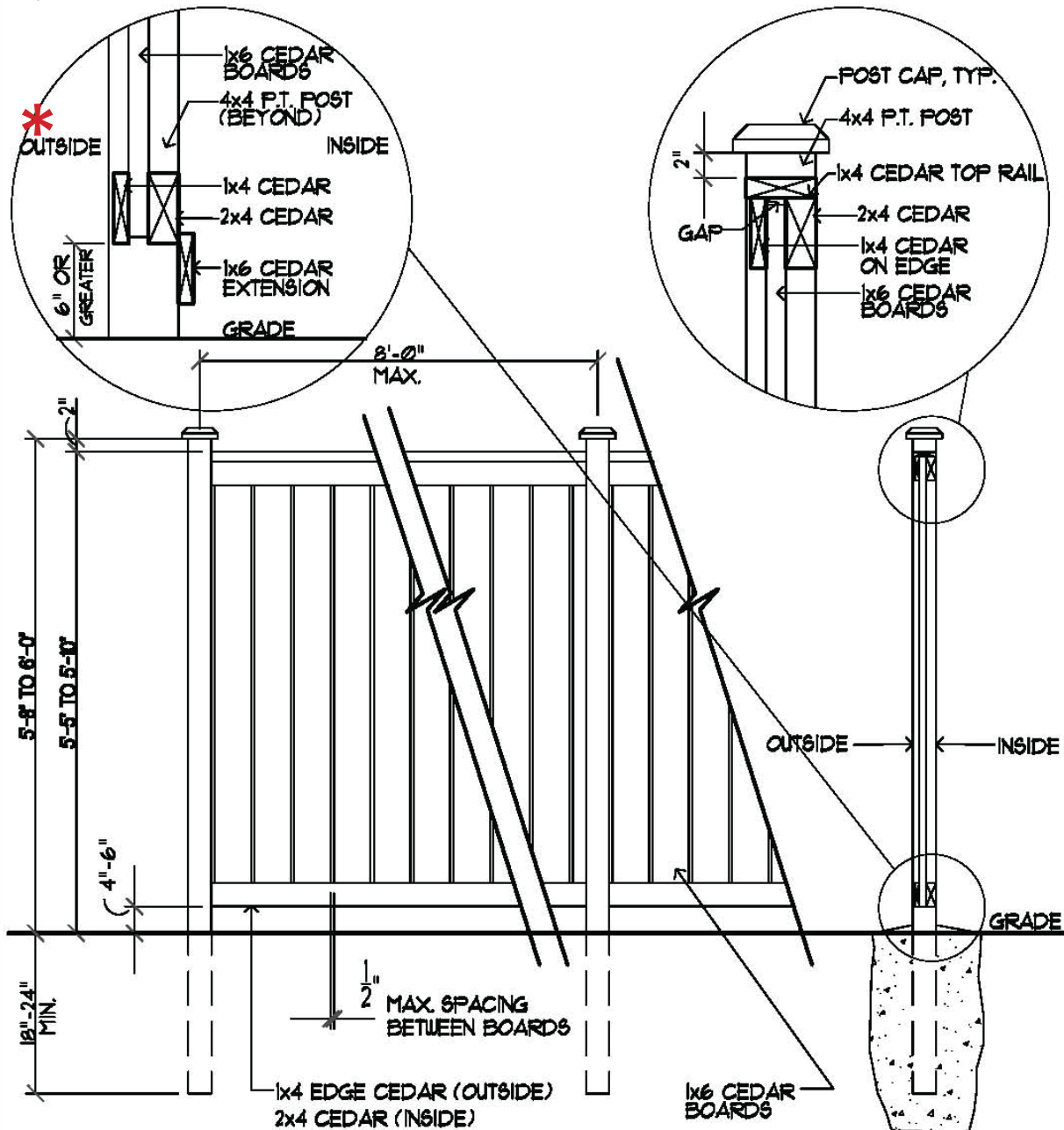
(www.callbeforeyoudig.org, 1-800-424-5555)

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.

Fences Standard Detail

Figure D



1 Standard Fence Detail
SCALE-NOT TO SCALE

- * **Note 1:** All fences must be coated with clear preservative or an approved stain such as: Sherwin Williams Woodscapes Semi-Transparent Stain #SW-3513 or #SW-3511 .
- Note 2:** Owners must stain or seal fences with a clear preservative within three months of installation.