

# Exhibit “E” - Rockbridge Fence Requirements

In 2016, the Rockbridge HOA commissioned a survey of the common area fencing. The results of the survey show that, with very few exceptions, the fencing on common areas is directly on the property line or on homeowner property. (A copy of the survey is available for viewing on the Rockbridge HOA website.)

Maintaining the quality and appearance of all fencing and common areas is important to our community and mandated in the Association CC&R. As such, it was determined that any fence located between the HOA common areas and an individually owned lot will be maintained to a consistent, congruous stain color on the exterior (Common Area) surface by the Rockbridge HOA while the physical structure and all maintenance of the fence (and inner surface staining) is each homeowner’s responsibility.

## **The Rockbridge HOA obligation:**

1. The HOA has the responsibility for maintaining the appearance (stain) of the exterior surface of fencing bordering all HOA common areas.
2. The HOA has the responsibility of notifying the homeowner using the existing CC&R Procedures when a fence is determined to be in violation of the ‘Fence Maintenance Guidelines’ (below).

## **The Homeowner obligation:**

1. The homeowner has the responsibility for the maintenance of the entire structure and appearance of any fencing on their property in such a fashion that it does not detract from the neighborhood. (See ‘Fence Maintenance Guidelines’ below).
2. The homeowner has the responsibility for the maintenance of the entire structure and *interior* surface staining of any fencing adjoining common areas as well as all repairs and (if needed) replacement of the fence.
3. The homeowner has the responsibility to contact HOA management upon a repair that affects the fence exterior adjoining common areas so arrangements can be made for the repaired area to be stained.
4. Homeowners are expected and encouraged to follow ‘Good Neighbor’ shared responsibility and expenses for the maintenance of the entire structure and appearance of any fencing on the property line that is in ‘shared use’ with another HOA Homeowner.

All fencing installation or replacement requires prior HOA Architectural Committee review and approval (forms are available on the web site or by contacting HOA Management).

Minor repairs and maintenance of existing fencing (pickets or trim) does not require prior approval unless it includes more than 20% of the linear feet of that line of fence.

## General Requirements:

If a homeowner is seeking an exception to this standard they must submit a variance request.

### Materials:

- 4 x 4 Cedar Posts (Pressure Treated optional)
- Wood-clad steel posts are allowed but the Common Area appearance **must** match that of a 4x4 post
- Posts should be set in concrete for longevity, safety and stability (see spec below)
- Maximum of 8 feet (center to center) post distance
- 1 x 6 Cedar or Redwood pickets - #1 Grade or better
- Solid 'board on board' touching privacy style pickets (no gaps)
- 2 x 4 Cedar rails (or Pressure Treated optional)
- Three (3) rails on privacy style fence per section (see specs below)
- Two (2) rails on picket style fence per section (see specs below)
- 1 x 4 Top and Bottom Fascia Trim board (see specs below)
- 6' maximum height
- Rails should be fastened to posts with screws or barbed / ring shank nails
- Deck grade or galvanized fasteners recommended

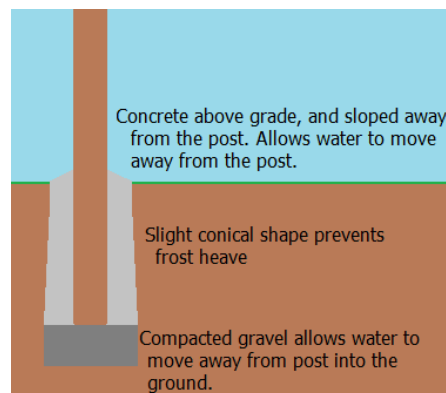
### Stain Color:

- All fences must be stained, for appearance and to protect from mold, weather and sun damage
- Preferred color is Cabot – 'Sequoia' or Wood Defender – 'Sierra', as on common area fences
- If a color other than the current standard HOA Common Area stain is desired, it must be submitted to the ACC for review and approval. (Medium brown to dark brown shades generally accepted.)

### Other:

- No gates or 'removable' sections onto Common Area property
- Fences must not be located HOA Common area property and should be placed on the property line. Exceptions may be allowed where site conditions limit the ability to place the fence on the property lines (easements, drainage, slopes, etc.)

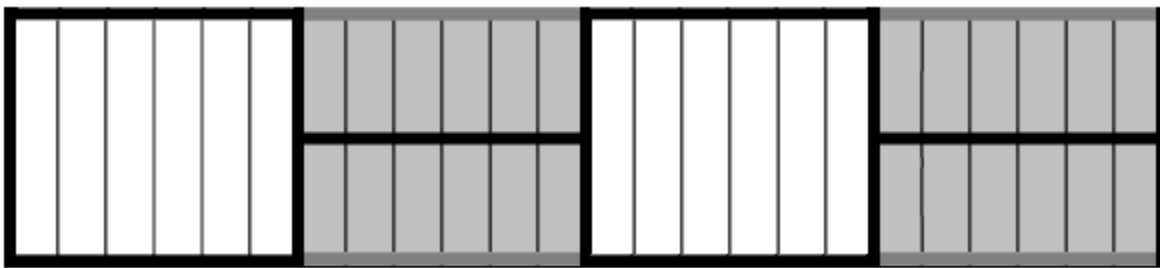
### Post Setting:



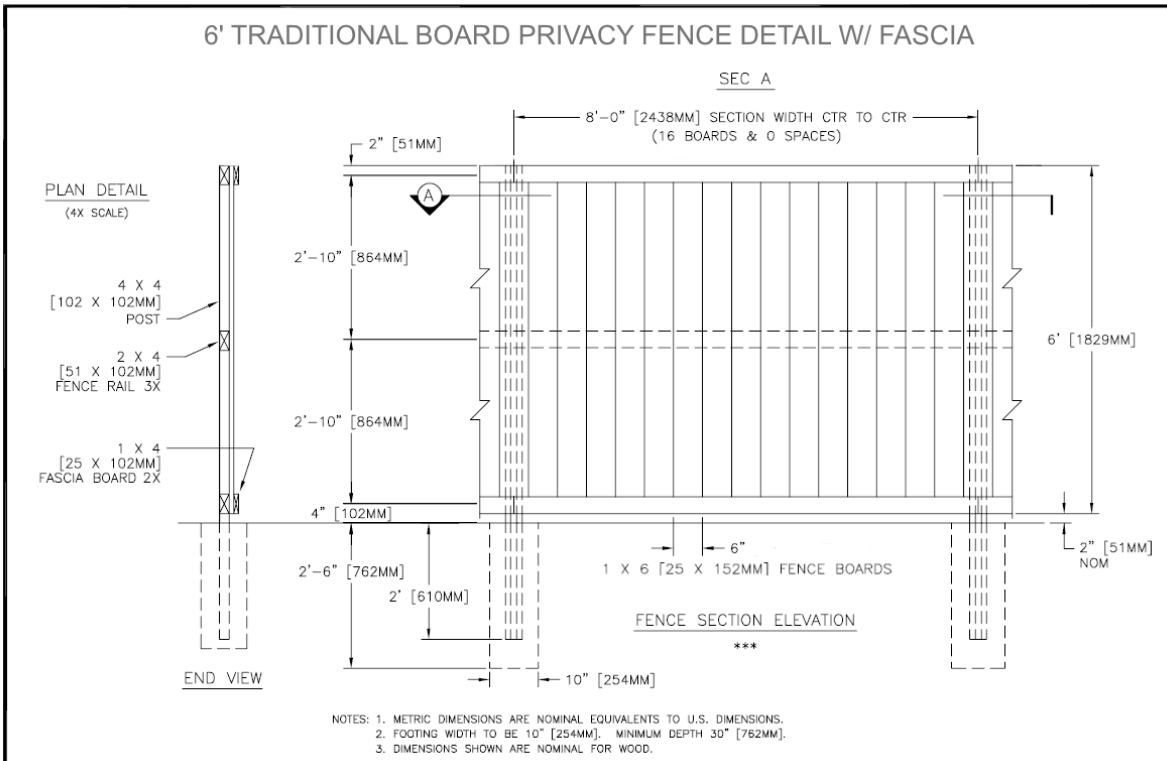
Common Area "Picture Frame" Style – required for installations along Common Areas, Fronts of Lots, or other non-shared fencing areas. (All pickets must face the street or common area).



Optional Shared Fencing "Good Neighbor" Style - for Installations between owner lots with alternating rail side of installation every section (8 feet).



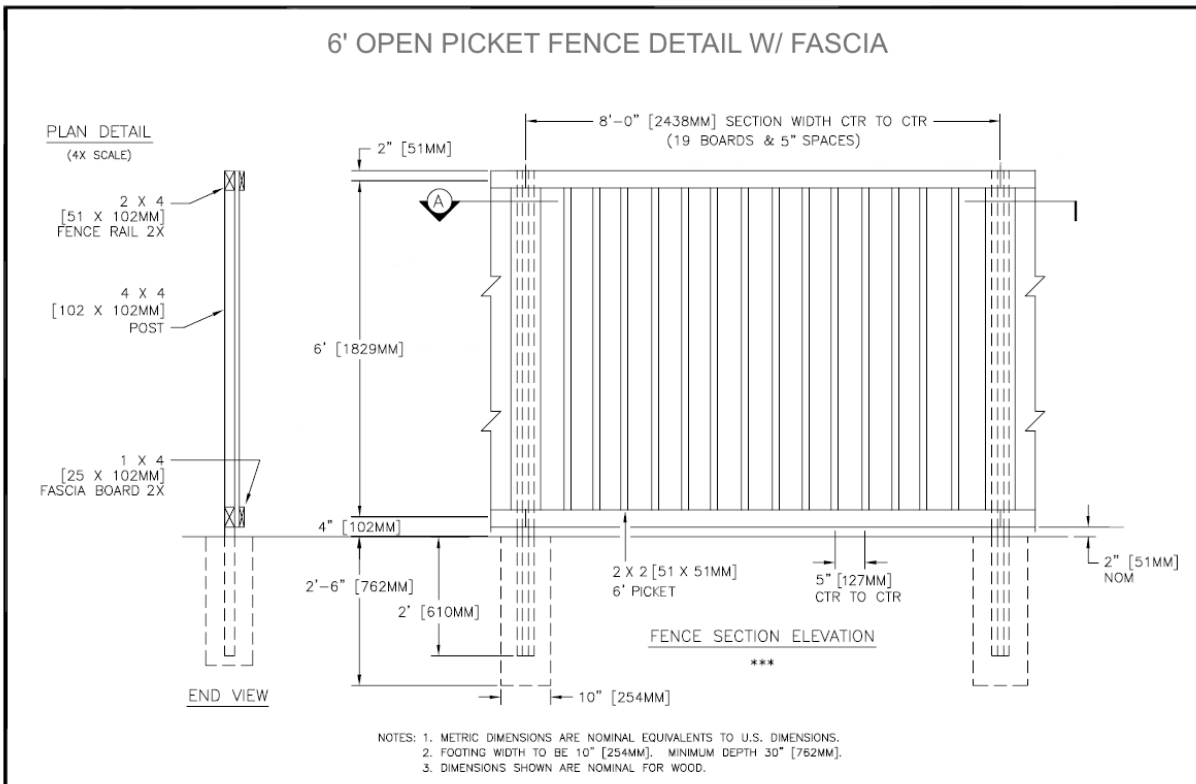
**Standard Privacy Style (recommended for all fences):**



Beveled posts can extend above the top header and trim by up to 2 inches (i.e. Phase 7 standard)

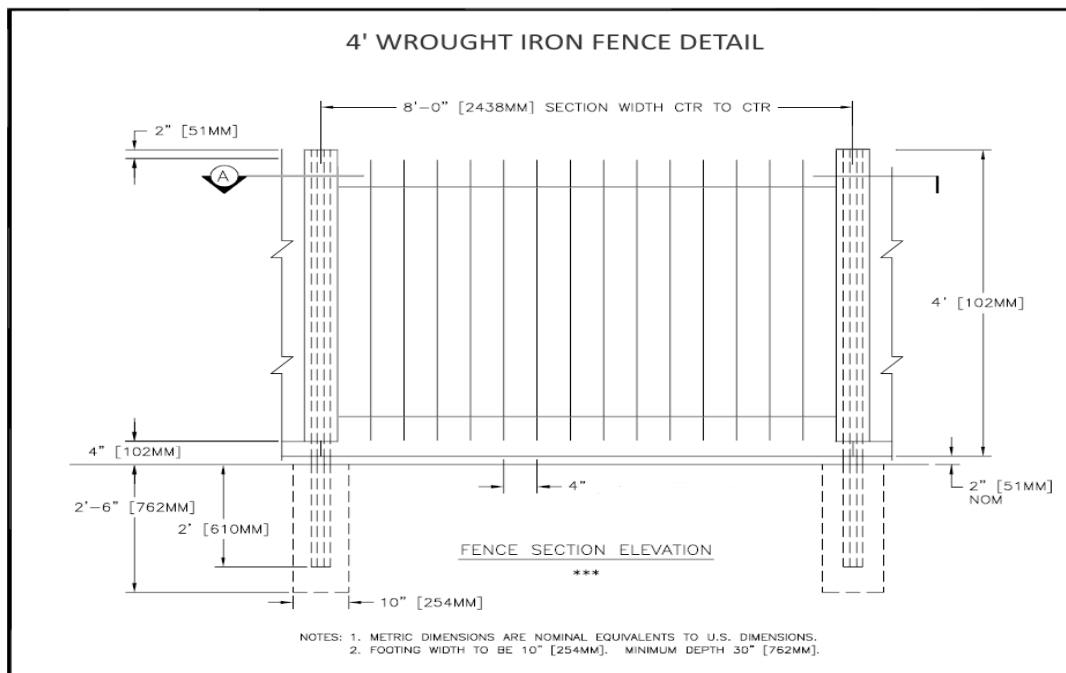
## Additional Approved Styles

Open Picket Style (Phase 1-5 only) - with or without optional 2x4 Cap:



Wrought Iron Style (Phase 6-8 only):

Per the agreement reached with annexation of those phases, home owners in Phases 6 – 8 who are adjacent to existing wrought iron Common Area fencing are allowed to erect additional wrought iron fencing (of the same design) as long as it is a 'continuous run' of the same style.



## **Fence Maintenance Guidelines**

Fences can make a great addition to any home or residential area. They can create privacy, security, add value to your property; and most of all, their rustic look makes any yard or area look more appealing. However, wood doesn't last forever and requires routine maintenance to extend its life and keep it looking its best.

As such, if a homeowner fails to make the necessary repairs within a reasonable time, the HOA Board reserves the right to have said repairs made (or the fence removed at its discretion) and bill the homeowner upon completion for the cost (per legal and CC&R guidelines).

The following examples are violations of the fence maintenance guidelines and are signs that your fence is in need of repair or replacement, these include:

- Broken, damaged or missing rails, fascia, trim or pickets
- Rotting or decaying rails, trim or pickets
- Rotting or damage to posts (particularly where the post meets the ground)
- Significant discoloration of rails, trim, pickets or posts (bare wood, weathered or old stain, water damage)
- Warping or bending of posts or pickets (generally more than the depth of the picket boards themselves)
- Loose or partially detached pickets, trim or rails
- Bowing, sagging or leaning of posts or fence sections
- Structural damage of any kind or is determined to be a hazard or potential liability
- Unsafe, unsecured or wobbly post
- Rails or fence sections that are detached or are no longer safely fastened to the post
- Gaps in the fence where pickets or section(s) of the fence are unsecured or missing
- Pickets repaired by attaching (parts of) other pickets to them
- The fence is not of sound construction
- Variation in fence or picket height, except to accommodate terrain or fence style
- Fence or fence modifications have not been approved by the Rockbridge ACC
- Fence is not consistent with the approved materials, specifications or style (above) \*\*

\*\* Existing fences as of Jan 1<sup>st</sup>, 2016 may be maintained in their current form until the end of their useful life and will not be considered in violation of fence standards (grandfathered) as long as the remaining maintenance guidelines are met. Upon removal or replacement, current standards must be followed.