

Dillon Valley East Condominiums

Patio Fence Specification

Length of Fence: Fences are to run parallel to the building. One end shall be at the midpoint of the unit's chimney (common wall) to the other common wall between units. If the unit is an end unit, it may not go beyond the unit's end wall and it may not extend to include the utility room. Sharing cost/maintenance of common fence between units to be worked out between owners.

Fence Depth: The distance of the fence from the building shall be 10 feet from the wall the patio door is mounted on to the centerline of the fence.

Height: The height of the fence shall be 36" as measured from the ground to the top of the cap rail of the portion of fence parallel to the length of the building. The height of ends of the fence may be adjusted to accommodate the slope of the land.

Overall: In buildings where units have no setbacks, new and rebuilt fences must line up with each other. Exceptions would be when an existing patio is large enough to prevent a fence from being built on it. Gaps or gates may not exist between the fence of one unit and the next of the same building.

Materials:

Refer to Trex Product & Installation Guide

Posts: 4"x4" pressure treated (may use 4"x6" at gate)

Rails: 2"x4" pressure treated top and bottom, with 5/4"x6" Trex cap

Pickets: 1"x8" Trex

ZMAX hangers, double-dipped galvanized hardware, deck screws

Color: Trex woodland brown

Pressure treated lumber should be stained to match the Trex

Construction: Setting of Posts -posts must be set in 18"-24" concrete within a 12" Sonotube and a sub base of 4" gravel. The concrete should be sloped away from the post. The span between posts must not exceed 6' on center. Spacing of picket boards in fence: 1/4" between boards. Fence boards (pickets) should rest on the ground.

Removal, relocation of sprinkler pipes and/or heads are at the owner's expense. Contact clubhouse for direction.

Maintenance: Refer to Rules and Regulations.