

## Dillon Valley East Condominiums

### Patio Fence Specification

**Length of Fence:** Fences 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 is to be worked out between owners.

**Fence Depth:** The distance of the fence from the building shall be 10 feet from the wall from where the patio door is mounted 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 concrete patio is too large to allow a fence to be built on it. Gaps or gates may not exist between the fence of an adjacent condominium.

#### Materials:

Refer to Product & Installation Guides for composite deck and fence material.

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

Rails: 2"x4" pressure treated top and bottom, with "5/4 x 6" composite cap

Pickets: 1"x6" composite

Galvanized hangers, galvanized hardware, deck screws

Color: Woodland brown

Pressure treated lumber must be stained to match the composite material.

**Construction:** Setting of Posts -posts must be set in 18"-24" concrete within a 12" Sonotube and a subbase of 4" gravel. The concrete must be sloped away from the post. The span between posts must not exceed 6' on center. Spacing of picket boards in fence: ½" or less between boards. Fence boards (pickets) should not rest higher than 2" off the ground.

If removal, relocation of sprinkler pipes and/or heads is needed, contact the clubhouse at [clubhouse@dillonvalley.org](mailto:clubhouse@dillonvalley.org) or 970-468-1371.

**Maintenance:** Refer to Rules and Regulations.