

# YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

## Property Improvement Memo

# PIM 1

### FENCES AND GATES

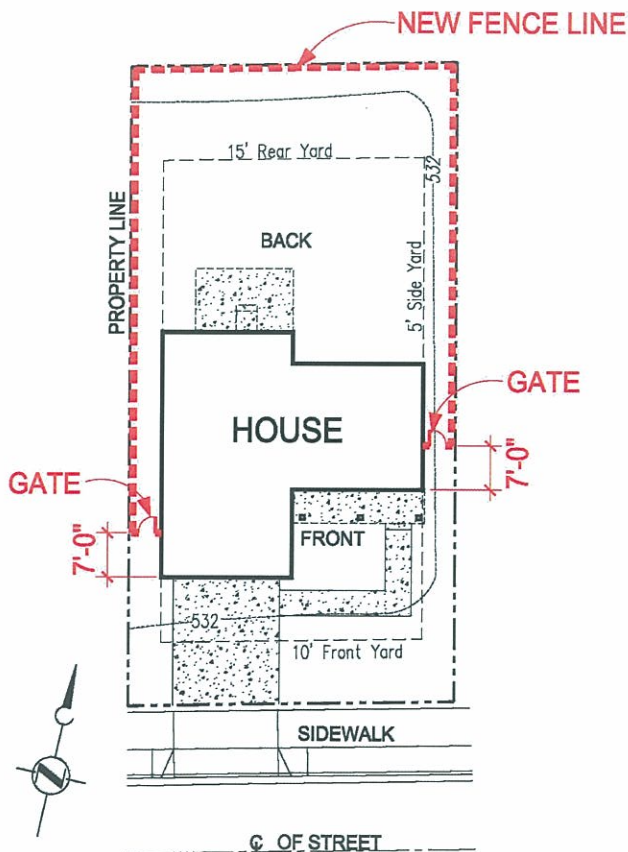
### Application and Construction Requirements

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 below shows additional information needed, in red, for application of fences and gates.



#### Application Requirements

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

#### Please 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.

*We urge you to not begin construction until you receive all of the appropriate approvals.*

#### Construction Requirements:

- Fences must comply with standard fence details, see Figure A and C.
- Fences must be stained according to Note 1 on standard fence detail, see Figure C.
- Fences must be set back from the front corner of the house by no less than seven feet on both sides.
- 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.
- Fences built on top of retaining walls must be built inside the property lines.

#### Construction Recommendations:

- If you plan to stain your fence, please take a copy of the standard fence detail with you to Rodda paint store to insure ordering the approved stain color. See [www.rodmapaint.com](http://www.rodmapaint.com) for store near you.
- Corner lot properties should follow restrictions for corner fences set by your local jurisdiction. Traffic and pedestrian sight lines must be maintained.

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.com](http://www.callbeforeyoudig.com), 1-800-424-5555)

Approval by Property Improvement Committee does not

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### **Application and Construction Requirements**

Figure A

**Configuration RECOMMENDED**



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.*

Figure B

**Configuration NOT RECOMMENDED**



**Property  
Improvement Memo**

**PIM 1**

**FENCES AND GATES  
Standard Detail**

**Figure C**

**Note 1:** Stain, Rodda-Rural Manor (1/2 cedar +1/2 clear) semi-transparent, color #IS02G3806) or approved equal.

**Note 2:** Quadrant-installed fences are left natural and are unstained.

**SECTION DETAIL  
1 1/2"=1'-0"**

