

PATIO FENCES

Wooden patio enclosures are the responsibility of the individual co-owner. Co-owners having patio fences must keep their fences in good repair and painted condition.

In regards to the construction of **NEW** or **REPLACEMENT** patio enclosure fences, the following specific standards for construction must be met:

1. **An Alteration Modification Form must be submitted and approved by the Board prior to installing or replacing a patio fence.**
2. Wood fence board patterns must be straight edge and dog ear pickets. The maximum height of fence is six (6) feet from the **GROUND LEVEL** or **NO TALLER THAN BRICK PARTITION WALL**. Replacement slats must be one (1) inch by six (6) inches wide. The Board approved patio fence colors are Beige Gray, Neutral Clear Stain, Stonehenge Gray, Mahogany, Chamois, and Taupe.
3. If a deck is part of or added to the interior of the patio, it **CANNOT** be attached to the building.
4. New patio fences must fully enclose the patio area with an **OUTSIDE GATE** provided for building maintenance access.
5. Patio fencing must be either rough-sawn cedar or wolmanized lumber.
6. Provisions must be made to keep window well areas and sump pump outlets unobstructed.
7. Upon approval of plans for construction and prior to digging fence post locations, **MISS DIG** must be called to locate underground utility lines.
8. Installation of fence posts must be in the ground to a depth of at least forty-two (42) inches and must be inspected and approved by our maintenance department before setting the posts into the ground.
9. Steps outside the patio enclosure **ARE NOT ALLOWED**.
10. Upon completion of **NEW OR REPLACEMENT** patio fence construction, the co-owner must notify the office for a final inspection for approval. The Board of Directors retains the authority to direct co-owners to make needed repairs or corrections to maintain the established standards and uniformity throughout Stonehenge.
11. Patio fences must be removed at the co-owner's expense, but such removal precludes the use of that area as Limited Common area assigned to that unit. As such, all patio blocks and all other such delineation must be removed, and the area returned to the "General Common Element" status at co-owner's expense. Brick patio fences may not be removed under any circumstances.

Pursuant to the Association's Bylaws, patio fences with a gate may be erected only with Board approval in accordance with the dimensions of the model as follows:

Exterior Patio Dimensions

Unit Type A	10'0" by 20'0" by 6'0" (High)
Unit Type B	10'3" by 10'5" by 6'0"
Unit Type C	10'3" by 10'5" by 6'0"

Unit Type E Variations may be caused by different unit designs, however,
the maximum exterior dimensions would be:
17'8" by 10'0" by 6'0"

"Exterior Patio Dimension"

Please Note:

These dimensions are general approximations for 4 basic unit model types. However, due to other conditions and variables, we realize not all unit models fall neatly into one of these categories. Therefore, it is imperative for co-owners to make an appointment and meet with Buildings and Grounds to determine final specific dimensions prior to approval of request. This Must be completed prior to commencing with patio fence project.

Please note that if you are planning to erect a patio or patio enclosure, you must submit your request in writing. Include your type of unit and a sketch of the proposed project to the Rules and Regulations Committee c/o of the on site office at 23535 Meeting Hall Lane.