

## FENCE SPECIFICATIONS AT BHTC

Any rear fence that shall be removed and replaced due to rot, deterioration, etc. shall be rebuilt by either the owner or his/her contractor or BHTC's contractor under the following specifications. Regardless of the following specs, all removal or rebuild of the fences **MUST** be submitted on an Architectural Change Form (ACF) and approved by current Council. Wood specs are provided as per customary industry standards (i.e. a 2" x 4" board is actually 1 3/4" thick and 3 3/4" wide).

### FENCES BETWEEN UNITS AND SHARED BY ADJOINING OWNERS OR END UNITS (SHARED FENCE)

All fences shall built "board-on-board" configuration of pressure treated wood or cedar with 4" x 4" posts secured in concrete with a minimum depth of 18," with one post 6" from the brick of the unit, one 12' out from the building and one in the middle between the building and the end. There shall be an 8 foot "T" at the end of each side fence (or "L," in the case of an end unit) built in the same manner with the side fence and 4" x 4" posts at each end "T" or at the end of the "L." Vertical fencing boards/planks/slats (vertical fencing boards) must be 1" x 6" x 6' (typically 3/4" x 5 1/2" x 6') pressure treated or cedar boards. All sections of the fence shall have three stringers/rails (stringers) between the vertical fencing boards and attached to the posts, with the upper one at 6" from the top of the vertical fencing boards, the bottom one at 6" from the bottom of the vertical fencing boards and the third in the middle between the top and bottom stringers. These stringers **MUST** be oriented with the 4" side of each one parallel to the ground. The fence sections shall all be aligned so that all vertical fencing boards will be at least 2" off the ground at the highest point of the ground. All fencing posts shall be no higher than the vertical fencing boards. All vertical fencing boards must be overlapped from front to back by 1" (i.e. spacing of the boards will be approximately 3 1/2" apart). The tops of the vertical fencing boards must have the corners cut off at a 45 degree angle (commonly called "dog ears"). All horizontal boards and the tops of the vertical fencing boards must be level and in the same plane. All nails and/or screws must be galvanized or weather resistant to rust.

### FENCING BETWEEN THE TWO "T'S" (OR "L" AND "T") OF A UNIT (NOT SHARED)

It is recommended that this fencing should be similar in construction to the side fences, being shared by two units; however some variation of the specifications of this fencing may be approved by Council on a case-by-case basis and may vary somewhat from the specifications of a shared fence. Council shall have final approval of construction specs of this part of the fencing.

**SPECIAL NOTE:** Council shall have final approval on all fences to be reconstructed and may alter or change these specifications, which shall be adopted as part of the Rules and Regulations of BHTC. The "Pre-existing Fixed Element Rule" shall apply in all cases of rebuilt fences, should future Council(s) elect to change the fencing specifications.

Any fencing changes, additions, alterations or rebuilding of fences must be submitted to Council on an Architectural Change Form (ACF) and approved by Council **BEFORE** any construction or reconstruction begins.

**This specification form must be attached to any ACF form for a fence rebuild and must be signed and dated by the affected unit owner making this request.**

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Date

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Requestor's Signature