

Montclair Townhome Owners Association Fence Standards Effective May 7, 2009

In order to maintain a consistent level of architectural standards for our community, the Montclair homeowner's association has defined the following standards for any new fencing that will be installed by homeowners as of April 30, 2009. Fences existing before this date are grandfathered in, but must be maintained appropriately in accordance with our covenants.

Installing fencing is considered an architectural change and is subject to review and approval by both the Montclair Landscape and Architectural Committee and the Board of Directors. Homeowners who would like to install fencing must complete the Architectural Change Form housed on the Montclair Townhome website (www.montclair-townhomes.com) and include detailed drawings/descriptions of the change. The form includes instructions for submission for review. Homeowners may not install fencing without the express written approval of the Montclair Townhome Owners Board of Directors.

Fencing Standard

1. Fencing will be constructed of aluminum or wrought iron and will match the appearance of the railing at front entry stairway of the unit – see enclosed photos
 - a. Fencing will be painted black to match the front entry railing
 - b. The fence will approximately 47 inches in height, with a 2 inch height variance either way.
 - c. Fence posts will not exceed 50 inches in height and will be 2 inch squares
 - d. Fence posts will be placed approximately 10 feet apart
 - e. Fence rails will be spaced 4 inches apart and will be ½ inch squares
 - f. Fence rails must be incorporated into a decorative top that does not allow rails to have exposed ends



Montclair Townhome Owners Association Fence Standards Effective May 7, 2009

2. Gates
 - a. For end units, a gate must be installed in the front of the fence to allow for access by the Unit Owner's landscapers, and access as needed by the Association pursuant to Section 5.2 of the Declaration.
 - b. For all units, gates will also be incorporated into the fence on each side that adjoins another property, depending on lot location.
 - c. Gates will range from 50 to 60 inches in width
3. Where the back of the lot borders common space, the fence will incorporate brick columns at each corner
 - a. Bricks will match the exterior of the unit
 - b. Brick columns will not exceed 50 inches in height
4. Where the back of the lot has an existing fence (either wood or brick), the fence will terminate with a post approximately 2 inches from the existing fence
5. Where the back or sides of the lot border another unit's property, the fence may be attached to the other property's fence.

Fencing Design and Placement

1. When the fence encloses an end unit's side yard, the fence will be placed at least 15 feet back from the unit's front door
2. Placement of the fence must not exceed the homeowner's property line.



4. Where the back of the lot has an existing fence (either wood or brick), the fence will terminate with a post approximately 2 inches from the existing fence

Montclair Townhome Owners Association Fence Standards
Effective May 7, 2009

5. Where the back or sides of the lot border another unit's property, the fence may be attached to the other property's fence.



Fence Maintenance

1. Ongoing maintenance of installed fencing is the responsibility of the homeowner
2. Fencing must be repainted at least every five years
3. Broken rails must be replaced within 60 days
4. Broken latches must be repaired within 60 days if gates can not be securely closed
5. Locks must not be placed on latches to prevent landscaper or utilities personnel entry into the enclosed space

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Effective May 7, 2009

