

## **FENCE REPLACEMENT REQUIREMENTS**

Fence replacement anywhere in LBS must follow certain guidelines regarding installation, placement and design. Responsibility for the cost of replacement varies from one condo association to another. In many cases, fence replacement is paid for by the unit owner, in others, the condo association assumes that cost. The particular type and location of a fence -- for example, whether it stands by itself or is attached to a building or deck -- may also affect who will pay for its replacement.

Before proceeding, consult your condo board to determine whether the homeowner or the association is responsible for replacement of your fence. If the association is responsible, your board president will advise you how to proceed.

Most original fences have wooden posts sunk directly into the ground, which eventually become rotted out and make the fence unstable. It is highly recommended, should you be replacing the fence yourself, to have your contractor sink the fence posts into concrete piers to prevent future problems.

Except for stabilizing the fence posts in concrete piers, a new fence may be constructed **ONLY** in the exact dimensions, materials and configuration as the one it replaces. This is because fences exist in the limited common element and affect everyone in the area, not just the unit owner. Replacement fences must be erected in exactly the same place as the original. They cannot be moved out into the common area to make more room in a courtyard unless your condo board has granted you a legal lease or license to do so.

With the exception of areas where holes are dug for concrete piers, no landscaping of any kind can be altered around the new fence.

The new fence must be uniformly painted or stained to match the exterior color of your unit. Obtain a chip from the existing fence and use this to have a matching stain color mixed.

**FENCE GATES** are always the responsibility of the unit owner. They must be made of wood only – no wrought iron or other materials – painted or stained the same color as your unit, and must conform to the standard configuration used throughout LBS.

## **UNIT OWNER'S APPLICATION CHECKLIST**

(For owners replacing fences at their own expense)

1. \_\_\_\_\_ Interview fence contractors and select one to complete the work. Your contractor must be bonded and insured.
2. \_\_\_\_\_ Make sure your contractor has reviewed the guidelines and understands the LBS rules for fence reconstruction on the previous page. It is your responsibility to make sure these rules are followed, otherwise your condo can force you to tear down the fence and redo it correctly.
3. \_\_\_\_\_ Complete the first page of the Application Form.
4. \_\_\_\_\_ Complete the Contractor's Information Form.
5. \_\_\_\_\_ Obtain a signed contract from your contractor, and make a copy to include with your completed application.
6. \_\_\_\_\_ Submit your completed Application with its required documents (#3, 4 and 5) to the Management Office. The Office will review your Application and then forward it to your condo board for final approval.
7. \_\_\_\_\_ When you have received written approval of your project, you may begin construction.