

## **Beware of Fence Contractors who do not adhere to Gayton Glen's Resolution 2004-1**

Recently, problems were found with a newly built fence in Class 4. The Homeowner was contacted to bring the fence up to required specifications. The hired contractor did not follow Association specifications. The responsibility of a correctly built fence always falls on the Homeowner.

**1. Lack of proper handle and latch on gate.**

Pull strings, pull cords, ropes, chains, etc. are not proper latches or handles for compliance with fence specifications.

Gates must have handles inside and outside with proper gate handles and latch mechanisms.

**2. Uneven placement of boards on the stringers. Uneven at top and bottom.**

A run of boards along the stringer between posts must be even at top and bottom. If your topography has a natural slope, you may adjust for this by an evenly graduated adjustment in the boards following the grade. A step down approach will be use only in extreme cases and with prior approval of the Association.

**3. Inconsistent placement of boards on stringers, boards ranged from 3" to 5 ½ " apart.**

Homeowners are to pick one measurement between 2" and 3 ½" and use that single measure consistently throughout the construction.

This may require single boards to be cut to make a proper fit.

**4. This contractor did not replace old 4x4s which did not meet specifications as prescribed in Resolution 2004-1.** Instead he used the 4x4s from the old fence, some of which were warped and most of which were not tall enough. No attempt was made to strengthen the old posts with additional concrete where needed.

Posts must also meet specifications of Resolution 2004-1.

**5. Boards on much of the fence were not "square" on the stringers.** In some places the space between two boards ranged to 1" "out of square" between the top of the boards to the bottom of the boards. The contractor attributed this to the warped 4x4s from the old fence that he was following.

This is unacceptable and does not meet Association standards for quality and consistency. Fences must be square.

**6. Fence was attached to the building and the shed.**

This is not permitted and may impede repairs needed to vinyl siding and provide a possible avenue for water or cause moisture to enter the building or shed in the future.

**7. Fencing boards used were 5/8"x6" (5/8" x 5 ½" finished), instead of the 1"x6" (3/4" x 5 ½" finished) required by Resolution 2004-1.**

It is not the goal of the Board to teach contactors how to build a proper fence. Our goal is to provide fence specifications to knowledgeable persons, already versed in the principles of proper fence building.

**Please contact Board Member, Henry Couch, before you or your contactor is to start.** Mr. Couch will inspect the fence during construction. This will help homeowners assure the fence is going up according to the specifications of Resolution 2004-1. This will also help you avoid the headaches and time consuming efforts associated with an improperly built fence and subsequent reconstruction.

**Henry Couch may be reached at 918-7864**