

RESOLUTION 2004-01
OF
GAYTON GLEN HOMEOWNERS ASSOCIATION

Fence Specifications for Class I and Class IV Homeowner Installed Fences

This RESOLUTION is made this 27th day of July, 2004, by Gayton Glen Homeowners Association, hereinafter called "the Association."

W I T N E S S E T H

WHEREAS, New Life-Raintree Corporation, a Virginia corporation (the "Declarant") submitted to record various restrictive covenants by Declaration of Covenants, Conditions and Restrictions (the "Declaration"), recorded in the Clerk's Office of the Circuit Court of the County of Henrico, Virginia, in Deed Book 1951, Page 453, on April 17, 1985, which Declaration has been amended from time to time; and

WHEREAS, on or about the date the Declarant submitted the Declaration to record, the Association adopted Bylaws, which Bylaws have been amended from time to time; and

WHEREAS, pursuant to Article VIII of the Bylaws, the Board of Directors (the "Board") is authorized to adopt rules and regulations governing the use of the Common Area and facilities and maintenance of the Common Areas and Lots; and

WHEREAS, it is in the best interests of the Association for the Board to adopt a Rule regarding Fence Specifications for Class I and Class IV Homeowner Installed Fences; and

WHEREAS, the effective date of this Rule is July 27, 2004; and

WHEREAS, notice of this Rule shall be given to current Owners by mailing or hand delivering a copy of the Rule to each current Owner of a Lot in the Association and to future Owners by including this Rule in the Rules and Regulations of the Association, provided to the Owner in the disclosure packet forwarded to the Owner in accordance with Section 55-512 of Virginia's Property Owners' Association Act.

NOW, THEREFORE, the Board of Directors does hereby adopt the following Rule and Regulation of the Association:

All Class 1 and Class 4 Gayton Glen Homeowners

Association Fence Specifications for Homeowner Installed Fences:

Shadow Box or Double Sided Fence and Gates

- 1.** 4" X 4" X 8' Posts are to be salt treated and no more than 8 feet apart. Post stock must be no less than #2 Grade. (**Association will use #2 Grade**)
- 2.** All new posts must be **secured with 1- 40lb. bag of concrete** in the ground

3. Posts will be no less than **18 inches below ground level**.
4. **Top of post** shall not exceed 2" above the planks or less than 1" above the planks. **(Association will use 2")**
5. Each run of fence is to have **three stringers** of 2"x 4" salt treated lumber. Stringer stock must be no less than #2 Grade. **(Association will use #1 Grade, Kiln dried)**
6. Stringers must be secured between the posts with the 4" side of the lumber vertical to the posts. Stringers must not be secured to the outside of the posts.
7. Each stringer must be secured to each post with two galvanized wood screws (2"-2 ½ "long) or 2" Hot-dipped #6 galvanized nails. **(Association will use screws)**
8. All planks must be **dog-eared 1" or 5/4" X 6" X 6'** salt treated lumber. Plank stock must be no less than #2 Grade. **(Association will use 5/4 ", #1 Grade, Kiln dried)**
9. **Planks** must be **no greater than 3 1/2" apart and no less than 2"** apart. The closer the planks the more privacy provided to homeowners. **(Association will use 2")**
10. All Planks must be no more than **3" or less than 2" above ground level**. The height must be consistent on all the homeowner installed portion of the fence. **(Association will use 3")**
11. All planks must be secured to each stringer with two galvanized wood screws (2"-2 ½ "long) or 2" Hot-dipped #6 galvanized nails. **(Association will use screws)**
12. Any fence posts in the ground and not used, in the build of the new fence, must be completely removed below ground and the hole back filled.
13. Adjoining or connecting fences will be constructed evenly and in line with each other, along back property lines.
14. Homeowners are responsible for building and/or having contractors build all fences according to any County, State, Public Utility, and Local codes, ordinances, and easements.
15. All old or unused fencing material must be removed and disposed of by the homeowner immediately after construction. Gayton Glen refuse collection contract does not cover such materials.
16. No structure or item, including but not limited to nails, screws, decks, seating, structural mounts, hangers, permanent or otherwise are allowed to be connected or attached to the Association portion of the fence.
17. **Gates** must be fully framed and center braced with 2" X 4" salt treated lumber.

- 18.** Gates must be flanked on each side by 4" X 4" X 8' salt treated posts secured in the ground as described above.
- 19. Gates should measure** no less than 36" and no more than 48" wide. Height of finished gate should not exceed 6 1/2 feet or be less than 5 1/2 feet .
- 20.** Gates will have at least 2 heavy duty hinges and be able to close and latch securely and level.
- 21.** All gates and fences, Association and homeowner installed, are required to be **sealed with a clear sealant.** (No tinted or color stain or paint are allowed on the fences.)
- 22.** All newly installed fences are required to be sealed with a clear sealant **within 2 months** of installation.
- 23.** All fences must be submitted on an **ARC request form** to the Architectural and Grounds Committee and approved by the Board of Directors prior to start of construction.
- 24. Any deviation** from the above specifications must be included on the **ARC request form** for approval **prior to start of construction.**

ADOPTED on the date first written above by at least a majority vote of the Board of Directors of the Association.

GAYTON GLEN HOMEOWNERS ASSOCIATION,
A Virginia Nonstock Corporation

By: _____
Gayle Hunter, President

ATTEST:

Kay Smith, Secretary