

COLECROFT OWNERS ASSOCIATION, INC.

AMENDMENT TO THE ARCHITECTURAL GUIDELINES DATED

DECEMBER 1994

FENCES AND GATES

The following language is added to the Section concerning FENCES AND GATES, pages 20 to 21:

**MAINTENANCE STANDARDS AND SPECIFICATIONS FOR
EXISTING FENCES**

The purpose of this section is to provide homeowners with the specifications for the existing fences for their use in making needed repairs or replacements as well as to provide guidelines for reasonable standards of maintenance. These guidelines will be used by the Colecroft Owners' Association (COA) during the course of inspections in determining whether or not the fences within the boundaries of a lot are properly maintained. These guidelines apply to fences and sheds under the auspices of both the Colecroft Owners Association and the Colecroft Condominium Association.

STANDARDS OF MAINTENANCE

1. All fences must display a natural cedar wood finish. Clear or natural looking wood preservatives and sealants are encouraged. Staining or other alteration of the natural wood appearance is prohibited.
2. There should be no gaps between the vertical boards and the gaps between the vertical boards and posts may be no more than 1 inch.
3. Wood which develops knot holes in excess of the size of a golf ball must be replaced.
4. Any loose or missing hardware, including house numbers must be repaired or replaced. Any rusting or otherwise discolored or damaged hardware must be replaced.

5. Fences may not lean more than 2" from vertical in any direction. Replacement posts or repairs to posts must be set in a 1' diameter concrete pier as specified in the architectural drawings to prevent the collapse of the fence structure in high winds.
6. The bases of the fences must be kept free from eroding soil.
7. Gates must be able to open and latch closed, and must be kept closed at all times.
8. Fences may not extend beyond the boundaries of the individual lot. No items may be hung on or attached to the fences which could cause damage. Temporary support structures should not be visible from outside the fences. Any alterations Or additions must be approved in writing, in advance by the CCC as provided for in these guidelines.
9. The cost for the repair of the party wall sections of fences or "common" fences is to be shared equally between the owners of the affected lots. Double fence sections are prohibited.

SPECIFICATIONS FOR EXISTING FENCES

The attached drawings describe a prototype fence design which will serve to enable the homeowner to correctly repair or rebuild a portion of an existing fence or replace it in its entirety.

The following written specifications supplement the attached drawings:

HARDWARE:

Hinges: T hinges shall be Stanley T-Hinge 61-1143 CD 139 steel black finish.

Latch: Pullset and latch shall be Stanley 62-2043 CD 1390 steel black finish.

End Brackets - Attach at vertical 4x4 to support top and bottom horizontal rails (sheet A-2). These shall be galvanized steel simpsons strong tie FD 14.

WOOD COMPONENTS:

All wood components shall be pressure treated cedar.

Gate: Vertical Boards	tongue and groove 1x6
Top Rail	1x4 each side
Bottom Rail	1x6 each side
Side Trim (over 1x6 tongue & groove)	1x4
House Numbers	4" high solid aluminum numbers Manufacturer: Cole

FENCE: Posts 4x4 @ 6' 10" on center (6' 7" between posts)
Sink posts into 1' diameter concrete piers which
Extend 30" minimum below

Grade or seat posts on Simpson Strong Tie into
1" diameter concrete piers.

Post Caps	Aluminum cap- Simpson Strong Tie DP C4A
Vertical Members	1x6 tongue and groove boards
Top Rail	1x4 each side with 2x4 at top
Bottom Rail	1x6 each side

COLECROFT CONDO / HOA
APPLICATION FOR EXTERIOR MODIFICATION

All applications, drawings, etc., must be submitted in duplicate. For complete information on the Architectural Review Committee, please refer to the Declaration of Covenants, Conditions, and Restrictions.

Name: _____ Date: _____

Address: _____

House Model: _____

Phone: Home: _____ Work: _____

Description of Proposed Improvement: _____

Estimated Starting Date: _____ Estimated Completion Date: _____

I agree to comply with the Declaration of Covenants, Conditions and Restrictions, and local building codes in making the above improvement. Permission is hereby granted for members of the Architectural Review Committee and appropriate agents to enter on my property to make reasonable inspection of requested improvement location(s).

Owner's Signature: _____

DO NOT WRITE BELOW THIS LINE, ACC USE ONLY

Date received: _____ Received by: _____

ARC remarks: _____

ARC action: _____

Approved: _____ Disapproved: _____