

River Ridge Homeowners Association
FENCE REPAIR Subsidization POLICY
March 31, 2012

RRHA may approve the reimbursement of a portion of the cost of repairs to or rebuilding of certain perimeter fences owned by homeowners who are fully paid up members of the River Ridge Homeowners Association in accordance with the following:

1. Prior to any repair work taking place, the homeowner will apply in writing to RRHA for financial assistance;
2. The application shall provide details of where the fence in question is located and what the homeowner proposes doing to repair it or to rebuild it;
3. One or more RRHA board members shall attend at the homeowner's residence to assess the state of the fence and take pictures;
4. The RRHA board shall assess the application in conjunction with the RRHA in-person assessment;
5. The RRHA board may then approve the application in accordance with the following criteria:
 - A. There must be sufficient funds available in RRHA's budget to fund the repair, with the amount of said funds determined annually by the RRHA board and at the sole discretion of the RRHA board;
 - B. RRHA will only reimburse repairs to the perimeter wood fences in the River Ridge Community located along Riverbend Road, the walkway at the northern limit of River Ridge between Riverbend Road and Hendra Crescent, the portion of Heath Road between Riverbend Road and Hendra Crescent, and along the green space under the wires on the southern edge of River Ridge from Riverbend Road to the river. RRHA will not reimburse repairs to fences between private properties or any metal fences;
 - C. **RRHA will reimburse expenditures on materials for approved projects to a maximum of \$15 per linear foot of repaired or rebuilt fence.**
 - D. The repair or rebuilding project shall be consistent with the RRHA approved design specifications as set out in the attached descriptions. The RRHA and the in-person assessment shall be the final arbiter of consistency with design specifications.
 - E. The RRHA board shall communicate its decision on the application to the applicant homeowner in writing.
 - F. RRHA shall only reimburse the aforementioned costs after the fence has been appropriately repaired and the exterior painted in the colours RRHA has approved at the time of the application.
 - G. RRHA shall only reimburse the aforementioned costs upon presentation of receipts showing the purchase of the eligible materials, and after inspection by one or more members of the RRHA board of the finished repairs, and confirmation that said repairs have occurred in accordance with this policy;
 - H. The RRHA board may also refuse any application in the event any otherwise eligible repair work has been completed prior to the board communicating its acceptance of the application, or in the event the RRHA board determines, in its sole discretion, that any of the otherwise applicable deterioration in the fence is as a result of the neglect or recklessness of the homeowner;
 - I. The RRHA board may amend, postpone, cancel, or re-instate this policy at any time in its sole discretion.

Approved Fence Specifications

The objective of this policy is to maintain the attractiveness of the surround fence for the whole community. The Board and Association members gathered at the 2011 Annual Meeting agreed that the top of the surrounding fence should wherever possible be maintained at a level height above the ground.

Accordingly the following policy was agreed:

- Along Riverbend Road, Heath Road, and Hendra Crescent the fence would be maintained at the height of the original fence.
- Along the green space at the south end of our community the fence should be built to be consistent with the height of the fence at the corner of Riverbend Road and the green space as shown in the right hand portion of the attached picture.



Accordingly the consensus of the meeting was that the approved fence repair and rebuilding policy should support only projects that comply with this new “standard”.

The following are the approved wood specifications.

All wood shall be pressure treated and posts set in dry cement

Posts – 6” X 6” X 12’ or 4”X 6”X 12’

Panels – 1” X 6” X 6’ (with no space between panels)

Cross boards (bottom and top) – 2” X 4” X 10’

Top Board – 2” X 6” X 10’

Surround Fence Painting Policy

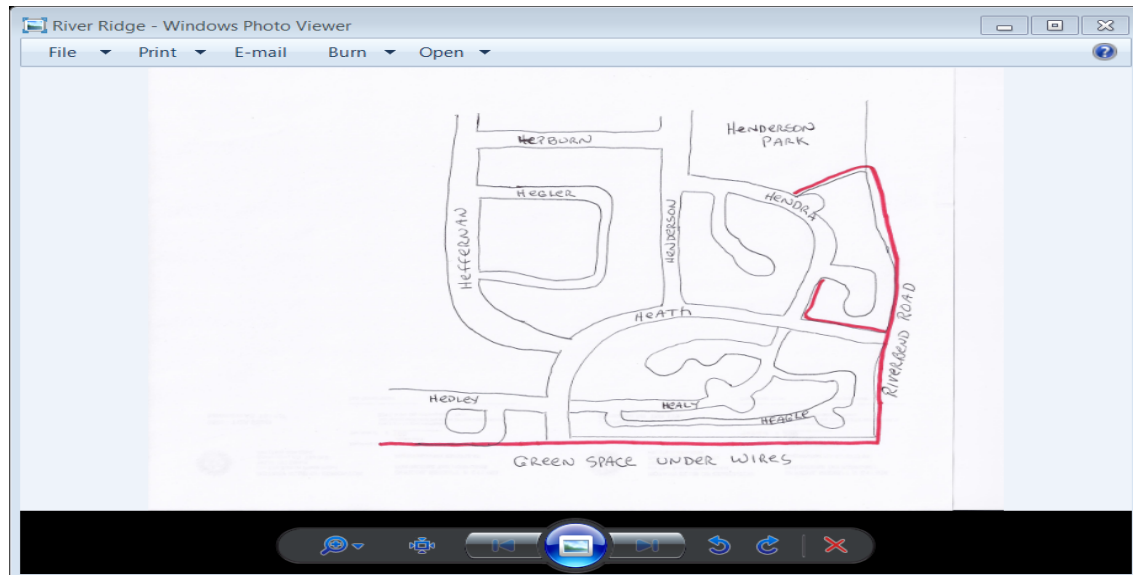
The Association shall endeavor to ensure that the exterior of the surround fence covered by the Association’s Surround Fence subsidization Policy is painted as specified in this policy.

Whenever a section of the Surround Fence is repaired or rebuilt the Association will request permission of the homeowner to paint the exterior of the repaired fence the summer following the repair. Said homeowner will be invited to contribute a sum of \$50 to the cost and the Association shall cover the remainder of the cost.

Annually the Board of Directors of the Association shall review the overall condition of the Surround Fence and present any proposed action to the Annual Meeting of the Association.

The paint to be used in painting the exterior of the fence will be top quality ICI Woodpride Alkyd Solid Hide Stain with “Cape Cod Grey” for the panels and “Black” for the posts and trim.

Attached is a brief map of River Ridge identifying the location of the fences covered by this policy.



Proposed