



**STANDARD 44: FENCES; VINYL**  
JANUARY 2019, RESOLUTION 01-19-08

**1.0 GENERAL REQUIREMENTS**

**SEE STANDARD SECTION 1: GENERAL REQUIREMENTS**

**2.0 PREPARATIONS**

- 2.1 An Alterations Inspector will visit the site prior to work, for adjustments pertaining to this section.
- 2.2 Attachments to buildings shall be avoided, when necessary connections shall be accomplished with galvanized lag bolts, predrilled and sealant applied prior to installation.
- 2.3 No vinyl fencing is permitted in areas where access for maintenance is required.
- 2.4 In no case shall concrete post supports cover sprinklers, sprinkler lines or other Mutual property .
- 2.5 No fencing will be allowed that may encroach upon a view of a neighboring unit as determined by the Alterations Division.
- 2.6 All vinyl shall be white or beige in color.
- 2.7 All fencing shall border patio slabs only. No fencing shall be installed in garden or grass areas or on common area.

**3.0 APPLICATIONS**

- 3.1 No fence shall be over 5'-0" in height, inclusive of wall and fence; nor under 12" in height.
- 3.2 All posts shall be attached to slab, wall, or set in concrete. No posts shall have contact with any soil.
- 3.3 Vinyl fencing may be installed as approved by the Alterations Division as part of a block wall. See Standard 8: Patio Block Walls.
- 3.4 Openings for gates are permissible. Gates may not open onto common area unless a walkway exists.



- 3.5 Gates shall be no higher than the wall in which they are part of, with the exception of decorative arc or radius finished tops.
- 3.6 Existing fencing may be lowered as requested by the resident with the approval of the Alterations Division.

#### 4.0 **SPRINKLER REVISIONS**

- 4.1 Sprinklers will be revised only by VMS Landscape staff. The cost of such revisions shall be at the expense of the resident owner of that unit.
- 4.2 No sprinklers will be placed inside any patio area by VMS Landscape staff, and any sprinkler systems added shall not be connected to the Mutual-owned system.