



STANDARD 45: FENCES; VINYL
JANUARY 2019, RESOLUTION 03-19-10

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; if necessary connections shall only be accomplished using galvanized or stainless steel lag bolts, predrilled with waterproof silicone 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 maintained property.
- 2.5 No fencing will be allowed that may encroach upon a view of a neighboring manor 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 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 specifications for 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.