

# New Oak Park HOA Fence Design Specifications

**Style:** Unit 25 View

**Height:** Build at the Current Height

**Materials:** Douglas fir material for the Fences, Gates, and Decks, at New Oak Park, are not allowed.

Cedar Fence Boards 5/8" or 3/4" thickness x 5 1/2" width (3/4" thickness for durability and quality.)

Cedar Fence Board Grade: Tight Knot or Quality Grade

Posts: Pressure Treated 4" x 4"s or upgrade to clear cedar

Stringers: 2" x 4"s Cedar or Pressure Treated

Top Rail Cap: 2" x 4"s Cedar

Top Cedar Trim Board: 1" x 4"s Cedar

Wooden Post Caps: Flat Top Cedar Cap as HOA designated

Fasteners: Galvanized brackets to attach stringers & galvanized nails to attach fence boards to stringers.

**Stain:** Cedar 77 Sikens Transparent Stain (For highest Quality/Durability Pre Stain all boards prior to installation.)

## **Garden Gates:**

Gates are made of wood

Front Garden Gate: Flat Top Design-A request based determined by the AC and Board.

Back Garden Gate: Flat Top Design-Is not optional for access to back patio.

Gate Post: 4"x 4" Cedar or Pressure Treated or Cedar

Hardware-Gated handles and hinges are black metal.

## **For a Fence and Gate Visual Reference:**

View Fence and Back garden gate view at Unit #25

The Garden Gates are to be made of wood and feature a flat top.

## **Structural Detail:**

All fence posts are set in concrete

Locate and confirm post placement to avoid irrigation, electrical and storm drains.

Run a plum line for accuracy

## **Replacing Your Fence:**

Demolition -Remove all existing fence including posts and cement.

Warranty: Contractors that offer a 1 year warranty on structure, hardware and stain.

The New Oak Park Homeowners Association Board and Architectural Committee requires-to ensure guaranteed craftsmanship-that you hire a licensed, bonded and insured contractor for your fence. Your vendor of choice needs to be vetted by Sterling Management prior to starting your project. In addition, an Architectural Request form needs to be filled out by you, the property owner, and submitted to Sterling for Architectural Committee review and recommendation to the Board. The timeline for this process is 21 days. Please plan your project accordingly.

Please be advised a review by the AC of the completed work will be done after completion.

A notification of a final inspection will be provided to the property owner and associated to the unit.

Should the completed work meet AC requirements, the Board will request the necessary changes to rectify the situation until the project is in compliance and given final approval

Should you have any questions please contact Sterling Management at 541.684.8141.

Please note that all existing decks, fences and gates are grandfathered into the unit until the unit sells. At that time all maintenance, repairs and upgrades will comply with the Deck and Fence standards of New Oak Park.

June 6, 2014