

# SEASCAPE VILLAGE OWNERS ASSOCIATION ARCHITECTURAL GUIDELINES

## FENCE STANDARD SPECIFICATIONS

RESIDENTIAL FENCES ATTACHED TO AND SURROUNDING INDIVIDUAL UNITS 3 FEET, 5 FEET AND 6 FEET HIGH.

### FENCE HEIGHTS

#### THREE FOOT HIGH FENCES:

INSTALLED AS GENERAL PURPOSE ACROSS THE REAR AND TO THE SIDES OF END LOTS AND ALSO AS DIVIDERS BETWEEN LOTS.

#### FIVE FOOT HIGH FENCES:

INSTALLED BETWEEN THE DEEPER PATIOS IN CONJUNCTION WITH THREE FOOT FENCES TO PROVIDE PRIVACY.

#### SIX FOOT HIGH FENCES:

INSTALLED AROUND REAR PATIOS OVERLOOKING THE FREEWAY FOR NOISE ABATEMENT. (INSTALLATION OF A SIX FOOT FENCE REQUIRES ASSOCIATION APPROVAL.)

FENCE HEIGHTS ARE MEASURED FROM SURFACE OF PATIO FINISH GRADE.

### MODIFICATIONS

#### GATE ADDITIONS:

ANY GATE ADDITIONS MUST BE OF APPROVED STYLE WITH INSTALLATION APPROVED BY THE ASSOCIATION. GATES MAY OPEN INWARDS OR OUTWARDS PER ASSOCIATION POLICY AND AS CONFIRMED BY HOMEOWNER VOTE.

#### GLASS PANELS:

ANY GLASS PANELS MOUNTED ON FENCES MUST BE APPROVED BY THE ASSOCIATION. DESIGN MUST CONFORM GENERALLY TO THE STANDARD APPEARANCE. APPROPRIATE MATERIALS SHOULD ALSO BE USED. (PLAIN OR TINTED TEMPERED GLASS ADEQUATELY SUPPORTED AND RETAINED.) MAXIMUM HEIGHT SHALL BE 5' 0" ABOVE PATIO FINISH GRADE.

#### FENCE EXTENSIONS:

FENCES MAY BE EXTENDED TO THE LOT LINE ON PLANS THREE AND FOUR WHERE THE LOT IS 32' 0" WIDE. THIS OF COURSE ONLY APPLIES TO END UNITS. ASSOCIATION APPROVAL MUST BE OBTAINED TO EXTEND THE FENCES TO THE LOT LINE. THE ASSOCIATION WILL BE REQUIRED TO RELOCATE ANY IRRIGATION EQUIPMENT OR COMMUNITY PROPERTY THAT IS WITHIN THE PRIVATE LOT LINE.

#### REPAIRS:

FENCE REPAIRS MUST BE APPROVED BY THE ASSOCIATION.

ALL REPAIRS MUST USE SPECIFIED MATERIALS AND SIZES OF MATERIALS. ANY REPLACEMENT OF PANELS, RAILINGS, TRIM OR CAPS MUST PROVIDE CONTINUITY WITH ADJOINING FENCES IN BOTH LEVEL AND HEIGHT. STANDARD EXTERNAL APPEARANCE MUST BE MAINTAINED. WHEN A FENCE IS REPAIRED, IT MUST BE RESTORED TO THE ORIGINAL STRUCTURAL AND VISUAL INTEGRITY IN ACCORDANCE WITH THESE SPECIFICATIONS.

#### REPLACEMENT:

FENCE REPLACEMENT MUST BE APPROVED BY THE ASSOCIATION.

REPLACEMENT MUST REPLICATE EXISTING FENCE. ANY CHANGES MUST BE APPROVED BY THE ASSOCIATION. INCREASES IN HEIGHT AND GROUND CLEARANCE MAY BE INCORPORATED TO EXTEND FENCE LIFE AND TO MAINTAIN POST CONCRETE LEVEL ABOVE FINISH GRADE. CHANGES IN CAP HEIGHT MAY BE INCORPORATED PROVIDING THE ADJOINING FENCES ARE TO BE RAISED TO THE SAME LEVEL AS AND WHEN THEY ARE REPLACED AND IF THEY ARE TO BE REPLACED IN THE NEAR FUTURE. FENCES THAT ARE SELF CONTAINED OR ABUT WITH WALLS OR CONCRETE DIVIDERS MAY BE RAISED TO CLEAR FINISH GRADE.

UNLESS APPROVAL HAS BEEN OBTAINED FOR A VARIATION, FENCES SHOULD BE RE-INSTALLED ON THE ORIGINAL FENCE LINE. THEY SHOULD BE LEVEL, PLUMB, AND CLEAR OF GRADE. THE POST HOLE CONCRETE SHOULD ALSO EMERGE ABOVE GRADE AND BE SHAPED TO FACILITATE DRAINAGE. LEVELING FENCES CAN BE DIFFICULT BECAUSE OF EXISTING CONNECTION RESTRAINTS. THEY SHOULD AT LEAST BE STRAIGHT IN HORIZONTAL PLANE. HOMEOWNERS HAVING NEW FENCES INSTALLED SHOULD INSIST ON A SELF-CONTAINED FENCE WITH NEW WALL PLATES AND BOUNDARY POSTS AT EACH BOUNDARY.

#### FINISHES:

APPROPRIATE CLEAR SEALERS MAY BE USED ON ALL FENCES. PAINT MAY BE APPLIED INSIDE ONLY. CAPS MAY NOT BE PAINTED ON THE OUTSIDE FACE.

### FENCE DESIGN:

FENCES WILL CONFORM TO THE EXISTING APPEARANCE REGARDLESS OF HEIGHT. GATES WILL CONFORM TO STANDARD DESIGN WITH A COMPLETE FRAME OF 2" X 4" ON THE BACK AND A COMPLETE FRAME OF 1" X 4" ON THE FRONT AND WILL BE CAPPED IN CONTINUUM WITH THE FENCE.

### DESCRIPTION OF FENCE CONSTRUCTION:

POSTS IDEALLY ON 8' 0" CENTERS WITH 10' 0" MAXIMUM SPAN. FENCE SECTIONS TO COMPRISE 1" X 8" NOMINAL PANELS NAILED IN VERTICAL PLANE TO 2" TO 4" RAILS INSIDE AT TOP AND BOTTOM. 1" X 4" OUTSIDE TRIM TO BE NAILED FLUSH WITH TOP AND BOTTOM. SECTION TO BE FITTED BETWEEN POSTS AS A TIGHT FIT. POSTS AND SECTIONS TO BE EVEN AND LEVEL WITH A 2" X 6" CAP FITTED OVERALL. CAPS TO BE LONGEST PRACTICABLE. FREE CORNERS TO BE MITERED, TEE JOINTS MAY BE BUTT JOINTED.

### MATERIALS:

ALL EXISTING FENCES DEMOLISHED SO FAR HAVE BEEN REDWOOD OR CEDAR.

FENCE POSTS: 4" X 4" FENCE GRADE

FENCE PANELS: NOMINAL 3/4" X 8" REDWOOD OR CEDAR FENCE GRADE.  
ALTERNATE 1" X 8" REDWOOD OR CEDAR CONHEART ROUGH  
OVERSIZE.

INSIDE RAILS: 2" X 4" REDWOOD OR CEDAR FENCE GRADE

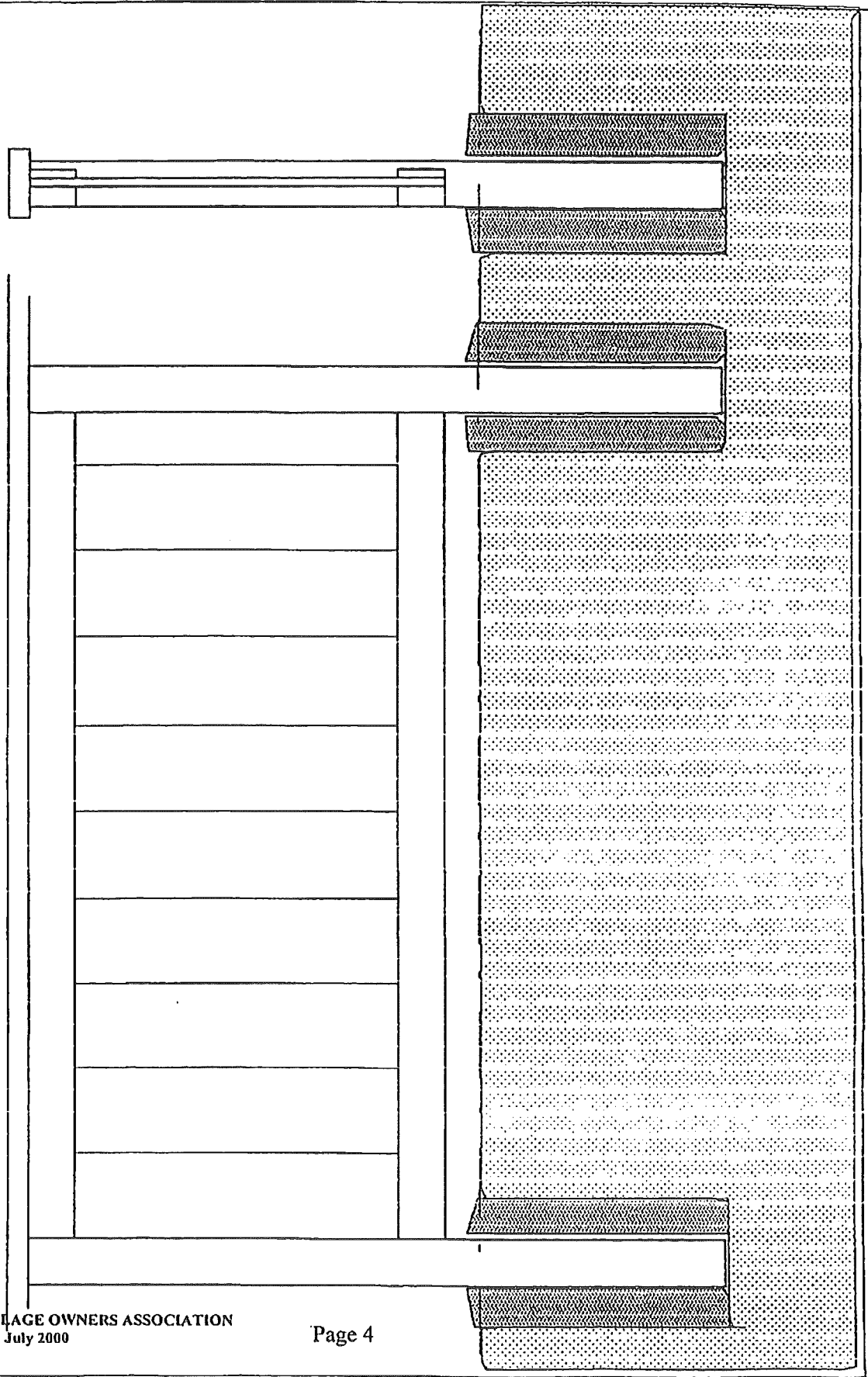
OUTSIDE RAILS: 1" X 4" REDWOOD OR CEDAR FENCE GRADE

CAPS: 2" X 6" REDWOOD OR CEDAR CONHEART ROUGH OVERSIZE

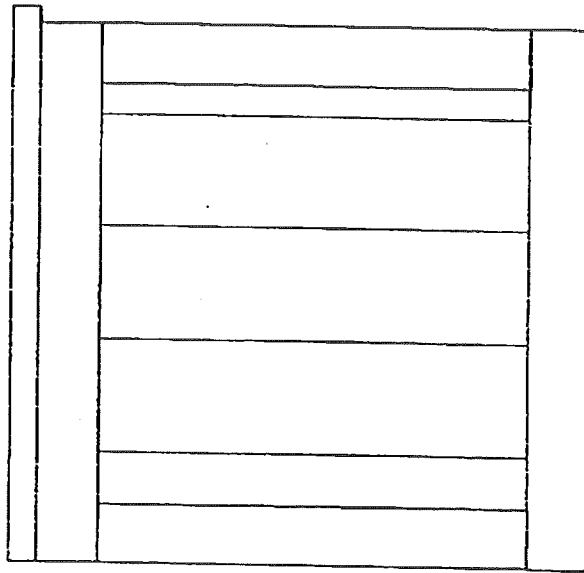
ALTERNATIVE MATERIAL WOULD NOT BE SUITABLE. SUN WOOD IS POPULAR BUT EXPENSIVE AND USUALLY IS OF FINISH GRADE SIZE.

NOTE: ORIGINAL FENCES ALL APPEAR TO BE CONHEART ROUGH OVERSIZE THROUGHOUT. FENCE GRADE PANELS TEND TO SHRINK DURING DRY WEATHER. FENCE GRADE RAILS TEND TO BE VERY KNOTTY AND HAVE TO BE SELECTED.

# SEA SCAPE STANDARD FENCE.



SEA SCAPE STANDARD GATE PATTERN.



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## LIGHTING/LANDSCAPING/FRONT DOORS/SCREEN DOORS

1. Regarding outside replacement and/or additional lighting, including motion detectors and/or sensors.
  - A. Section I in the current Rules and Regulations will be enforced.
2. Regarding landscaping in the Common Area (per CC&R's Article XIV):
  - A. We will not seek to have the CC&R's changed to move this into the Landscaping.
  - B. Further, it was decided that being as this additional landscaping is NOT the responsibility of the contract gardening company, it should also be the responsibility of the Architectural Committee to ensure proper upkeep.
3. Regarding foliage in outer atrium areas:
  - A. We will allow plants to grow above atrium caps, in outside atriums only, so long as they are not potentially damaging to the property, and so long as the plants are alive and in good condition. In any case, no plant should ever grow into the eaves or above the roof line.
4. Regarding foliage in inside atrium areas:
  - A. NO foliage is to be seen extending out over the roofs or seen from the street.
5. Regarding foliage growing in pots along walkways and at entrances:
  - A. NO foliage will grow into the eaves or above the roof edge.
  - B. Walkways shall be kept clear - this is primarily for safety.
6. Regarding foliage growing inside gated entrance areas:
  - A. NO foliage will grow into the eaves or above the roof edge.
  - B. Walkways shall be kept clear.

7. Regarding foliage in the patio areas:

A. Foliage near the house will NOT go into the eaves or above the roof edge.

B. Foliage near the patio fence shall NOT extend more than five (5) feet above the fence cap (top of fence).

(For clarification foliage includes, but is not limited to, plants, ferns, trees, etc.)

8. Regarding replacement front doors and/or addition of screen doors.

A. All replacement doors MUST have architectural committee or Board approval as to design and color.