

# Beechwood Co-operative Homes Inc.

## Fence Guideline Policy

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### Section 1: Policy Purpose

The purpose of this policy is to:

- 1.1 establish a procedure for fence building and maintenance
- 1.2 set forth fence guidelines and restrictions

### Section 2: Our Procedure for Fence Building and Maintenance

- 2.1 All requests for fencing must be approved by the Financial & Property Management Committee before work is begins.
- 2.2 Any requests that vary from the guidelines also need the approval of the Board of Directors.
- 2.3 Each unit is responsible for calling to have utility locates done before work is started on the fence.
  - a. Any cost for this service is the responsibility of the member.
  - b. The paperwork showing the location of any underground services is to be filed with the office before work begins on the fence.

### Section 3: Our Guidelines and Restrictions for Fences

- 3.1 A fence may be extended the following distances:
  - a. Where there is a perimeter fence or another yard there must be a passage way of 6 feet left.
  - b. Where no fence or yard is present (eg. units 43-48) the current fence may be extended 8 feet. The Financial & Property Management Committee will develop a schedule showing the allowable fence extension for each unit.

- 3.2 Units 71-74 and 75-78 do not have enough room to extend the fence and leave a passage way. If these units are interested in extending a fence, the members in those units should discuss the situation and arrive at an agreement to fence off each end of the building or submit another proposal. These proposals would need the specific approval of the Board of Directors.
- 3.3 The fence may be closed off at the back or left open.
- 3.4 Each fence is to have a gate at the back if closed off (end units can have a gate at the side).
- a. The gate is to be made of the same material as the fence.
  - b. Gates are not to be locked, unless a pool is to be located in the backyard (see below).
- 3.5 Fencing must be 4 feet high, unless a pool is to be located in the backyard (see below).
- 3.6 The fence is to be constructed of pressure treated wood (like the existing privacy fencing)
- 3.7 The fence is to be constructed in the same style as the existing privacy fence.
- 3.8 Corner fence posts are to be cemented to a depth of 4 feet.
- 3.9 Any member who intends to install a pool with a depth greater than one foot must fence off their backyard before setting up the pool. This applies to both temporary and permanent pools.
- a. In order to comply with the City of Waterloo's Bylaws and advice from the Co-op's insurance company, yards with pools must have a fence that is 5 feet high and a gate that locks.
- 3.10 Trees that are in the way of a proposed fence are to be transplanted elsewhere on Co-op property at the expense of the member.
- 3.11 Members are encouraged to discuss fence plans with their neighbours.
- 3.12 Care and maintenance of the fence is the responsibility of the member or members who install the fence. When a member leaves the co-op, the fence is to remain. The new member then accepts responsibility for the upkeep of the fence.
- 3.13 The member remains responsible for mowing the common lawn between their fence and the exterior fence.

3.14 Hose Bibbs (outside taps)

- a. The hose bibbs at the end of each unit are not to be used by the inside units for watering their yards without the agreement of the members in the outside unit.
- b. The inside units may request permission from the Co-op to have a hose bibb installed in their own backyard. (This procedure must be done by a professional, and must be at the member's expense.)

Approved by the Board of Directors: January 24, 2001

Confirmed by the Membership: February 21, 2001

Amendments Approved by the Board of Directors: September 19, 2006

Amendments Confirmed by the Membership: February 2007

