



## PRRHOA

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POLICY FOR FENCE  
MAINTENANCE AND  
RESPONSIBILITY

## Point Richmond Ridge Homeowners Association

*c/o HOA Community Solutions*  
*Attn: Jill Doerflinger*  
P.O. Box 364  
Gig Harbor, WA 98335

This policy defines the Point Richmond Ridge Homeowners Association (PRRHOA) position and expectations for maintenance of fences within the community. It further identifies who is expected to maintain a given fence.

### 1. Responsible Party

The ownership and responsibility for maintaining a fence in the PRRHOA community are defined as follows:

- a. For a fence that borders common areas (i.e., not between houses), maintenance of the fence is the responsibility of the Owner of the lot.
- b. For fences between the properties of two Owners (i.e., between two houses, side-yards, or along the backs of two properties):
  - i) If the fence is wholly within one of the lots and was clearly installed as part of that home, maintenance of that fence is technically the responsibility of that Owner. If the origin is unclear, the Owner with the backer rails located on their side of the fence is responsible. Neighboring owners are encouraged to cooperate in sharing the cost of maintenance of the structure; but failure to maintain the fence will be considered a violation of the Covenants and Bylaws by the Owner whose lot contains the fence.
  - ii) If it is unclear which property originally built the fence using the above definition or the fence runs on top of a lot line or the backer rails are not clearly on either side of the fence, the cost and responsibility for maintaining the fence is shared by both Owners on either side. Both will be cited in the event of a Covenant or Bylaws violation.
- c. If the fence runs from the side of the house to the property line on a lot and faces the street (i.e., front-facing fences), maintenance is the responsibility of that lot Owner.
- d. This definition of responsibility supersedes any prior rules owners may have heard. For example, there is no "North Side" rule.

### 2. Maintenance Expectations

Maintenance and Protective Covenants and the Bylaws define the expectations for fence installation and maintenance. Specific expectations are:

- a. Basic fences are to be constructed of cedar wood and be six (6) feet high. Exceptions can and have been granted for many different fence designs as new materials have become available which will last longer and have a better appearance.
- b. Per Bylaws paragraph 7.8.4, all new fences or any significant change in fence design from what is installed requires Architectural Control Committee (ACC) approval before construction.
- c. Cedar fences do not require painting per Bylaws paragraph 7.9.12.
- d. Bylaws paragraph 7.9.12 requires that fences be maintained in good repair. Fences that blow over or where dogs repeatedly escape are expected to be repaired as soon as possible.
- e. Replacement or repair of a fence, like-in-kind, does not require ACC approval; however, a significant design change requires approval. For example, replacing a six (6) foot cedar fence with another, similar six (6) foot cedar fence would not require approval. Replacement of a cedar fence with a PVC fence would require ACC approval.
- f. ACC approval is not required to remove a fence completely.
- g. Once started, replacement or repair of a fence shall be diligently pursued to completion in accordance with Bylaws paragraph 7.9.2.
- h. Failure to maintain a fence is a citable violation of the Bylaws.

Adopted by the Board of Directors: 14 April 2021, , President, PRRHOA