



PRRHOA

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POLICY FOR FENCE
MAINTENANCE AND
RESPONSIBILITY

Point Richmond Ridge Homeowners Association

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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 responsibility for maintaining a fence in the PRRHOA community is 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 bordering the common area.
- b. For fences between the properties of two Owners (e.g., side-yards or along the backs of two properties), consistent with the Regulatory Code of Washington (RCW) 16.60.020 and RCW 16.60.050, maintenance of the fence is the joint responsibility of the adjoining Owners.
- c. If the fence runs from the side of a house to the property line on a lot and faces the street (i.e., front-facing fences), maintenance is the responsibility of that lot's 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. Note that, under RCW 16.60.030, if a new fence is built between two properties, both Owners must be informed and are expected to share the cost of 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. The HOA will primarily focus on appearance from the street. It is the responsibility of the individual Owners to work together on other fence segments between their adjacent lots.
- f. 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.
- g. ACC approval is not required to remove a fence completely.
- h. Once started, replacement or repair of a fence shall be diligently pursued to completion in accordance with Bylaws paragraph 7.9.2.
- i. Failure to maintain a fence is a citable violation of the Bylaws.

Adopted by the Board of Directors: 17 May 2023,

President, PRRHOA