

Parkside Fencing Guidelines

These guidelines are for Phase II homeowners on Eagle Pine Way, Forshire Lane, Willow Weep, Antelope Lane, White Knight Lane and 67,71,75,79 Harrier Circle. This is a general rule for homeowners to follow and is not intended to be the entire list of requirements.

1. The homeowner is responsible for obtaining a Certificate of Insurance from the contractor. Certificate must be submitted before the work begins. This includes but is not limited to liability, workers compensation, etc. If purchasing fence and installation from Lowe's, Home Depot or other large store, a signed contract may be submitted instead. Homeowner is to check with management company.
2. The homeowner is responsible for obtaining the required fence permit from the Town of Henrietta.
3. A Variance Request, including a drawing of the plan, must be submitted to Charlene Luffman at cluffman@kenrickfirst.com.
4. Fencing is to match as closely as possible existing Princeton Lattice Top fences, in color, size and style and to be harmonious with current architecture. The fence specifications are: white, 6x6, style: Princeton Lattice Top. This style is no longer carried at Lowe's or Home Depot. A picture must be included on the variance. The post top must be the bevel style and all fence sections, including any gate must include the lattice top.
5. Fencing must extend no more than 12 feet from the existing building and align with any fence previously installed at an adjacent unit. Outer fence must be parallel to wall of townhouse. Adjustments with small fence panels may be required to align the new fence to an existing fence. Priority is to align the new fence with any previously installed fence.



New fence and existing fence at point b/c must align. Fence from point a – d must be parallel with townhouse wall.

In some cases, if there is an original fence installed, it may be necessary for an additional 2 ft section of fence to be installed for a total of 14 ft. to align with the existing section of fence. Priority is to align the fences parallel to the townhouse units. If an existing, adjacent fence does not exist, the fence is to be installed no more than 12 feet from the existing building.

6. Homeowner is responsible for all maintenance, including repairs or replacement, of the entire fence after installation.

7. Homeowner must install mulch around base of the exterior portion of the fence and provide landscaping consistent with other plantings in Parkside. The homeowner has the option of transplanting shrubbery from the inside of the fence to the mulched area outside of the fence. Shrubbery plan is to be submitted with variance request. The Association shall maintain the exterior mulch area adjacent to any fence after it is installed.

8. The homeowner will be responsible for the care and maintenance of the entire patio area enclosed by fencing. This includes trees, shrubs, mulch and lawn. The homeowner is responsible to keep weeds/shrubbery/vines from encroaching under or over the fence. The homeowner is responsible to notify the utility suppliers of the enclosed patio should they need access to read the meters.

9. Regular maintenance or repair of existing structure components such as siding, roof, gutters, downspouts, original wood stairs and painting of patio door, exterior & door trim remain the responsibility of the HOA. Sufficient notice of such maintenance or repair activity will be given to owners so that contractors may have right of access within the enclosed patio areas to perform these activities. Owners are responsible for providing access and must have personal items, furniture, etc. moved away from areas where work will be performed so that the area is safe and clear for workers

10. The homeowner/contractor is responsible to contact all utility suppliers for a stakeout of utilities before any excavation begins. The homeowner is responsible for cost of any repairs or fine as a result of a damaged underground utility (i.e: water, sewer, electric, gas, cable TV etc.) in connection with the fencing installation.

11. The homeowner is responsible for any damage to the building or common grounds occurring as a result of the fencing installation including damage caused by contractor and/or his equipment.

12. The homeowner will be notified, in writing, of the Architectural Committee's approval or denial of the variance. The AC may, at its discretion, make additional requirements as deemed appropriate.