

DECORA PARK ASSOCIATION

Fence Guidelines and Specifications

General Specifications:

Fences shall be of consistent height and material as follows:

1. Please provide a detailed drawing indicating the location of the front, side, and back yard fences, as well as indicating the location where the proposed fence will intersect/ meet with the neighboring lot's fence and/ or exterior walls.
2. Fences must be placed a minimum of 12" (1-foot) from the sidewalk. Please provide dimensions on the drawings provided.
3. Corner lot properties: certain set-back allowances may be made to ensure proper street-side sight-line clearances as to not impede visibility for vehicular and pedestrian traffic.
4. It is the responsibility of the Co-Owner to locate all underground utilities and irrigation systems prior to any digging.

Fence Design Layouts:

1. No fence post or section can extend beyond the lot's property line. The Co-Owner must identify the lot property lines and any setbacks for each home in which the fence is being installed.
2. All fence sections are to be equally spaced for symmetrical appearance, and must comply with the installation guidelines indicated herein.
3. Whenever possible, the fence lines must be installed so as to maintain a flush and continuous line with any neighboring fences.
4. If there is no neighboring fence, ensure that the location of your fence is compatible with any future installation at the neighboring home (i.e. avoid all utilities, piping, windows, overhangs, landscaping, etc.).
5. Top and bottom rails (where applicable) must be level (not sloped). Stepped framework is to be implemented on rising and or falling grade over 6". Bottom rails (where applicable) are to be set 2" to 6" above grade. (Step posts are used to make these adjustments in grade).
6. All posts must have caps glued onto post.
7. **With no exceptions, all fences must be installed according to the approved Modification Request documents, and will be within the proper setbacks of yard per the survey documents and the Village of New Haven guidelines. If a fence is not installed according to these guidelines, the Decora Park Association may cite non-compliance and any demolition, removal, repairs, re-design, or installation will be done at the Co-Owner's expense.**

Fence Materials:

** The placement of the fence sections and gates must be clearly indicated and dimensioned on all drawings submitted for review in order to adequately convey the Co-Owner's design intent. Each fence modification request is reviewed on a case-by-case basis by the Decora Park Association in order to ensure that each fence design, panel location, and gate placement adheres with the overall aesthetic of the neighborhood.*

Vinyl Privacy Panel Fence

- Colors accepted: White only
- Fence Height: 4'-0" or 6'-0"
- Posts are to be a maximum of 10'-0" apart
- Gate (*minimum 1*) material to match balance of fence and must be 42" or 48" widths.

** It is the Co-Owner's responsibility to verify and set all posts as required per Village of New Haven requirements with a minimum of all corner, end and gates posts set in concrete.*

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Vinyl-coated Chain Link Fence

- Colors accepted: Black or White (fence fabric to be vinyl coated and posts and rails to be powder-coated of matching color)
- Fence Fabric is to be 2" vinyl coated (extruded and bonded) with minimum 11 gauge core wire (9 gauge core wire recommended) - gate fabric to match balance of fence.
- Fence Height: 4'-0"
- Posts are to be a maximum of 10'-0" apart
- Line Posts (intermediate posts): 1 7/8" O.D. - 16 gauge
- Terminal Posts (corner/end posts): 2 3/8" O.D. - 16 gauge
- Gate Posts (either side of gates): 2 3/8" O.D. - 16 gauge
- Top Rail: 1 5/8" O.D. - 16 gauge
- Gate (*minimum 1*) to be 1 3/8" O.D. with square ells (corners) and must be 42" or 48" widths.

** It is the Co-Owner's responsibility to verify and set all posts as required per Village of New Haven requirements with a minimum of all corner, end and gates posts set in concrete.*

** Please remember: **BEFORE ORDERING MATERIAL**, please check with your local building, zoning, and Decora Park Association, and be sure to attain all applicable permits.*

Please complete and submit a *Modification Request for Approval and Modification Agreement*, along with the following documents:

1. Two (2) copies of your site survey or mortgage survey.
 2. Drawings indicating all measurements of both the fence proper and the setbacks from the property lines, as well as distances to/ from any existing structures per current Village of New Haven requirements.
 3. A copy of the purchase order and/or a list of proposed materials from the contractor indicating material dimensions, specifications, and colors.
- Please note that all requested information **MUST** be submitted to the Decora Park Association for review. If any portion of the requested documentation is not received, the Modification Request will be returned to the Co-Owner for resubmittal.

Completed shed proposal documents are to be submitted to:

Michigan Condominium Management
Attn: Tiffany Gornyecz
22725 Greater Mack Avenue
St. Clair Shores, Michigan 48080-2023
phone: 586.775.5757
fax: 586.775.6511
email: tgornyecz@micondoliving.com

You will receive approval via mail, email or fax.

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Village of New Haven Requirements:

** The information below is simply provided as a courtesy by the Decora Park Association. It is the Co-Owner's responsibility to verify all proper permit procedures, as well as applicable building codes and ordinances prior to submittal.*

To obtain a Zoning Compliance Permit from the Village of New Haven Building Department, contact Lori Endes at (586) 749-5301 or fax (586) 749-9055.

The Village of New Haven Building Department will provide an Application Form. Contact the Building Department for the current Permit Application requirements, and be prepared to provide two (2) copies of a land survey when applying. Submit all completed documents *with a copy of your approved Modification Request for Approval* as well as the signed *Modification Agreement* to Lori Endes for approval. There is a drop box at the Village Offices, or you may fax to (586) 749-9055 or mail to:

Building Department
Village of New Haven
PO Box 48029
New Haven, MI 48048
Attention: Lori Endes