



SPECIFICATIONS FOR FENCES/PATIO ENCLOSURES

BLOOMFIELD CONCORD CONDOMINIUM ASSOCIATION

- First, plans must be submitted to the board of directors for approval, showing location and sizes
- Next an alteration/ modification agreement must be executed
- Last, the following specifications must be used for any patio enclosure or privacy fence being installed

MATERIAL

- The only material to be used is a .40 pressure treated pine, #2 or better approved for ground contact.
- Fence fascia interior and exterior (see decorative material below) is to be 1"x6" appearance grade or better .40 pressure treated pine approved for ground contact.

TYPES

- Fence structures are of two different types only: 1) patio enclosures with a gate which opens and 2) privacy fences.

SIZES

- Patio enclosures will be exactly six feet tall and surround the patio in a space and dimension approved by the Board of Directors.
- Privacy fences will be of width and height approved by the board of directors.

STRUCTURAL REQUIREMENTS

- Support members are to be vertical as well as horizontal (see structural detail) and are to be entirely of 4"x4" material.
- All vertical support is to be a maximum of 8' apart on center or less
- All vertical support is to be to the frost line (42" deep in concrete to grade with gravel drainage under each post).
- All 4" X 4" horizontal support members are to be 60" apart or less and must be at least two in quantity between each set of vertical supports, one at top and one near grade level.
- All horizontal support is to be attached to vertical support with 4" x4" metal joist hangers (Model LPC 4 from Simpson Strong Tie SKU 464-945 from Home Depot or like) nailed into place.
- All 6' tall patio enclosures or privacy fences over 4' tall will include horizontal supports of 2"x4" on the flat attached with the same support brackets as above, mid way between the two 4"x4" main vertical supports. This horizontal support is required in all patio enclosures and privacy fences over 4' tall.

FINISHED MATERIAL

- All decorative material is to be 1"x6", .40 pressure treated pine, appearance grade or better, extended from just above grade to even with top of vertical supports
- All material attached to the support structure decoratively will be in the style of "shadow box" or otherwise commonly called "board on board". (See finish detail)
- All decorative material attached to support structure are to be 3" Deck Mate, #8 screws suitable for outdoor use, or like. No nails.
- The top of the structure perimeter (fence or patio enclosure) is to be capped with 2"x6" appearance grade or better. (See detail)

OPERABLE GATES AND HARDWARE

- All patio enclosures will have an operable gate 6' wide, which is comprised of two 3' sections opening out onto the common grounds. They will be structurally framed with 4"x4" material joined with two 1/4" x6" lag bolts in each corner with a cross member placed corner to corner of the same material. (See detail) They will be faced as the enclosure and hung with no less than 4 hinges per side (SKU 717-569 from Home Depot, or like). These hinges are to be secured with bolt, nut and lock washers through the entire fence fascia and support posts side to side. Interior latch system is choice of co-owner. Placement of gate pair is to be the center of the widest enclosure side. Co-owner may opt to have only one operable gate. In this case the one gate will measure 40" wide.

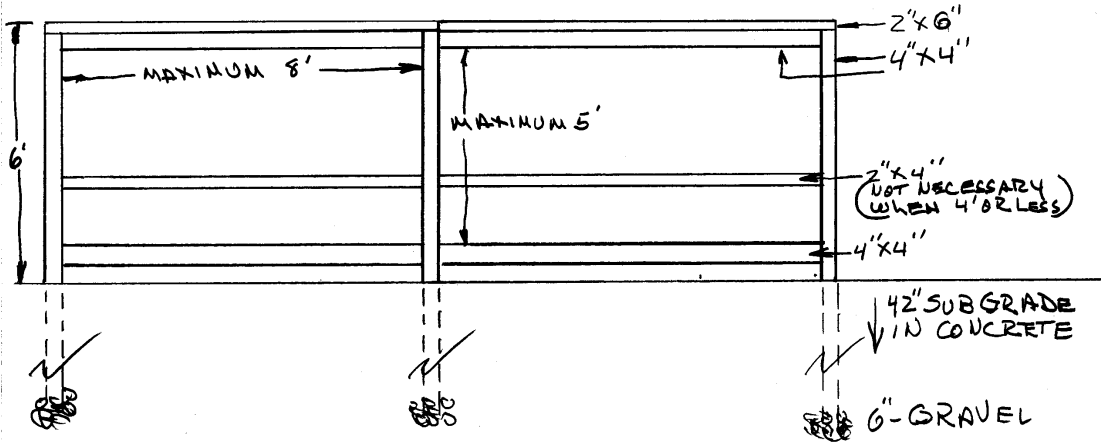
MAINTENANCE

- Paint and maintenance is to be the responsibility of the co-owner but will be performed by the association and billed to the co-owner. Interior of fence must be same color as exterior and must also be maintained on a regular basis and billed to the co-owner. These issues are covered in the alteration/modification agreement.

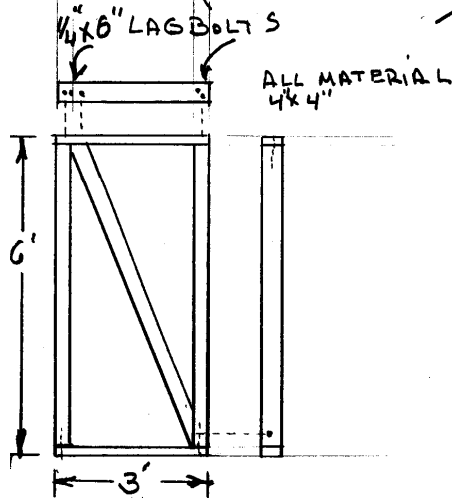
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Bloomfield Concord Condominium Association

STRUCTURAL DETAIL



STRUCTURAL DETAIL FOR PATIO ENCLOSURE GATE (TWO FOR EACH ENCLOSURE)



FINISHED DETAIL

