

FOREST OAKS, SECTION II
RULES AND REGULATIONS
For Patio Fences

1. New construction, replacement construction or any changes to patio fences must have prior approval from the Forest Oaks II Board of Directors. The homeowner is responsible for all cost associated with the patio fence including, but not limited to, initial construction, maintenance, and repair. Contractors are to be provided with the Patio Fences Rules and Regulations and fences drawings when requesting a quote for patio fence construction. An Architectural Modification Request must be submitted for approval.
2. Patio fences are to be constructed of cedar or pressure treated pine.
3. Patio fences boards are to be:
 - a. no less than 71 inches in height and no greater than 73 inches in height
 - b. square cut at the top no less than 5.5 inches and no greater than 6 inches wide
 - c. screwed to frame at each rail/brace
 - d. similar in style in to other fence boards in Forest Oaks II
4. Patio fence post are to:
 - a. be 4"x 4" in size
 - b. be miter cut on all four sides to a point
 - c. extend no less than 2 inches and no greater more than 3 inches the top of the fence
 - d. have a distance no greater than 96 inches between post
 - e. be set in the ground at least 17 inches and set in concrete or other fencing industry standard material
 - f. have a minimum of three 2'x 4" horizontal braces between each post
5. Fence style may be straight style or staggered style. Straight style and staggard fence styles are to be attached vertically. Straight fence styles are to be side by side on the outside of the structure. Staggard fence styles are to be on an inside/outside pattern space no less than 3.5 inches and no greater than 4 inches apart. The individual fence boards may be square, or dog ear cut at the top no less than 5.5 inches and no more than 6 inches. All boards are to be screwed to frame at each rail/brace.
6. Gates for patio fences maybe a single gate style or a "Dutch" door style. Patio gates are to be between 42 inches and 45 inches wide and be of equal height of the patio fence. Patio gates may open inward or outward.
7. All framing is to be screwed in place with a minimum of 3" deck framing screws
8. Patio fences are **NOT** to have a top cap on the fencing.
9. Arches of any design or material may not be placed over the patio gate.
10. Patio fences may be painted or stained. Paint or stain colors are to be approved by the Forest Oaks II Board of Directors.
11. Patio fences are to be fully maintained by the homeowner