

**FENCE / GATE
FORM** Page 1 of 4

VILLAGE PARK COMMUNITY ASSOCIATION

peggy@vpca.net george@vpca.net 949-786-8722 bus 949-786-8072 fax

SUBMITTAL DEADLINE: ACC meetings are regularly held the first Tuesday of each month. The monthly submittal deadline is the Friday before a meeting.

NAME _____ SIGNATURE _____ DATE _____

PROPERTY ADDRESS _____, Irvine, CA 92612

MAILING ADDRESS (If different) _____

PHONE _____ FAX _____ E-MAIL _____

By completing this form and signing above, I/We agree to the following GENERAL CONDITIONS:

- I/We agree that no construction may begin until written approval of the Architectural Committee has been received pursuant to the Association's CC&Rs.
- The sixty (60) day review period will not commence until a properly completed and submitted Application for Committee approval has been received with all the required documentation, plans, and drawings. The sixty (60) day review period does not commence upon the submission of preliminary concept renderings, an incomplete application, or any other materials that do not meet all submittal requirements contained within the CC&Rs, the Application and the Architectural Standards. **I/We understand that all application pages must be completed and application requirements met or my/our request will be denied.**
- I/We have read this application, and the Association's CC&Rs which are incorporated herein by this reference, and I/We understand and agree to the terms and conditions of the Association's review of my/our application, plans and specifications, as stated therein. I/We further agree that if this application is approved, the improvement shall be completed in strict compliance with the approved plans and specifications and no changes will be made without the Committee's prior written approval. I/We further assume all financial responsibility for removing or modifying all unapproved improvements as directed by the Committee.
- Building permits for these improvements may be required and the cost of any permits and the responsibility for obtaining permits and subsequent City inspection will be the responsibility of the homeowner. Architectural Committee approval is not a substitute for approval by the necessary and appropriate City agencies.

ALL WORK MUST BE COMPLETED WITHIN 90 DAYS OF APPROVAL*

NEIGHBOR AWARENESS IS REQUESTED: You are requested to advise your immediate neighbors that workmen will be on your property. If access to your neighbor's property is required for any painting or construction, prior approval for such work must be obtained IN WRITING. Notify your contractors that they will be responsible for any damage done to neighbor's property or common area property. Please check with VPCA staff when you submit your Architectural Form.

A \$200 damage deposit may be required to help defray the cost of repairs to common area damaged by your workmen / project. The deposit does not limit the amount you may be charged if damages are greater than \$200.00. **Upon project completion, please notify VPCA and provide a confirming photo(s). An inspection will be performed to determine the return, or partial or full retention, of the deposit. *UNLESS OTHERWISE INSTRUCTED BY THE BOARD OF DIRECTORS**

VPCA use: Deposit Required? YES NO Check # _____ Check Date _____

ARCHITECTURAL CONTROL COMMITTEE ACTION

Approved: _____ Not Approved: _____ Tabled: _____

Comments: _____

ACC SIGNATURE: _____ DATE: _____

ACC SIGNATURE: _____ DATE: _____

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NAME _____ PROPERTY ADDRESS _____

DATE _____

HOME MODEL _____

HOME TYPE: ATTACHED OR: DETACHED

ROOF TYPE: CLAY TILE OR: COMPOSITION

MAXIMUM HEIGHT: FENCE(S) MAY NOT TO EXCEED SIX FEET 6' IN COMPLETED HEIGHT

APPROVED MATERIAL(S): ONLY: 1) Slump stone block; 2) wrought iron; 3) wood; 4) vinyl; or 5) composition. See descriptions and specifications below:

ONLY THESE MATERIALS TO THESE SPECIFICATIONS WILL BE APPROVED.

A. SPECIFICATIONS FOR NEW FENCING:

WOOD FENCES:

- Fence shall not to exceed six feet (6') in height when completed;
- Wood to be cedar or redwood (rough sawn) 1"x4" lapped 1" or 1"x3" diagonal cut/rough sawn (no flat solid fences);
- Support posts must be 4"x4" spaced evenly, 6' maximum top rails, bottom rails and top cap must be 2"x4";
- Framing of mid span rail shall alternate so on each side of standard fence panel sections;
- **All bracing for wood fence must be on the inside (toward homeowner's property);**
- Low wood fences may be topped with an approved wrought iron design or wrought iron substitute -- color of wrought iron or substitute for wrought iron on wood fence will be BLACK ONLY;
- Wood must be finished with Dunn Edwards color SP2530 "MULE PASS" full-bodied stain or paint (clear finish will not be allowed).

WOOD GATES:

- Any bracing and hinges for wood gates shall be installed facing inward (toward homeowner's property).

SLUMP STONE FENCES

- Fence shall not to exceed six feet (6') in height when completed;
- Block to be **6" wide x 4" high x 16" long ONLY** – block color shall be LA PAZ;
- Low slump stone fences may be topped with approved wrought iron design painted color BLACK or VISTA SPICE BEIGE; alternatively, *Final Vinyl Fence Company* vinyl of an approved design may be used in place of wrought iron (see vinyl specifications listed below);

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- Fence must have slump stone pilasters at regular intervals with a 12' maximum spacing; no solid walls are allowed);
- Gates must be hung from pilasters **with any bracing and hinges facing inward (toward homeowner's property)**;
- Slump stone and pilasters must have an approved top cap.

WROUGHT IRON FENCES:

- Fence not to exceed six feet (6') in height when completed;
- Wrought iron **material and design** to be approved by the Architectural Control Committee (ACC);
- Wrought iron to be painted color BLACK or VISTA SPICE BEIGE if located at the rear or side of the subject property;
- Wrought iron to be painted color BLACK, or house trim color if located in front of the subject property;
- There must be a vertical support at 12' maximum span;
- See Slump Stone section requirements if using wrought iron used wood or slump stone.

VINYL SUBSTITUTE FOR WROUGHT IRON:

- Fence shall not exceed six feet (6') in height when completed;
- Vinyl may be substituted for wrought iron 1) as manufactured by *Final Vinyl Fence Company* per ACC-approved design, color BEIGE only; or, 2) composite material by *Prestige Fence Company* per ACC-approved design – color BLACK only;
- *Final Vinyl* substitute for wrought iron is approved for topping slump stone fences only; *Prestige* substitute may be used on top of slump stone or wood;
- Approved finial caps are Ball Point or Pyramid (by *Orange County Fence Co.*);
- Design shall be two-rail: top and bottom rails ONLY;
- Pickets shall be a maximum of 1"x1" in size;
- Hardware must match the color of the fence;
- All hardware must be installed on inside of gate (toward the homeowner's property).

B. SPECIFICATIONS FOR FENCE REPAIRS:

WOOD:

- Prior approval of Architectural Control Committee is required for all repairs;
- Repair materials and the repairs shall match the existing fence. Whenever repairs are made to a wood fence the owner shall refinish the entire fence with Dunn Edwards color SP2530 "MULE PASS";

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DATE _____

Specifications for Fence Repairs, continued:

SLUMP STONE:

- Prior approval of Architectural Control Committee is required for all repairs;
- Repair materials and the repairs shall match the existing fence;
- Slump stone shall be professionally repaired.

VISUAL RENDERING OF PROJECT

1. Please provide a sketch below showing from overhead the location of the fence on your property and in relation to neighbors' property. Photos are helpful and appreciated;
2. For proposed new fencing and / or gate(s), please provide an elevation sketch of the proposed fence and / or gate(s). Photos / brochures are sometimes more helpful and are appreciated.