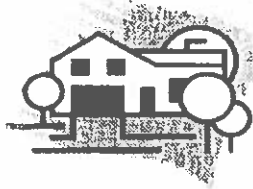


WARMINSTER HEIGHTS HOME OWNERSHIP ASSOCIATION, INC.



75 Downey Drive
Warminster, PA 18974
215-672-0610
215-672-2431 Fax
FENCE POLICY



Permitted Types and Locations:

- Chain link, Picket Vinyl (white) [two types see attached].
- Side and rear yards ONLY.
- Ornamental temporary fences no more than 18 inches high will be permitted to border or protect gardens or shrubs.
- No fence will be permitted to extend more than 35 feet from building. Pre-existing fences of permitted type extending beyond 35 feet may remain until time of replacement. Any fence beyond 35 feet, will be removed when resident moves out of unit.
- No fence may be installed in Warminster Heights without a written permit first obtained from WHHOA.
- Resident must have a description or diagram attached to the WHHOA Permit of where fence will be installed, and must meet with WHHOA Management on-site, to walk the property.
- After receiving permission, from WHHOA, you **MUST** get a permit from Warminster Township, prior to installation, and that Permit must be delivered to WHHOA Management, prior to any installation.
 - **INSTALLATION OF ANY STRUCTURE WILL NOT BE ALLOWED UNTIL ALL DOCUMENTS AND FORMS ARE FILLED OUT COMPLETELY, SIGNED OFF BY WHHOA MANAGEMENT, AND HAVE APPROVAL FROM WARMINSTER TOWNSHIP IN THE FORM OF A TOWNSHIP PERMIT. A COPY OF ALL APPROVAL DOCUMENTATION MUST BE PROVIDED TO WHHOA MANAGEMENT PRIOR TO INSTALLATION. [warminstertownship.org]**
- No Front fences are permitted, in accordance with Warminster Township Ordinance, and WHHOA policy. Pre-existing front fences will be removed when resident moves out of unit.

Specifications:

- Maximum height for fences is 4 feet from ground.
- Provide vertical steel posts, horizontal top rail and fittings (to attach the chain link fence to).
- Maximum distance of 10 feet between posts.
- Allow minimum 2 feet from any sidewalk or parking area.
- Allow free access to any fire hydrant, storm sewer inlet, or electric/utility pole.
- Provide hinged gate at all crosswalks.
- Always maintain fence in good repair, and appearance, without excessive sagging, leaning, peeling, chipping, rusting, and kept free of algae.
- Maintain free passage along all permanent walkways between buildings.
- Pour concrete base to support posts (24 inches for Chain Link; 36 inches for all others).
- No single gate can be wider than 5 feet, where applicable.
- Double gates are permitted with written permission from WHHOA for yards that allow space and accessibility (end units only)

Privacy Partitions:

- Partitions ARE permitted with written permission, from WHHOA, as part of the overall Permitting process. No Warminster Township permit needed.
- These privacy partitions may not be higher than 6 feet.
- Privacy partition must not exceed 16 feet long (and/or no greater than 45% of the yard's length).
Examples: 16 feet long if yard's length is 35 feet; 9 feet long if yard's length is 20 feet.
- Privacy partitions must be kept in good repair (white PVC only and of two types available see attached).
- REAR YARD ONLY

Enforcement and Compliance:

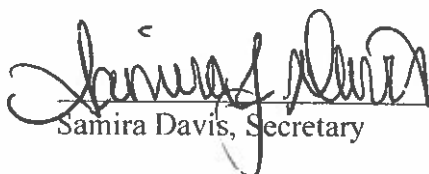
- No Locks on gates permitted where there are walkways. If fence is enclosing a pool: however, Warminster Heights pool policy will take priority and must be followed.
- Warminster Heights Management will survey all fences to determine compliance with this policy.
- If it is determined that the fence is not in compliance with Warminster Township and/or WHHOA fence policy / fence ordinance, then it must be removed.
- At move out, residents will be responsible for removing fence, poles, and concrete related to the fence, if it is not in compliance with existing WHHOA fence policy.
- Residents will be notified in writing and given up to thirty (30) days to make any repairs which would bring their fence into compliance: *If you do not comply, there may also be possible court action, by WHHOA, for violation of your Occupancy Agreement and the Rules & Regulations of the Cooperative. You will be given 15 days to repair/remove, or you will receive a \$25.00 fine, on the 16th day. If it is still not removed by the 30th day, WHHOA will be forced to remove it on the 31st day, and all costs of doing so will be assessed to your account.*
- As noted, residents will be notified in writing and given thirty (30) days to remove a fence which cannot be brought into compliance. After thirty (30) days Warminster Heights Maintenance will remove such remaining fence(s) and charge resident for disposal and labor costs, as noted above.
- Residents **MUST** call PA ONE CALL 1-800-242-1776, **FIRST**, to get a reference number for them to come out to mark where underground wires and utilities are located.
- Resident will be responsible for any damages done to any utility services and/or underground wiring and pipes.

Adopted by the Board of Directors:

Fence Policy adopted by the Warminster Heights Home Ownership Association Board of Directors at its regular meeting held Tuesday, MARCH 10, 2020.


George Martin, Chairman/President

7/1/2020
Date


Samira Davis, Secretary

7/1/2020
Date

John Boyle

Subject: Fence Policy Amendment July, 14, 2020

From: ROSE RUSSELL <rose.russell@comcast.net>
Sent: Wednesday, July 15, 2020 10:37 AM
To: John Boyle <jboyle@warminster-heights.org>
Subject: Fence Policy Amendment July, 14, 2020

John,

Fence Policy Amendment

Privacy partitions 6' H x 16' L with the remaining length of fence line or up to 35' in length in 4'H solid white vinyl.

Any change outside these guide lines must be approved by the Board of Directors.

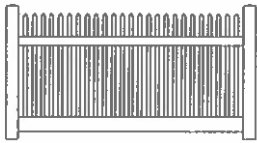
Motion made by Bill Emsley 2nd by Jose' Quinones

Board Approval 9-0-0

PICKET



6' and 5' high only



Cascade

Top Rail: 2" x 3.5"

Bottom Rail: 2" x 6"

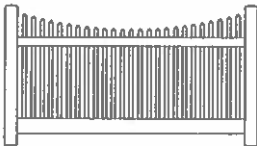
1½" Sq. Pickets

Picket Spacing: 2.0577"

- 48" x 8'
- 36" x 8'



6' and 5' high only



Cascade Scallop

Top Rail: 2" x 3.5"

Bottom Rail: 2" x 6"

1½" Sq. Pickets

Picket Spacing: 2.0577"

- 48" x 8'
- 36" x 8'

Tap into the timelessness of low-maintenance vinyl picket fencing without the painting or rust often associated with other materials.

through-the-rail picket design creates a "good neighbor" fence that's equally attractive on both sides.



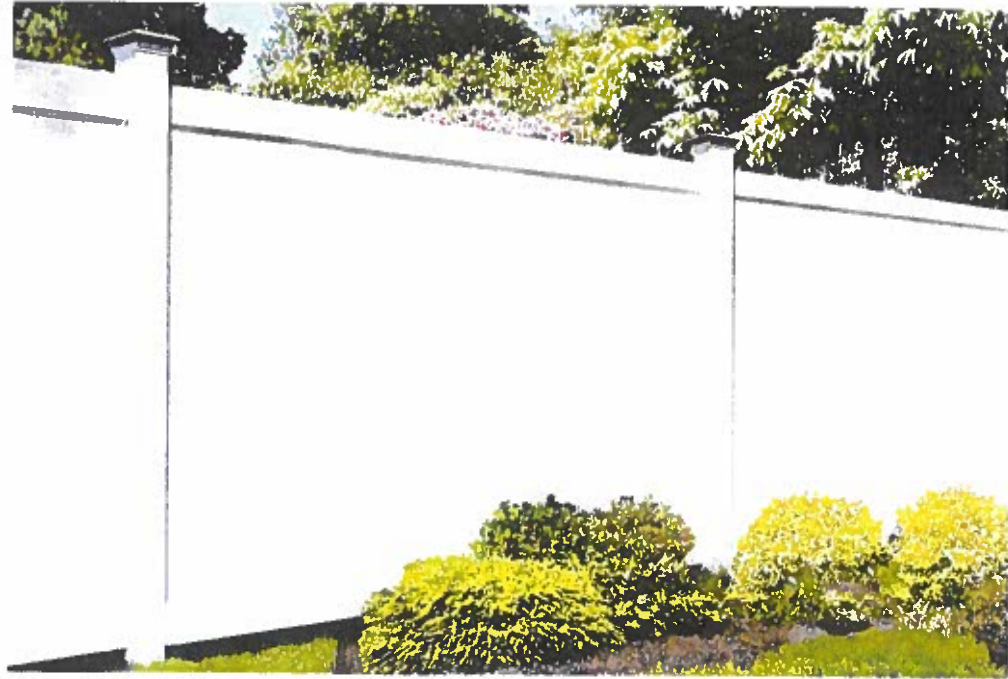
Cascade & Cascade Scallop
1½" Square Pickets

Beechwood & Beechwood Scallop
3" Pickets

Haven & Haven Scallop
3" Pickets

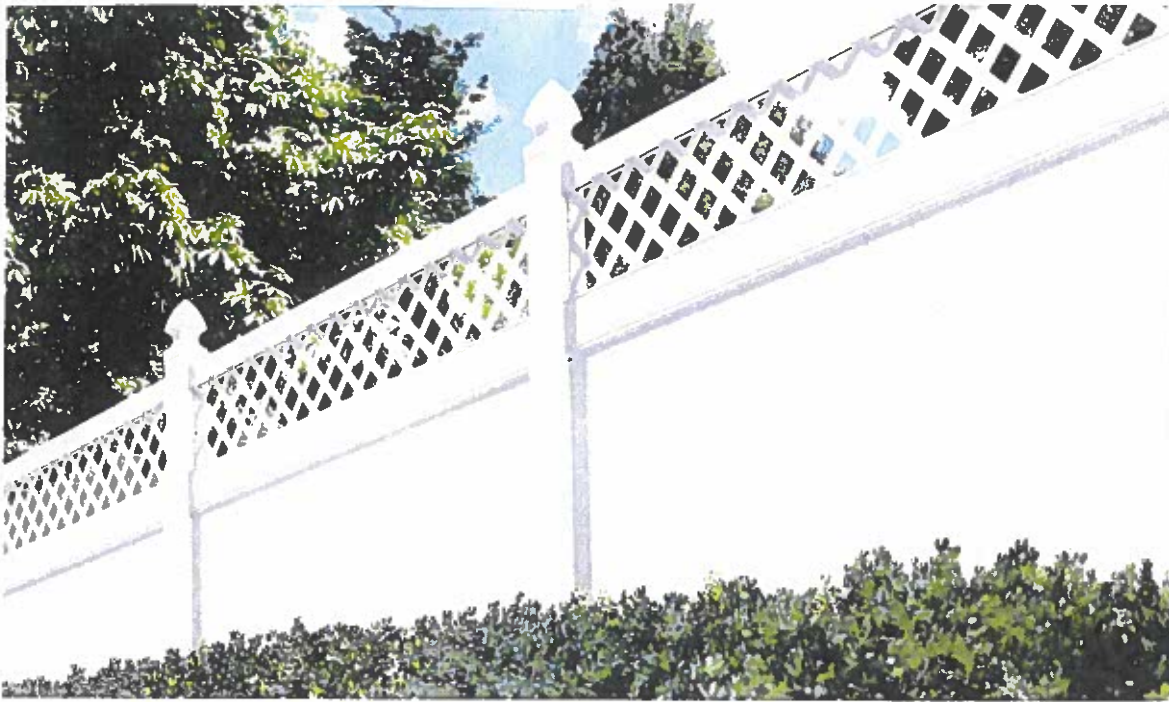


privacy
vinyl fence is a popular
style that is strong, safe
and durable, offering low-
maintenance with consistent
quality and appearance.





privacy
with decorative accents. The bottom portion is solid privacy while the top offers increased air circulation and provides some visibility into and out of your yard. All Lattice Top and Spindle Top styles are available in white and along with select rail styles and heights also available in khaki.



LATTICE TOP



POOL CODE
APPROVED

Brandywine with Lattice Accent

2" x 7" Decorative Rail

- 72" x 8'
- 58" x 8'
- 46" x 8'

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75 Downey Drive
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215-672-0610
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PERMIT FORM

Name: _____

Date: _____

Address: _____

Phone #: _____

Type of Permit: Shed _____ Patio _____ Deck* _____ Fence* _____ Pool _____ Other _____

If [Other] is checked, please specify: _____

Resident's Signature: _____

Contractor's Name: _____

Contractor's Insurance Co.: _____

* PA ONE CALL (Confirmation Number or Form): _____

Please attach a drawing and/or a brochure of the work to be performed.

Approved by: _____

Date: _____

Maintenance Director