

FENCE AND WALL GUIDELINES & REQUIREMENTS

Broadmoor Park: Orange Park Community Association

Fence and wall design should complement your home and the surrounding homes and reflect the rural atmosphere in which we live. Although plans do not need to be professionally drawn, please keep in mind that the committee needs to be able to visualize your plan and its relation to your home and adjacent homes from various perspectives. The committee looks at plans carefully, but is not always able to determine certain aspects of the plan. In that case, the committee has no choice but to request more information. We would like to help you avoid the resultant time delay by describing the requirements and providing the guidelines below.

1. Fences must be 5 feet in height, except in cases expressly approved by the Architectural Committee.
2. Submit detailed plans with the following information along with the request form:
 - a. Show the location of the proposed construction and all relevant dimensions including the height of existing fences, walls, structures, and lot lines.
 - b. Provide a dimensioned drawing of the proposed wall/fence.
 - c. Include a detailed description of materials and colors.
3. Provide visuals—brochures, photographs, or samples—to facilitate your request.
4. Fences may be constructed of the following materials:
 - a. Cedar
 - b. Redwood
 - c. Grapestake
 - d. Wrought-Iron
 - e. Slump stone (3-feet high with 2-foot wrought iron on top)
 - f. Or any material approved by the Architectural Committee
5. Back wood and stucco fences that are visible from common areas should be painted the fence color designated in the color palette. (Dunn-Edwards SP 177 “Hickory”)
6. Choices of fences and walls should be evaluated in terms of conformity with adjoining properties.
7. Homeowners or contractors are responsible for obtaining the appropriate building permits from the City of Orange.

* Note: To avoid extensive investment in architectural drawings (such as are required by city permits), especially in designs that are not typical, the homeowner may submit a preliminary request for a conceptual approval of the project. However, final approval rests with review of actual architectural drawings and/or associated information.

FENCE & WALL REQUEST FORM

BROADMOOR PARK: ORANGE PARK COMMUNITY ASSOCIATION

Name _____

Street _____ Home Plan: 1 2 3 4

Phone _____ Date _____

GENERAL DIRECTIONS AND INFORMATION:

- Read the guidelines on the reverse side to make sure your request is consistent with current regulations and follows the process indicated. **Please indicate that you have seen and read the guidelines on the reverse side by signing your name here** _____
- Use a separate form for each request and each owner if both are making a request. Submit this completed form and all the required material or information to Cardinal Property Management, 1290 N. Hancock, # 103, Anaheim, CA 92807. Phone: 714-779-1300 Fax: 714-779-3400 E-mail: contactus@cardinal-online.com
- Allow 30 days for your request to be reviewed by the Architectural Committee. Note that the submission date is considered the date that the completed form and all the required information and material are received by Cardinal Property Management. Homeowners will receive a letter from Cardinal verifying that their plans have been received and forwarded to the Committee. **No work is to be done prior to approval.** Work done prior to approval is subject to a fine.
- The Architectural Committee meets the third Thursday of the month. In order to have your request reviewed by the Architectural Committee that month, Cardinal must receive your request by the second Thursday.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Brochures: Include a brochure or a photograph showing materials and style of the proposed fence/wall.

Plans: Include a detailed drawing with the required information. (See reverse side for directions.)

Materials: Provide a detailed description and/or a sample of the material(s) to be used.

Color: Indicate the color(s) of the materials being proposed and/or the colors of paint being used, including back fences visible from the common areas.

Fence/Wall Contractor (For reference only) _____

(FOR ARCHITECTURAL COMMITTEE USE ONLY)

Approved Not Approved Conditional Approval Insufficient Information Prior Work

Comments _____

Committee Signature _____ Date _____