



STANDARD 16: FENCES; WROUGHT IRON

MARCH 1996

REVISED NOVEMBER 2003, RESOLUTION 01-03-170

GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

GENERAL REQUIREMENTS REVISED JUNE 2018, RESOLUTION 01-18-57

REVISED SEPTEMBER 2018, RESOLUTION 01-18-106

1.0 GENERAL REQUIREMENTS

SEE STANDARD SECTION 1: GENERAL REQUIREMENTS

2.0 PREPARATIONS

- 2.1** In each case, an inspector will visit the site prior to work, for adjustments pertaining to this section.
- 2.2** Attachments to buildings shall be with galvanized or stainless steel lag bolts only, predrilled and sealant applied prior to installation.
- 2.3** No fencing will be allowed in areas where access for maintenance is required.
- 2.4** In no case will concrete cover over sprinklers, sprinkler lines, or other related items.
- 2.5** No fencing will be allowed that may encroach upon a view of a neighboring unit as determined by the Alterations Division.
- 2.6** All wrought iron shall be painted black or the existing body color of the building.
- 2.7** All fencing shall border patio slabs only. No fencing shall be installed in garden or grass areas or common area.
- 2.8** No fencing shall be installed that encloses common area.



3.0 APPLICATIONS

- 3.1** No fence shall be over 5'-0" in height, inclusive of wall and fence; nor lower than 12" in height.
- 3.2** All posts shall be attached to slab, wall, or set in concrete. No posts shall have any contact with soil.
- 3.3** All posts and related pieces shall be of tube steel or square, rectangular, or flat stock. No round posts or components are permitted.
- 3.4** Wrought iron fencing may be installed as approved by the Alterations Division as part of a block wall. See specifications for block walls.
- 3.5** Openings for gates are permissible. Openings that create a new path onto common area are prohibited.
- 3.6** Existing fencing may be lowered as requested by the resident with the approval of the Alterations Division.

4.0 SPRINKLER REVISIONS

- 4.1** Sprinklers will be revised only by VMS Landscape staff. The cost of such revisions shall be at the expense of the resident owner of that unit.
- 4.2** No sprinklers will be placed inside any patio area by VMS Landscape staff, and any sprinkler systems added shall not be connected to the Mutual-owned system.