

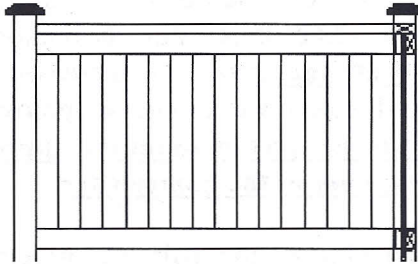
## REHOA Common Area Fence Replacement Process

Financial support for the replacement of common REHOA perimeter fencing (for homeowners with lots abutting Picnic Point Road) is governed by Article 3 (Use Restrictions), Section 3.4 (Landscape / Fences and Hedges) of the Regatta Estates Declaration of Covenants, Conditions, Restrictions and Easements (CCR&E's).

The REHOA will be obligated to provide financial support (50%) for the replacement of damaged common perimeter fencing along Picnic Point Road providing the necessary requirements are met as stated in Article 3, Section 3.4.

Homeowners requesting financial support must provide the following:

- I. Submit a **WRITTEN** request for REHOA financial support for approval **PRIOR TO** making arrangements for said repairs. Written request must include a detailed description of the area being addressed.
- II. Upon initial REHOA approval, the homeowner will be required to contact a REHOA approved fence company (see below) for an **ESTIMATE** of the work to be done. REHOA approved companies are committed to insuring the uniformity of the fences throughout our neighborhood.
  - **The replacement fence cannot differ in design, height, or material from the existing fence, and must be identical to adjacent fencing;**
  - **Fence design to be FULL PANEL style complete with top and bottom rail slats;**



- **Fence posts (if replacement is required) shall be 6" x 6" pressure (treated) lumber AND fitted with cedar post caps;**
- **Fence GATES on homeowner lots abutting Picnic Point Road are not permitted. Restrictions no. 4 thru no.7 (Plat Descriptions, Easements, Dedications, and Restrictions) permit FRONT ACCESS ONLY on entryway lots. Restriction no. 8 describes the tracts of land between the existing fence line and Picnic Point Road as Native Growth Protection Areas and as such, "no clearing, grading, filling, building**

construction or placement, fence constructions, or road construction of any kind shall occur in these areas”.

**REHOA Pre-Approved Fence Companies:**

**City Wide Fence Company – Lynnwood, WA; 425-745-8645**

**Town & Country Fence – Lynnwood, WA; 425-775-0531**

**Premier Fence Company - Lynwood, WA ; 425-742-8277**

- III. Homeowner must provide REHOA with a **DETAILED ESTIMATE** of the work to be completed **PRIOR** to commencing the repair or replacement. **Detailed estimate to include costs of materials & labor (separate); include a list of required materials and provide a drawing of the fence area to be repaired/replaced. Drawing should include the total length (run) and the number of posts to be repaired/replaced.** A copy of the actual estimate from the pre-approved fence company will be required.

Within **14 days of the requested submission (actual date of REHOA receipt)**, a minimum of two REHOA Board members will review the detailed estimate, confirm that the work proposed for completion is within the Article 3, Section 3.4 parameters, and give approval for the repairs. **Board approval will be provided in writing.**

- IV. Once repairs are completed, the homeowner must submit a **WRITTEN** request for reimbursement to the REHOA Board. **The original invoice for the cost of the repairs must be included.** Reimbursement to the homeowner will take place within **ten (10) business days** from the date of receipt.
- V. Cost overruns resulting from additional repairs or replacement not included in the original and approved estimate, must be authorized by the REHOA Board **BEFORE the costs are incurred.** The increased cost estimate and an explanation of the additional work must be approved by the REHOA Board. **Any additional costs incurred without the approval of the REHOA Board will be the responsibility of the homeowner.**
- VI. Any homeowner that chooses to repair or replace the fence themselves must adhere to the following requirements:
- Provide a WRITTEN request to the REHOA for financial support PRIOR to commencement of said repairs. A complete estimate of the cost of materials will also be required.
  - All repairs or replacements must be in accordance with Article 3, Section 3.4 with regards to not detracting from the appearance of the development.
  - Utilize good quality materials from a reputable supplier – such as Home Depot, Lowe’s, etc.

- Homeowner will be required to submit a receipt for reimbursement once the repair or replacement has been completed. REHOA reimbursement will be for 50% of the materials cost.