



### Guideline for Fences

**Approved by MBP Board of Directors November 19, 2024**

The Declaration of Condominium, Article 9.4 reads as follows:

*No Unit Owner shall make or permit to be made any internal material alteration, addition or modification to his Unit, without the prior written consent of the Association or Developer. No Unit Owner shall cause the balcony, porch, or terrace which is abutting, or part of his unit to be enclosed or cause any improvements or changes to be made therein without the written permission of the Association or Developer. No Unit Owner shall cause to be made any modification or installation of electrical wiring, television antenna system or connections whether inside or outside the Unit or in any manner change the appearance of any portion of the Condominium Property. No unit Owner may cause any material puncture or break in the boundaries of his Unit. No Unit Owner shall grow or plant any type plant, shrub, flower, etc. outside his Unit without the prior, written consent of the Association. All Units above ground level shall maintain fully carpeted floors in said Units at all times (except in the kitchen and bathroom areas).*

The Association recognizes that some owners will wish to enhance their patio area. However, the Association is responsible to ensure that changes made will not modify the outward appearance of each unit, and that the investment for all owners is protected for our new wooden fences and to ensure the longevity of this asset. In order to strike this balance, the Board of Directors has implemented the following rules related to fences which are a limited common asset of owners.

#### **NEVER PERMITTED**

- Pressure washing any portion of the fence material is not permitted as this will degrade wood and shorten the life of this asset.
- Modifying the fence structure or panels in any way such as cutting notches or holes into the wood is not permitted.
- Modifying anything on the exterior or above the fence which would change its appearance such as paint, stain or any other surface treatment is not permitted.
- Decorations or additions on the fence exterior or top, except those permitted by other rules and guidelines such as Holiday decorating or Lighting guidelines will not be permitted.

## **FENCE INTERIOR**

We understand that the patio is an extension of each owner's living space and that some personalization should be permitted. The rules listed below will govern the interior (patio side) of the fences.

- No plant or landscaping material (trees, bushes, flowers, shrubs, vines, etc.) are permitted that would materially impact or damage the fence slats or structure either now or in the future as plant materials age and mature.
- Small nails, screws, or hooks for hanging plant material, pots, signage, or decorations are permitted provided the item being attached is not of weight to affect the structural performance of the fences and cannot be seen on the exterior of the fence.
- Painting, staining or wood treatment is permitted if it does not damage the wood and is not visible on the exterior side of the fence. Additionally, the color cannot reflect on or change the outward appearance of the building.
- Storage covers can be added so long as the guidelines for this item are followed.
- Personal locks for the gate can be added if they are specific for this function and in a neutral metal color or black.
- **Should owners choose** to add a planter box, a non-permeable barrier (plastic, wood, etc) must be placed against the fence to prevent soil accumulation which touches the fence and may cause deterioration.
- **Should owners choose** to close the gap between the bottom of the fence and the ground, this will be permitted so long **as or plastic or metal that is brown or black in color, or natural wood is used** and it is secured with nails to the interior of the fence. It should blend in with wooden fence and attachments should not be visible from the exterior of the fence. The owner will have sole responsibility to maintain this addition and ensure that it does not damage or cause premature deterioration of the fence.

Please refer to additional rules and guidelines which have been adopted by Middlebrook Pines related to what IS permitted on the exterior of your unit. All governing documents can be found on our website (without logging in) at [www.middlebrookpines.com](http://www.middlebrookpines.com).

***The Middlebrook Pines Board of Directors will have final say in what is aesthetically appropriate and will take action on all violations.***