



PRESCOTT LAKES
COMMUNITY ASSOCIATION

**POLICY FOR
EXTERIOR PERIMETER WALL/FENCE MAINTENANCE
REPAIR/REPLACEMENT**

WHEREAS, Prescott Lakes Community Association (the “Association”) is governed by its Board of Directors (“Board”);

WHEREAS, Article III, Section C, Paragraph 3.16 of the Association’s Bylaws gives the Board “all the powers and duties necessary for the administration of the Association’s affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents, and as provided by law”; and

WHEREAS, Article III, Section C, Paragraph 3.16 of the Association’s Bylaws gives the Board authority in “paying the cost of all services rendered to the Association;” and

WHEREAS, the Board desires to define a process that governs the Exterior Perimeter Wall/Fence Maintenance process in order to facilitate efficient operation of Association business.

NOW THEREFORE, the following Exterior Perimeter Wall/Fence Maintenance Policy has been approved as resolved by the Board of Directors this **12 day of December, 2019** for the Association:

POLICY

This Policy for Exterior Perimeter Wall/Fence Maintenance: is set to maintain architectural uniformity throughout the Prescott Lakes Community Association and advise responsibility and direction for exterior wall maintenance

- **Aesthetic interior maintenance-** is the responsibility of the Lot Owner
- **Aesthetic exterior maintenance-** is the responsibility of the respective Neighborhood or Master association dependent on the location of such wall/fence
- **All members who have an exterior perimeter wall/fence on their lot, separating their lot from Master Common Area**, the wall responsibility will be delineated by the lot’s property line. The maintenance/repair costs will be a 50/50 split between the Master Association and the Member; this will include aesthetic maintenance as well as structural repairs.
- **All members who have an exterior perimeter wall/fence on their lot, separating their lot from Limited Common Area**, the wall responsibility will be delineated by the lot’s property line. The maintenance/repair costs will be a 50/50 split between the Neighborhood and the Member; this will include aesthetic maintenance as well as structural repairs.



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- **All members who have an exterior perimeter wall/fence on their lot, separating their lot from the Golf Course or Prescott Lakes Commercial land**, the wall responsibility will be delineated by the lot's property line. The maintenance/repair costs will be a 50/50 split between the Neighborhood and the Member; this will include aesthetic maintenance as well as structural repairs.
- **All white plastic/vinyl perimeter fencing located on common areas of the association**, is maintained by the Master Association
- **All members who have a wall/fence on their lot that separates their lot from another member lot**, the wall/fence will be maintained by the member(s) who share the wall.
- **A member who has a wall/fence solely on their property**, the wall/fence will be maintained by the member.
- **Any wall/fence determined solely on Limited Common Area or Master Common Area**, the wall/fence will be maintained solely by the respective Neighborhood or Master Association.
- ❖ If Wall maintenance is defined in the Neighborhood Supplemental documents or other Governing Documents of the Association they will supersede this policy.
- ❖ If any wall that abuts Master Common Area, Limited Common Area, Golf Course land or Prescott Lakes Commercial land is determined to be in disrepair due to an act of a member, the Board has the authority to make all necessary repairs and back charge the member for such repairs.
- ❖ **If any wall that abuts Master Common Area, Limited Common Area, Golf Course land or Prescott Lakes Commercial land is determined to be in disrepair due to an act of the Prescott Lakes Community Association the Association will be responsible to make the necessary repairs.**
- ❖ If you have a solely owned wall that abuts one member to another, these walls may be repaired with the same color scheme of the current wall. If it is repaired with the same color, one must contact the ARC department and inform them of this repair, no fee will occur. If a major change is made to the wall (new color, new material) a fee will occur and one must contact the ARC department for such approval.
- ❖ If a wall is in dis-repair, a member must report this to management so proper action can be taken to repair such problem and determinations made regarding the integrity of the wall in question. Routine wall inspections are not performed by the Association.

COMPLIANCE ENFORCEMENT

- If a wall concern (aesthetic or structural) is brought to the attention of The Prescott Lakes Management Team, the wall concern will be observed and the Board of Directors will be advised. If the concern is further development of wall cracking, the Board will utilize **18" in length AND 1/8" in width** as the measurement that determines if a crack is in need of repair. If there are no obvious cracks, but the wall is visibly leaning or showing other signs of a structural concern, it will also be expressed to the Board of Directors. The Board will then determine the cause of dis-repair and will follow the guidelines set below:
- If it is determined the structural or aesthetic concern is due to the act of the member, the Board will send a compliance notice to the member advising them of the wall concern and needed repair. The member will need to communicate with The Prescott Lakes Management Team and Architectural Review Committee regarding such repairs. If the owner does not respond to the compliance notice stating the need to make such repairs, the Board may exercise self-help by making the repairs and back charging the member.
- If the member agrees to complete the repairs, the member must work with the Prescott Lakes Community Association to ensure their selected vendor meets the requirements of vendors working within the Prescott Lakes Association owned property.
- If the structural or aesthetic concern is determined to be caused by an act of the Prescott Lakes Community Association, the repairs will be scheduled for completion and the member will be notified if any repairs will take place within their property lines.
- If the repairs brought to the Prescott Lakes Management Teams are routine repairs specified in the neighborhood supplementals, The Prescott Lakes Management Team will work with the member to complete such repairs and may involve the Board of Directors at any time.

Approved: 12.12.2019