

**THIS POLICY IS NOT IN EFFECT UNTIL ALL ASPHALT REPAIRS HAVE BEEN COMPLETED IN THE COMMUNITY. ALL FENCE REPAIRS ARE THE HOMEOWNERS FINANCIAL RESPONSIBILITY 3-23-16**

## Retreat at Rockrimmon Homeowners Association

### Fence Policy

March 23, 2016

Our HOA policy has been, and remains, as follows: The Retreat HOA will not assume responsibility for fence repairs or replacement of our neighbors' fencing. That responsibility remains an issue between you and your neighbor behind you. In the event of damage or the need to replace your shared fence, you have the following options.

- a. Go to your own homeowner's policy for replacement or repairs.
- b. You may contact that neighbor and inform him/her that, if requested and valid documentation is provided, the Retreat HOA would be willing to consider sharing a half portion of their insurance deductible amount not to exceed \$250 as long as any posts are replaced with approved metal poles.
- c. If either insurance is not being used, we would still be willing to consider paying a half portion of repair or replacement not to exceed \$250 if requested and with valid documentation provided.
- d. Should you decide to repair or replace an existing fence on your property line at your own expense, the HOA will consider assisting you with a half portion of the cost not to exceed \$250 if requested and if documented by you.
- e. Homeowners can only get reimbursed \$250.00 once every five years.

This policy applies only to existing fences shared with properties behind Retreat HOA properties; it does not apply to dog runs, privacy fences, or split rail fences. If you wish to request financial assistance from the HOA, please contact our Community Manager Kristie McKitterick at 719-593-9811 BEFORE ANY REPAIRS ARE UNDERTAKEN.

We consider this a fair and neighborly way to respond to fencing issues. We hope that you will take it upon yourself to be proactive with your neighbors to help maintain the integrity of your property and of our community. We might wish to do more but simply cannot afford to assume financial responsibility beyond the outlines of this policy.