



OBSERVATION POINTE HOMEOWNERS ASSOCIATION, INC.

Association Management Support & Services

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May 20, 2022

Dear Observation Pointe homeowners,

The first seven homes built in Observation Pointe were completed in 2007, then eight more in 2008. The final home was built in 2015. Our homeowners have kept our neighborhood beautiful and property values up!

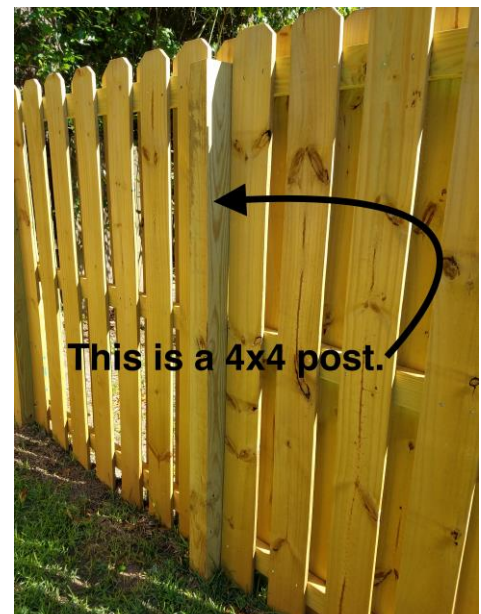
We have had more inquiries since our May 2020 letter about repair or replacement of fencing that have begun to sag or lean. The most often asked question is, "Who is responsible for a fence that I share with my neighbor?"

The answer: the homeowner who has the 4"x4" posts on their side of the fence is the owner of the fence, and responsible for its repair. That means a homeowner might be responsible for one, two, or three sides of fencing, depending on the location of the 4x4 posts.

The good news is that it is only the 4"x4" posts that have rotted below the ground need to be replaced – a job that can be done by the homeowner, a handyman, or a fencing company. 4"x4"x8' pressure treated posts can be purchased, for example, for \$7.50 each at stores like Home Depot.

Several of our neighbors have opted to replace the entire fence from a fencing company. G&S Fencing installed most of the fencing in our neighborhood and has the exact same style and height of fencing, which is required by our covenants. Keeping fencing (and other structures) "in a good state of repair" is also required by the covenants.

It's a good practice to discuss any fence replacement with your mutual neighbor before any work begins.



Please remember to submit an *Exterior Modification Application* to the Architectural Control Committee (ACC) if you wish to stain or paint your fence. ACC approval must be obtained before work begins.

You can download the Exterior Modification Application from our website, observationpointe.com, by going to “Documents” then “Exterior Modification Application.” Email or mail your application to the property manager, Lisa Smith, at the address above. Lisa will notify the chair of our ACC, Aaron Chern, who will contact you.

Thank you for keeping Observation Pointe beautiful and keeping home values high.

Respectfully,

Lisa Smith
Association Property Manager
and Realtor