

Fence Application

Request Date: _____

Owner's Name: _____

Owner's Address: _____

Home Phone Number: _____ Work Phone Number: _____

E-Mail: _____ Fax Number: _____

Address of Property, if different: _____

Please contact me via Email US Mail regarding the status of this request.: _____

Please select one: I am Replacing my current fence

I am Constructing a new fence

****Please make sure you know where your property lines are if you are changing a fence location****

Fence Material: _____

Fence Height: _____

Fence Style _____

ODHA Architectural Guidelines state the following for Fencing:
<http://www.orcharddown.org/misc/ODHA%20ARC%20FENCE%20form%20140623.pdf>

FENCE GUIDELINES

If the Architectural Committee reasonably determines that the proposed location for the fence may be in a common area, the Architectural Committee will hire a surveyor to determine the property boundaries for the fence. If the fence is found to be currently constructed in the common area, the owner will pay for the survey. If the fence is found to be currently on the property boundary or within the owner's lot, the ODHA will pay for the survey.

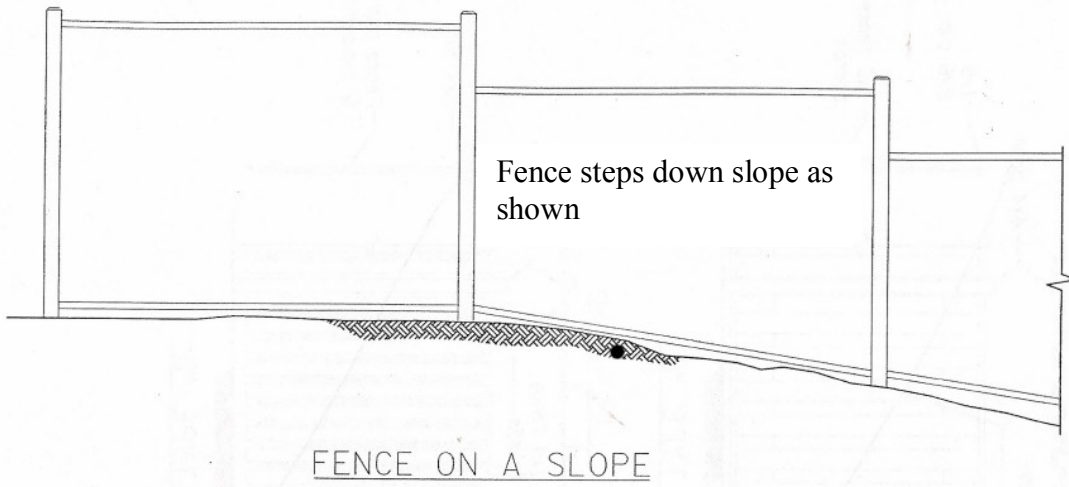
Fence Financial Responsibility Resolution: ODHA **WILL NOT** pay for any maintenance or replacement of a fence that borders a common area.

Fence construction and materials:

1. The finished side of a homeowner's fence must be directed to ODHA common areas or public streets.
2. Chain-link and wire fences are not permitted, however, wrought iron fences and gates are permitted.
3. Fences adjacent to a property boundary must meet the City of Corvallis requirements for height.
4. Fences on a hillside must be of a stepped design as noted on the attached example.

Fence location:

1. New or replacement fences must be constructed entirely within the homeowner's property boundary.
2. Fences must not extend into the common area in order to enclose a tree that is on the boundary between the common area and the homeowner's property.
3. A fence currently installed in a common area must be removed when it is replaced, when the home is sold or within 15 years of its original construction, or whichever comes first. If the date of construction is unknown, the current fence must be removed at a date determined by the Architectural Committee.



If you need any clarification or assistance with this application, please contact the community manager at (541) 602-1775 or wcm@willamettecm.com.

FILL OUT AND RETURN THIS COMPLETED APPLICATION TO ODHA PO BOX 10 CORVALLIS OR 97339 OR TO WCM@WILLAMETTECM.COM

Drawing must show the relationship of the proposed fence to the adjacent property lines and the good side of the fence facing ODHA common area or public street.

Use this area to draw your lot lines, home, fence (please label the length of the proposed fence(s) and any major structures

Architectural Review Committee Decision:	Approved <input type="checkbox"/> Disapproved <input type="checkbox"/>
This Project	DOES DOES NOT
	Require a project completion form
ARC requirements or comments:	
<hr/>	
<hr/>	
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<ul style="list-style-type: none"> • <i>Structure and site preparation shall not in any manner adversely affect or interfere with the established drainage patterns over any neighboring lot or adjacent common areas.</i> • <i>Homeowner shall comply with all federal, state, and local land use regulations.</i> • <i>It is the homeowner's responsibility to contact the City of Corvallis building department to determine if a building permit is required. ARC approval does not indicate City approval. ARC application approval is voided if an owner does not apply for a building permit and receive final approval from the building department when a permit is required for a project.</i> 	
ARC Representative's Signature: _____	Date: _____

All Architectural Review Control Request Applications will be reviewed within 10 days of receipt by the Committee. The Architectural Committee evaluates the proposal and approves or rejects the proposal as soon as possible, but in no event later than 30 days after its receipt. A copy of the completed request signed by the ARC Representative will be emailed to the Owner’s email address on this application unless other application of notification is requested by Owner.

In addition to all costs incurred by the Owner in completing this project, the Owner shall be responsible for any costs incurred by the Association as a result of the work performed on this project including, but not limited to, additional expense incurred to obtain and/or record legal documents, conduct required inspections, and to perform maintenance required by the rules of the Association or any governmental agency.

The Owner shall be responsible for all damage to property, injury to persons, loss, expense, or inconvenience that may be caused by, or result from, the work performed on this project, as well as from any act, omission or neglect of the Owner or the Owner’s contractors and agents.

The Owner shall indemnify, defend (with counsel approved by Association), and hold harmless the Association and its officers, directors, agents, and members from and against all liabilities, damages, losses, claims, expenses (including reasonable attorney fees), demands and actions of any nature whatsoever which arise out of, result from, or are related to (a) any damage, injury, loss, expense, or inconvenience resulting from work done on this project, (b) any accident or occurrence which happens or is alleged to have happened at the project

site, (c) any lien filed upon the project or bond claim in connection with the work (whether the lien is filed against the Owner or the Association).

Project Completion Form

send to:

Orchard Down Homeowners Association

PO Box 10

Corvallis OR 97339-0010

or wcm@willamettecm.com

Owner's Name _____

Date: _____

Street Address _____

ARC Request Application for this work was originally approved on

I state with my signature below that the work has been finished completely and according to the application submitted to and approved by the ODHA Architectural Committee.

Signature: _____