



June 10, 2011

RE: NEW VINYL FENCING RULES – EFFECTIVE 6/30/11

Dear Homeowner:

The Association's Board of Directors adopted the following rules concerning the new vinyl fences and installations of gates at the General Session Board Meeting held on May 26, 2011. Below, please find the new rules regarding the vinyl fencing, which will go into effect on 6/30/11. Please read these new rules carefully. It is recommended that this document be retained with your other property records for future reference.

1. No owner shall, under any circumstances, paint, puncture, pierce, alter or modify any part of the vinyl fence enclosing the owner's patio or yard area, including but not limited to lattice covering, decorative or other hanging items, ivy or other plant/landscaping. Owners are permitted to install gates on fences located at Greenridge B Units and Heatherview Units after receiving written architectural approval. The Architectural Committee may require a different location than the one proposed. Only Fenceworks gates will be approved and all gates must be installed by Fenceworks in order to retain the fence warranty. Owners will be required to enter into a recordable agreement concerning maintenance of the gate and must reimburse the Association \$100 for the cost to prepare and record the agreement.
2. Owners may install gates in rear yard patios of the Heatherview units and entry gates for the Greenridge B units after receiving written architectural approval. The only gate that will be approved is manufactured by Fenceworks, Inc., the contractor who installed the vinyl fences. The gate must open inward to the owner's restricted use area. At the time of submittal of the architectural application, owners must submit a check payable to the Association in the amount of \$100 for the preparation and recording of an Improvement Agreement which will set forth terms including, but not limited to, maintenance, insurance and indemnity. [Photographs of the gates are enclosed.]

The purpose of the first rule is to protect the warranty, structural integrity and aesthetics of the new vinyl fences and the intended effect is that the fences will have a longer useful life. The purpose of the second rule is to allow owners to install gates and the intended effect is that there will be a consistent look and material.

Should you have any questions, please contact the undersigned at (949) 838-3206 or by email at jstocks@keystonepacific.com.

Sincerely,

At the Direction of the Board of Directors,
Whispering Hills Community Association

Jennifer B Stocks

Jennifer B Stocks, CCAM
District Manager

Professionally Managed by:

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Whispering Hills Gate Information Sheet

Adopted May 26, 2011

The information contained on this summary is believed to be accurate but is not guaranteed and is subject to change. ***The pictures are for illustration only.***

The Whispering Hills Community has approved the installation of gates in rear yard patios (Heatherview) and entry gates for the Greenridge B Units. The rule governing the care of the vinyl fences and installation of gates is included with this letter.

Gates can only be installed with prior Architectural approval. There is only one type of gate which matches the look and material of the vinyl fences. Only Fenceworks Inc, the contractor that installed the vinyl fences, will be allowed to install gates to keep the consistency of look and material. The gates must have a recorded Improvement Agreement, which is a document with provisions covering maintenance, insurance and indemnity.

Figure 1 Entry Gate



The gates will be installed to open inward to the homeowners restricted use area. Fenceworks will offer volume discounts if 8 or more homeowners would like a gate installed. The volume discount would be **\$265.00** for installation of each gate. (If there are less than 8 homeowners wanting gate installation, the individual price will be \$345.00 per gate). The price includes hardware (hinges and latch). The price is the same for the 3 foot entry gate and the 6 foot fence gate. **In addition, there will be a \$100.00 charge for the Improvement Agreement document preparation and recording.**

Figure 2 latch and hinge

If you would like a gate the steps are as follows:

1. Apply for architectural approval. Architectural applications can be downloaded at our web site www.whisperinghillshoa.com under Association, then the architectural tab. Include with the architectural application a check for \$100 payable to Whispering Hills Community for the Improvement Agreement and recording costs. Fenceworks will **NOT** install gates without architectural approval.
2. Once you have architectural approval, Contact Wes Kay of Fenceworks for payment and to arrange for the installation of your gate.

GATE CONTACT INFORMATION:

FENCEWORKS

Wes Kay

wkay@fenceworks.us

(714) 238-0091

