

Birch Knoll Condominium Association

Fence Policy

Adopted by the Board of Directors of the Birch Knoll Condominium Association on November 18, 2002.

Unit owners may erect fences to be attached to their units at their own expense without prior approval of the Board of Directors, under the following conditions:

1. Fence must be six (6) feet in height.
2. Fence must conform to the Municipality of Anchorage (MOA) sight and distance standards for residential lots. If the fence will encroach into a minimum MOA zoning setback, a waiver from the MOA is required prior to installation. If the fence will encroach into a utility easement, letters of non-objection must be secured from the subject utility(s) and be presented to the association prior to installation. The utility Locate Call Center phone number is #278-3121. All of these items are the responsibility of the unit owner prior to installation of the fence.
3. Fence are only allowed in a unit's backyard and must begin at the back corner of the unit and run parallel with the side of the unit to the back. Fence must not exceed 20 feet in length from the unit's corner.
4. Fence must be made of cedar with a minimum of ¼-inch thick material; have the vertical boards touching each other side-by-side, be dog-eared (corners removed) on the tops and have the posts and stringers to the inside of the fence, so that the exterior view is aesthetically pleasing. All posts excavations must have concrete installed for stabilization.
5. Fences are to be stained natural without pigment or with an association approved stain.
6. One simple gate is allowed on the fence. The gate must be made of the same material as the fence; located on the side (not back) of the fence; and be self-closing, self-latching, and kept unlocked.
7. Unit owners are required to maintain the fence to keep it in a neat, attractive, sanitary, and orderly condition. The fence must be kept in good repair and stained every two years. Maintenance of the lawn within the fenced area is the responsibility of the unit owner and must be kept at the same standard as the lawn in the common areas. There can be no structure built within the fenced area that would exceed the height of the fence.
8. Fences are located on common areas owned by the association and the association, under the direction of the Board of Directors, has the right to remove any or all parts of the fence, or have the unit owner do so, if the fence does not comply with the provisions of this policy and if the association needs access obstructed by the fence to maintain or repair a unit, utility, or grounds. It is the responsibility of the unit owner either to repair the fence or remove it upon request of the Board of Directors.
9. Any exception to this policy requires a written request to be approved by the Board of Directors of the association prior to installation of the fence.