

An Installation/Alteration Permit must be submitted and approved prior to starting the project. "Miss Digg" must be contacted, and the ticket number must be on the permit when submitted.

Privacy fence plans must be submitted for review and approval prior to installation.

If the City of Lansing requires a building permit, it is the Member's responsibility to comply.

The wood must be treated wood or approved manufactured fencing material. If wood is used, it must be sealed with a clear sealant or approved colored stain must be applied the year following construction, by mid-June. A sample of the stain must be provided with the Alteration permit.

The following privacy fence plan must be used:

- A. Privacy fences can only be placed adjacent to a patio, deck or maintenance strip and extend no further than the length of said patio, deck or maintenance strip.
- B. Either vertical or horizontal board-to-board or vertical staggered board with height not to exceed the bottom of the soffit and to be within 12" from the building and not to extend more than 10' from the building.
- C. Bottom of the fence must be between 3 inches to 12 inches above the ground.
- D. Fence must not extend beyond the inside width dimensions of the townhouse.
- E. Finished (good) side must face the immediate neighbors.
- F. Broken or loose wood must be replaced, as needed.
- G. Area must be kept neat and orderly. The Member is responsible for removal of all weeds around the fence. The Cooperative will not be held responsible for any damage to the privacy fence where the Member has not maintained the weeds, and the Grounds staff is required to maintain.
- H. When treated wood is used, fence must be stained or sealed periodically (as needed).
- I. Fence material may not be attached to the building.

NOTE: Contact the City of Lansing for current building codes.

NOTE: “Miss Digg” must mark the area prior to any work on installing the fence. Contacting “Miss Digg” is the Member’s responsibility.

NOTE: The Member shall be required to carry liability insurance. Proof of such insurance must be provided with the Installation/Alteration Permit and updated by the Member each year thereafter, by providing proof of renewal to the Cooperative.

NOTE: The Board of Directors has the right to reject or grant a variance to this policy if they determine it is in the best interest of the Cooperative.

NOTE: The Cooperative reserves the right to require the privacy fence be removed or moved, and/or require the area be restored to its original condition, for any legitimate reason, including, but not limited to, non-compliance with the provisions of this policy, utility work required, building structure repairs. After reasonable notice, if the privacy fence is not removed or moved as required by the Cooperative, the Cooperative will remove the privacy fence, restore the area, and charge the Member for the cost.