



## Homeowner Fencing

Developer fencing has been constructed throughout the neighborhood of MountainView. Fencing becomes the responsibility of the homeowner as the fences are always built on private property. The homeowner must properly maintain, repair, rebuild and otherwise keep the fence in good condition and where rebuilding is required, the fence must be built exactly the same as the original fence.

Homeowners located on interior lots (i.e. **NOT** backing onto park, green space or environmental reserve) are allowed to use wood screen fence or chain link fence on their lots. Homeowners who choose to build chain link fencing are allowed to build a 1.2 or 1.8 black powder coated chain link fence on the rear and/or sideyards of their property. No chain link will be allowed on a sideyard where it abuts a street or where there is existing developer wood screen fence. If a homeowner chooses to build a wood screen fence on the sideyards of their property, the fence must be built with a minimum of 4 x 4 posts and be 1.8 meters in height, the stain color must be **Sikkens Cetol #077 Cedar stain**. Please see fence details below.

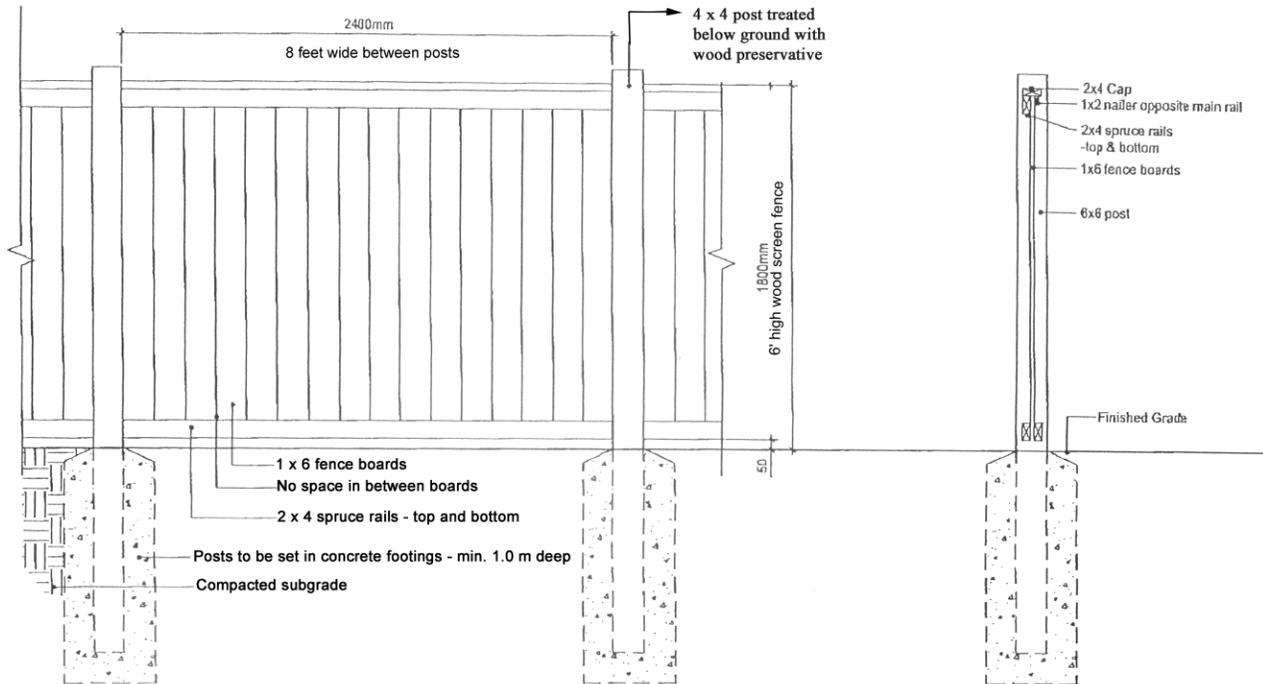
Homeowners that are considered high visibility (i.e. backing onto parks, stormponds, green spaces, and environmental reserves) are encouraged to erect a 1.2 black powder coated chain link fence on the sideyards of their property. If privacy is required on a high visibility lot, a 1.8 meter high wood screen fence can be constructed on a portion of the lot, a minimum of 5 meters (15 feet) of chain link must be constructed from the rear property line so as not to obstruct neighbor's views.

Fences cannot be located on City property or on any Utility Rights-of-Way. A Real Property Report prepared by an Alberta Land Surveyor that was given to you at time of possession, will show the location of the property lines and Utility Rights-of-Way.

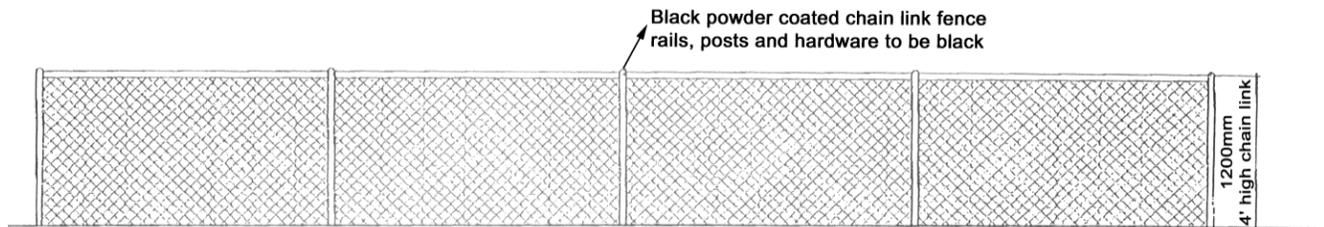
Fences on residential property are the responsibility of the homeowner. If the fence is located within your property boundaries, you are responsible. Any cost for construction and/or maintenance of the fence is a private issue between neighbors.

**Before you dig your fence posts!** Reduce the risk of personal injury and property damage by contacting Alberta One-Call at 1-800-242-3447 to request to have the location of your utilities marked.

## Wood Screen Fencing Details



## Chain Link Fencing Details



**Please Note:** All fencing in MountainView is to be coordinated in both design and color and must be constructed according to the details. All wood screen fencing is to be stained with 2 coats of **ICI Sikkens Cetol #077 Cedar stain**.