

Glastonbury Housing Authority

Fence Policy

1. **Introduction.** This Resident Fence Policy outlines procedure and policy for Welles Village residents to request, build and to maintain fence(s) on Glastonbury Housing Authority (GHA) property. The following policy incorporates local building code and the Uniform Physical Conditions Standards (UPCS) requirement.,
2. **Existing fences (as of September 2010).** Any and all fence(s) built prior to the establishment of this policy must be brought into conformity with paragraphs 3, 4 and 5 below, within ninety (90) days of the date of this policy. Failure to bring such fence(s) into conformity within the specified timeframe will result in the removal of the fence(s) by the GHA.
3. **Request to build fence.** All residents who desire to have a fence(s) built at their unit must complete the attached “Request to Build Fence(s) on GHA Property” form. In addition to this form a specification sheet identifying the type fence to be installed must be submitted with the request, as well as a diagram indicating where the resident wants to install the fence. The form should be submitted to the GHA at least thirty (30) calendar days in advance of the desired date to begin construction of the fence(s). This will allow GHA staff to review and approve the submission. Residents should not make any commitments to a company and/or individual contractor to begin constructing a fence(s) until (a) their request has been approved by the GHA,
4. **Fence construction requirements.** The following specifications are for fence(s) to be constructed on GHA property in Welles Village:
 1. Front yard fences shall be no more than four (4) feet tall (ie fences that are constructed to the street side of the front exterior wall of the house.). Back yard fences shall be no more than six (6) feet tall.
 2. No wall, fence, structure, planting or obstruction to vision shall be erected, maintained, placed or planted on any lot which unreasonably or dangerously obstructs or interferes with visibility of drivers of vehicles on a curve or at any street intersection. The minimum vision clearance shall require a height not exceeding two (2) feet above the street grade within the triangular area formed by the intersecting street lines and a straight line connecting points on said street lines, each of which points is twenty-five (25) feet distance from the point of intersection
 3. GHA will mark out the boundaries of the yard (the property plot plan) to allow the resident to identify the maximum boundaries for the fence.
 4. The fence must be installed a minimum of one (1) foot away from any sidewalk or driveway.
 5. The GHA must approve the material to be used for the construction of the fence.
 6. The resident is responsible for all costs of the construction of fence(s) in the front and/or back yards of the unit.
 7. All front yard fences must have a gate or opening that allows access from the driveway and/or sidewalk into the fenced area.
 8. All rear yard fences must have a gate or opening to allow access from the driveway.
 9. GHA does not allow gates to be locked. *If at any time a fence gate is found locked the GHA will remove (cut) the lock and it will be disposed of.* The tenant will not be reimbursed for the cost of the lock.

5. **Maintenance of fences.** It is the responsibility of the resident to maintain all fence(s) on his/her unit in accordance with HUD's Uniform Physical Conditions Standard (UPCS) requirements. Fence(s) and gate(s) will be kept free of rust, rot, and holes and will have no missing sections or slats and shall not be leaning in any direction. Additionally, all fence(s) must not be rusted, deteriorated, have chipping or peeling paint, or uprooted in such a way that threatens the security, health or safety of others or detracts from the property's aesthetics . Missing sections or holes larger than six (6) inches are in violation of UPCS requirements and must be immediately repaired. Failure to repair any deficiency or violation within ten (10) business days of written notification will result in the fence(s) being removed by the GHA and the tenant being invoiced for the labor and disposal costs, unless a written agreement authorizing more time has been entered into between the resident and the GHA. The GHA shall have discretion to consent to extend the timeframe for the resident to make necessary repairs. The GHA shall not unreasonably withhold such consent. The GHA Maintenance Department is not responsible for supplying labor and/or material for the construction, alteration, maintenance or repair of fence(s).

