

Whitemud Hills Homeowners Association Fence Policy

The WHHA has no legal obligation to repair or maintain any of the perimeter wood or common fencing in Whitemud Hills – Homeowners are solely responsible. The WHHA’s policy of providing financial assistance to interested Homeowners is entirely voluntary and not intended to create any legal obligations. The exception to this is the pre-cast concrete perimeter fence further described within the Articles of Association.

1. The WHHA will cost share for repairs to fences located within Whitemud Hills based on the following locations:

- a) Fences adjoining walkways, roadways, parks or greenspaces owned by the WHHA or the City of Edmonton
- b) Perimeter fences along Terwillegar Drive & those along the utility corridor.

Note: The WHHA will not reimburse repairs to fences between private properties. In general, those fences set back from the sidewalk/street more than 15ft are not eligible for cost sharing.

2. The WHHA Fence Program is subject to the following:

- a) Applications will be processed in the order they are received.
- b) There must be sufficient funds available in WHHA’s annual budget to fund the cost share, with the amount of funds determined annually at the sole discretion of the WHHA Board.
- c) Applications whose cost exceeds the available funds in a given year will be processed for approval in priority for the following year.

3. The WHHA cost sharing prerequisites for the approval process are as follows:

- a) The Homeowner shall apply to the WHHA for cost sharing approval prior to any repair work taking place
- b) The application shall provide details of where the fence is located, what the Homeowner proposes doing to repair it and the estimated cost for repair. Cost sharing will only be considered if the fence is repaired in accordance with the standard WHHA fence design as specified within the WHHA Architectural Guidelines.
- c) One or more WHHA Board members or the WHHA Fencing Subcommittee shall attend at the Homeowner’s residence to assess & document the state of the fence.
- d) The WHHA Board may refuse any cost share application in the event any otherwise eligible repair work has been completed prior to the Board

Whitemud Hills Homeowners Association Fence Policy

communicating its acceptance of the application, or in the event the WHHA Board determines, in its sole discretion, that any of the otherwise applicable deterioration in the fence is as a result of neglect by the Homeowner

- e) WHHA fees for the calendar year in which the cost share will be paid out must be paid in full with no arrears from previous years.
- f) The WHHA Fencing Subcommittee shall then assess the application as per the 'Fence Policy'. The WHHA shall only share costs associated with the repair as needed. This determination will be at the sole discretion of the WHHA Fence Subcommittee with approval from the WHHA Board.
- g) The WHHA Board shall communicate its decision to the Homeowner in writing or via email.

4. Once the application is approved, the WHHA Board will proceed in accordance with the following specifications:

- a) WHHA will cost share 25% of all material/contractor costs to a limit of \$1000 per homeowner property per approved request dependent on the scope of completed repairs.
- b) The WHHA shall only reimburse shared cost after the fence has been appropriately repaired and painted in the traditional Whitemud Hills colour (please view website for reference).
- c) The WHHA shall only reimburse shared cost only upon presentation of receipts showing the purchase of materials and payment for commercial repair services, and after inspection by one or more members of the WHHA Board of the finished repairs, and confirmation that said repairs have occurred in accordance with this policy. The fence design must be completed in accordance with the specifications listed within the WHHA Architectural Guidelines.

5. The WHHA Board may amend, postpone, cancel, or re-instate this policy at any time at its sole discretion.

Please contact admin@whitemudhills.ca with any questions.