

**The COPPERWOOD HOMEOWNERS ASSOCIATION (“CHOA”)  
POLICY regarding the Maintenance and Repair of Fences**

**PREAMBLE:**

CHOA believes its neighbourhood (“**Copperwood**”) is highly regarded and in a large part because of the visual aesthetics, ambiance, and features that are visible to its members and to the community at large;

CHOA further believes that a large part of the features that are visible to the community at large are certain developer fences (these fences are marked out on the map in Schedule A and are referred to in this Policy as the “**Copperwood Fences**”);

The Copperwood Fences sit entirely on privately held lands, owned by private individual homeowner(s) (in this policy are referred to as the “**Owner**” or “**Owners**”);

Each Owner who has Copperwood Fences, by virtue of Encumbrances and Restrictive Covenants registered to the title of their respective lot, is fully responsible for the costs of upkeep of the Copperwood Fences;

CHOA believes that the Copperwood Fences require periodic upkeep, maintenance, repair, and replacement;

CHOA believes that it is in its best interest, and the best interest of Copperwood, that the Copperwood Fences are well kept, maintained, repaired, safe, potentially periodically replaced, and aesthetically pleasing for all residents;

CHOA believes that, as any good neighbour, the costs, timing, and scope of Maintenance and Repair of the Copperwood Fences should be dealt with cooperatively between CHOA and the Owner(s);

**POLICY – Maintenance and Repair of Copperwood Fences**

**1. Purpose:**

This Policy aims to ensure that the Copperwood Fences are well kept, maintained, repaired, replaced, safe, and aesthetically pleasing for all residents and to establish certain guidelines for the sharing of costs, cooperating on timing and the scope of the Maintenance and Repair of the Copperwood Fences.

**2. Maintenance and Repair Objectives**

The primary objectives of this Policy are to:

- Enhance the overall appearance and functionality of Copperwood.
- Ensure safety and accessibility for all members of CHOA and the public at large.
- Promote community engagement and pride in Copperwood.
- Maintain reasonable yearly fees for CHOA members.

### 3. **Scope of Policy:**

This Policy applies to all Copperwood Fences, including stone, wrought iron, and wood fences, as well as any entry gates, including any signage, planter waterlines, and lighting thereon.

### 4. **Maintenance and Repair:**

Throughout this Policy the term, “**Maintenance and Repair**” includes, the extent, scope and timing of painting, repairs, maintenance, general upkeep, and replacement of the Copperwood Fences.

### 5. **Responsibilities:**

Nothing in this Policy changes the rights, responsibilities, and obligations of Owners, other members of CHOA, or CHOA. This Policy is an attempt to clarify the responsibilities as they relate specifically to the Copperwood Fences.

The Board of Directors of CHOA (referred to simply in this Policy as the “**Board**”) will oversee and have the ultimate decision on all of the Maintenance and Repairs, but will exercise that decision-making in a cooperative spirit with the Owners.

Owners, and all members of CHOA, are encouraged to report Maintenance and Repair concerns or suggestions to the Board for consideration.

### 6. **Decision-Making Process:**

Maintenance and Repair decisions may be done by the Board on its own accord or can be considered upon the written request of any Owner or any member of CHOA.

The Board will review Maintenance and Repair matters, or requests, during regular meetings and consider them based on the following guidelines:

- Community benefit and feedback;
- Available budget and resources;
- Urgency and necessity of the task;
- Safety matters;
- Past precedent; and
- On the concept of “What a good neighbour would be reasonably expected to do” with an expectation of a cost allocation of 50% on the Owner and 50% by CHOA. That expectation can be altered, and a non-exhaustive list of examples of where the 50-50 presumption may be altered, include:
  - Whether the Owner has insurance and their insurance pays: If an Owner has insurance and that insurance pays for the entire remedial costs, but now has to pay a deductible, then the Owner would pay 100%, but the Board may pay a portion of, or all of the deductible.

- Whether the insurer fails to pay as a result of the Owner's conduct, then the Board may pay the lesser of: the ½ costs of the expense; or the costs of the deductible.
- The timing and frequency of the matter or request. For example, if an Owner would like it done every year and the Board does not find that frequency appropriate, the Board may pay less than 50% of the costs, including paying nothing. Conversely, if the Board decided to spring on a massive, 1-in-20 year, remedial event on an Owner, the Board may recognize the financial impact on an individual Owner who planned on said remedial event to take place in the future, the Board may choose to pay more than the 50%, including up to 100% of the costs of said remedial event.

#### **7. Budget and Funding:**

Funds for Maintenance and Repairs will be derived from CHOA's general bank account to be accounted for in the Financial Statements.

Owners will be notified of their respective contribution, or of any special assessments that effect their respective lots.

#### **8. Communication:**

The Board will communicate Maintenance and Repair decisions and updates to members of CHOA through social media, CHOA website, and community meetings.

Owners and all members of CHOA are encouraged to participate in discussions regarding Maintenance and Repairs and share ideas for improvements.

#### **9. Review and Amendments:**

This Policy may be reviewed periodically by the Board and may be amended as necessary to reflect changing community needs and priorities.

#### **10. Adoption:**

This Policy is adopted by the Board of Directors of Copperwood Home-Owners Association on November 18, 2025.

SCHEDULE A – To The Copperwood Homeowners Association (“CHOA”) Policy regarding the Maintenance and Repair of Fences COPPERWOOD FENCES



Copperwood Fences as that term is defined in the Policy to which this schedule is attached are marked and highlighted in **red**.