



Sunrise Master Association - ARC Guidelines – Common Area Concrete Fences

The ARC reserves all rights to approve or allow exceptions to these Guidelines on a case-by-case basis, as it deems appropriate.

Common Area Fence Technical and Design Guidelines

Common Area Fences on Sunrise Boulevard and major streets in Sunrise as determined by the Board shall be built as follows:

- 6 foot high x 8 foot wide concrete “wood grained impression” panels stained & sealed both sides
- 8”x8” Concrete stained/sealed rail caps set with concrete block adhesive
- Concrete panels and posts are precast in a 8.5 sack, 6,000psi mix with structural fiber
- Post reinforcement must ½” by 8’ rebar
- No metal fasteners allowed
- Concrete posts to be set in 18inches by 3 feet deep minimum in concrete filled holes
- Cement must be above ground and mounded so that the rain can run away from the fence posts
- Stain/Steal on both sides of fence, color to be approved by ARC committee and will be consistent with community standards
- Fence panels must be approximately 1 to 4 inches from the ground, depending on the terrain
- Gates are not permitted to be built on common area fences
- Stepping and modifying fence panels due to terrain and site specific concerns must be pre approved by the ARC Committee
- An Engineered Structural Design is required and must be approved by Sunrise Board of Directors
- Sample Concrete Panel to be installed must be provided for approval by the ARC Committee prior to project commencement

Application Submittal Requirements

A completed ARC Application form must be submitted by the builder for pre-approval. Repairs or replacement of Common Area Fences submitted by contractors will be approved by the Board of Directors or ARC Committee as a designated.

Builders:

The following documents must be submitted to Sunrise Master Association prior to construction:

1. Site plan or plat map showing street views of where the proposed fence will be built.
2. A completed and approved ARC Application.

All work must be complete to the satisfaction of Sunrise Master Association and comply with the Common Area Acceptance Policy prior to conveyance.

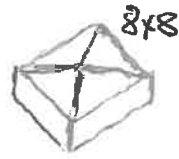
Contractors:

All work must be completed to the satisfaction of Sunrise Master Association prior to receiving payment. Partial payments can be approved via contract.

EXAMPLE OF CONCRETE FENCE



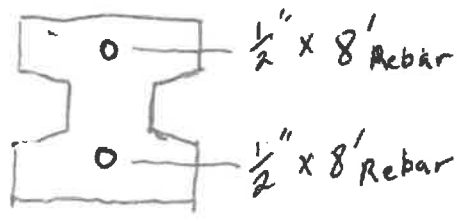
Dead Precast Caps are glued on with concrete block adhesive 6"



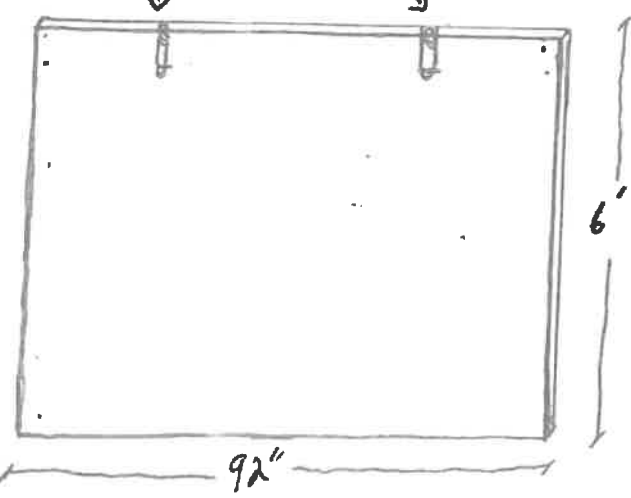
WOOD Grain impression on Both SIDES

PANELS + posts are precast with a 8.5 sack, 6000 PSI mix with structural FIBER

POST REINFORCEMENT



1/2" Threaded INSERTS (Female)



Sunrise Common Area
Concrete Fencing
12.14.16

6"
6"
6'

8'

3' min

18"

92"

6'

Slope

Slope