

CONSERVATORY METROPOLITAN DISTRICT

January 26, 2015

Common Metal Fencing Replacement Notice and Project Information

The Conservatory Metropolitan District is in the process of replacing common metal fencing throughout the Conservatory at the Plains. The second phase of the project is about to begin. This phase includes approximately 3,650 linear feet of fencing running along Conservatory Parkway and Jericho Way in tracts II, KK, OO, AAA, XX, PP and LL. The map showing the District's Tracts can be viewed on the District's website at: www.yourcmd.org by clicking the link: "District Maintenance Responsibility Map". Standard Fence Company is performing the work. Important details are as follows:

Schedule: The project is expected to begin between February 16, 2015 and March 16, 2015 and is expected to continue through the end of April. At this time, the specific dates for the work commencing at specific addresses is not known; however, you will receive a notice by regular mail approximately two weeks prior to the date the work will begin on your property and a second notice, delivered by hand approximately 72 hours prior to the commencement of the work. Given the location of plant material, and the nature of the work, the contractor may be required to be in your yard at times to perform the work. Weekend work is not anticipated and will not occur unless prior notice is provided to affected homeowners. Normal work hours for the contractor will be Monday through Friday, 8:00 a.m. to 5:00 p.m.

Period of Disruption: The contractor will be removing the existing fencing, installing new posts, which will be set in concrete, and will attach the new sections of fencing to the posts. The entire process is expected to require three to five days for each affected homeowner. The contractor will install temporary fencing to close affected yards at the end of each work day. Please keep your pets indoors while the work is in progress.

Items Attached to Fence: You must remove anything attached to your fence prior to the removal and installation work. This includes rabbit barriers, landscaping items, lighting, etc. **Anything attached to your fence on the date of the scheduled work will be removed by the contractor at your expense.** The charge will include the removal of such items, plus all costs associated with billing and collection. Fees and penalties will be added to accounts not paid in a timely manner and will constitute a lien on your property until paid in full. Neither the contractor nor the District will be responsible for items damaged in the removal process. If you plan to attach items to the new fencing, non-metallic fasteners such as plastic wire ties must be used. Wire, screws or other metallic fasteners will damage the finish and lead to rust and accelerated deterioration. Rabbit barrier (wire mesh) is permitted and may be attached to the new fencing; however, the new fence is not designed to provide structural support for landscaping barriers, edging or any other structures or features. Landscaping barriers such as metal edging installed adjacent to the fencing must not exert lateral force on the fencing or rely on the fencing as a means of support. Failure to comply may result in the imposition of damage and repair costs by the District.

Impact to Your Landscaping: Please take care to remove anything that could be damaged during construction from the immediate work area. Some minor damage to your landscaping may be unavoidable and will be your responsibility to repair. Please notify the District Manager if you have any specific concerns prior to the commencement of work so that reasonable precautions may be taken.

Contact Information:

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