



## GOOD FENCES MAKE GOOD NEIGHBORS

Constructing, maintaining or replacing boundary fences can be an expensive and work-intensive task. You and your neighbors are equally responsible for work on boundary fences, but divvying up costs and labor fairly can be a challenge.

Before constructing, replacing or doing maintenance on a boundary fence, you're required to give a 30-day written notice to each neighbor who shares responsibility for the fence. Your city has fence ordinances, so check in with them.

Your notice must include:

- a notification of the presumption of equal responsibility for the boundary fence;
- the problem to be addressed;
- the proposed solution;
- estimated costs;
- the proposed division of costs; and
- the proposed timeline to address the problem.

Of course, when you have an alternative arrangement for boundary fence responsibility, that arrangement controls. The responsibility for constructing, maintaining or replacing boundary fences can only be altered or removed by:

- a written agreement between all affected owners; or
- an owner's court petition to remove or alter their responsibility.

Keep peace with your neighbors and make sure everyone is properly notified when you make changes to a fence.

To learn more real estate know-how, **call and set up an appointment with me today!**