

Owners Association of Murphy Farms, Inc.

Fence Repair/Replacement Q & A

As the neighborhood ages (the first homes were built and occupied as of 2000-2001), the builder installed privacy fences are approaching their maximum life cycle. According to the fence industry this life cycle is about 5 years. The original fences are 6' tall, made of pine, support posts are treated wood and are set 8'.

The fence I share with my neighbor is in disrepair, how do I know if I own the portion of the fence that needs repair?

In order to determine if you are the owner of the fence, please refer to the survey of your property. The survey will be marked with your fence indicating which sides are considered your property - the survey can show one, two or three sides depending on when your home was built. You might also want to check with your neighbors to be sure that your part of the fence is your fence.

I want to upgrade/replace the portion of the fence I own (height, wood type, style, etc.) which might not match the rest of the fence? What are the policies?

Any change or modification to your fence must be approved by the ACC. Fences must be made out of masonry, wood or other ACC approved materials. Fences are limited to 8' high. Chain link fencing is not permitted. Contact the City of Murphy at www.murphytx.org at 972 468-4000 for their rules, regulations and to obtain a permit.

Do I need to file an ACC request to stain my fence? Can I paint my fence?

Staining your fence does not require ACC approval, but you might want to notify your neighbors or get their approval if you are going to stain both sides of your fence. Fences can not be painted.

I'd like to stain the backside of my fence that faces into my neighbor's yard in an effort to preserve my investment. How do I and/or my stain contractor, gain access to my neighbor's yard?

Any access needed onto another homeowner's property must be worked out between homeowners.

The portion of the fence I own is being damaged by activities occurring on my neighbor's side of the fence. What should I do?

This must be worked out neighbor to neighbor, not through the HOA.

Are there any strategies to reduce the cost of replacing longer sections of fences (i.e. could we get a subcontractor to bid lower if two homeowners work together?)

Homeowners can make arrangements among themselves. The HOA is not involved.

Where can I find contact information for a reliable contractor?

Check with friends, neighbors, Better Business Bureau and the Murphy Farms web site for recommendations on contractors by homeowners.

Exterior House Painting/ Q & A

What do I need to do if I am going to have the exterior wood siding and/or trim and/or exterior front and rear doors repainted?

For any exterior painting, submit an ACC Change Request form to the ACC and attach a paint chip of the color(s) that you are going to use.

To view the ACC Policy Statement Rules and Standards and forms
visit: www.murphyfarms.org and click on ACC