

# Woodhill Homeowners Association

## Architectural Committee Standards For Fences

Article 9.2 of the CC&R's gives the Architectural Committee exclusive jurisdiction over all fences and fence walls. Any owner seeking to construct or install a fence or fence wall shall first submit detailed plans in writing to the Architectural Committee and obtain written approval before any work is done. The Architectural Committee shall have forty-five days after receipt of the fence submittal to approve or disapprove the proposed construction.

All fences shall be of cement, wood, vinyl or vinyl clad chain link as described below. Fences constructed to conceal vehicles, RV's, trailers, and yards, etc. must be of wood or concrete block, and must be 6' in height. Block walls must only be painted the body color of the house. Wood fences may be painted the body color of the house or stained one of the approved stain colors. The fence owner is responsible for painting/staining both sides of the fence. (Note that this means that you will need to discuss with the neighbor the color to be used on their side of the fence.) The good side of the fence must face the street and neighboring properties.

Vinyl solid panel fences are approved for back and side yards only. Approved colors are tan, brown, and the body color of the house. White fences of any type are not approved. If, under certain circumstances such as cost or other considerations, white vinyl fencing is installed, the fence must be painted the body color of the house with a quality vinyl primer and paint. Brown vinyl clad chain link fencing may be only used in back yards. No perimeter fences or fences on a corner lot facing the street may be of vinyl clad chain link construction. Privacy inserts are not allowed in any vinyl clad chain link fences.

With the exception of paint/stain requirements, fences installed with Architectural Committee approval prior to January 11, 2008 are grandfathered in and are not subject to the new Architectural Standards. However, if the fence needs major repairs or replacement, the new standards apply. Fences installed without Architectural Committee approval are not grandfathered in and are subject to the new Architectural Standards.

Refer to Article 10.13 Fences, Interferences, and Obstructions of the CC&R's for other requirements needed to meet Architectural Standards.