



Policy ARB-02 FENCES

POLICY

1.0 REFERENCE(S)

Article IV, Section 4.04, 4.08, 4.09 4.15.

2.0 PURPOSE

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting. These considerations also apply to fences..

Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors, and construction detail. Proposed alterations should match or co-ordinate to the landscape, existing structure, and the neighborhood. The structure shall match in color and material.

Fences are defined as a structure that encloses a homeowners back and/or side yard.

3.0 POLICY

- 31 All fences shall be approved by the ARB prior to any installation activity.
- 32 In order to maintain the Community-Wide standard of openness, fences shall be black metal with a maximum height of six feet and a minimum of three feet. Styles should be square in shape, similar to wrought iron look. Fence posts must be anchored in concrete.
 - 3.2.1 Black galvanized mesh may be added to the bottom of fencing to accommodate the protection of small pets.
 - 3.2.2 Mesh size height limited to 3 feet, and no mesh smaller in size than 2x3 inches.
 - 3.2.3 Extruded mesh and chicken wire are not allowed on fences.
 - 3.2.4 Fences shall be maintained in good condition.
- 33 No fence may block views of the golf course or create safety hazards for vehicles.
- 34 Fences must comply with Thurston County and ISHOA setback requirements.

4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

03/16/2017, Original Fences Policy, Board Motion 2017-25, effective July 1, 2017.

08/19/19, Amended Policy by Board Motion 2019-039, Revised wrought iron to black metal, Added privacy as

allowable fence type, Effective September 16, 2019.

09/20/21, Amended Policy by Board Motion 2021-52, Revised privacy screen definition and description,

Effective 9/20/21.

03/20/2023, Amended Policy by Board Motion 2023-22, Revised to clarify and define privacy screen language ,

Effective April 20, 2023.

03/18/2024 Amended Policy by Board Motion 2024-?? Revised to delete Privacy Screen Information..Add information on mesh