

Woodhill Homeowners Association

ARCHITECTURAL STANDARDS FOR FENCES AND FENCE WALLS

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 (45) days after the receipt of the fence plans to approve or disapprove the proposed construction.

All fences shall be of cement block, wood, composite material , vinyl or brown 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 ft. 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 one of the four approved stain colors. The fence owner is responsible for painting/staining both sides of the fence. (Note 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 the neighbor's properties.

Vinyl solid panel fences are approved for back and side yards only. The connecting vinyl fence cannot extend past the dwelling. Wood or solid panel vinyl can be installed to the property line as a perimeter fence. Approved colors are tan and brown. White fences of any type are not allowed. No perimeter fences or fences on a corner lot facing the street may be of solid vinyl panels or vinyl clad chain link construction. Privacy insets are not allowed in any vinyl clad chain link fences.

Composite Material Fencing that looks like natural wood is approved. The color of the composite fencing must match the body color of the house or one of the four (4) approved fence stains. All fence color is subject to Architectural Committee approval.

With the exception of paint/stain requirements, fences installed with Architectural Committee Approval prior to January 11, 2008 are grandfathered in and not subject to the new Architectural Standards. However, if the Woodhill Homeowners Association instructs the owner to conduct substantial repair or replacement to an existing fence, the new standards apply. Fences installed without Architectural Committee Approval are not grandfathered in and subject to the foregoing Architectural Standards.

The Architectural Committee Adopted the following Standards for front yard fences and fence walls. The maximum height of said fences and fence walls is Three (3) feet. Only Cedar Wood Split Rail Fences are allowed in the front yard and must be stained one of the four (4) approved colors. The one exception is for Fence Walls for the front porch and patio area of the structure. The wall must be faced with stone that is similar to the decorative stone on the front of the structure. The Fence Wall must be installed behind the point of the dwelling unit closest to the front property line and its maximum length is not to exceed the width of the dwelling unit. Existing front yard fences and fence walls installed with Architectural Committee Approval are grandfathered in and are not subject to these new standards.

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

Adopted by the Architectural Committee
Approved by the Board of Directors 02-08-08
Amended by the Board of Directors 01-09-09
Amended by the Board of Directors 04-08-11
Amended by the Board of Directors 02-10-12