

# BECKWITH MOUNTAIN RANCH

## Fencing Guidelines Filings #1, 2, 3, & 4

January 10, 2022

*The Board of Directors of the Beckwith Mountain Ranch Property Owners' Association, Inc. (BMR), a Colorado non-profit corporation, hereby amends the Fencing Guidelines for Filings #1, 2, 3, & 4 as follows:*

1. All fencing is subject to approval of the Beckwith Mountain Ranch Property Owners' Association Board of Directors. Wooden fences are permitted provided they are cedar, redwood, or pressure-treated material to promote durability and withstand discoloration. They must also be reinforced with steel or wood posts and rails if the soil conditions dictate. Most ornamental metal fences are permitted, but **no chain link fences can be installed**. If next to a BMR road, perimeter fencing should be outside the 60 ft easement (30 ft from the center of the road). This is meant to ensure that it does not interfere with the maintenance of the road and its associated drainage ditches. A fencing application is at Attachment 1 below.
  - 1.1. Fences for BMR owners' livestock must meet established criteria. Either wooden rail fences, wire fences with metal posts, or electric fences with round metal or fiberglass posts are allowed. Any fence enclosing ten acres or more of any parcel must be an electric fence. Electric fences can be 7/8 or 1-inch fiberglass "sucker rods" type consistent with similar fences in the Beckwith development. Those electric fences utilize a 7/8 or 1-inch minimum round fiberglass fence posts with 1 or 2 of the top strands being electric wire. Corners, intermediate inflection stretching points, and gate openings can be of treated wooden posts. Two sources of supply for the fiberglass "sucker" rods are Wylaco (800.441.1785) or Hutchinson-Western (303.287.2826). Other sources are also available on the internet, such as [www.kencove.com](http://www.kencove.com).
  - 1.2. For **all** livestock fencing, the following criteria apply:
    - 1.2.1. Corner posts can be pressure treated wood posts that are designed by use of classic Western Rail or Post and Dowell corners or the more typical two-post with a single rail post between them or the newer type steel L-angle corners. These will also be diagonally bound by fencing material so that the corners resist pulling and collapsing through applied pressure to keep the fence tight. Line posts can be green T Posts with white tops or pressure treated wood posts.
    - 1.2.2. Perimeter fencing wire shall be single strand, high tensile wire or triple smooth strand. A minimum of three strands shall be required and they shall conform to typical CPW (Colorado Parks & Wildlife) suggestions to allow movement of wildlife. This typically calls for the lower strand to be no lower than 18" from the ground so antelope can crawl under, and the upper strand shall be no more than 40" tall so elk and deer can jump over. **THERE WILL BE NO BARBED WIRE FENCES APPROVED.**

- 1.3. For dog yard and runs, the following criteria apply:
  - 1.3.1. Corner posts can be pressure treated wood posts, pressure treated 4x4's, or steel L-angles. The fence line posts can be pressure treated wooden posts or "T" posts. The fabric shall be steel sheep/goat, steel "V" fence, 2" x 4" no climb or fencing that is loosely woven, narrow-gauge wire with larger rectangles at the top and smaller ones at the bottom.
    - 1.3.1.1. The fabric must be stretched for strength as it is installed. If the owner desires, the fabric may be vinyl coated in a green, brown or black color. The fence must be regularly maintained and the dog droppings must be periodically removed to prevent offensive odors. The area to be fenced will not exceed one acre.
2. When fencing materials begin to deteriorate, the Association may require the Owner to replace all or a portion of the fence. A reasonable period of time will be given to complete the improvement.

### FENCING APPLICATION

DATE:	
MEMO TO:	Beckwith Mountain Ranch President & BOD
FROM: (please print)	
PARCEL #:	
SUBJECT:	Request Approval of Fencing for Above Parcel #

Number of acres enclosed:	Fence type:
Fence post type:	Fence post spacing:
Fence post color:	Height of fence strands:
Wire gauge/color:	Fabric dimensions/color:

Please be sure your application includes the following:

1. A description of the purpose, design, and colors of the posts and fence fabric to be used. This should include, but not necessarily be limited to, the wire fabric dimensions, gauge, and color.
2. A sketch of all proposed fence locations attached.
3. This application is consistent with the Fencing Guidelines.

---

Property Owners' s signature

Mail completed application to:

Beckwith Mountain Ranch POA  
Attn: Board of Directors  
PO Box 1618  
Westcliffe, CO 81252

or

Email to:

beckwithmtnranchpresident@gmail.com