

Boulder Ridge Homeowners Association  
Policy Resolution #6 – Fencing

WHEREAS Article VI, Section 10 of the Bylaws grants the Board of Directors with the power to set reasonable rules and regulations concerning Association business, to protect community harmony by providing guidelines and a procedure for addressing conditions that disrupt that harmony,

LET IT BE RESOLVED THAT the following applies to the size, color and content for fencing installed on any Site or the common areas of the development:

1. **Authorization.** Article VI Section 9 of the Bylaws for Boulder Ridge requires that the Board of Directors must provide written approval for any fencing erected or maintained on any Site. Article VI Section 9 also allows the Board to restrict size, color and type fencing. Exceptions are made for fencing required by legal proceedings.
2. **Fencing on Sites.** Fencing shall be located within the legal boundaries of the Site, not on the property line unless agreed to in writing by all affected homeowners, nor extend past  $\frac{1}{2}$  the overall depth of the house beginning on each side and continuing to the rear of the property. Fencing shall not be located in the area between the sidewalk and the street (commonly referred to as the extension). All vertical members shall be plumb.
3. **Tie-In.** Neighbors shall be allowed to “tie-in” with existing fencing. Any future fence installation shall include a note in the property deed that states how much property is included in the title transfer upon sale of the home that is on the far side of the fence. Doubled fencing is not allowed.
4. **Size, type, material and coatings.** Fencing shall be no more than four feet tall inside the boundaries of Boulder Ridge. The only exception is that of outside perimeter fencing on the exterior properties of the subdivision, which may be six feet tall. All fencing will be wood or wood-like. Chain link is not allowed. Stains and paints shall be considered on a case-by-case basis, natural weathering or clear sealant will be the norm.
5. **Hardware.** All fencing hardware shall be un-obtrusive and rust resistant. Gates shall be compatible with fencing in all aspects. Single gates, or double if space permits, are allowed.
6. **Vision and natural objects.** Clear vision areas shall be maintained for drivers. No fence, hedge, wall, sign or other planting that impedes driven visibility between 2 and 8 feet in height shall be established in clear vision areas on corners. Decorative split rail shall be allowed on the front corners of any corner lot as long as the clear vision area is maintained. Fencing shall not be fastened to natural objects such as trees, boulders or bushes. Fences shall box the natural object with the box portion on the owner’s property.
7. **Subordinate to Condominium Documents.** This resolution is subordinate to the Condominium Documents. If any part of this resolution is found to conflict with the Documents, the Condominium Documents will govern.
8. **Each Provision Separate.** If any part of this resolution is deemed to be invalid, the remainder of the resolution shall remain valid and enforceable.