



Homeowner's Association  
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Dear Homeowner,

We are writing to make you aware of our intentions with regards to fences that face 12<sup>th</sup> Ave Sw, the BPA trail, or sections that are mostly visible from a street.

We reviewed the fence option we have had in place for several years. As you are aware, we are for given the owner as much say in your property as we can. I.e.: roofs, paint, landscaping, etc. We talked at length and decided that it is best to continue to have one choice of fence since it is an attractive fence that looks uniform, has clean lines, and is considered a "good neighbor fence". It is called that because it looks almost identical from either side and removes the good side or mixed style issues that come from other styles of fence. We also had mixed feelings about replacing one or two panels of fence as they become broken or fall down. We understand that replacing a whole fence or whole sections, is expensive and not a particularly fun way to spend your money. Again, these are hard choices as board members. Here is what we think is fair:

Fences in areas described above, that need to be repaired, **will be required to have all of the fence replaced at one time.** In most cases, when the fence is in a state of falling over, the rest is in the same shape, and soon to follow. Replacing only one or two panels in these highly visible areas of our neighborhood has proven to not be appealing. Many fences need to be updated to the approved style and having panels of old and new, as well as two fence styles, side by side, does not look attractive. We feel that sections not visible between homes are your call as to how much you replace at a time.

Thank you for your help and understanding,

Mp Board of Directors