

# Oakridge Village 2 HOA Fence Policy

## Background

There are 94 private detached homes in the Oakridge Village 2 HOA. Although property lots vary somewhat in size, all have private front, back, and side yards.

Lots that border Oakridge Village 2 HOA common area greenbelts: 43

Lots that border Southridge Golf Course or other open areas: 18

Lots that have back yards that border municipal streets within our HOA: 11

Lots that only border another private lot: 22

*No lot front yards have been fenced, and although not specifically banned in our Covenants, the precedent has been set and will be maintained that no fencing around a front yard will be allowed.*

Each individual homeowner is responsible for maintaining the exterior of their home, which includes their property lot and any perimeter fencing. *Repairing or restaining/repainting an existing fence in the exact same color is straightforward and needs no HOA review or approval.* However, **since constructing or replacing a fence is an exterior alteration, the homeowner must obtain written approval prior to commencing such alteration.**

The following sections from the Oakridge Village II Declaration of Covenants, Conditions, and Restrictions are especially relevant:

“No building, fence, wall or other structure or other improvements shall be commenced, erected or maintained upon the properties, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing (as to the harmony of exterior design and location in relation to surrounding structures, landscaping and topography) by the Architectural Control Committee.” – Article VII, Architectural Control, Section 1 (Review)

“All improvements constructed on a lot shall be of first class or superior materials and shall be constructed in a first class workmanship manner.” – Article VII, Architectural Control, Section 2 (Minimum Standards)

“No fences shall be permitted along any lot lines or any line between lots and the Common Areas, without the prior written consent of the Architectural Control Committee. Unless such approval has been authorized in writing, the Board shall be empowered to remove or have removed by condemnation proceedings any fencing erected on any lot or the Common Areas.” – Article VIII, Use Restriction, Section 10 (Fences)

## Purpose

The HOA board of directors has provided this policy for the following reasons:

- To document the approval requirements for fence construction so that they are consistently applied for all homeowners.
- To ensure that the fence construction quality of the neighborhood is maintained to a standard equivalent to or exceeding the original design (we only want fences that we all agree look nice).
- To ensure that the fence construction in the neighborhood remains harmonious with the original design scheme and from unit-to-unit (we only want fences that look like they belong).
- To ensure that fence construction in the neighborhood does not impede with line-of-sight views of the common areas for all property owners

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## Scope

This policy covers all fence construction within or along lot lines of Oakridge Village 2 HOA homes, both the front, back, and side yards of the homes.

## Specifications

### **No Front Yard Fences**

*No front yard fencing is allowed in Oakridge Village 2 HOA.* The Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether a fence proposal includes any of the front yard. The front yard will include any portion of the property lot extending in front of either corner or the side of the home that includes either the main entrance doorway or garage overhead doors. Preferably, fencing shall be set back at least 8 feet from the front yard corners of the home.

### **Fence Materials and Design**

The fence must be constructed using appropriate natural wood material: cedar, pine, redwood, or the like. An equivalent wood-looking composite material may also be considered. Use 1x4 or 1x6 inch battens attached in either solid or shadow-box style between 4x4 inch posts. A 2x4 inch top rail is also recommended, but not required. Use appropriate outdoor-quality nails or screws. Preferably set posts in concrete 6 to 8 feet apart. No metal, vinyl, wire, brick, or other such fence material types are allowed. The fence design needs to be harmonious with other fences in the Oakridge Village 2 neighborhood. The Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether the proposed design is harmonious.

### **Fence Height**

Fences constructed along property lot lines adjacent to Oakridge Village 2 HOA common area greenbelts, the Southridge Golf Course, or other open areas without adjacent homes must keep fencing to a maximum of 4 feet in height. This 4 foot height shall be maintained a minimum of 10 feet from the corner of any such common area lot line along other property lines where the maximum height shall be 6 feet. The Architectural Control Committee as appointed by the elected HOA board of directors will consider proposed exceptions to the fence height limits, but only when prior approval of all homeowners with line-of-sight views from their lots to the proposed fence and/or adjacent common areas have been obtained.

### **Fence Adjacent to Street**

Fences constructed along property lot lines adjacent to municipal streets within Oakridge Village 2 HOA boundaries must be offset a minimum of 3 feet from the closest edge of the public sidewalks and fully contained within the subject lot. Fences constructed along streets shall also comply with the City of Fort Collins' vehicle line-of-sight distance safety requirements. The homeowner is responsible for maintaining the property lot area between the fence and the adjacent public sidewalks.

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## **Gates**

Any gates must be constructed to match the adjacent fencing. Gates providing access from the property lot to common area greenbelts, the Southridge Golf Course, or other open areas are permitted.

## **Fence Color**

Although not required, fences may be stained or painted if desired. Choose from a color scheme palette described as “neutral”, “natural”, “cedar”, “redwood” or the like. The color needs to be harmonious with other approved fences in the Oakridge Village 2 neighborhood. The Architectural Control Committee as appointed by the elected HOA board of directors will decide by consensus or majority vote whether the proposed color is harmonious.

## **Approval Procedure**

1. Obtain an Architectural Review Request Form.
2. Plan your fence design. Be sure to follow this policy.
3. Talk to your adjacent neighbors and ensure they are not opposed to your new fence.
4. Submit your completed Architectural Review Request Form to the HOA Architectural Control VP and get their written approval before proceeding with the new fence construction. Include a sketch of the fence plans, and the name of the intended fence installer.
5. If the fence line is shared with a neighbor, they must also sign and date the Architectural Review Request Form.
6. Once written approval is received using the Architectural Review Request Form, then proceed with fence construction.

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## Fence Design Diagram

