

BOARD POLICIESWest Meadows Estates
Homeowners Association Inc.


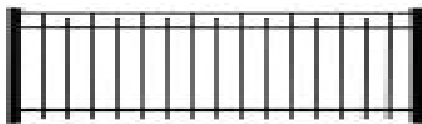


Architectural Committee

Effective: 9-30-2024

By: 
Mike Eastlund, Board President**Policy 401****Appendix 8.3: FENCES AND HEDGES****CCR: No. 8, Landscape, Hedges and Fences:**

NO fences or hedges shall be erected, placed, or permitted to remain on any lot unless approved by the Architectural Control Committee (ACC). Fences and hedges in front yards shall not exceed three feet (3) in height or six (6) feet on side or back yards. Fences shall be constructed of suitable materials and shall not detract from the appearance of the adjacent property.

Generally, the ACC will approve most fences if they are considered neighbor-friendly. A fence is neighbor-friendly if the side facing out is the same or better than the side facing the property where the fence is constructed. The ACC shall determine which side of a fence is the best side. Any fence installed before the restated declaration (July 2, 2008) shall be grandfathered and permitted but must be made compliant when the fence is repaired or replaced.

<p>Acceptable Fence Structure</p>  <p>This example illustrates an acceptable fence if both sides are the same.</p>	<p>Acceptable Fence Structure</p>  <p>This example illustrates an acceptable metal fence since both sides are equal. If used in the front yard facing the street, it should be an approved fence not more than three feet tall.</p>
<p>Unacceptable Fence</p>  <p>It is not considered neighbor-friendly because the less attractive side faces the street or neighbor's property.</p>	<p>Acceptable Fence Structure</p>  <p>This example illustrates an acceptable fence if both sides are the same.</p>

Acceptable Fence Structure



This example illustrates an acceptable fence since both sides are the same.

Acceptable Hedge



Any hedge less than six feet high is acceptable if the owner provides access to maintain both sides for maintenance.

Unacceptable Fence



Commercial metal fence would not be an acceptable material for a fence.

Unacceptable Fence



Plywood or T-1-11 wood panels are not considered acceptable fence materials.

Acceptable Fence Structure



Masonry is considered an approved material for a fence.

Acceptable Fence Structure



Chain-link fences can be acceptable in limited applications that are not visible from the street, such as the power line right-of-way or creek area. However, security materials such as barbed or razor wire are not allowed.