

General Information- Read this first

ALL fencing replacements require an Architectural Control Committee (ACC) Improvement Request, regardless of whether there is a change of fencing material or not.

Repair of twenty-four (24) contiguous linear feet or more of fencing requires ACC approval.

Replacing pickets only does not require ACC approval.

All perimeter and lot line fencing constructed in Woodbourne shall be of the approved fencing types only. Approved fence types are those consisting of six (6) foot stake type construction similar to that placed by the builder. Only upon approval by the ACC, shall split rail fencing be installed.

All other fences such as interior fencing to enclose patios, screen trash, support arbors, etc. shall be of a type, finish, color, etc. compatible with the approved perimeter fencing type and the building architecture. ACC approval is required.

No fencing shall be installed in such a way that it blocks established drainage ways. Dog runs and fenced enclosures for animals require ACC approval.

IMPORTANT information regarding West Meadows Drive fence specifications is below as an APPENDIX. Maintenance of the street facing side of the Simms Street frontage fence is the responsibility of the HOA.

NOTE: Homeowner must contact the ACC for the painting color formula to paint the street facing side of the West Meadows Drive fence.

Owners are responsible to ensure that use of property and improvements to property comply with applicable building codes and zoning requirements. Approval by the Architectural Control Committee will not constitute assurance that the improvement will comply with the applicable city or county code or regulation, or that permits will be given.

Failure to adhere to these guidelines is a covenant violation, and will be subject to the current covenant fine schedule.

APPENDIX: Woodbourne – West Meadows Drive Fence Specifications

Materials

Posts	4" x 6" x 8"
Rails	2" x 4" x 8"
Pickets	1" x 4" x 6"
Fascia	1" x 6" x 8" Galvanized nails (or screws) All wood to be Cedar

Construction

- All broken, split or damaged material that cannot be nailed back into place or that compromises the structural integrity of the fence must be replaced.
- Any rail or picket that has a crack 1" wide or greater at any point and 12" or longer must be replaced.

Posts

- All posts must be vertically plumb.
- Any post that needs to be replaced must be removed along with the concrete base and replaced with a new post and concrete base.
- New posts shall extend 20" under grade, with a minimum of 10" radius from the center of the post and be covered by 2" of topping for the base.

Rails

- A minimum of 3x inside 2" x 4" rails shall extend from post center line to post center line and shall be nailed directly to the post with a minimum of 3x nails per end.

Pickets & Fascia Boards

- Vertical picket boards shall be spaced with gaps no less than 1/8" and no greater than 1/4".
- The picket tops shall be aligned in a straight line from post to post to follow the ground contour.
- One horizontal fascia board shall be placed on the exterior side at the top of the vertical pickets and shall extend from post to post.
- Fascia boards shall be connected to the posts with a minimum of 3x nails per end.

Gates

- All existing gates shall be refurbished to the point that the hardware and appearance fall within the guidelines of the current ACC regulations.
- All gates shall open inward to the residential property.
- Only one pedestrian gate and/or one vehicle gate will be permitted per residence.
- If a new gate is desired, construction plans and dimensions shall be forwarded to the ACC committee for approval.

Finishing

- All chipped paint shall be removed.
- Any plants or trees that are attached to the exterior side of the fence shall be removed or cleared such that proper treatment and application of final finish can be completed.
- All existing fencing shall be power washed and let stand to dry for a 3 day period prior to applying the final finish.
- New finish shall be brushed, rolled, or sprayed on per manufacturers' specifications.