

CRAWFORD FARMS HOMEOWNERS ASSOCIATION

Mission: The mission of the Crawford Farms Board of Directors is to uphold programs and processes that will enhance and ensure property value.

Fence Guidelines

Dated: August 10, 2011

There have been many questions regarding shared fences, fence repairs, and height of fences. In order to elevate any future misunderstandings, the following guidelines have been adopted and will be referred to with all future Architectural Control Committee (ACC) modification requests. You may also refer to section 4.10 of your Declarations for more information.

- All fences that are on a shared property line are the shared responsibility of both homeowners. Be a good neighbor and split the costs of repairs to keep all fences in good repair. If these matters cannot be handled between owners individually, then the situation should be filed in civil court.
- All fences must be a minimum of six feet (6') tall and must be the same height all the way around. Any other fence height must be submitted to the ACC for approval and have all adjoining neighbors sign fence agreement.
- If an owner wished to change the height or location of a current fence, an ACC Request form must be submitted along with a plot plan and a copy of the Fence Alteration – Neighbor Approval form where all affected neighbors agree to the modification.
- If all neighbors do not agree to the modification, it will not be approved by the ACC Committee.
- All fences must be constructed of wood and other request must be submitted to the ACC
- All fences must be constructed so that the structural support or poles are facing the inside of the yard and cannot be seen from the street.
- No wood fence may be stained to alter the fence color from a natural wood color. Clear sealants may be applied without prior approval from the ACC but any other stains must first be submitted for approval and approved in writing. Example of an approved stain is Olympic Oil Base Cedar Natural Tone, Semi Transparent Stain, Ready Seal OIS, Thompson's Clear Water Seal, Sherwin Williams' Clear Wood Finish, or Behr Cedar Neutral Tone DP533 (This replaces #716 of the same shade; only the number has changed.)
- The use or application of paint (or any stain which cures in a solid color) is prohibited

Crawford Farms HOA Values = Involvement · Responsibility and Accountability
Equality · Integrity · Respect For & From Others · Maintain Property Value

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