
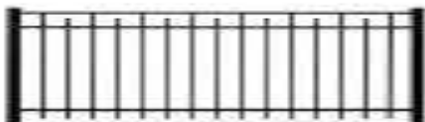




BOARD POLICIESWest Meadows Estates
Homeowners Association Inc.Architectural Committee
Effective: September 11, 2018**Policy 401**By: 
Mike Eastlund, Board President**Appendix 8.3: FENCES AND HEDGES****CCR: No. 8, Landscape, Hedges and Fences:**

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) feet in height or six (6) feet in height on side or back yards. Fences shall be constructed of suitable materials and shall not detract from the appearance of the adjacent property.

In general, the ACC will approve most fences if the fence is 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 prior to 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 not be more than three feet to be an approved fence.</p>
<p>Unacceptable Fence</p>  <p>Not considered neighbor friendly because the less attractive side is facing the street or neighbors 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 access to maintain both sides is provided by the owner of the hedge.

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 not visible from the street such as the power line right of way or creek area. No security materials such as barbed or razor wire is allowed.