

FENCING POLICY GUIDE FOR WW3HOA

On May 29, 2014, at the annual HOA meeting, the Homeowners worked through a map of the fencing throughout the HOA and determined the following summary of responsibility. In addition, it was decided that

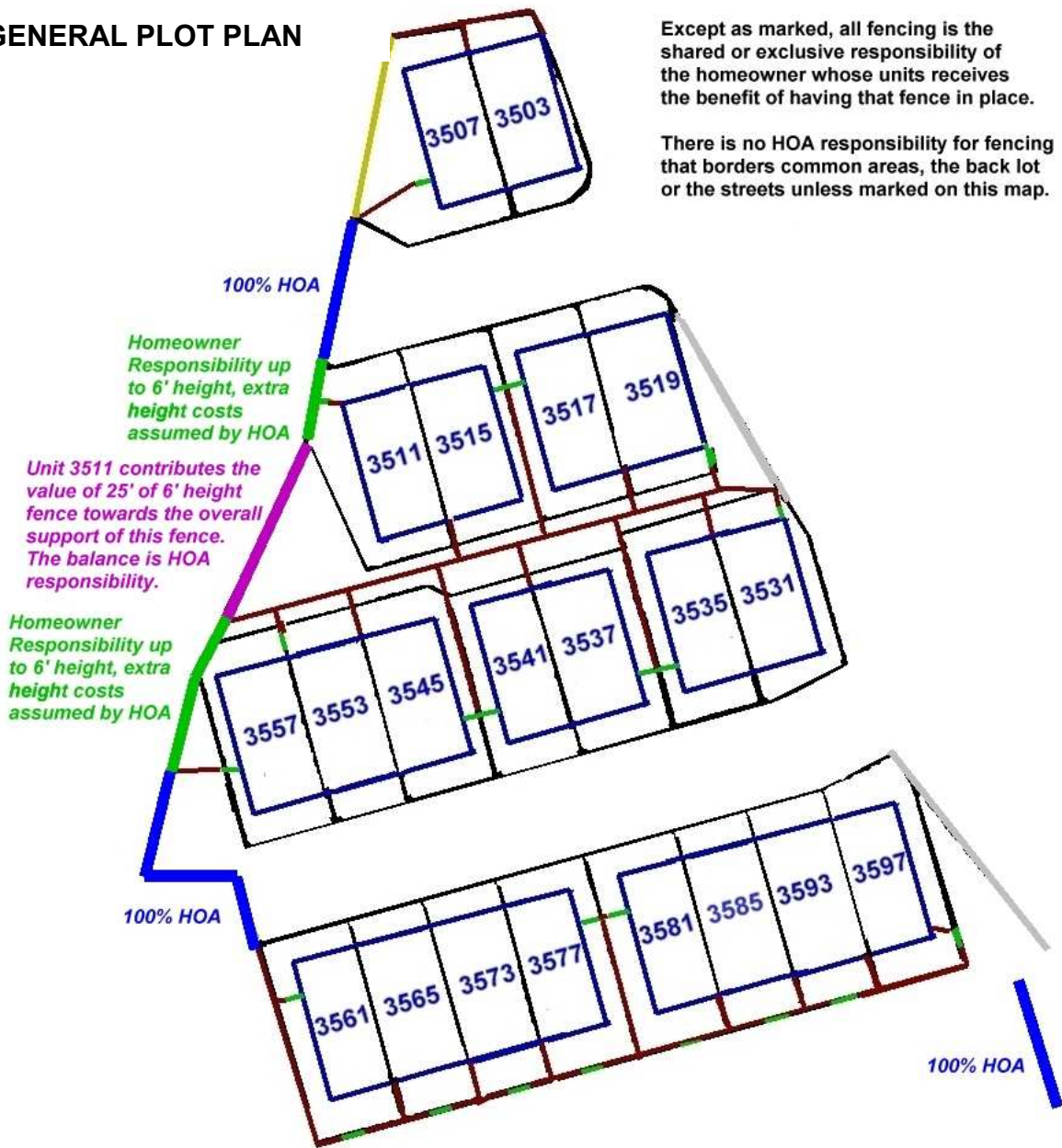
- the official design pattern for the HOA fencing is #2C cedar with cap and bevel (no specified height).
- Fencing visible from the street, if sealed, can only be done in a clear stain. Interior stains are at the option of the homeowner.
- No lattice on fences.
- Individual homeowners who wish to replace their fencing may do so working through the Architectural Review Committee procedures..

By Board vote, the addition to this list was provided as part of the 2015 restatement of the CC&R's, where fencing was designated a Special Improvement requiring specific guidelines: "Fencing to be sealed upon first installation: if visible from the street, in a clear or natural stain; interior stain colors are at the option of the homeowner in general earth tones."

GENERAL PLOT PLAN

Except as marked, all fencing is the shared or exclusive responsibility of the homeowner whose units receives the benefit of having that fence in place.

There is no HOA responsibility for fencing that borders common areas, the back lot or the streets unless marked on this map.

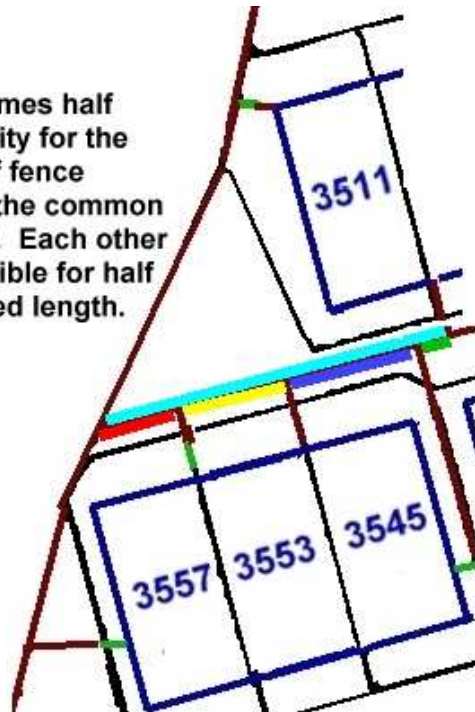


Details on specific units/sections provided for future reference:



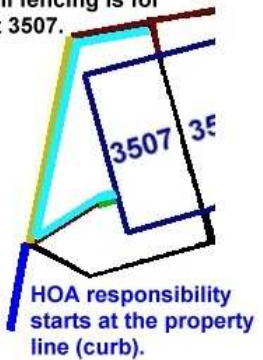
Each homeowner in the center block of homes may place their fence in the center of the utility easement. Each homeowner is responsible for half the fencing that surrounds their own outdoor living areas.

Unit 3511 assumes half the responsibility for the entire length of fence running along the common area/easement. Each other unit is responsible for half of their specified length.

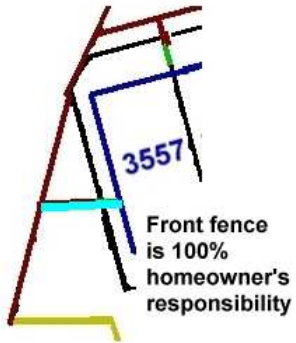
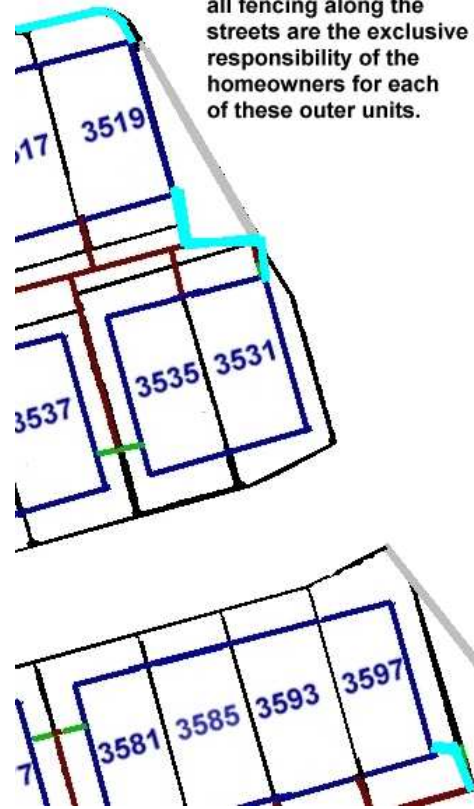


OUTER FENCES/BORDERING PUBLICLY ACCESSIBLE COMMON AREA

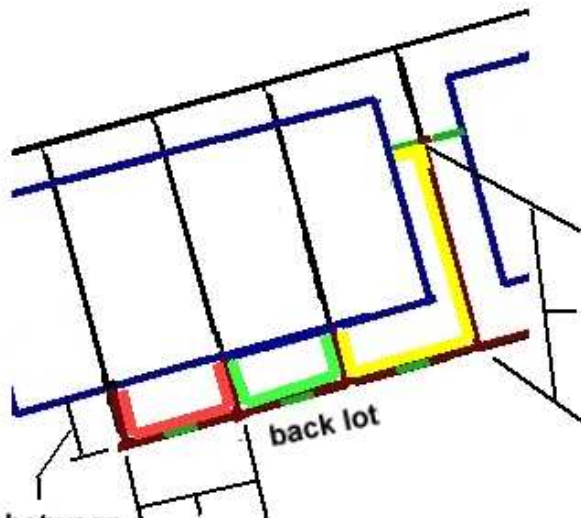
100% responsibility of all fencing is for unit 3507.



all fencing along the streets are the exclusive responsibility of the homeowners for each of these outer units.



Front fence is 100% homeowner's responsibility

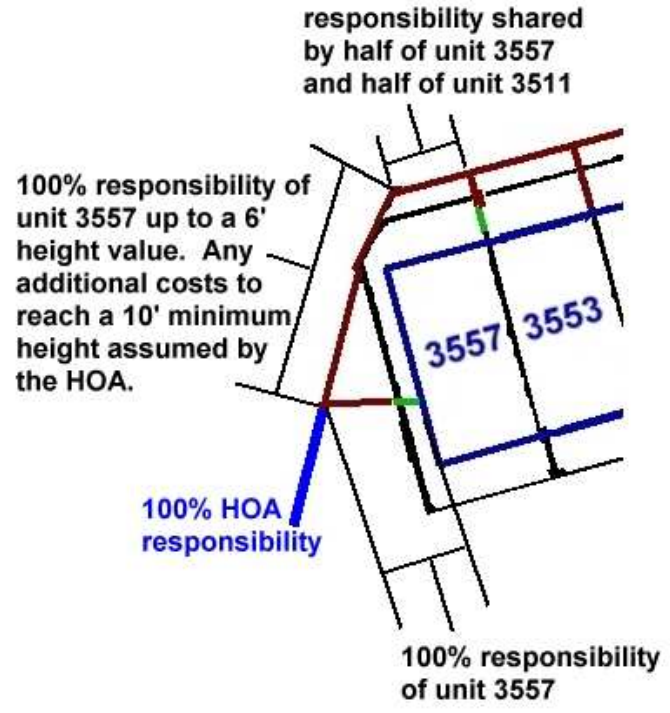
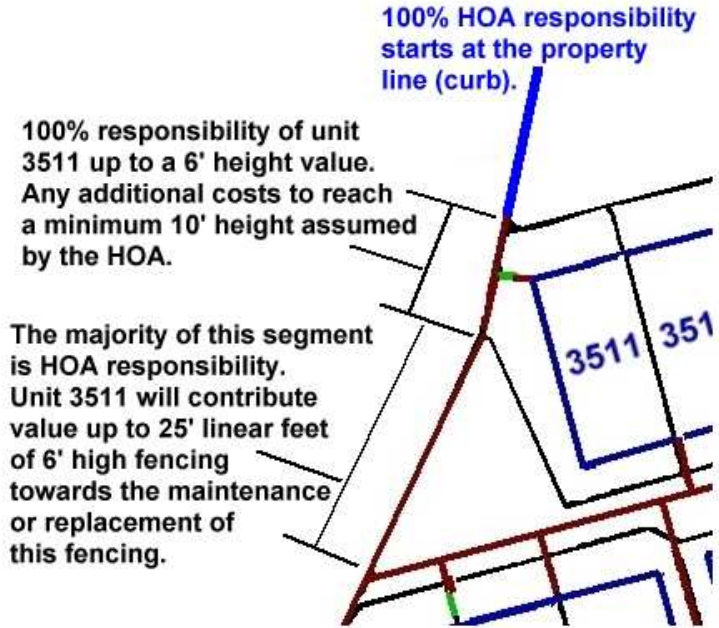


Fencing between two properties is the shared responsibility of each unit

Fencing between two properties is the shared responsibility of each unit

Fencing that borders the back lot is 100% the responsibility of that homeowner

UNITS WITH SECURITY FENCES ALONG THE “STRIP MALL”



NOTE regarding the Security Fences:

The HOA agreed that the extra tall fences along the strip mall provided value to the entire community. They provide security, a slightly greater sound barrier, and a more attractive appearance. The community wants them to be taller but agrees that it was unfair for homeowners along that section to assume the additional costs of a higher fence that provided a shared community value.

It was agreed that when considering shared responsibility for those fences between the homeowners that bordered them and the HOA, that any financial contributions/responsibility for those fences by the individual homeowners was to equal the value provided at the time by the contractor for a 6' fence equivalence, and any additional charges to make it a 10 or 12' fence would be assumed by the HOA.