

Wood Trails HOA Fencing Policies

Fences may be placed along the rear property line, and the side yard property lines between Lots. These fences shall be no greater than six (6) feet in height and can extend along the full length of the property lines except in the front yards where the height shall be no higher than four (4) feet. Fences no higher than six (6) feet, separating the front and the back yards, cannot go beyond the front plane of the house. The front yard is defined as the area in front of the front plane of the house.

Lots with frontages on two streets shall be allowed to construct fences on the property lines on the street side where they do not take driveway access. The maximum height of these street side fences shall be no more than four (4) feet in height, within the front yard thirty (30) foot building setback between the home and the street. (Refer to the CC&R's for more details regarding fence heights & set back requirements)

There are many different materials currently being used for fencing in Wood Trails. The Board of Directors does not have specific standards for these materials, but the overriding review criteria include: appearance, quality, security and functionality.

Restrictions and Augmentations:

- 1) Chain link fencing will not be approved for front yards or side yards that face the street.
- 2) Chain link fencing for approved for side &/or rear yards must be coated.
- 3) Decorative trellises above the six (6) foot fence limit may be included if they are see through and attractive in appearance. Any decorative fencing above the six (6) foot height must be approved in advance of installation.
- 4) Fences that separate the front yard from the back yard cannot go beyond the plane of the front of the house.

All fencing projects are required to be reviewed by the ACC and approved by the Board in advance. Owners should submit their requests in writing and provide a material sample for approval well in advance of planned projects. The ACC and the Board has up to 30 days to review, research and approve or deny requests. If a request is changed by the Owner or denied by the Board and a new request and/or sample is submitted, the 30 days starts over. This allows adequate time for processing.

If you have any questions, please contact the Board of Directors.

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