

Wild Rose Meadow Fencing Policy (Approved 11/10/09)

The household fencing at Wild Rose Meadow (WRM) will allow for an open feeling along with respecting the need for privacy. The fencing will be consistent in look as to encourage a community aesthetic. The fencing will be of two types: a living fence or one of two styles of wood fencing. No other types of fencing are permitted

1. The name “living fence” comes from the idea that the fencing would be “invisible” and people would then plant living shrubs, vines, or plants as a natural screening. To encourage consistency and quality, the living fence is comprised of posts, cap/bottom, and heavy galvanized wire mesh panels. (See attached description, picture and specifications) Note: As discussed earlier in the CC&Rs, any plantings within a homeowner’s lot that exceeds 6 feet high will need to be discussed with any neighbors whose view would be affected by the plantings. Consequently, any vines bordering the top of a fence would have to be pruned to not exceed the 6-foot limit unless discussed with any neighbors who would be affected.
2. The wooden fences are of two varieties: a solid wood fence with an open top or a solid “uneven” style. (See attached pictures) These fence types allow for a less “solid” look, but allow for more privacy than the “living” fence. The wood fencing will be stained with either Cabot semi-transparent “Oak Brown”, which is the same color as the stain on the posts/beams, or weathered-cedar-gray, or they can be left unstained. With regards to the open top fence, homeowners may install any variety of wood or bamboo lattice-work that matches the wood on the main part of the fence. If a homeowner wants to install any other material other than wood or bamboo, they must present the idea at a cluster meeting. Planting restrictions regarding height are the same as presented above.
3. The homeowners are encouraged to use “living” fences as much as possible, but as there are a variety of needs for privacy, the homeowners can fence their lot up to, but not exceeding, 50% of the perimeter of their lot with wood fencing. (Some exceptions can be made regarding the percentage of solid fencing if some of the solid perimeter fencing has been built and decided by OPAL rather than the homeowner. If the fencing plans of any homeowner involve over 50% of the fencing being solid, the building plan needs to be presented at a cluster meeting, or a special cluster meeting needs to be called.) The fencing can be up to 6 feet tall. Each adjacent homeowner must agree upon any fencing that borders their lots. A homeowner is not required to have any fencing at all, however since the lots are close together and a neighboring homeowner may want some fencing between the houses, some fencing may need to be put up based on mutual agreement between adjacent homeowners.
4. Homeowners are expected to keep their fencing in good repair with a requirement to repair any broken fencing within 30 days.
5. More creative license is allowed regarding gates and trellises as long as any gate/arbor combination isn’t over 9 feet tall. Any solid gate will be restricted to the height of the fence line.

6. Dog fencing can be put up in a portion of a homeowners lot and must be in keeping with the same fencing restrictions regarding style and materials. Electric fencing is not a suitable substitute for an enclosed fence. A dog run, which consists of a cable that a dog runs along while attached to a leash, is not a suitable substitute for enclosed fencing. (See the Fencing CC&Rs)

7. New homeowners who have animals have 30 days to build their pet fence according to the above specifications. Before the 30 days, temporary fencing can be put up.

Note: OPAL will build 30 feet of wood fencing for each homeowner or a 60 feet fence for fencing shared by neighboring lots. Each homeowner will pay for and construct any additional fencing that follow the WRM CC&R guidelines. If any homeowner doesn't want the recommended placement of fencing or wants no fencing at all, then Justin, Robin and the neighboring homeowner need to meet and discuss options.

Living Fence

Materials:

4 X 4 Post (cut so post is no longer than 6 feet above the ground)*

2 X 6 Cap & Bottom*

Wood Stain: Cabot semi-transparent 'Oak Brown'

Fencing material: heavy galvanized wire panels (16 feet long panels of 5' width)

*treated wood

Wooden Fence

Materials: Original 30 feet of wood fencing made from wood milled from the property in either 1 X 6 ft or 1 X 8 ft board lengths. Posts, cap and bottom are treated wood. All wood is stained Cabot semi-transparent 'Oak Brown'.