

**RESOLUTION OF
CHAPPARAL 480 HOMEOWNERS' ASSOCIATION
REGARDING GUIDELINES, RULES AND REGULATIONS FOR FENCES**

SUBJECT: Adoption of policies, guidelines, rules and regulations for fences.

PURPOSE: To provide notice of the Association's adoption of policies, guidelines, rules and regulations regarding fences.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

**EFFECTIVE
DATE:**

RESOLUTION: The Association hereby gives notice of its adoption of the following Resolution.

All fences must be approved by the Architectural Control Committee (ACC) prior to installation. Along with the completed ACC request form, a site plan showing the location of the fence and gates needs to be submitted with the request. A site visit may be required.

To maintain consistency and harmony throughout the community, wood rail fences of two or three rails are considered the standard for use on our properties. Fence material must be natural wood or wood look composite. If the fence is for containment of pets or children, it may be lined with chicken or rabbit wire. Gates should be of the same height and constructed of the same materials as adjacent fencing and may be constructed of a horizontal rail or vertical picket design. Only one gate wider than 5 feet with vertical pickets will be allowed per property; additional gates wider than 5 feet must be of a horizontal rail design in the style of the adjacent fence.

For small enclosures for screening trash cans, wood piles, or other small items, a 4 1/2' high privacy fence may be proposed. These need to be behind or to the side of residences and be against or attached to the residence. No free-standing privacy fences away from the residence will be allowed. These are also subject to the standard setbacks found in the Covenants.

For garden areas, fences to keep animals out may be installed. They need to be constructed with natural wood or wood look composite material and open mesh of metal or other material that blends into the area. No loud colors may be used.

For swimming pool or other safety purposes, a metal fence of limited length and purpose may be proposed, also subject to the standard setbacks found in the Covenants.

No chain link fence for any use will be approved.

Deviations: The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

Amendment: This policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Chapparral 480 Homeowners' Association, a Colorado nonprofit corporation, certifies that the following Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on _____ 2021 and in witness thereof, the undersigned has subscribed his/her name.

CHAPPARAL 480 HOMEOWNERS' ASSOCIATION, a Colorado nonprofit corporation

By: _____ President