

**CAUGHLIN RANCH ARCHITECTURAL CONTROL COMMITTEE**  
**REVISED FENCE GUIDELINES – EFFECTIVE JANUARY 2, 2021**

**WHEREAS**, Article V, Section 1 of the Caughlin Ranch Homeowners Association (Association) First Restated Bylaws states that "...all corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation shall be controlled by, the Board of Directors."

**WHEREAS**, Article V, Section 1 (third paragraph) of the Association's First Restated Bylaws grants the Board of Directors the authority "To conduct, manage and control the affairs and business of the corporation, and to make such rules and regulations not inconsistent with law, with the Articles of Incorporation or the Bylaws, as they may deem best."

**NOW THEREFORE**, BE IT RESOLVED THAT the following FENCE GUIDELINES are established and applicable to all members of the association:

1. Unless specifically restated in a supplemental declaration, the following general fencing guidelines shall apply.
2. All fence and wall installations shall be pre-approved in writing by the Caughlin Ranch Architectural Control Committee (ACC) prior to installation.
3. Detailed plans, including a plot map, showing the location, set-backs, materials, height, color and all other elements of the proposed fence are required for ACC review and approval consideration.
4. Receipt of city and/or county approval shall not override ACC approval or its guidelines.
5. All property lines from single family dwelling houses to the street shall be kept free and open.
6. Simple open fences will be used to delineate common areas from private property.
7. There shall be no fences or walls surrounding multiple family dwellings without written approval from the ACC prior to installation.
8. Lot line fencing is discouraged but may be considered by the ACC under circumstances requiring special consideration. The ACC may require written comments from the neighboring owner.
9. There shall be no fences or walls over five (5) feet in height anywhere within the development without written approval from the ACC prior to installation except for rear and side yard fences on specific lots in Castle Ridge Unit 3-7, Caughlin Cottages, Caughlin Creek, Caughlin Glen, Caughlin Crest, Creekridge North, Creekridge South (Seasons), DeerCreek, Eastridge, Heritage On The Green, Mountainshyre, Season IV, Traditions, Vantage Point, and Westpoint as Section VIII of the Architectural Control standards and Guidelines Handbook (ACS&G's).
10. There shall be no chain link, woven wire, or any type of wire fence except for backyard pet enclosures and swimming pools as approved in writing prior to installation by the ACC for security or safety purposes. Black vinyl chain link will be used where this type of fencing is used as required by the Final Development Standards Handbook Recorded May 30, 2002.
11. Wire "stock" containment fencing (1" x 1" or 1" x 2" openings) may be installed inside a split rail fence with prior written approval from the ACC. The wire fencing shall not exceed the height of the top horizontal railing.

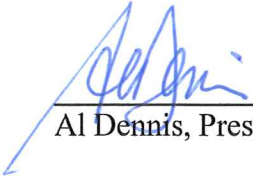
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12. Owners with the two (2) split rail fence standard, may seek written approval from the ACC to replace it with a three (3) split rail fence. Approval consideration is contingent upon the owner agreeing in perpetuity to maintain, repair and/or replace the three (3) split rail fence components.
13. Nothing herein contained shall prevent necessary erection of retaining walls required by topography and approved by the Committee.
14. Fences shall be kept in good condition at all times. Damaged, split, broken, missing, or hinging boards, posts, deterioration or other damage to the fences shall be promptly repaired. Fences subject to sun and water damage should be treated each spring as soon as outdoor temperatures allow for painting and/or staining. Perimeter sub-division fences shall be treated in a consistent manner throughout.
15. Fences may be repaired, painted or stained in order to restore them to their original condition. Any changes, including but not limited to paint and stain color, shall be pre-approved in writing by the ACC.
16. An approved vinyl picket fence option is available for the following specific neighborhoods which have an established wood picket fence standard: Caughlin Cottages, Caughlin Glen, DeerCreek, and the Caughlin Creek and Vista Pointe sub-associations. The Approved Vinyl Picket Fence Specifications are detailed on page 124 of the ACS&G's.
17. An approved vinyl privacy fence option is available for the following specific neighborhoods which have an established wood privacy fence standard: Caughlin Cottages and DeerCreek. The Approved Vinyl Privacy Fence Specifications are detailed on page 132 of the ACS&G's.
18. Standard fence paint colors have been established for the following specific neighborhoods and sub-associations: Castle Ridge (units 1 & 2 and 4 thru 7), Caughlin Cottages, Caughlin Glen, DeerCreek, Heritage on the Green, Vantage Point, Westpoint, Whispering Canyon, and the Alum Creek, Caughlin Creek, River Run and Village Green, Vista Pointe sub-associations. The standard fence paint colors specific to each neighborhood and/or sub-association are noted in Section VIII of the ACS&G's.
19. Homeowners, who have a fence in disrepair after having been sent written notice to repair and/or replace the fence, shall be subject to the Administrative Rules and Fine Structure which shall result in a notice to attend a violation hearing.
20. If the homeowner fails to repair and/or replace the fence by the required date identified in the Hearing Notice letter, the Association may, but is not required to have the repairs completed by a licensed and insured contractor; all associated costs shall be charged back to the homeowner including a 15% administrative surcharge which shall be added to the contractor's invoice. The charges shall become a lien on the homeowner's property and may be enforced as such by the Association.
21. Fences and/or walls that mark the boundary of one (1) property owner with that of another property owner is the joint responsibility of both property owners to maintain and shall be a coordinated effort between both property owners.
22. Fences and/or walls that mark the boundary from one (1) property owner with that of common area is the sole responsibility of the property owner to maintain.

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23. Fences and/or walls that abut common area on both sides are the sole responsibility of the Association to maintain.
24. Fence rollers and any other similar apparatus that is intended to be attached to the top of a fence or wall, shall not be permitted anywhere in the community without the express written approval of the Committee.

**Revised by the Caughlin Ranch Board of Directors at a duly noticed meeting on September 23, 2020.**

  
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Al Dennis, President

  
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Drew Naccarato, Secretary