

SILVER SHEKEL OWNERS ASSOCIATION
FENCE POLICY
Adopted September 13, 2022

I. FENCES

- A. Covenant language. "No fence, wall, or similar type barrier of any kind shall be constructed, erected or maintained on any lot for any purpose whatsoever, except such fences or walls as may be approved by Grantors as an integral or decorative part of a building to be erected on a lot."
- B. History. A number of fences have been constructed over the years without Silver Shekel Owners Association (SSOA) approval or clarification of "except such fences or walls as may be approved by Grantors as an integral or decorative part of a building to be erected on a lot." Most of the existing fences were constructed as pet fences and have been located behind the primary building on the lot. In order to clarify the intent of the covenants and provide more specific guidance to all owners going forward, the HOA Board of Directors is adopting these Rules and Regulations regarding fences.
- C. Design Standards. The welfare of our community is based to a great extent on the community's character, which includes natural terrain, open spaces, wildlife corridors, and wooded hillsides. The installation of fences can erode this character by impeding views, hindering wildlife movement, and creating the image of a closed, unwelcoming community. It is the intent of the Association to limit fences in most situations in order to maintain the open, natural, and wooded alpine character of the community and establish mandatory requirements for the erection of allowed fences in the community. Fences delineating property boundaries are not permitted.
1. All fences require approval by the HOA Board of Directors prior to construction. A sketch of the location, size, and materials of the proposed fence must be submitted with the request for approval. The HOA Board of Directors is required to approve, approve subject to changes, or deny the request within thirty (30) days after receiving a completed request for approval. If the HOA Board of Directors does not reply within thirty (30) days after receiving a completed request for approval, the request is approved as submitted.
 2. Prohibited materials: Contemporary security fencing (e.g., electrical wire, razor wire, or barbed wire), chicken wire, PVC, vinyl, and plastic fencing, unless approved by the HOA Board of Directors.

3. Rough sawn timbers, natural logs, stone, wood, wood-like composites and painted metal are preferred.
4. Fences shall have the finished side face away from the interior of the property being fenced.
5. Pet Fences. Pet fences shall be located to minimize their visibility from public rights-of-way to the greatest extent possible, which in most instances will require the fence to be located behind a structure. Pet fences may incorporate wire mesh (chain link, welded metal, or utility panels), wrought iron (narrow iron pickets with ~4" spacing), stone, or wood. While all these materials may be installed vertically on the fence posts, the wire mesh may also extend horizontally over the top of the enclosed pet area. The maximum area of a fenced pet enclosure shall be six hundred (600) square feet, unless a larger area is approved by the HOA Board of Directors to accommodate topography, landscaping, number of pets, etc. The maximum height of a pet fence shall be six feet (6').
6. Hot Tub Fences. Privacy fences around hot tubs shall not exceed six feet (6') in height and shall be limited in length to what is needed for the view corridor it is screening. Such fences shall be architecturally compatible with adjacent buildings. Where a fence around a hot tub is highly visible, a buffer of trees/bushes shall be installed as a screen to soften the fence's visual impact.
7. Privacy and Screening Fences. Other privacy and screening fences may be allowed at the sole discretion of the HOA Board of Directors based on a need presented by the homeowner. They will not be allowed in front yards. They shall not exceed six feet (6') in height and the length shall be limited to the need presented by the homeowner and approved by the HOA Board of Directors. Preferable fence materials shall be wood or stone, however the materials must relate to the architecture of the adjacent structure.
8. Decorative Fences. Decorative fences may be allowed at the sole discretion of the HOA Board of Directors based on a design presented by the homeowner using materials that relate to the architecture of the main structure. Decorative fences proposed for the front yard shall not exceed four feet (4') in height and shall be open and not screening.
9. Landscape Protection Fences. Fences around individual or small groups of trees/shrubs to reduce damage from wild animals may be installed without approval.

D. Grandfathered fences.

1. Existing fences that do not conform to these regulations and which were constructed prior to the effective date of these regulations are hereby grandfathered and considered to not be in violation of these regulations. If existing fences are removed in the future or an owner desires to modify an existing fence in any way, the new/modified fence will be required to adhere to these regulations.
2. Notwithstanding the language in "1" above, if the HOA Board receives an application to modify an existing fence to bring it more in line with these regulations, the Board, in its sole discretion, may approve that application.
3. The list of current fences that would be grandfathered, if they are not in compliance with these regulations, follows:

92 Fairview Blvd	172 Fairview Blvd	191 Fairview Blvd
192 Fairview Blvd	332 Fairview Blvd	401 Fairview Blvd
422/432 Fairview Blvd	682 Fairview Blvd	741 Fairview Blvd
81 Shekel Lane	181 Shekel Lane	252 Shekel Lane
272 Shekel Lane	361 Shekel Lane	382 Shekel Lane
601 Shekel Lane	641 Shekel Lane	702 Shekel Lane
722 Shekel Lane	761 Shekel Lane	822 Shekel Lane
61 Silver Circle	62 Silver Circle	71 Silver Circle
121 Silver Circle	142 Silver Circle	192 Silver Circle
251 Silver Circle	281 Silver Circle	381 Silver Circle
401 Silver Circle	652 Silver Circle	661 Silver Circle
681 Silver Circle	692 Silver Circle	721 Silver Circle
771 Silver Circle	801 Silver Circle	842 Silver Circle

(NOTE: IF YOU ARE NOT LISTED HERE AS HAVING A GRANDFATHERED FENCE AND YOU HAVE AN EXISTING FENCE ON YOUR PROPERTY, PLEASE E-MAIL BOARD@SILVERSHEKEL.ORG TO BE INCLUDED.)

E. Penalties for non-compliance.

1. If construction of a fence is started without approval by the HOA Board, there will be a \$50 fine imposed.
2. If a fence is constructed without HOA Board approval and is determined to violate these regulations, the owner will be given thirty (30) days to remove the fence or bring it into compliance. In the event the fence is not removed or brought into compliance within that thirty (30) days, there will be a fine of \$25/week until the fence is either removed or brought into compliance.
3. These penalties are subject to the appeal processes in the Responsible Governance Policies of the HOA.