

Resolution of the Board of Directors Basalt Vista Townhomes Association

This resolution is adopted for the regulation and management of the affairs of Basalt Vista Townhomes Association with regards to installing fences in or around the townhomes on General Common Elements.

Fences are permitted on general common elements subject to the following conditions and requirements:

1. **Preliminary Request:** Any proposed installation of a fence must be approved by the Board of Directors prior to any work being done. The following criteria must be submitted for approval:
 - a) A request addressed to the Board of Directors stipulating the request to install a fence and for what purpose the fence is intended for i.e. dog containment, privacy, or any other reason.
 - b) An aerial view of where the proposed fence will be installed showing the unit number and adjacent buildings.
 - c) A drawing of the proposed fence stipulating the size and material intended for use.
 - d) Irrigation map and detail needs to be included with request of existing and relocation of any irrigation fixtures.
 - e) Excavation for fence must be kept to a minimum.
 - f) Architect approval may be needed in order to proceed.
 - g) Homeowners should consult the Fence Placement Guidance Diagram; however, the board reserves the right to alter or reject any proposal regardless of its adherence to said diagram.

2. **Materials:** Only spaced picket fencing made from cedar will be permitted, the spaces between slats can be no more than 3 inches apart. The exterior may not be painted but must be sealed with a clear sealant. Wood fences must be connected to garages and habitable buildings with a non-combustible material at least 36 inches wide, the front section of the fence will be constructed of the specified material and the 36" adjacent to the house will be a gate of corrugated metal. The remainder of the fence on the side and back will be built with the specified material except for the 36" from the home on back portion, being of non-combustible material of either hog wire or corrugated metal. All plans for the fence must be approved by the HOA.

3. **Height:** All fences may not exceed 6 feet in height. The height shall be measured at the finished grade on the side of the fence nearest the street or abutting property.

4. **Placement:** No fence shall be placed nearer than twelve (12) inches from a public sidewalk. No fence may extend beyond or across a property line unless with the joint agreement of the abutting property owners. It shall be the responsibility of the property owner to locate all property lines.

5. **Location:** Fences may not be installed in any front yard area. They may be erected from half the width of the unit towards the backyard and then only within a maximum of 10 feet from the building.
6. **Profile:** Only "Dog Ear" pickets are permissible.
7. **Maintenance:** Maintenance will be the responsibility of the owner; the Association may request maintenance if the appearance of the fence degrades over time. If requested, the owner shall have 30 days to do any maintenance as stipulated by the Board. Areas that are fenced will also become the responsibility of the owner to ensure it is kept in a neat and tidy state, only outside furnishings will be allowed and items typically associated with backyards, it may not be used as storage facilities. The maintenance will include keeping the lawn or flower beds maintained to association standards. The townhomes irrigation system has been designed to irrigate the lawns and not specific garden bed areas. Any fence or other obstacle that prevents the irrigation from reaching areas will not be the responsibility of the Association if fences are the cause of this obstruction. Additional irrigation can be installed and must then be attached to the outside faucet of that unit.

This resolution is hereby adopted by the Board of Directors on Aug 5, 2021 2021.



President

Basalt Vista Townhomes Association