



Spring Meadow Home Owners Association Architectural Control Committee

PROPERTY FENCING RULES

1. Installation of the approved designs is subject to the standards set forth within the Covenants, Conditions, and Restrictions for Spring Meadow subdivision - section 8, First Addition through Fifth Additions - section 8, Sixth Addition - section 9.

No fence or hedge shall be erected, placed or permitted to remain on any lot unless approved by the ACC. Subject to location standards set out in the Code, fences shall not exceed six (6) feet in height, provided, however, that any fencing closer to the street than the garage shall not exceed three (3) feet in height and, in addition, shall comply with the Clear Vision Area requirements of the Code. Fences shall be well constructed of suitable materials and shall not detract from the appearance of the adjacent structures and buildings.

2. In addition to the standards set out within the Covenants, Conditions, and Restrictions, no metal or wire fences, including chain link or wrought iron, will be approved for installation between adjoining lots, between front and back yards, or between any lot and a paved auto or pedestrian way within the Spring Meadow subdivision. The ACC will not regulate fences between any lot and the city or county park areas.
3. In addition to the standards set out within the Covenants, Conditions, and Restrictions, the only approved fence finishes will be natural weathering, clear or natural sealer, brown, natural wood, tan or reddish tinted transparent, semi-transparent, or solid stain. Latex, acrylic, or other painted finishes are specifically prohibited.
4. Approval is only valid upon compliance with all governmental ordinances, codes, and standards. Further, there is no warranty provided by the ACC that ACC design approval implies or suggests compliance with governmental ordinances, codes or standards*.
5. The designs pictured herein on pages 3 through 13 are considered pre-approved, subject to sections 1 through 4 above. Other designs must be submitted to the ACC in writing on the designated form and can only be approved by the ACC in writing.
6. As permitted by ORS 94.630, ORS 94.709, and the Covenants, Conditions, and Restrictions for Spring Meadow subdivision - section 16, First Addition through Fifth Additions - section 16, Sixth Addition - section 17, failure to comply with these rules may subject the member to a fine previously established in the Spring Meadow HOA Fine Schedule, legal fees and other charges. A lien may be placed on the property in the amount of the assessed charges until such time as compliance is obtained.

*Note: At the time of writing the City of Albany Fencing Standards for Residential Zoning Districts may be found online at <http://www.ci.albany.or.us/communitydevelopment/fencing/index.html>

7. Regardless of materials, gates must be approved in writing by the ACC and must also reasonably screen the owner's property from the street facing the gate.

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Cedar Solid Side Flat Top



Cedar Solid Side Dog Eared



Cedar Alternating Board Flat Top Capped



Cedar Alternating Board Flat Top



Cedar Alternating Board Dog Eared



Cedar Alternating Panel Dog Eared



Cedar Alternating Panel Capped



Cedar Solid Side Capped



Cedar Solid Side Capped with Post Caps



White Vinyl Privacy with Lattice Top



White Vinyl Privacy

