

OAK HILLS HOME OWNER'S ASSOCIATION

FENCE POLICY



DATE OF BOARD APPROVAL: March 4, 2020

Revised by HOA Member Vote: October 2020

FENCE DEFINITION AND NOTES: The purpose of this policy is to ensure fences are constructed and maintained in such a manner as to enhance the character of Oak Hills, provide for privacy/security, and foster a sense of community. Fence height measurement is done on the side that is most exposed.

GUIDELINES INCLUDE:

- 1) Fence location is on or inside the property line. Fence does not go past the front of the house. Front yard fences are not allowed.
- 2) Approved material includes wood, manufactured material that looks like wood, wrought iron and natural hedge material.
- 3) Material generally not approved includes cinder blocks, brick, stone, vinyl, and chain link. Exceptions can be made on a case-by-case basis, including for homes that back to Willow Creek, West Union and 143rd Ave.
- 4) Fence height of 6 feet or less. Exceptions may be made on a case-by-case basis for homes that have side or back yards bordering West Union, 143rd, or non-Oak Hills property. Exceptions up to a maximum of 8 feet may be granted.
- 5) Oak Hills homeowners who share a fence with another Oak Hills homeowner can build that fence to a height of 7 feet provided both neighbors agree. Only the section of fence shared by 2 agreeing neighbors can be 7 feet, not fencing facing the greenspace or the street. (Resolution P3-002 approved at Sep 2020 annual meeting.)
- 6) Where changes in grade exist between properties, a combination of fence and retaining wall shall not exceed a maximum of 8 feet. No retaining wall shall exceed 3 feet. (e.g. 3 foot retaining wall with 5 foot fence, 2 foot retaining wall with 6 foot fence, 1 foot wall with 6 foot fence).
- 7) Tops of fence posts shall not exceed 4 inches above the fence. 8) Reasonable efforts should be made to complete construction of the fence within 30-60 days after construction begins.

APPLICATION: It is required to submit an application prior to construction or replacement of a fence. Applications can be found on the ARB webpage: <http://www.oakhillsoregon.com/arb-815538.html>

The Application must include:

1. Description of the fence design, materials and location.
2. Site Plan showing location of fence, house and property lines (Plat maps can be hand drawn or you can use forms found on: <http://www.oakhillsoregon.com/arb.html> and look for Plat Maps and Property Lines. Closing packets from your home purchase often also have this information.

*Oak Hills HOA is not responsible for surveying/confirming proposed fence lines are accurate
or that county records are accurate.*