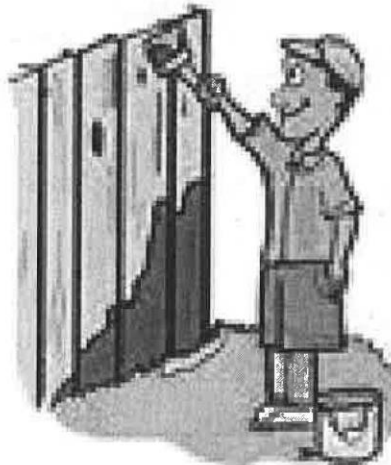


# **FENCE MAINTENANCE POLICY**

**Hawks Prairie Community Association  
Lacey, WA 98516**



**Adopted by:  
The Hawks Prairie Board of Directors on  
Wednesday, April 25, 2012**

## Fence Maintenance Policy for The Edgewater Community

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**Preface:** Fences within the Hawks Prairie Community contribute significantly to positive first impressions and ongoing livability of our community. To maintain our fences in good repair and promote consistency in appearance requires cooperation and participation of homeowners and the Hawks Prairie Community Association (HPCA).

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**Document Purpose:** The purpose of this document is to . . .

- Provide Edgewater homeowners with the information needed to do their part in maintaining their fences.
- List those fences which HPCA will share the maintenance expense with the homeowner, or for which HPCA assumes total responsibility.

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**Our Environment:** Within the Hawks Prairie Community, there are two homeowner associations:

1. The Jubilee Community Association (JCA). (The rules and specifications included herein do not generally apply to JCA homes, the Jubilee Lodge, and JCA common areas. Exception: Some fences identified in Appendix A, however, are on property lines between HPCA land and Jubilee lots.)
2. The Hawks Prairie Community Association (HPCA), which includes the homes of Edgewater, the walking trail, 3 parks, and miscellaneous other "common area" tracts of land. See MAPS on the HPCA web site, [www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com).

Edgewater is divided into several housing neighborhoods which may vary in their house plans, architectural guidelines, builders, etc. (See **Neighborhoods Defined** in this document). Fencing materials may also vary between neighborhoods, and presently include cedar, white vinyl, and black powder-coated aluminum (in lots bordering the golf course.)

This document deals with the fences within the Edgewater neighborhoods.

Some homes have no fences, and therefore are not subject to the information contained herein.

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## Fence Maintenance Policy for The Edgewater Community

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**Overview:** Because Edgewater contains several neighborhoods, each with its own fencing specifications, this document is broken into several sections: There is a **General Information** section which contains information that applies to all Edgewater homes with fences, or who share fences with adjacent homeowners.

There is also a section specifically about cedar fence maintenance. (**See Additional Information Regarding Staining of Cedar Fences.**)

This document also contains additional documentation specific to each neighborhood. (See **In This Document** for the table of contents.)

Finally, **Appendix A** lists fences which HPCA will totally maintain, and those fences whose maintenance costs will be shared between the HPCA and the homeowner.

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**Neighborhoods defined:** The following table lists the name of each neighborhood within Edgewater and identifies, by Unit\*\* and lot number\*\*, which lots are included in each neighborhood.

Neighborhood Name	Lots included
The Estates	Unit 8: Lots 659 thru 666 Unit 9: Lots 667 thru 679
The Greens	Unit 7: Lots 275 thru 344 Unit 7: Lots 361 thru 370 Unit 7: Lots 377 thru 386 Unit 9: Lots 680 thru 738 Unit 9: Lots 893 thru 906
Heritage	Unit 7: Lots 345 thru 360 Unit 7: Lots 371 thru 376 Unit 7: Lots 387 thru 433 Unit 8: Lots 557 thru 647
Traditions	Unit 8: Lots 532 thru 556 Unit 8: Lots 648 thru 658
Park Lane	Unit 9: Lots 739 thru 892

**\*\*NOTE:** For more information on Unit boundaries, lot numbers and their locations in Edgewater, go to the [www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com). Select **Documents>Maps**.

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### General Information:

The following information should be understood by all Edgewater property owners.

1. With the noted exceptions, each owner is responsible for the repair, replacement, and maintenance of any fence running consistent with his/her property lines, or wholly on the property. Adjacent homeowners with fenced yards should share the cost of the repair, replacement and maintenance of fences along shared property lines 50:50 or as mutually agreeable. Adjacent homeowners without fenced in yards would not logically share maintenance expenses for fences along shared property lines.
  2. **EXCEPTIONS:** See **Appendix A** for a list of fences which are owned and maintained by the HPCA, and those fences whose staining and eventual replacement costs will be shared between the HPCA and the individual homeowner.
  3. HPCA's share of expenses for staining and eventual fence replacement will be paid from the HPCA Reserve Fund.
  4. To file a complaint about improperly maintained fences or possible non-compliance of fence standards, a formal request must be submitted by a resident using the **electronic HPCA Grievance Form** available at [www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com) in **eForms**.
  5. Upon review of the circumstances of the grievance and its verification, the Design Review Committee (DRC) will notify the owner in writing if his/her fence does not comply with the fence standards. The DRC may assess fines against owners who are not in compliance with established fence standards.
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### Additional Information Regarding Staining of Cedar Fences:

1. For consistency of appearance, and durability, the only approved stain for cedar fences is:
    - **Flood brand solid color stain with Emulsa Bond, ID # LA-08K8706.**
  2. The stains must be applied per manufacturer's specification. This stain is available at Rodda Paint stores. If you prefer to have the staining done by a contractor, contact the HPCA Association Manager to get the preferred contractor's name and phone number as well as this year's special price (per lineal foot).
  3. Re-staining is expected to be needed every 3 to 5 years.  
**NOTE:** As a general rule, the requirement for staining applies only to the outside of the fence that is "visible from the road". Staining fence sides facing inward towards one's property is optional (although it is thought to help preserve the life of the fence to stain both sides of the fence).
  4. Upon written request by a homeowner to the Design Review Committee (DRC), the committee will consider requests for exceptions from homeowners regarding unique circumstances involving fence maintenance. The homeowner will have the right to appeal the decision to the Board of Directors if he/she objects to the committee's decision. The Board of Directors will make the final decision regarding fence maintenance and appeals.
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### Information Specific to The Estates:

In addition to the two previous General Information sections, the following applies specifically to home sites in The Estates:

1. The black fences installed on lots adjacent to the golf course are the responsibility of the homeowner. Repair, maintenance or replacement of these fences must be in accordance with Architectural Guidelines for The Estates, available at [www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com) under **DOCUMENTS**.

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### Information Specific to The Greens:

In addition to the two previous General Information sections, the following applies specifically to home sites in The Greens.

1. Black fences installed on lots facing the golf course are the responsibility of the homeowner. Repair, maintenance, or replacement of these fences must be in accordance with Architectural Guidelines for The Greens, available at [www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com) under **DOCUMENTS**.

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### Information Specific to Heritage homes:

In addition to the two previous General Information sections, the following applies specifically to home sites in Heritage homes with vinyl or cedar fences.

1. White vinyl fences are the responsibility of the homeowners, and are to be kept clean and in good repair. Repair, maintenance, or replacement of these fences must be in accordance with Architectural Guidelines for Heritage, available at [www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com) under **Documents>General Documents**.
2. Care of the free standing cedar fences in lots 415, 416, 371 and 360 on Whitney Ave., NE, are the responsibility of the HPCA (**See Appendix A**).

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### Information Specific to Tradition homes:

Care of cedar fencing in Tradition homes is fully described in the two previous sections: “**General Information**” and “**Additional General Information Regarding Staining of Cedar Fences.**”

## **Fence Maintenance Policy for The Edgewater Community**

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### **Information Specific to Park Lane homes:**

In addition to the previous **General Information** section, the following applies specifically to Park Lane homes:

1. White vinyl fences are the responsibility of the homeowner, and are to be kept clean and in good repair. Repair, maintenance, or replacement of these fences must be in accordance with Architectural Guidelines for Heritage, available at [www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com) under **DOCUMENTS**.

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### **For questions:**

If you have questions or would like additional fence maintenance information you can contact the HPCA Association Manager or the Ad Hoc Fence Maintenance Committee Members.

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### APPENDIX A HPCA Fence Maintenance List

#### Categories of HPCA Maintained Fences:

Fences which HPCA will pay for staining and/or eventual replacement fall into one or more of several categories:

- Fences on property owned exclusively by the HPCA.
- Fences specified in the Architectural Guidelines (AG's) as Association responsibility. (e.g. along Whitney between McKinley and Edgewater Ave.)
- Fences which are excluded from homeownership by the AG's, and therefore implicitly belong to the HPCA (e.g. Heritage homes).
- Fences the association chooses to maintain to preserve the aesthetics of the neighborhood and/or to provide security to residence. (e.g. along Meriwood)
- Fences abutting property owned by the HPCA. (e.g. along Columbia Way)

#### Table of fences with HPCA responsibility

The following table identifies which cedar fences the HPCA will be partially or wholly responsible for the cost of periodic staining and/or eventual replacement. The costs involved are paid for out of the HPCA Reserve Fund (not the annual HPCA Operating Budget).

##### Fence Responsibilities List

Fence Description	Number of Feet (Est.)	HPCA Responsible for Replacement	HPCA 100% Responsible for staining	C= HPCA choose to maintain O=HPCA owns property on one or both sides of fence AG=architectural guidelines exclude homeownership of some or all fences
<b>ALONG MERIWOOD DR. NE</b>				
The length of Meriwood Dr	1107 feet	50/50 with homeowner	Yes - East side of fence. See NOTE	C NOTE: fences border a "use easement". HPCA may not choose to stain this section.
<b>ALONG 41ST AVE. NE (FORMERLY WILLAMETTE AVE. NE)</b>				
41 <sup>st</sup> Ave (rear of lots 131 to 138)	216 feet	50/50 with homeowner	Yes - South side of fence	O (tract E)

## Fence Maintenance Policy for The Edgewater Community

### Appendix A (Cont'd)

Fence Description	Number of Feet	HPCA Responsible for Replacement	HPCA 100% Responsible for staining	C= HPCA choice O=HPCA owns property one or both sides AG=architectural guidelines
<b>41ST AVE. NE (CONT'D)</b>				
41 <sup>st</sup> Ave. (rear of lots 111 to 130)	808 feet	50/50 with homeowner	Yes - South side of fence	O (tract "D")
41 <sup>st</sup> Ave (rear of lots 101 thru 110 and 54 thru 57)	790 feet	50/50 with homeowner	Yes - South side of fence	O (tract "P")
41 <sup>st</sup> Ave (rear of lots 275 to 281)	538 feet	50/50 with homeowner	Yes - South side of fence	O (tract "B")
41 <sup>st</sup> Ave (lots 396 to 397)	240 feet	100%	Yes – both sides of the fence to cover all fence seen from Edgewater, the alley and McKinley St.	O + AG (tract "B")
<b>ALONG MARVIN RD., AND "ELEMENTARY SCHOOL SITE"</b>				
Lot 543 to lot "A" (formerly lot 532) on Edgewater Dr.	600	50/50 with Homeowner	South side (facing "Elementary School Site" No staining. <u>Leave to weather naturally</u>	C
lots 543 to 906	1400 feet	50/50 with Homeowner	West side (facing Marvin Rd.) No staining. <u>Leave to weather naturally</u>	C

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<b>Fence Description</b>	<b>Number of Feet (Est.)</b>	<b>HPCA Responsible for Replacement</b>	<b>HPCA 100% Responsible for staining</b>	<b>C= HPCA choice O=HPCA owns property one or both sides AG=architectural guidelines</b>
<b>ALONG COLUMBIA WAY</b>				
Lots 906 thru 679	1200 feet	50/50 with Homeowner:	Yes – Entire north side of all fences	O (tracts SS, TT, UU, CC)
Lot 906	24 ft	100% of fence from wing wall to the end, just short of Freemont St., NE . .	Yes – South side.	AG states homeowners may have “no fences in front yards”
Starting at the corner of Columbia Way and Edgewater Blvd, lots 781 and 739 up to the start of lot 716.	240 ft	100%	South side	AG (no cedar fences in Park Lane) + O (tract “W”)
Fence on west side of lot 716	60 ft	50/50	West side of fence (facing HPCA tract “W”)	O (tract “W”)
Side yard fence of lot 680 that faces Greenview Dr. and HPCA tract “UU”	30 ft.	50/50 with homeowner	Yes - east side (facing Greenview)	O (tract “UU”)

## Fence Maintenance Policy for The Edgewater Community

### Appendix A (Cont'd)

Fence Description	Number of Feet (Est.)	HPCA Responsible for Replacement	HPCA 100% Responsible for staining	C= HPCA choice O=HPCA owns property one or both sides AG=architectural guidelines
<b>ALONG CASHMERE DR., INCLUDING EDGEWATER PARK</b>				
lots 697 and 698	204 feet  78 ft	a) 50/50 with Homeowner for side yard fencing;  b) 100% of continuation into front yards	Yes – a) South side of entire fence (faces the Park) and  b) both sides of portion of fence continuation into the two front yards.	O AG states homeowners may have “no fences in front yards”
A portion of lot 300 side fence facing Tract “EE”, but ending at corner with lot 301		50/50 with homeowner	100% of east side, from street to cor with lot 301	O (tract EE)
<b>MISC. OTHER</b>				
Whitney Ave. between McKinley St. and Edgewater Blvd (lots 415, 416, 360 and 371)	300 feet	100%	Yes - Both sides of fence	AG (HPCA to maintain these)
Fence on west side of lot 275. (Not connected to homeowner house; extends into front yard)	72	100%	Yes – both sides	O, AG
On McKinley LP, the north side fence of lot 329		50/50 with homeowner	All of the side facing tract “FF”	O

## Fence Maintenance Policy for The Edgewater Community

Fence Description	Number of Feet (Est.)	HPCA Responsible for Replacement	HPCA 100% Responsible for staining	C= HPCA choice O=HPCA owns property one or both sides AG=architectural guidelines
<b>FROM JUBILEE TENNIS PAVILION ALONG THE WALKING TRAIL</b>				
Fence running from Pavilion Way, north to the 90° right turn (roughly at lot 1148) then East to the 90° left turn (roughly at lot 1175 )	4998 feet	50/50 with homeowner	No. For the side of the fence facing the walking trail, leave as is to weather naturally	O (tract "A")
Fence which runs between Jubilee lots #1151 & 1152	282 feet	100%	Yes - East side of fence.  Leave west side to weather naturally	O (tract "A")
Facing the same portion of tract "A", the side yard fences of lots 1151 and 1152	78 feet and 72 feet, respectively	50/50 with homeowner	Yes, the sides facing the same portion of tract "A"	O (tract "A")
Along the portion of tract "A" from the corner of Cypress Dr. and Pavilion Way, proceeding west towards walking trail. (the back fence of lots #1154 to 1152)	156 ft	50/50 with homeowner	Yes, southwest side of fence	O (tract "A")