



**ASSOCIATION POLICY REGARDING
FENCE MAINTENANCE ON INDIVIDUAL LOTS**

WHEREAS: The Oaks Owners Association incorporated on September 25, 2002 and recorded with the State of Colorado under 20021265502. Bound by Federal Laws, State Statutes and the Declaration of Covenants recorded in the Clerk and Recorder of Douglas County on November 13, 2002 under 2002121333.

WHEREAS: The Articles of Incorporation state the purpose of the Association is to provide for the maintenance, preservation and architectural control of certain property and improvements.

WHEREAS: The Declaration of Covenants Section 3 Paragraph 7 authorizes the Board of Directors to adopt, amend or repeal Rules and Regulations affecting, concerning and governing the Lots, Common Elements and or the Community.

WHEREAS: The Board of Directors desires to adopt a community fence maintenance standard in effort to enhance and sustain an aesthetic through a unified appearance of the properties contained in the Association for improved real estate values.

COMES NOW: A policy to identify maintenance standards and the pre-approved fence stain color for The Oaks Owners Association.

Each property owner in the Association is responsible for the repair and replacement of their fences upon the each lot.

Owners are to maintain their fences in upright position, good condition, free of broken pickets or posts. Fences will be installed inside of the property boundary on each lot.

Proper fence maintenance will include occasional staining and sealing for the perseveration of the materials.

The Oaks Owners Association has adopted Behr's Cedar Natural tone, for the community fence stain color. Fence staining in compliance with this policy may occur without prior approval from the Architectural Control Committee. All fences stained a different color at the time this policy is adopted will be allowed until the fence is due to be stained again.

This policy will be in effect until such time it is amended or repealed through a vote of the Board at a meeting duly called for such purpose.

The policy is hereby revised by majority vote of the Board on May 24, 2010 and will become effective on July 1, 2010.

Signed, _____ President

_____ Secretary