

# Sundance Homeowners Association

**Effective Date: May 1, 2016**

**Subject:** Fence Guidelines

**Purpose:** The following guidance will be used to determine approval of any fence changes in the Sundance Homeowners Association, Boulder, Colorado.

## **HOA Responsibility**

Fences that abut against HOA common areas (Crystal, Sunrise and 28<sup>th</sup> Street) are considered the ownership of the HOA and will be maintained and replaced by the HOA. All other fences are the responsibility of the homeowners to maintain and replace. Any changes to homeowner fences must be approved by the Architectural Control Committee (ACC).

## **Approval Process**

All new, removal, replacement or painting of fences in the Sundance Homeowners Association must be approved by the ACC prior to starting installation and construction. A written request must be made directly to the HOA Property Manager. The Property Manager will notify the ACC of the request. From the time of the request to approval, the ACC may have 30 days to provide objections, based on the association's covenants (Article VII 7.1 - Restrictions).

If the style and/or height of the fence will change from that which is currently in place, homeowners shall submit detailed drawings, photos and specs of the proposed fence, including length, width, height, materials and location. If the color or stain of the fence will change from that which is currently in place, a color or swatch (paper or electronic) must be provided to the ACC.

If a fence change requested is located between two homeowners' properties, written notification will be provided by the HOA Property Manager to the neighboring homeowner. The neighboring homeowner will have five (5) days to provide any comments or objections that will be taken into consideration by the ACC. Homeowners are encouraged to discuss verbally the fence changes with the neighboring homeowner, in particular if a fence's proposed style and/or height will change from the existing fence.

## **City of Boulder Regulations**

The fence must be in compliance with the [City of Boulder permit guidelines](#). Proof of the appropriate permits from the City of Boulder must be submitted to the ACC before any work is started.

The homeowner shall have all utilities located by the appropriate company, including, but not limited to: electric, gas, water, cable, internet etc. prior to beginning any fence installation.

The fence shall not enclose any utility boxes or fire hydrants.

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*Approved by the Architectural Control Committee on April 2, 2016*

*Approved by the Board of Directors on April 19, 2016*