Fence Guidelines
Updated May 2018
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MNC Fence Guidelines

The neighborhoods in the MNC Area each have their own distinct character. Therefore, there are some fence guidelines that are specific to each neighborhood and only that neighborhood. You should always check your neighborhood-specific fence guidelines to determine which property line fence designs are approved for construction in your neighborhood. Please keep in mind that the neighborhood-specific fence guidelines are in addition to the fence guidelines referenced below. If you are not sure what the neighborhood boundaries are, please refer to the Meadows Neighborhood Area Map in Appendix A or contact the Community Manager at 303-814-3958.

Neighbors are encouraged to communicate with each other prior to building, staining or performing maintenance to neighboring property line fencing.

Fences — Property Line and Wing: Approval is required unless you are replacing an existing property line fence with a fence in the same location and of the same design, color, size, and material. The following guidelines apply to all homeowners:

a) Fences designated on an approved Final PD Site Plan can only be replaced with the same type of fence. A copy of the approved Final PD Site Plan for your neighborhood is available for review either at The Grange or at the Town of Castle Rock.

b) Fences must be installed on your property line unless otherwise specified for your neighborhood.

c) Fencing cannot extend beyond the front face of your home unless otherwise specified for your neighborhood.

d) Two fences cannot be built side-by-side on the same property line.

e) You are responsible for the maintenance, repair, and replacement of any fencing on your property line, including open space and common-area fencing.

f) If the fence requires staining, painting or sealing (see the neighborhood-specific guidelines) and you installed the fence, BOTH sides of the fence must be stained, painted or sealed (whichever is applicable.)

g) Approval for a gate in the fence line is not required if the gate is located in the wing fence section of the fence and the gate matches the approved fence style for your neighborhood. Alternative gate designs will be considered based on the overall compatibility and integration of the proposed gate with your fence, home and landscape design. All alternative gate designs require approval. The maximum width for any gate is 5 feet. No double gates are permitted. Gates leading to Open Space are not permitted.

h) 2 inch x 4 inch, 14-gauge galvanized woven wire can be applied to the interior of any approved fence design for animal control.

i) If your fence design has pickets on both sides of the fence (for example, the “Good Neighbor Fence Design”) and you installed the fence, you must install the pickets on BOTH sides of the fence.

j) Wing fences must be approved before installation if not included by the Builder.

k) Pickets must be installed facing the same direction the entire length of the installed fencing to the ground.

Party Walls: In accordance with Section 8 (G) of the Supplemental Declaration, fences constitute a Party Wall. The rights and duties of contiguous Residential Sites that have shared fences (“Party Wall”) are:

a) Each owner shall have the right to use the Party Wall, as long as the use does not interfere with the other Owner’s use and enjoyment.

b) Damage caused by a willful or negligent act by an Owner will be repaired by the Owner at their sole expense.

c) Regular maintenance to the Party Wall will be a shared expense between the two Owners.

d) In the event of a dispute between Owners regarding the Party Wall, Owners shall submit the dispute to the Architectural Committee, whose decision shall be binding, unless appealed to the Board of the MNC, in
which event the Board’s decision, following Notice and Hearing, shall be binding and final. Owners are not prohibited from seeking indemnity or damages from the party causing the damage.

e) Any wall or fence lying completely upon any portion of the MNC Property shall not be considered a Party Wall under Section 8 (G) of the Supplemental Declaration.

**Maintenance - Steps to Cleaning and Staining your fence:** see neighborhood specific fence guidelines for which fence styles that are allowed to be stained and the applicable approved fence stains.

a) Always follow manufacturer’s directions.
b) To allow your stained and sealed fence to dry thoroughly, begin your cleaning and staining project when there is no rain in the forecast for several days.
c) Clean the fence with a pressure washer. Depending on the extent of discoloration and presence of mold and fungi, you may need to use a chemical wash first.
d) Repair broken or splintered fence posts with wood glue and corrosion resistant nails or screws. You may need to replace some pieces of wood.
e) Work in the same direction as the wood grain, start at the end of each board and brush through to the other end to avoid lap marks.
f) Apply only the recommended number of coats and be sure to not over apply.
g) Prolong your fence’s life by cleaning and refinishing the wood regularly.

**In addition to these general Fence Guidelines, the following guidelines must be adhered to depending on the neighborhood in which you reside.** If you do not know what neighborhood you live in, refer to Appendix A for the Meadows Neighborhood Map or contact the Community Manager at (303)814-3958.
Briscoe Ranch Area A

Neighborhood Fence Guidelines
The approved property line fence design for Briscoe Ranch Area A is the 3-Rail Open-Rail Fence design, except where the 2-Rail Open Rail fencing has been installed pursuant to the Final PD Site Plan.

a. All 3-Rail property line and wing fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed but not required on fences that do not abut open space.

b. Sealing with a clear non-pigmented sealer (not “natural”) is not permitted on fences that abut open space.

c. Property line fencing adjacent to sidewalks must be placed at least 3 feet from your property line. The area between the fence and the property line must be landscaped and maintained by the homeowner.

d. A transitional section of fencing is required to connect to shorter 2-Rail Open Rail Fence design.

e. Refer to Appendix B for full size Fence Specifications.

f. See the map in Appendix A to determine if you live in Briscoe Ranch Area A.
Briscoe Ranch Area B, Feathergrass, Plainsong, and Sweetwood Neighborhoods

Neighborhood Fence Guidelines
The approved property line fence design for the neighborhoods listed is the Clerestory Fence design, except where 3-Rail Open-Rail, 2-Rail Open Rail or 6 Foot Privacy fencing has been installed pursuant to the Final PD Site Plan.

a. Clerestory property line and wing fencing may be, but are not required to be, stained with a pigmented stain. Approved stains for Clerestory fencing are listed below. If a homeowner wishes to get approval to use a stain not included in the pre-approved stain list, the homeowner must submit a sample of the proposed stain on a rough cedar board along with the brand and stain name.

b. All 3-Rail and 2-Rail Open Rail fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed but not required on fences that do not abut open space.

c. Sealing with a clear non-pigmented sealer (not “natural”) is not permitted on fences that abut open space.

d. The 6 foot Privacy fencing in Plainsong must be stained with Olympic Weather Screen Semi Transparent stain #716 Natural Tone Cedar or a color judged to be substantially the same as Olympic Weather Screen Semi Transparent stain #716 Natural Tone Cedar by the Architectural Committee. This stain is not to be used on Open Rail fencing.

e. Property line fencing adjacent to sidewalks must be placed at least 3 feet from your property line. The area between the fence and the property line must be landscaped and maintained by the homeowner.

f. A transitional section of fencing is required for all Clerestory fences that connect to shorter 3-Rail Open Rail and 2-Rail Open Rail fencing.

g. See the maps in Appendix A for neighborhood boundaries and to determine if you live in Briscoe Ranch Area B.

### Approved Clerestory Fence Stains:

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<thead>
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<th>Brand</th>
<th>Stain Name</th>
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<tbody>
<tr>
<td><strong>Behr Premium Semi Transparent Weatherproofing Stain</strong></td>
<td>Cappuccino</td>
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Disclaimer: Stain names and numbers are subject to change by the manufacturer.
Harris Grove Neighborhood Fence Guidelines

The approved property line fence design for Harris Grove is the Clerestory Fence design, except where 3-Rail Open-Rail, 2-Rail Open Rail or 6 Foot Privacy fencing has been installed pursuant to the Final PD Site Plan.

a. Clerestory property line and wing fencing may be, but are not required to be, stained with a pigmented stain. Approved stains for Clerestory fencing are listed below. If a homeowner wishes to get approval to use a stain not included in the pre-approved stain list, the homeowner must submit a sample of the proposed stain on a rough cedar board along with the brand and stain name.

b. All Open-Rail fencing installed pursuant to the Final PD Site Plan must be stained on both sides with Behr Semi Transparent Redwood Stain, Formula #DP-330 or with a color judged to be substantially the same as Behr Semi Transparent Redwood Stain, Formula #DP-330. Acceptable Open-Rail stains and the stores where available are:

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Approved Harris Grove Redwood Stains – For Open Rail and 6 Foot Privacy Fencing Only
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<thead>
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<td>Walmart</td>
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Disclaimer: Stain names and numbers are subject to change by the manufacturers.

c. 6 foot privacy fencing must be stained on both sides with one of the approved Redwood stains listed in the table above.

d. Property line fencing adjacent to sidewalks must be placed at least 3 feet from your property line. The area between the fence and the property line must be landscaped and maintained by the homeowner.

e. A transitional section of fencing is required for all Clerestory fences that connect to shorter 3-Rail Open Rail and 2-Rail Open Rail fencing.

f. Refer to Appendix B for full size Fence Specifications.

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Approved Clerestory Fence Stains:
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<th>Brand</th>
<th>Stain Name</th>
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<td>Cedar NaturalTone Desert Sand Caramel</td>
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<td>Lowe's</td>
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</table>

Disclaimer: Stain names and numbers are subject to change by the manufacturer.
Fuller Bluff and Watercolor Neighborhood Fence Guidelines

The approved property line fencing design for the Fuller Bluff and Watercolor is the 3-Rail Open-Rail Fence design, except where the 2-Rail Open-Rail fencing has been installed pursuant to the Final PD Site Plan.

- All 3-Rail and 2-Rail Open Rail fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not "natural" sealer) is allowed but not required on fences that do not abut open space.
- **b. Sealing with a clear non-pigmented sealer (not “natural”) is not permitted on fences that abut open space.**
- c. Property line fencing adjacent to sidewalks must be placed at least 3 feet from your property line. The area between the fence and the property line must be landscaped and maintained by the homeowner.
- d. A transitional section of fencing is required to connect to the shorter 3 or 2-Rail Open Rail fencing.
- e. Refer to Appendix B for full size Fence Specifications.
Gambel Oak, Leafdale, Panorama, Starling Hill and Morningview Neighborhoods Fence Guidelines

The approved property line fence design for Morningview, Gambel Oak, Panorama, Starling Hill and Leafdale is the Clerestory Fence design, except where 3-Rail Open-Rail, 2-Rail Open Rail or 6 Foot Privacy fencing has been installed pursuant to the Final PD Site Plan.

a. Clerestory property line and wing fencing may be, but are not required to be, stained with a pigmented stain. Approved stains for Clerestory fencing are listed below. If a homeowner wishes to get approval to use a stain not included in the pre-approved stain list, the homeowner must submit a sample of the proposed stain on a rough cedar board along with the brand and stain name.

b. All 3-Rail and 2-Rail Open Rail fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed but not required on fences that do not abut open space.

c. Sealing with a clear non-pigmented sealer (not “natural”) is not permitted on fences that abut open space.

d. If your lot is subject to cross use easements, the location of the fencing must be in accordance with the location as identified with the Improvement Location Certification for your house. Contact the Town of Castle Rock Building Department at (720)733-3546 to obtain your Improvement Location Certification.

e. Property line fencing adjacent to sidewalks must be placed at least 3 feet from your property line. The area between the fence and the property line must be landscaped and maintained by the homeowner.

f. A transitional section of fencing is required for all Clerestory fences that connect to shorter 3-Rail Open Rail and 2-Rail Open Rail fencing.

g. Due to topographical conditions on the property, a clerestory fence may require a fence height variance and a transition panel(s). These conditions require site visits and specific condition fence stipulations are considered.

h. Refer to Appendix B for full size Fence Specifications.

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Disclaimer: Stain names and numbers are subject to change by the manufacturer.
Patina Neighborhood Fence Guidelines

There are three (3) approved property line fence designs for Patina. If your house is adjacent to any open space, then either the 3-Rail Open Rail Fence or the 2-Rail Open Rail Fence designs are the only property line fencing allowed. All other property line fencing must be the Clerestory Fence design.

a. Clerestory property line and wing fencing may be, but are not required to be, stained with a pigmented sealer. Approved stains for Clerestory fencing are listed below. If a homeowner wishes to get approval to use a stain not included in the pre-approved stain list, the homeowner must submit a sample of the proposed stain on a rough cedar board along with the brand and stain name.

b. All 3-Rail and 2-Rail Open Rail fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed but not required on fences that do not abut open space.

c. Sealing with a clear non-pigmented sealer (not “natural”) is not permitted on fences that abut open space.

d. Property line fencing adjacent to sidewalks must be placed at least 3 feet from your property line. The area between the fence and the property line must be landscaped and maintained by the homeowner.

e. Refer to Appendix B for full size Fence Specifications.

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Disclaimer: Stain names and numbers are subject to change by the manufacturer.
Suncatcher Neighborhood Fence Guidelines

There are two (2) approved property line fence designs for Suncatcher. If your house is adjacent to any open space then the 3-Rail Open-Rail Fence design is the only property line fencing allowed, except where the 2-Rail Open Rail fencing has been installed pursuant to the Final PD Site Plan. All other property line fencing must be the 3’ Good Neighbor Fence design.

a. All Good Neighbor fencing must be stained on both sides with a full body latex stain Kwal Apple Peel #CWO30W, or a color judged to be substantially the same as the Kwal Apple Peel #CWO3OW such as Sherwin Williams SW7005 Pure White or SW7577 High Reflective White, by the Architectural Committee.

b. All 3-Rail and 2-Rail Open Rail fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed but not required on fences that do not abut open space.

c. Sealing with a clear non-pigmented sealer (not “natural” sealer) is not permitted on fences that abut open space.

d. Property Line fencing adjacent to sidewalks must be placed on the property line.

e. Refer to Appendix B for full size Fence Specifications.
Tyler Park Neighborhood Fence Guidelines

There approved property line fence design for Tyler Park is the Solid fence. If your house is adjacent to any open space then the 3-Rail Open-Rail Fence design is the only property line fencing allowed, except where the 2-Rail Open Rail fencing has been installed pursuant to the Final PD Site Plan. All other property line fencing must be the Solid fence design.

a. All Solid fencing must be stained on both sides with a semi-transparent stain Sherwin Williams Mountain Ash SW 3540, or a color judged to be substantially the same as the Sherwin Williams Mountain Ash SW 3540 by the Architectural Committee.

b. All 3-Rail and 2-Rail Open Rail fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed but not required on fences that do not abut open space.

c. **Sealing with a clear non-pigmented sealer (not “natural” sealer) is not permitted on fences that abut to open space.**

d. Property Line fencing adjacent to sidewalks must be placed on the property line.

e. Refer to Appendix B for full size Fence Specifications.

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<thead>
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<th>Brand</th>
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Upland Park Neighborhood Fence Guidelines

Multiple fencing types are permitted in Upland Park, except where 3-Rail Open-Rail, 2-Rail Open Rail or 6 Foot Privacy fencing has been installed pursuant to the Final PD Site Plan. 4’ or 5’ solid, clerestory, as well as solid and lattice fencing is approved for side and rear yards. Fences taller than 6’ are not permitted, and solid fences cannot be taller than 6’ with a lattice top. Transitional fencing is required but not when transitioning from solid to Good Neighbor fencing. All homes must have side and rear fencing. Front yard fencing is optional, but Front Yard fencing must be Good Neighbor, as finished below. Homes with front fences do not require wing fences.

- All Good Neighbor fencing must be stained on both sides with a full body latex stain Kwal Apple Peel #CWO30W, or a color judged to be substantially the same as the Kwal Apple Peel #CWO30W such as Sherwin Williams SW7005 Pure White or SW7577 High Reflective White, by the Architectural Committee.
- All side and rear fencing (including decorative or lattice) must be stained on both sides with a semi-transparent stain Sherwin Williams Mountain Ash SW 3540, or a color judged to be substantially the same as the Sherwin Williams Mountain Ash SW 3540 by the Architectural Committee.
- All 3-Rail and 2-Rail Open Rail fencing must be left in its natural color; staining is not allowed. Sealing with a clear non-pigmented sealer (not “natural” sealer) is allowed but not required on fences that do not abut open space.
- Sealing with a clear non-pigmented sealer (not “natural” sealer) is not permitted on fences that abut to open space.
- Property Line fencing adjacent to sidewalks must be placed 2’ from the property line.
- If your lot is subject to cross use easements, the location of the fencing must be in accordance with the location as identified with the Improvement Location Certification for your house. Contact the Town of Castle Rock Building Department at (720)733-3546 to obtain your Improvement Location Certification.
- The area between the fence and the property line must be landscaped and maintained by the homeowner.
- Due to topographical conditions on the property, a solid fence may require a fence height variance and a transition panel(s). These conditions require site visits and specific condition fence stipulations are considered.

Refer to Appendix B for full size Fence Specifications. Refer to Appendix B for full size Fence Specifications.

<table>
<thead>
<tr>
<th>Brand</th>
<th>Stain Name</th>
<th>Stain #</th>
<th>Store</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sherwin Williams-Woodscapes</td>
<td>Mountain Ash</td>
<td>SW 3540</td>
<td>Sherwin Williams</td>
</tr>
</tbody>
</table>
Weathervane Neighborhood Fence Guidelines

The only approved property line fencing design for Weathervane is the 3-Rail Open-Rail Fence design, except where the 2-Rail Open Rail fencing or 6 foot Privacy fencing has been installed pursuant to the Final PD Site Plan.

a. All 3-Rail and 2-Rail property line and wing fencing must be stained on both sides with Boodge Transparent Stain, Cedar Color, or with a color judged to be substantially the same as Boodge Transparent Stain, Cedar Color by the Architectural Committee.

b. The 6 foot Privacy fencing must be stained with Olympic Weather Screen Semi Transparent stain #716 Natural Tone Cedar or a color judged to be substantially the same as Olympic Weather Screen Semi Transparent stain #716 Natural Tone Cedar by the Architectural Committee. This stain is not to be used on Open Rail fencing.

c. Property line fencing adjacent to sidewalks must be placed at least 3 feet from your property line. The area between the fence and the property line must be landscaped and maintained by the homeowner.

d. A transitional section of fencing is required to connect to the shorter 2-Rail Open Rail fencing.

e. Refer to Appendix B for full size Fence Specifications.
Appendix A
Maps
BRISCOE RANCH
FENCING MAP
Meadows Neighborhood Map

The Meadows Neighborhood Map
March 2014

Key
Shaded area represents Meadows Community Association boundaries
Appendix B
Fence Design Specifications
2-RAIL OPEN RAIL FENCE

Neighborhoods Where Used:
Briscoe Ranch, Feathergrass, Fuller Bluff, Harris Grove, Panorama, Patina
Plainsong, Sweetwood, Watercolor and Weathervane
3-RAIL OPEN RAIL FENCE

Neighborhoods Where Used:
Briscoe Ranch Area A, Briscoe Ranch Area B, Feathergrass, Fuller Bluff, Harris Grove, Morningview, Panorama, Patina, Plainsong, Suncatcher, Sweetwood, Watercolor and Weathervane
CLERESTORY FENCE

Neighborhoods Where Used:
Briscoe Ranch Area B, Feathergrass, Gambel Oak, Harris Grove,
Morningview, Leafdale, Panorama, Patina, Plainsong and Sweetwood
CLERESTORY FENCE TRANSITION
(From 5’ Clerestory Fence to 2-Rail Fence)

Neighborhoods Where Used:
Briscoe Ranch Area B, Feathergrass, Gambel Oak, Harris Grove,
Morningview, Leafdale, Panorama, Patina, Plainsong and Sweetwood
CLERESTORY FENCE TRANSITION
(From 5’ Clerestory Fence to 3-Rail Fence)

Neighborhoods Where Used:
Briscoe Ranch Area B, Feathergrass, Gambel Oak, Harris Grove,
Morningview, Leafdale, Panorama, Patina, Plainsong and Sweetwood
GOOD NEIGHBOR FENCE

ADD White Picket Fence Pictorial for Upland Park

Neighborhoods Where Used:
Suncatcher, Upland Park
And Upland Park
ADD solid fence with 4” square posts (see attached mock up sample)
Add solid fence with 6” mitered posts
Add Clerestory to Clerestory transition (see attached mock up sample)