



# WESTWIND

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## ***Westwind Fence Guidelines & Criteria December 2025***

The Westwind HOA Covenants indicate the following restrictions/allowances for fences in the neighborhood: ***“Fencing: Fences and walls shall not be allowed, except for screening of service areas or pools, without the prior written consent of the Developer or Committee, as applicable.”***

Clearly, the developer and leadership of the neighborhood have provided for significant restriction of fencing in the neighborhood to maintain an open feel that is aesthetically pleasing to residents and potential buyers. Fencing around pools is typically required for insurance purposes. Fencing around service areas is meant to “hide” otherwise unsightly areas from neighbors and the public. Fences for other purposes may also be allowed by the Board/Developers. All new or replacement fences must be submitted to and approved by the Board/Developers prior to being installed/erected.

Generally, the Westwind HOA Board/Developers strive to provide flexibility to homeowners to add fences to their property, but also strives to ensure the fencing and installation is of a high quality and does not detract from adjacent neighbors. The following fence guidelines were developed to help provide clarification to homeowners that may request to install or replace a fence on their property. The Board/Developers always encourages to inform neighbors of a fence plan to avoid potential concerns.

### **Fence Guidelines and Criteria**

1. Fences are to be of a quality nature, made with high end materials, designed by professional fencing experts, and constructed and installed by authorized fencing contractors. A detailed plan for fence location on the lot and fencing materials and color shall be submitted to the Board/Developers for consideration, comment, possible revision, or denial. Failure to have a plan approved by the Board/Developers will result in removal or redesign of the fence.
2. Fence designs will be required to be attractive and decorative in nature, not detracting from property owners on all sides. Landscaping along the fence is encouraged and may be required.

3. Privacy fences (solid fencing) are generally not allowed so as to maintain neighborhood site lines and pleasing aesthetics. Special consideration may be made by the Board/Developers committee for lots that are directly adjacent to public areas such as parks, walkways, bike paths, ponds, parks, or special roadways.

4. Fencing material should be primarily metal decorative fencing in basic earth-tone colors that blend in well with the surroundings (i.e. black, brown, cream). Other materials may be considered if appropriate and aesthetically pleasing. Wood fencing (raw, stained, or painted) is generally not allowed as it ages poorly and requires significant maintenance to remain aesthetically pleasing.

5. Fences should be 4 feet in height or less (excluding posts) unless required to be higher by ordinance. Consideration of taller fences may be considered by the Board/Developers if there is a specific required purpose (not to retain pets), and the fence must be of good quality design along with positive neighbor input.

6. Fences generally should not be built forward of the front of the house, but to the sides and rear of the house only.

7. Fences along the property lines shall be no closer than 3 feet from the side and rear lot lines unless affected neighbors agree on a plan to avoid this criteria (i.e. on or very near the lot line).

The fence owner remains obliged to mow and maintain the fence on both sides so that neighbors are not burdened by another homeowner's fence in any way.

8. Installation of the fence must not violate any ordinances or property lines and relevant power companies should be contacted so as to not interfere with gas, electric, phone, or other lines.

9. Fencing around pools or service areas will be approved where ordinances require them and as long as these fences meet the fence criteria in these guidelines.

10. When a homeowner replaces a fence that may not have complied with these guidelines, the new fence must be modified to meet these guidelines.

It is the responsibility of the homeowner to provide copies of the fence plans submitted for approval to the adjacent affected neighbors prior to submitting the proposal. If the proposal follows these fence guidelines, neighbor approval is desirable, but not mandatory.

If the homeowner requests an exception to these fence criteria and guidelines, the proposal must include a form signed by the affected adjacent neighbors stating that a copy of the proposal has been received and indicating their approval, or rejection and suggested changes. When a request for "special consideration" is presented, neighbor approval will be an important consideration by the Board/Developers.

*A separate fenced dog area may be considered with the following conditions:*

- a. No outside roofed structure is allowed.
- b. There must be a "dog" entrance to the main structure (house or garage).
- c. The plan must be reviewed and approved by the adjacent neighbors.
- d. The design and location must be approved by the Board committee.

**Fence Examples:**

1. A fence was requested that was on or very near the lot line. Four of the five adjacent neighbors signed a statement approving the exception to the criteria. One neighbor rejected the plan. The fence was approved.
2. A fence was requested that was within the fence criteria. An adjacent neighbor requested that the fence plan be rejected. The fence was approved.
3. A fence was requested to be an eight-foot flat privacy fence because the owner had two large dogs. The fence was rejected.
4. A fence was requested as a six-foot privacy fence around a backyard pool because there was a city street running along the side of the backyard. The fence was rejected.
5. A fence was requested that was a black wire fence. The neighbor had the same style fence around their swimming pool. There were no other adjacent neighbors. The fence was approved because it was the same material matching the neighbor's fence.
6. A fence was requested by two adjacent neighbors along their common lot line and the fence meets the fence criteria. The fence was approved.
7. A fence was requested by a homeowner made of black wire placed in a heavily wooded area along their raised backyard lot to prevent falling off a six-foot stone wall. The fence was not visible to adjacent neighbors. The fence was approved.
8. A fence was requested that was to be installed eight feet in front of the home to facilitate a dog space. The fence was rejected.
9. A fence was requested that was twelve by twelve feet for a fenced dog area. The fence met the fence requirements and there was a patio sliding door to the house within the fenced area. The adjacent neighbor most affected approved the plan while a distant neighbor did not approve of the plan. The fence was approved.