

**WOODLAND PARK ESTATES**  
**Dog Run and Fencing Standards and Guidelines**

*Sections 6 and 7 of the Architectural Control Committee's  
Rules and Regulations*

POST MARKED  
2-4-2000  
NO COVER LETTER

**6. Dog Runs**

While the preferred method for pet containment is invisible fencing, dog enclosures and runs shall be handled the same as wooden fences and will require approval. The height of the dog run shall be a minimum of 60" and a maximum of 72". The square footage of the dog run shall not exceed 72 sq. ft.

**7. Fences**

OPENING STATEMENT. Fencing standards and guidelines are essential to protecting the quality of living and property values at Woodland Park Estates. There may be a functional necessity to enclose areas for protection of children and containment of pets. However, the individual homeowner's enjoyment of the greenbelt feature, as well as the appreciation of this greenbelt by all the homeowners of Woodland Park Estates, are both served by having standards and guidelines for fencing. Therefore, fencing along rear and side property lines, privacy walls, and pool fencing within a lot must be approved by the Architectural Control Committee (ACC) prior to construction and shall be limited by the following standards and guidelines:

- A. REAR AND SIDE YARD FENCING. The greatest preservation of our open and inviting community, here at Woodland Park Estates, would be realized if no fences were built. While fencing is generally discouraged, where such fencing is desired, it shall be limited to fence Type A (unless otherwise stated in section 7E) and shall be stained the designated fence color. Lot owners are encouraged to interrupt fencing with landscaping such as bushes, trees, and vines.
- B. PRIVACY WALLS. Privacy walls can serve the function of enclosing smaller areas adjoining the house for such uses as children play areas, private patios or decks, hot tubs, or pets. Unlike fences, privacy walls are free standing or extensions to the house and do not return to a side yard property line. Such privacy walls shall be constructed of the same material as the house's facial exterior. For example, if brick is used on the facial exterior of the house, then brick shall be used to construct the privacy wall.
- C. POOL FENCES. Fencing for private pools within Woodland Park Estates shall be approved on a case by case basis. The Committee recommends the use of wrought iron, painted or anodized aluminum, or similar materials. Pool fences must meet all City requirements.

#### D. GENERAL

1. All fencing shall be constructed of #1 Select Cedar.
2. All fencing shall be well maintained with stain, clear in color.
3. All side yard fencing shall conform to the rear yard fencing so that the fence around the entire perimeter of the lot is of the same type. Any fence return at the front of the house shall not be closer than 5 feet behind the front corner of the house.
4. All fencing shall be installed with the front facing outside. The outside shall be defined as what is seen from outside the property looking towards the property.
5. No fencing or privacy walls shall be built which obstruct storm drainage.
6. No fencing or privacy walls shall be built which violate City requirements for site distances at intersections.
7. No fencing or privacy walls shall be constructed in front yards.
8. No fencing or privacy walls shall be chain link.

#### E. EXCEPTIONS

1. GRANDFATHER CLAUSE. Fences approved and built prior to October 1<sup>st</sup>, 1999 are allowed on their respective lots if and only if they followed the guidelines in place at the time of their approval. At the point where fences on such lots are to be replaced, they will need to follow the most recent fencing guidelines.
2. HOA FENCES. Fencing for the pool and other fences controlled by the Woodland Park Estates HOA will be approved on a case by case basis.
3. TOWNHOMES. No fences or privacy walls shall be allowed on lots 98 through 107.
4. ESTATE LOTS 1-7. All fencing on lots 1 through 7 shall be fence Type A except along their property line to the north where they are allowed fence Type B. Fence Type B may be built along the property line to the north without building side fences.
5. ESTATE LOTS 12-15. All fencing on lots 12 through 15 shall either be fence Type A or Type C.
6. ESTATE LOTS 16-19. All fencing on lots 16 through 19 shall either be fence Type A or Type B.

#### F. DESCRIPTION

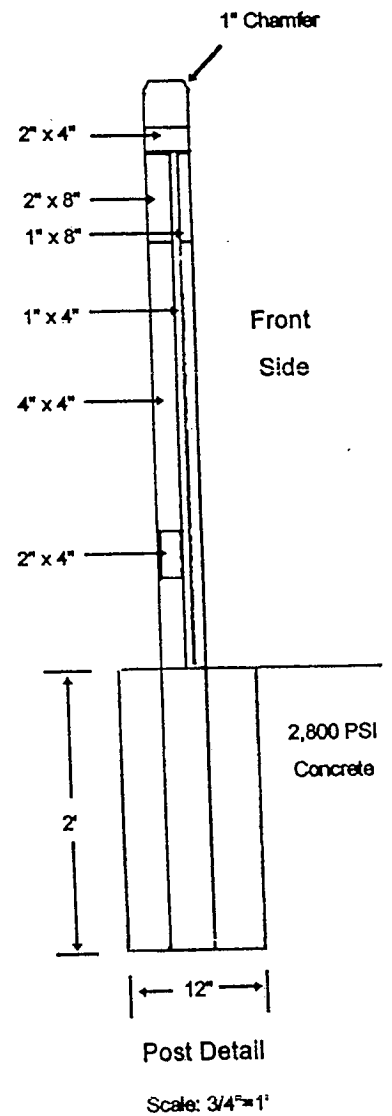
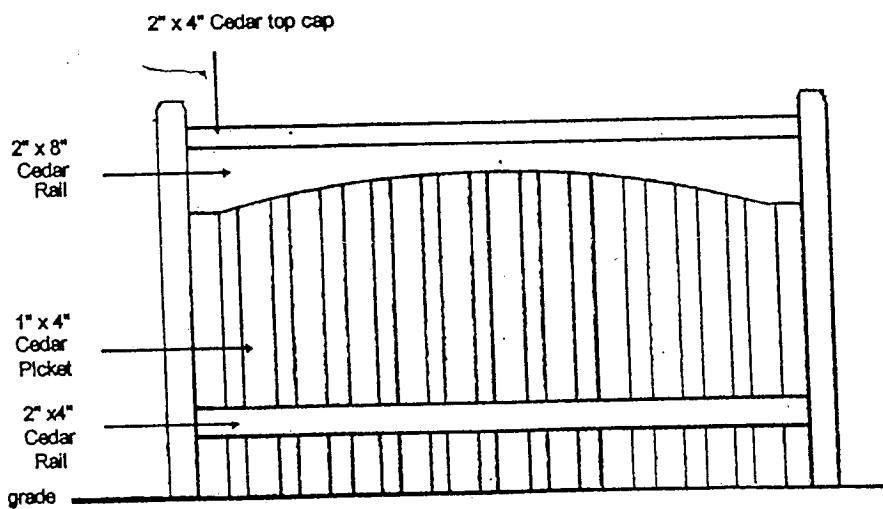
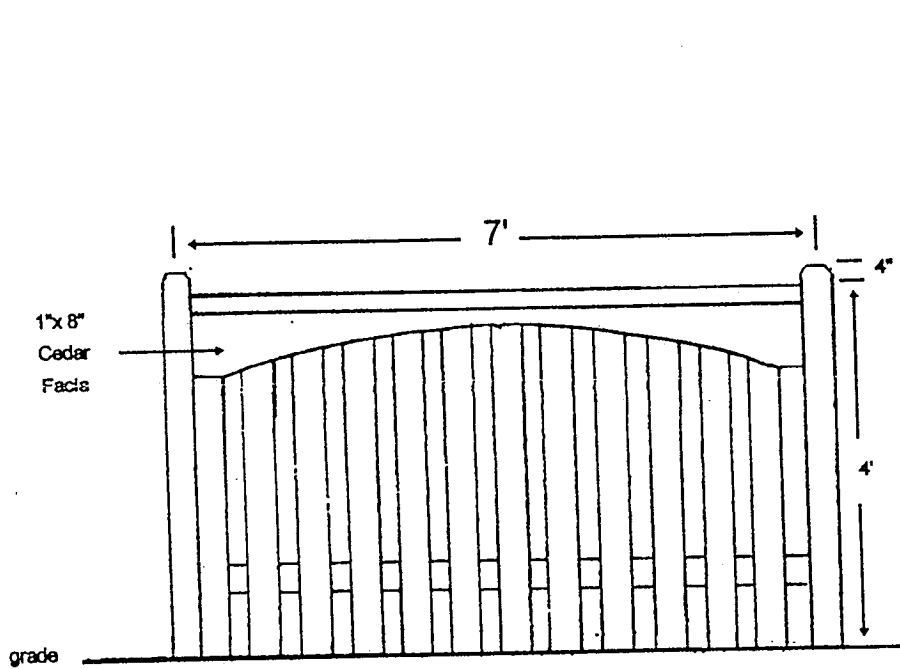
1. Fence type A will be 4' in height with 2 ½ inch spacing.
2. Fence type B will be 5'6" in height and will be closed spacing.
3. Fence type C will be a 3-rail fence 4' in height.

#### G. SUGGESTIONS

1. Homeowners desiring assistance in the design of any fencing or privacy wall can contact:
  - A. Armadillo Construction Company: 970-493-7887
  - B. Vaught-Frye Architects: 970-224-1191
  - C. Cedar Supply: 970-482-3717
2. Homeowners can obtain the stain at Sherwin-Williams: 970-226-0116

## FENCING STANDARDS & GUIDELINES

### TYPE 'A' FENCE



Drawn by Armadillo Inc.

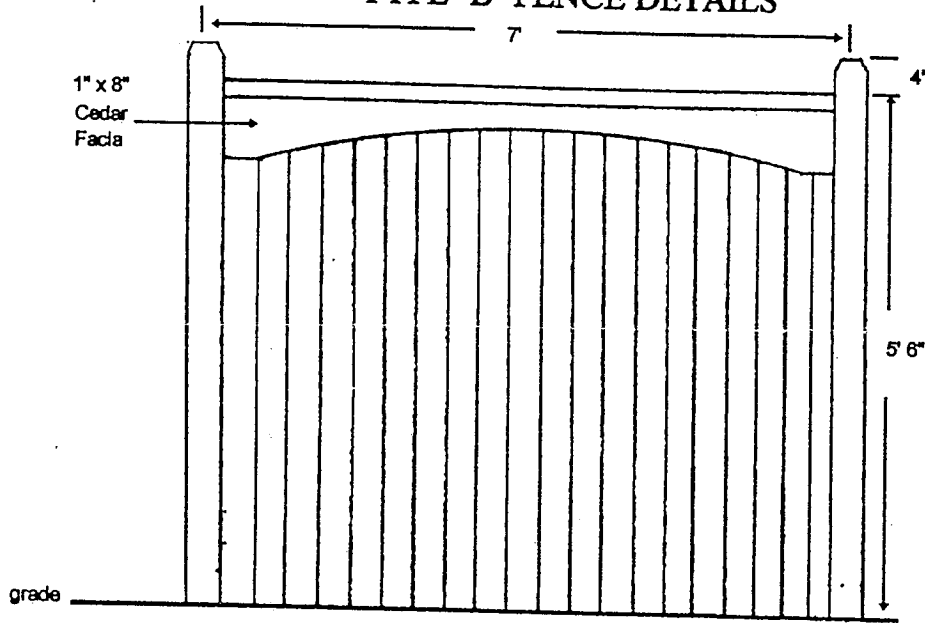
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# WOODLAND PARK ESTATES

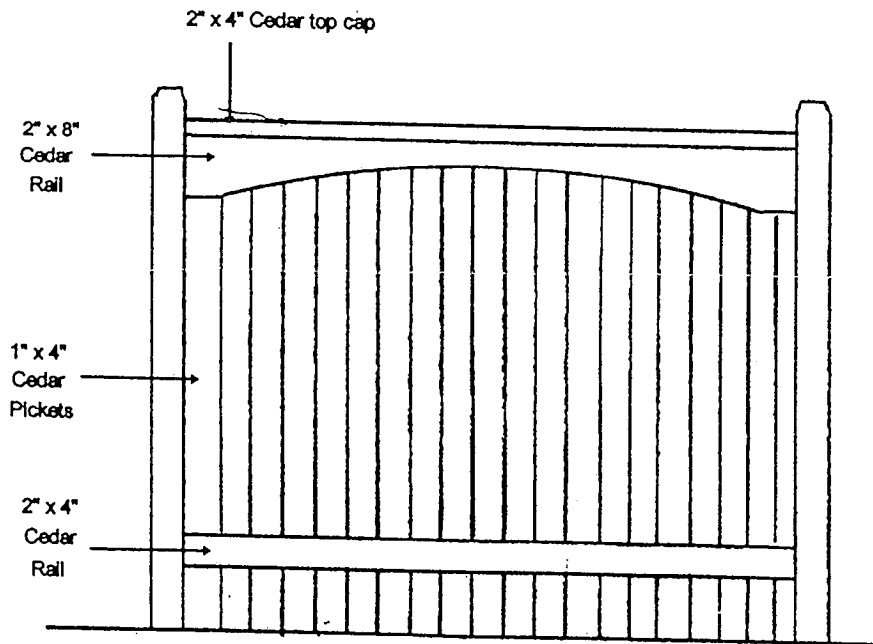
## FENCING STANDARDS & GUIDELINES

### TYPE 'B' FENCE DETAILS



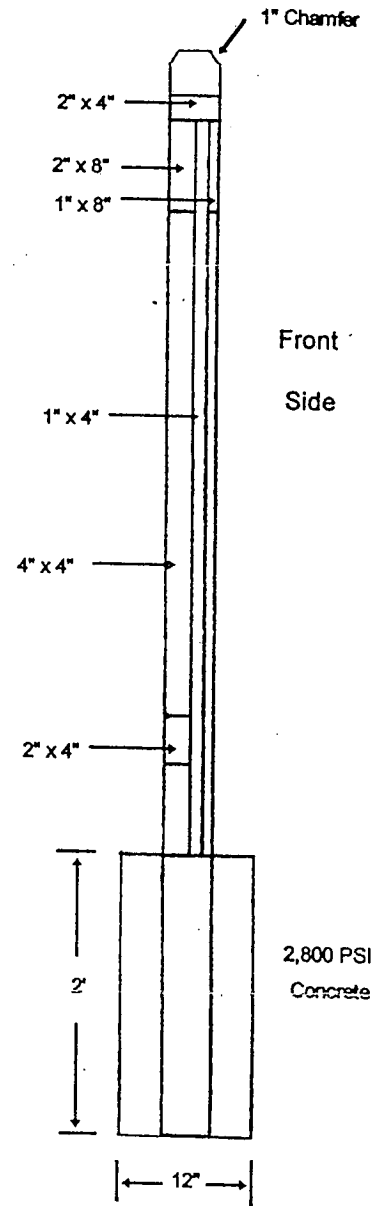
Front View

Scale: 1/2" = 1'



Back View

Scale: 1/2" = 1'



Front Side

Post Detail

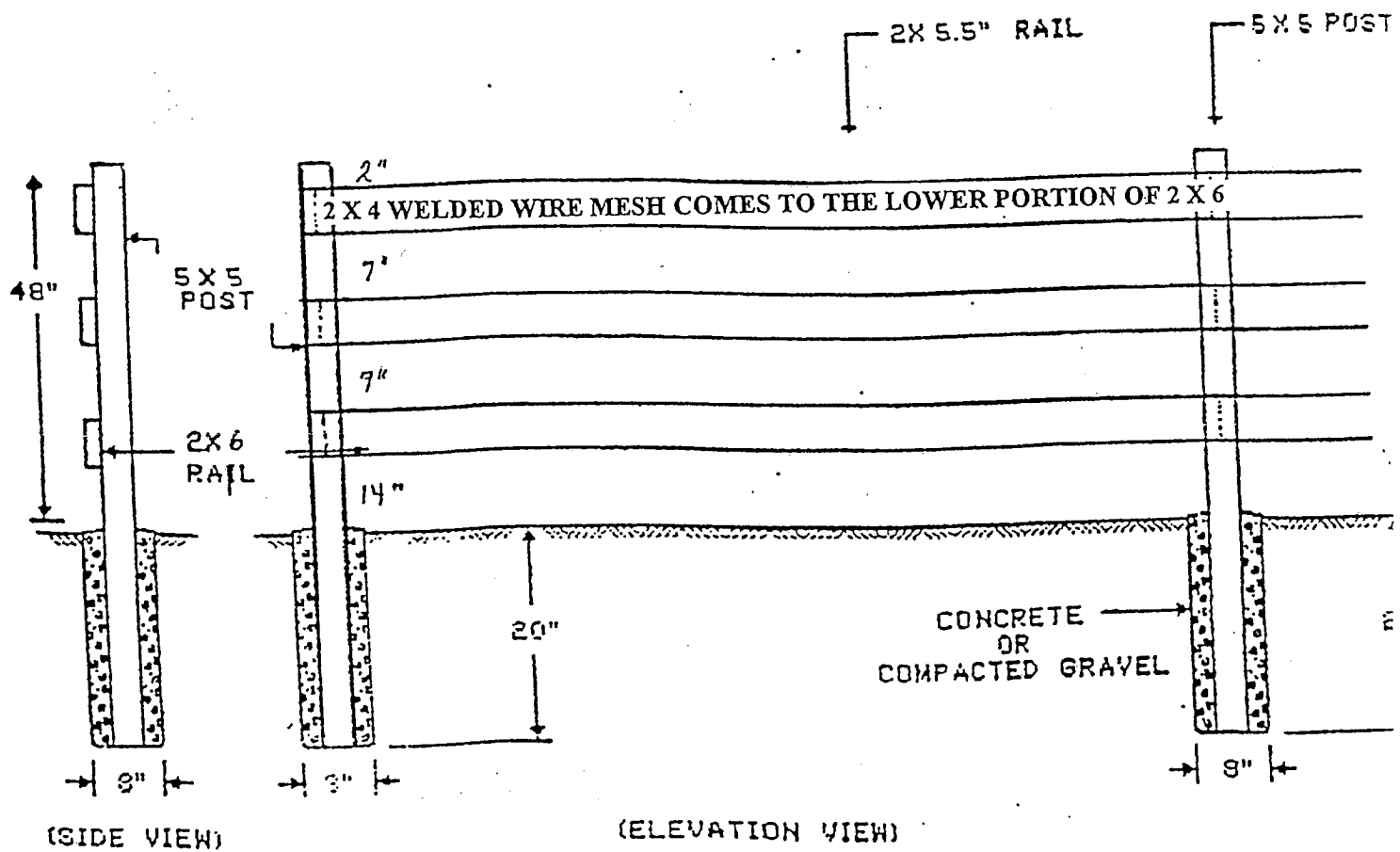
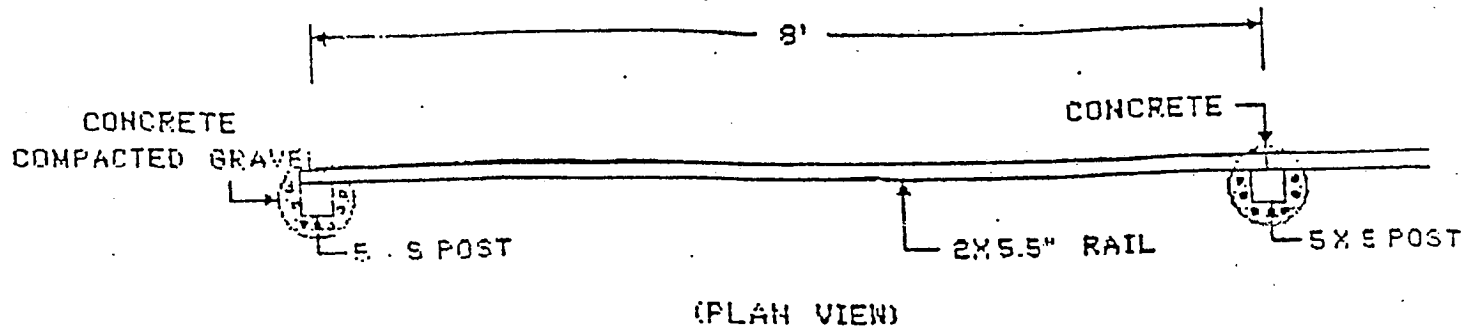
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# 2 X 6 RAIL FENCE



FENCE TYPE 'C' PERMITTED ON ESTATE LOTS 12-15 ONLY