

Iron Horse Canyon Homeowners Association

RESOLUTION

FENCING GUIDELINES FOR THE MESA AT IRON HORSE CANYON

WHEREAS, Article I of the Articles of Incorporation of Iron Horse Canyon Homeowners Association, Inc. states that the purpose of the Corporation is to provide for the governance of the property owners association and for the operation and maintenance of the subdivision as may be required or permitted by the governing documents and state law; and

WHEREAS, Article II of the Land Use Regulations provides for the guidelines to all owner responsibilities for usage to the property within the subdivision; and

WHEREAS, Article III of the Declaration of Restrictive Covenants, Conditions and Restrictions provides for the establishment of an Architectural Control Committee (ACC) to review construction plans for improvements of any character on any lot within the subdivision to if same meet the requirements of the Covenants, and if the appearance of the structure or improvement, as to the quality of workmanship and materials and conformity of the external design, is in harmony with other structures in the subdivision and protects the values of the neighborhood and preserves the serenity and natural beauty of the surroundings; and

WHEREAS, Article III of the Declaration assigns to the members of the Architectural Control Committee the full power and authority over Architectural Control for the Association; and

WHEREAS, Article VII of the Bylaws grants the Board of Directors the power to appoint committees from time to time as they may at their discretion decide are appropriate to assist in the conduct of the affairs of the Association; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby appoints the Architectural Control Committee (ACC), having the authority to uphold the following in regard to perimeter fencing within the Mesa at Iron Horse Canyon.

RESPONSIBILITY:

The responsibility of the Architectural Control Committee (ACC) is to fulfill its duties as outlined in Article III of the Restrictions and uphold the following in terms of perimeter fencing character and design.

In fulfilling its responsibility, all perimeter fencing shall:

1. All corner posts shall be peeled cedar with a minimum diameter of 8" and shall be set in concrete.
2. Wire fencing shall be "King Ranch" in design. The required mesh type will be #949-12-12 1/2.
3. Maximum height of the fencing shall be 72".
4. Gateposts or columns may be constructed out of the following materials: cedar, painted steel, not less than 8" in diameter, stone, CMU or concrete with a plaster finish.
5. Typically, only one entry gate will be allowed on any lot. A second gate may be allowed for unusually large lots or lots with extreme topographical conditions.
6. Entry gates shall be constructed from steel or wrought iron and painted. No galvanized ranch type gates will be allowed. Gate design shall be approved by the Architectural Control Committee prior to installation.
7. Fencing along right of ways will be set back a minimum of 20' from the lot line.
8. All cedar fencing must be finished with a cedar "cap" to give even lines. Uncapped fencing will not be approved by the Architectural Control Committee.
9. Cedar board fences, wrought iron or similar style fences will be allowed inside the Building Envelope. Chain link fences may be allowed for dog kennels (with a maximum height of 72"), tennis court fencing or other similar uses. All alternative fencing may not exceed 72" in height. All plans must be approved by the Architectural Control Committee prior to commencement of any construction.

Accepted and adopted by the Board of Directors this 28 day of October 2004.

Director

Director

Date

Date