

Date: June 12, 2024 FINAL
To: Cougar Ridge Homeowners
From: Cougar Ridge Homeowners' Association Board of Directors
Subject: ARC Fence Construction Policy

Purpose:

The CRHOA Architectural Review Committee (ARC) needs to approve all new fences.

Authorizing Document:

New fences need to complement the style of the home and neighborhoods per Cougar Ridge Covenants, Conditions and Restrictions (CC&R's), Section 5.2, Page 11 and 12, Standards of Approval – *“Approval shall be based, among other things, on conformity and harmony of exterior design, colors and materials with neighboring structures; relation of proposed improvements to the natural topography, grade and finished ground elevation; relation of the structure to that of neighboring structures and natural features of the Property; and conformity of the plans and specifications to the purpose and general plan and intent of these restrictions. The Architectural Review Committee shall have the right to require and approve landscaping plans. The Architectural Review Committee shall not arbitrarily or unreasonably withhold its approval of such plans and specifications.”*

Height Restrictions:

- Front of house - Forty-two inches maximum height.
- Corner lots - Thirty-six inches in height for a distance of fifteen feet from the intersection of the property lines abutting the street.
- Side and rear yards - Seventy-two inches maximum height.

Materials:

- Unacceptable - Chain link, chicken-wire, metal grid, barbed wire, electric fences.
- Acceptable per approval by the ARC - Manufactured powder-coated metal fencing, manufactured vinyl fencing, cedar fences with minimum 3" space between boards, any new materials deemed by the Architectural Review Committee to be of equivalent or higher quality, with architectural and aesthetic consideration of paramount importance.
- Solid Cedar fences (no space between boards) are discouraged but may be acceptable in side and rear yards per approval by the ARC. Post caps and other embellishments are encouraged.

Other requirements:

- Some fence styles clearly have a front side (nice side) and rear side. Nice side should always face the street.
- Wood fences are to be stained or painted to complement home. Wood fences will require regular maintenance.
- These guidelines apply to new fences only and do not apply to existing fences or minor repair of existing fences. Replacement of existing fences will require adherence to these guidelines.

Definitions - Side and rear yards: Area not closer to the street than the house.

Sources: Thurston County Fencing restrictions, 01/10/2024
https://library.municode.com/wa/thurston_county/codes