

THE VIEW AT FAIRWAYS HOMEOWNERS ASSOCIATION

W 9700 MELVILLE ROAD, CHENEY, WA 99004

Architectural Committee

April 25th, 2024

Fencing and Landscaping Standards for Homeowners The View at Fairways Development

Any planned change to a lot within The View at Fairways Development, including landscaping or architectural changes, requires written approval of the Architectural Committee (AC). The AC is charged by the Board with maintaining the aesthetics of The View at Fairways Development and serves to preserve the property values for each homeowner. Standards as set out in the CCR's and the following document are applied equitably and each approval/disapproval ensures that the safety/security of the homeowner are never compromised.

FENCING STANDARD

Historical perspective: When the West Terrace (original name) Development was first established, it was decided by the original homeowners that fences would not be permitted, so as to preserve unobstructed views of the natural environment, the golf course, and the spectacular sunsets on the West Plains. Over the years however, families have expressed the desire for fencing for security of young children and pets. Therefore, the Architectural Committee (in alignment with the CCR's) began to allow fences on a case-by-case basis.

Any homeowner who wishes to construct a fence should adhere to the following:

- a) Pre-approval is required: Prior to commencement and erection of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted to and approved in writing by the Architectural Committee. The detailed information must include complete dimensions and the exact location of the fence in relation to the property boundaries and existing structures. It is the applicant's responsibility to locate and identify the property markers, both at the site prior to Architectural Committee review and as submitted in sketch form accompanying the submittal.
- b) General conditions: The following are general conditions for approval of proposed fencing projects:
 - a. All fences must be made of either:
 - i. Vinyl
 - ii. Composite
 - iii. Metal

Questions regarding adherence to the above can either be asked ahead of or with submittal of the proposal.

- b. Fencing is to be no higher than six (6') feet.
- c. Fencing is restricted to back yards only. The fence should attach to the home at the two back corners and may extend to the property line.
- d. All fences must be maintained in proper condition, including but not limited to cleaning and treatment to prevent deterioration. Fencing that becomes dilapidated and in disrepair will be removed at the Homeowner's expense.
- e. Gates are to be constructed of the same material as the fencing.
- f. Unrestricted access must be given to all utility workers; including gas, electric and cable for the purpose of reading meters and maintaining equipment.
- g. Existing fences within The View at Fairways Development are grandfathered, but they are to remain in good condition.

LANDSCAPING STANDARD

If any Homeowner within The View at Fairways Development wishes to make changes to existing landscaping, the Homeowner must first secure written approval from the Architectural Committee. In addition, it is the responsibility of the Homeowner to keep lawns, trees and shrubs trimmed and looking well maintained. Mature trees should be pruned to the Homeowner's property line. Dead or dying trees/shrubs should be removed by the Homeowner.