

METZLER RANCH HOMEOWNERS ASSOCIATION, INC.

FENCE MAINTENANCE POLICY AS ESTABLISHED BY THE BOARD OF  
DIRECTORS July 2012, updated August 2019

This notice was published in July of 2012 and is being republished to aid homeowner in the HOA.

Fence types and responsibility:

1. Panel fence: Board fence with top cap.

This fence runs along:

- Woodlands Blvd, (East side), between Stampede on the North, and Black Feather on the South. It extends from Black Feather to the South
- Woodlands Blvd. (West side), between Stampede on the North, and Trail Boss on the South.

This panel fence is and will be HOA responsibility for maintenance. The Woodlands facing side will be repaired, stained/painted regularly. The inward facing side is the responsibility of each individual homeowner. Maintenance is to be in accord with the Declaration of Restrictions/Covenants as appropriate.

2. 3-rail and picket/dog eared fence:

These fences have been installed as perimeter/boundary fences, front, side and backyard fencing. In reality these fences serve to contain individual property parcels, therefore maintenance of these fences shall be the responsibility of the respective homeowner/lot owner regardless of the type of property adjacent to them. On fences that are adjacent to Common area, the homeowner is responsible for the maintenance of both sides of the fence. With regard to "Party Fences" which separate neighboring lots, it is the responsibility of the homeowner to maintain the side of the fence facing their property .

3. Approved fence stain:

All fence stains must be a transparent or semi-transparent clear or cedar tone stain, No Paints. The following is a representative list of approved products and potential vendors:

Home Depot;

PreservaWood Clear or Semi-Transparent Cedar Tone  
BEHR – Premium Weatherproofing / Wood Finish Transparent Natural  
BEHR - Cedar Natural

Lowe's;

Cabot Clear Solutions – Cedar  
Cabot Clear Solutions – Natural  
Valspar Cedar Naturaltone Semi-Transparent

Sherwin Williams, Moore Lumber;

SuperDeck – Transparent or Semi=Transparent Cedar  
SuperDeck – Transparent or Semi=Transparent Natural

Note: There are a few areas where 3-rail fencing is installed as a delimiter fence along the "common areas." This fence is generally installed from the side wing fence of individual homes, extending to the sidewalk. In these locations, the HOA has the responsibility for maintenance of these sections.