

Windermere Chase Homeowners Association
Clarification of Covenants, Conditions, & Restrictions

ARTICLE IX - USE RESTRICTIONS

Section 5. Walls and Fences. No dog runs, animal pens, or chain-link fences, walls or fences of any kind shall be placed or erected on the Property at any time without the express written approval of the Board. All fences which are permitted shall be maintained in good repair and shall be cleaned, painted, or stained regularly.

Please note that as of January 2004 all new fence requests must be the PVC type from an approved manufacturer. Wood fencing installed prior to this time may be kept so long as it remains in good condition and is properly maintained. The standard for both types of fences is outlined below:

ALL NEW FENCE REQUESTS

White PVC privacy fencing with tongue & groove pickets. The total height of the PVC fence must be 6-feet. The PVC fencing must be non-chalking and contain sufficient ultra-violet (UV) inhibitors, titanium dioxide (TiO₂), and wax protectors to prevent product yellowing or discoloration.

It is strongly recommended that each PVC post is placed in a concrete footer for stability and that the posts are strengthened with stainless steel or aluminum inserts. Do not fill the posts with concrete as this causes expansion and cracks of the posts over time.

NOTE: Polyvinyl Chloride (PVC) fences manufactured by Bufftech, Country Estate, Kroy, Westech, and Homeland Vinyl Products are the only PVC fence products that will be approved. PVC fences manufactured by these companies contain solid wall compounds and are sold with lifetime warranties.

LEGACY WOOD FENCING

Board-on-board pressure treated pine or cypress fencing with dog-ear style cuts. Fencing is to be 6-feet in height and cut without curves or arches. Wood fencing must be painted within two (2) months after installation. The standard paint color is white available from Sherman-Williams. The white paint color is matched to the original trim color on every home in Windermere Chase.

All wood fencing installed must face outward from the owners home, with the rails facing the home. Wood fences should be painted at least once every five (5) years, or sooner if peeling, fading, splinters, cracking, or mildew formation becomes noticeable.

NOTE: The standard paint color is part of Sherman-Williams Builders Select brand of paints and is referenced as **A-100 Exterior Satin Latex with custom mix XT-2**. One coat of latex [or oil-based] primer must be applied prior to painting to prevent the formation of mildew and provide an adequate seal with the paint. The standard latex primer can be purchased from Sherman-Williams as **A-100 Latex Primer**. One (1) coat of latex primer is required with two (2) coats of base paint during the initial application. Subsequent applications will only require painting (top-coat), unless the bare wood is exposed from damage.