

Wilson Commons Subdivision Fence Overview

Fencing is not required within the Wilson Commons subdivision except for some lots on the perimeter of the subdivision, where fencing will be installed by the Builder/Developer. All fence maintenance after installation is the sole responsibility of the homeowner, even when the fence is builder/developer installed. Homeowners who chose to install fencing must follow the approved fence styles including material, installation locations per lot type, and construction details. To keep up with the current City of Loveland code requirements, all future subdivision fence installations must adhere to the following requirements:

- All Lots will require two different fence types: Composite privacy fence (Detail A) and Stained Wood privacy fence (Detail B). The required fence will depend upon the specific lot.

- Composite privacy fence is required at:

- 1) All wing fencing.
- 2) Any property lines that back to an open space.

** See attachments 1 & 2, and Detail A.*

- Stained wood privacy fence is required at:

- 1) Any shared property lines between lots spanning front yard to back yard (side lot lines).
- 2) Any shared property lines that back to another lot (rear lot lines).
- 3) Any corner lot where the side lot line is next to the street.

** See attachments 1 & 2, and Details B & C.*



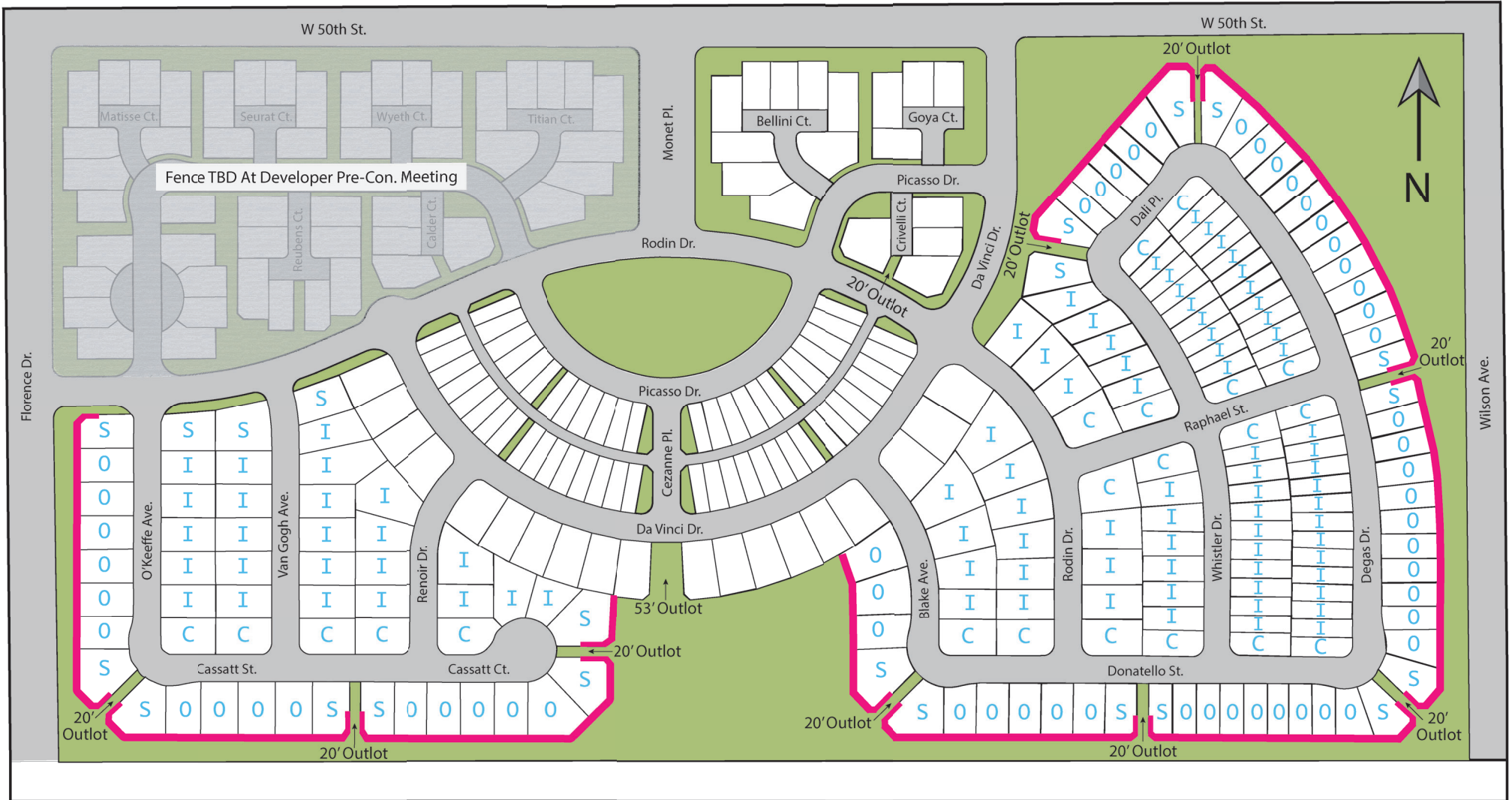
Requirements for all fences:

- All utility locations must be established prior to fencing installation (Call 811 for locates & give at least 1 week notice).
- All fencing must be approved by the Architectural Control Committee prior to start and must follow all city code requirements, including new LFRA WUI requirements (including a 2”-3” gap at the bottom rail).
- Fencing is optional, and residents are not required to have a fence except for where installed by the builder/developer.
- All fencing shall be installed inside of the lot lines, no fencing will be approved which “splits” a lot line. Double fencing on lot lines is not permitted.
- Once a homeowner installs a fence, the adjacent homeowners have the right to tie into the existing fence.
- On the street side of corner lots, fencing must be a minimum of 8 feet away from the back of the sidewalk.
- Fencing must be a minimum of 6 feet behind the front face of the structure/porch. All utilities must be in front of the fence. At corner lots, the indicated 6-foot distance shall be increased to 10 foot.
- The original cost of the purchase/installation along with future maintenance is the sole responsibility of the resident. Proper & regular maintenance of fence is required, including re-staining the fence, as necessary. Expect to re-stain approximately every 5 years. The HOA may enforce maintenance, staining, re-staining per requirements with necessary fines.
- Nothing in these fencing specifications are meant to supersede anything in the Master Declaration of Covenants. When in conflict, the covenants shall control.

Attachment 1

Wilson Commons Fence Locations By Lot Type

- █ Composite Privacy Fence (In Saddle Color)
- I Interior Lot
- O Open Space Lot
- S Side Lot Backing To Open Space
- C Corner Lot



Attachment 2

Fence Layout Detail By Lot Type

Fence Type:

Wood 

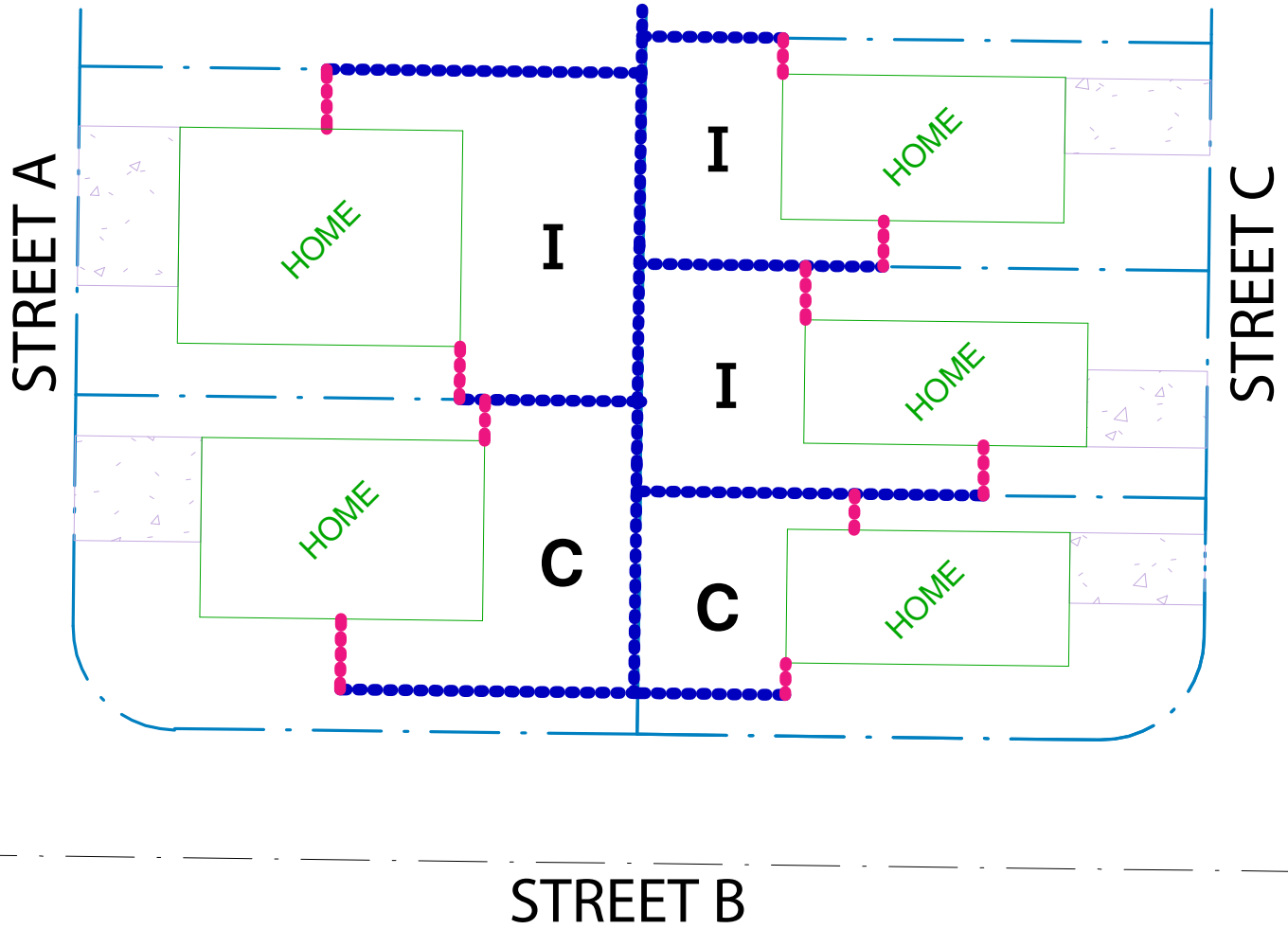
Composite 

I Interior Lot

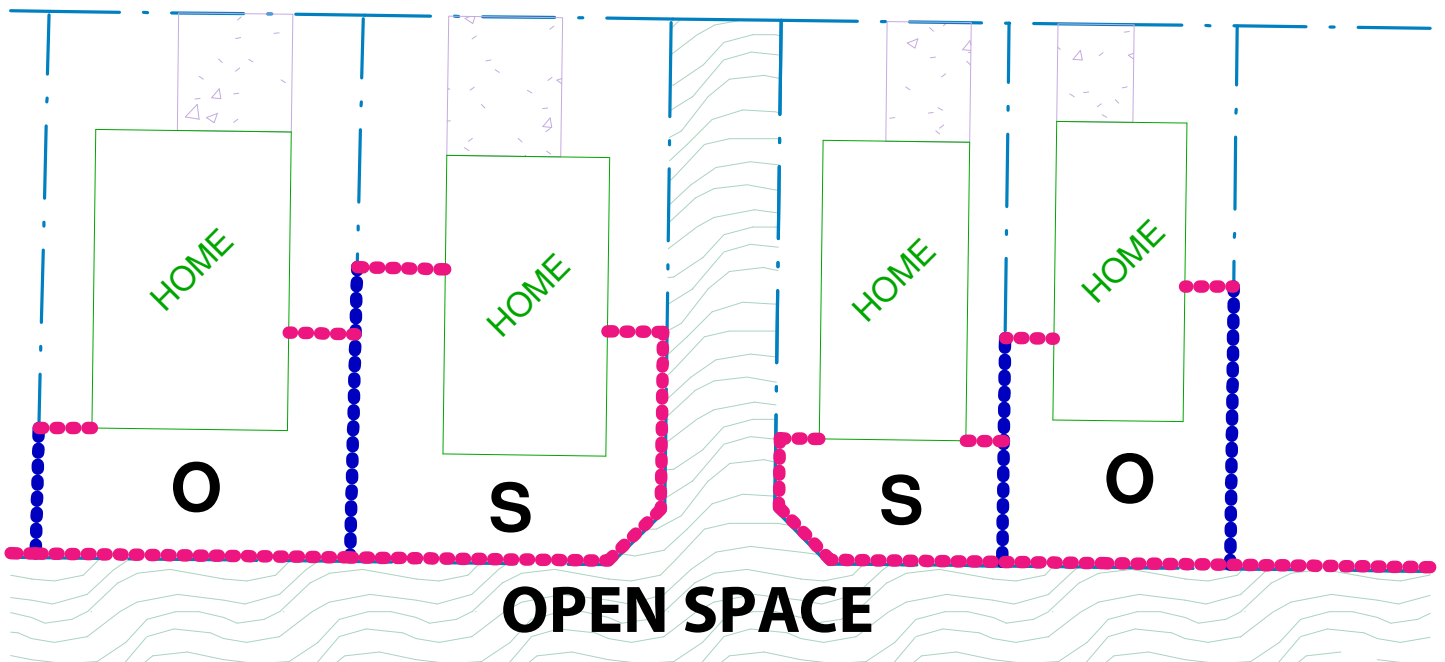
O Open Space Lot

S Side Lot Backing To Open Space

C Corner Lot



STREET B



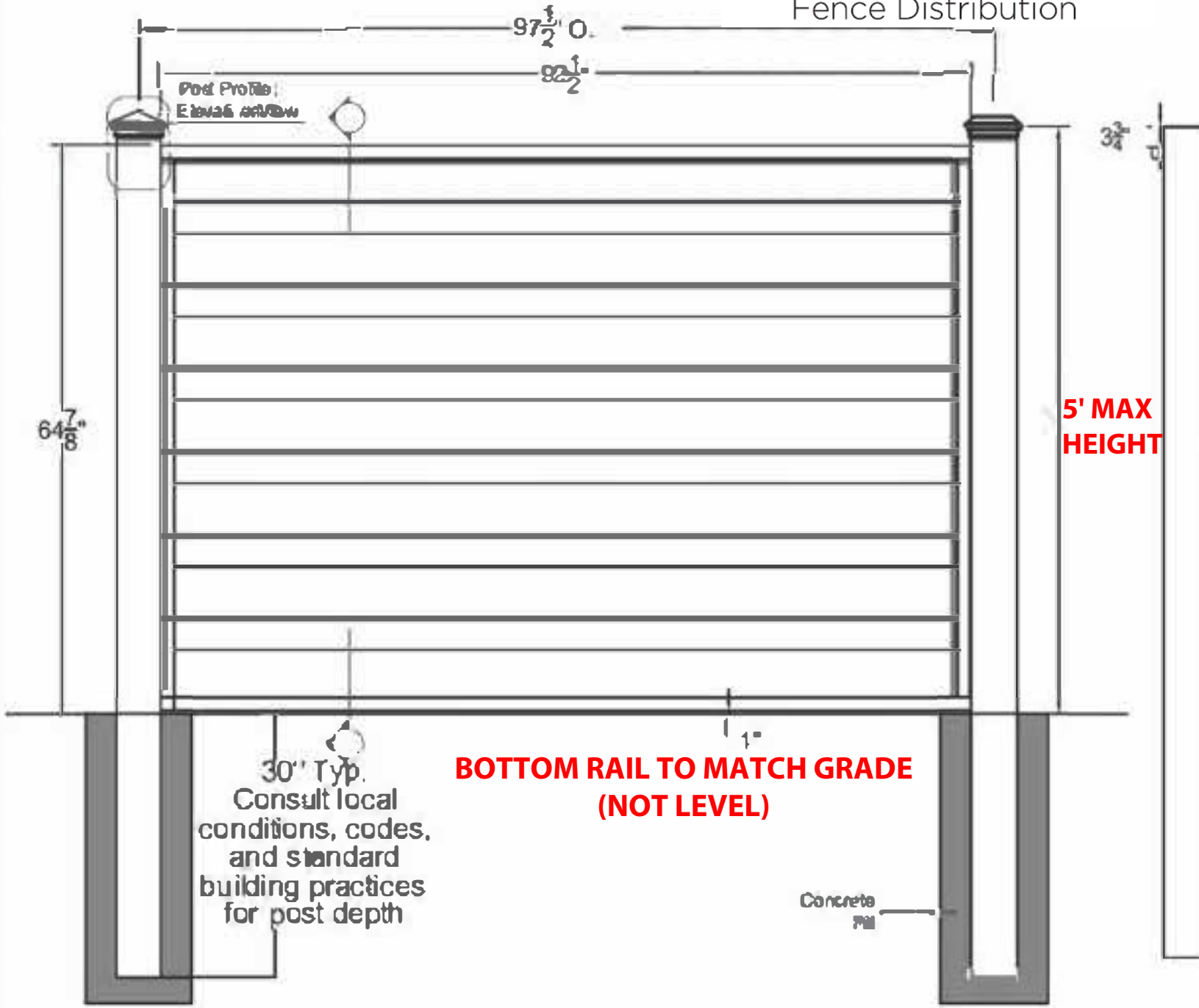
Detail A - Composite Fence Detail

ARCHITECTURAL DRAWING:
TREX FENCE HORIZONS
5' TALL X 8' WIDE

Trex® Horizons
Composite Fencing

SRF Fence &
Supply Co.

Trex®
Fence Distribution



5' TREX HORIZONS		
MATERIAL NEEDED FOR 8' SECTION	QUANTITY	LENGTH
Post Cap: Round Flat *FLAT CAP ONLY	1	
 5" x 5" Post	1	108" *
 1.5" x 1.25" Horizontal Rail	2	91"
 1" x 5.75" Interlocking Picket	13	91" *
 0.875" x 1.5" Vertical Back Rail	2	73 1/2"
 0.5" x 1.5" Vertical Front Rail	2	73 1/2"
 1.25" x 1.125" Rail Bracket	2	1"

* Length may vary

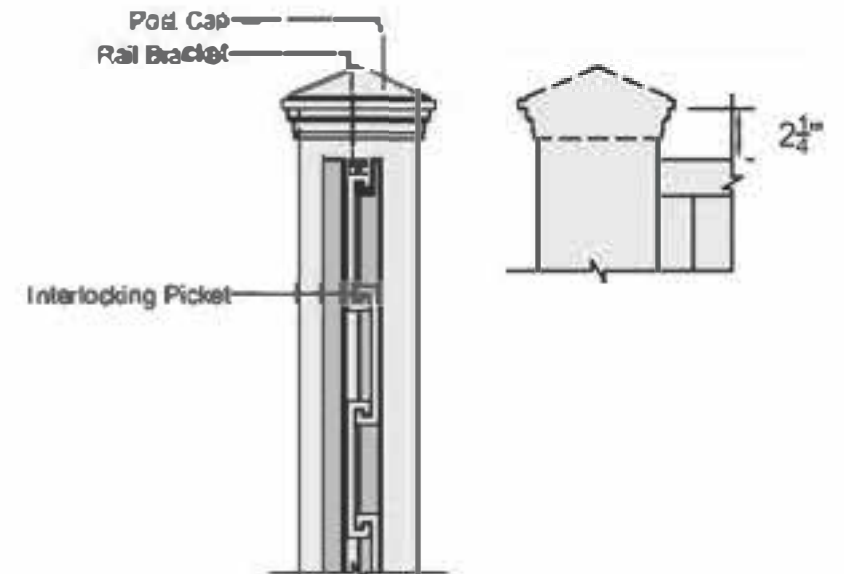
SCREWS	DIRECTIONS
#12-11 X 1" Large Black Hex Head Screw	Used for mounting brackets and vertical rails to post
#8-15 X 5/8" Small Black Hex Head Screw	Used for attaching horizontal and vertical front rails to pickets
#8-18 X 3/4" Self Tapping Black Hex Head Screw	Used for attaching vertical rails to horizontal rails in corners

**SEE COMPLETE TREX FENCING
INSTALL INSTRUCTIONS FOR ALL
INSTALLATION DETAILS**

**APPROVED FENCE COLOR:
SADDLE**

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.
5. CUTTING HORIZONS STEEL RAILS REQUIRES RECOATING WITH PAINT



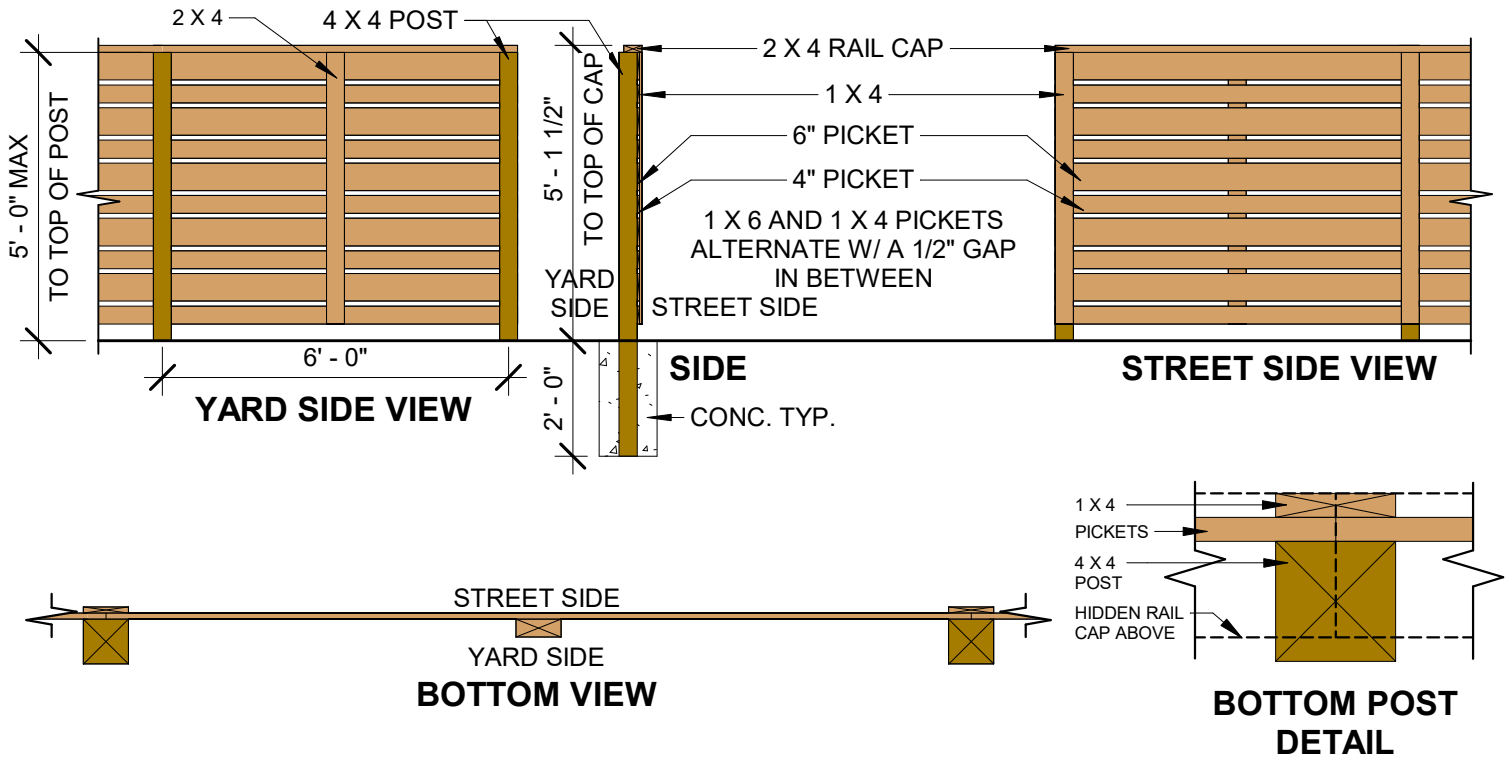
Post Profile: Cut View / Elevation View

SRF Fence &
Supply Co.
Trex®
Fence Distribution

WWW.TREXFENCINGSRF.COM
855.620.TREX (8739)
SRF Fence & Supply Co.
1745 Shea Center Dr., Ste. 370
Highlands Ranch, CO 80129

Trex® and the Trex® logo are either federally registered trademarks, trademarks or trade dress of Trex Company, Inc., Winchester, Virginia or its licensees.

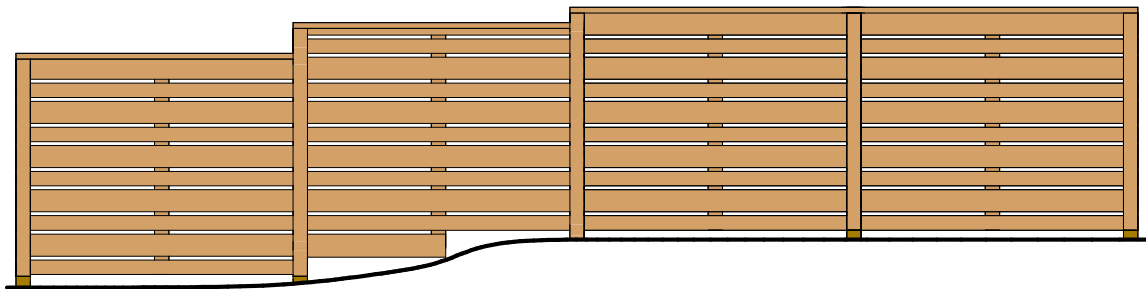
ATTACHMENT B STAINED WOOD PRIVACY FENCE DETAIL



REQUIREMENTS:

- ALL MATERIALS ARE ROUGH SAWN CEDAR.
- ALL POSTS ARE 4" X 4".
- ALL PICKETS SHALL ALTERNATE 6" AND 4" W/ 1/2" GAP. FENCES SHALL HAVE A MINIMUM OF 2" GAP SEPARATION BETWEEN THE BOTTOM OF THE FENCE AND THE GROUND, AND THE PLANKS SHALL NOT BE SEPARATED VERTICALLY BY MORE THAN 1".
- HEIGHT SHALL BE 5' TO TOP OF POST (5'-1 1/2" WITH CAP). RAIL CAP MUST BE FLUSH WITH THE STREET SIDE 1 X 4.
- FENCING AT AN ALLEY SHALL HAVE AT LEAST A TWO FOOT (2') SETBACK FROM THE ALLEY'S FINISHED SURFACE AND ROCK MUST BE INSTALLED BETWEEN FENCE AND ALLEY.
- ALL FENCING MUST BE STAINED WITHIN 60/90 DAYS OF INSTALLATION, OR DURING THE WINTER WITHIN 30 DAYS OF LAST FREEZE.
- STAIN COLOR MUST FOLLOW THE SPECIFICATIONS CALLED OUT IN DETAIL C (PAGE 6, "WILSON COMMONS FENCE STAIN LOCATIONS BY LOT")

ATTENTION SHALL BE TAKEN TO LINE UP THE HORIZONTAL GAPS AND SAME SIZE PICKETS IN THE HORIZONTAL INSTALL



IF THE GRADE REQUIRES STEPPING OF THE FENCE THE ADJUSTMENT SHALL BE MADE @ THE TOP CAP PICKET AND BOTTOM PICKET. AS GRADE CHANGES ±4" IN MAX HEIGHT.

Detail C - Wilson Commons Fence Stain Locations By Lot

Stain Color On Wood Privacy Fence Must Be As Follows:

- Behr Premium - **TRANSPARENT** - Waterproofing Wood Finish - **No.1 501 Cedar Natural Tone**
 - Behr Premium - **SEMI-TRANSPARENT** - Waterproofing Stain & Sealer - **ST-152 Red Cedar ***
- *Composite fencing will fade over time. This stain is an approximate match to the faded composite color.

