

Four Fence Proposals from the Fence Advisory Team:

Option #1 HOA Pays 100% for Fence

Pros

- **Uniform design and concurrent maintenance**
- **Fundable without Special Assessment**
- **No increase in dues**
- **Improves Property Values**
- **Timelier action for repairs/replacement**
- **No CC&R amendments required**

Cons

- **Initial Expense/Becomes HOA budget item**
- **Some neighbors unhappy with choice**

Option #2 Cost Sharing: 50/50 Split with HOA & Homeowners on Fence line

Pros

- **Lower cost to HOA**
- **May be acceptable to homeowners**
- **No special assessment required**
- **No increase in dues**
- **Improves Property Values**

Cons

- **CC&R amendments required**
- **Requires 240 homeowners to approve (75% yes vote)**
- **Legal issues over who is responsible for repairs**
- **Non payments from homeowners—what to do—liens**
- **Uniformity issues: style and color**
- **Timelines: will take more time to address fence issue**
- **Requires more money to draft new CC&R's**

Option #3 Change CC&R's to require homeowners to replace fence

Pros

- **No funding required from HOA**

Cons

- **CC&R amendments required**
- **Requires 240 homeowners to approve (75% yes vote)**
- **More legal issues**
- **Non payments from homeowners—what to do—liens**
- **Uniformity issues: style and color**
- **Timelines: will take more time to address fence issue**
- **Requires more money to draft new CC&R's**

Option #4 Continue to Do Nothing