



## Potranco Ranch Community

04/03/2017

Potranco Ranch Homeowners;

Due to the increase in the number of issues related to fencing in the neighborhood, we would like to take this opportunity to remind homeowners of the rules in relation to installing fences within the community.

For those homeowners that are unaware, if you would like to install a fence on your property, or any other exterior improvement to the property, you need to submit an ACC application request. Contact [acc@damctx.com](mailto:acc@damctx.com) and ask for a form, or you may find the form located on the Potranco Ranch website, [www.PotrancoRanch.com](http://www.PotrancoRanch.com) and submit it to the same email. Please provide 30 days for the Architectural Control Committee (ACC) to review and respond. The ACC normally does not take this long, especially for those that provide all the necessary documentation, per the application.

The fence rules were drawn up as they currently are in order to maintain the wide open feel of the community as a person travels throughout the subdivision as well as keeping the area looking visually appealing. Many other neighborhoods have a closed off feeling when there is only a line of fences and homes all the way through the community.

The following rules are the major items that the ACC committee looks at in granting approval for a fence project. These guidelines can be found in your subdivision covenants, most are found in the Seventh Amendment, section 2.13 concerning fences. These covenants can be found on the Potranco Ranch website for reference under the "Governing Documents" tab.

- Rear and side property lines- **CAN** be constructed of cap and trim wooden privacy fencing, black wrought iron, or thicker gauge hog fencing.
- Front facing portion of fence-**CANNOT** be privacy fencing (including front facing gates). Stone, to match the home, black wrought iron, or hog fencing is allowed.
- Fence materials- All wooden portions of a fence must be made of cedar.
- Fence support poles-Fence should be made using metal support poles and the support poles must face the home inside the lot that is building the fence.
- Water drainage-the fence being installed should not inhibit or prevent the free flow of water across the lot.
- Any improvements should be kept in good condition and repair-If a fence is fading or paint is washing away homeowner needs to address the issue.

Recently it has come to our attention that the stains being used on fences are differing greatly from one another. If this continues to happen the fence colors will look like a checkerboard of differing colors in the near future. To help prevent this from happening, the ACC is approving **only a Natural Stain or Clear Wood Preservative be used.**



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Lastly, for various reasons, there are fences being erected that do not follow the rules. When homeowners do not install their fences in accordance with the rules, it is not fair to all the other homeowners who installed their fences correctly. From the date of this letter forward, the ACC will NOT give variances or exceptions to homeowners who did not follow the rules or approved plans in constructing their fence. If the plan changes, please contact the ACC with a new application reflecting the change, to get approval.

We appreciate your continued help in making this community a great place to live.

Sincerely,  
Potranco Ranch ACC



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