

Brighton at Mill Creek Homeowner's Association Board Resolution

WHEREAS, the board of directors of Brighton at Mill Creek Homeowners Association is empowered to govern the affairs of the homeowners association pursuant to ARTICLE II, Section 8 and Section 8.15 of the Declaration of Covenants, Conditions and Restrictions.

WHEREAS, there is a need to provide clear guidelines for the installation and replacement of privacy fences to ensure conformance within the Association and within the City of Mill Creek,

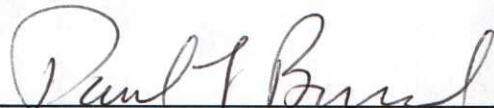
WHEREAS, it is the intent that this policy shall apply to all homeowners within Brighton at Mill Creek Homeowners Association and this resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the board of directors,

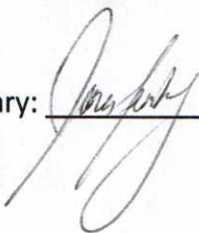
NOW, THEREFORE, BE IT RESOLVED THAT the following policy on privacy fences installed on any and all lots is hereby adopted by the board of directors:

New and replacement fencing shall be installed per Article IV, Section 1.1.14 of the Declaration of Covenants, Conditions and Restrictions of Brighton at Mill Creek dated Feb. 6, 1996 and the attached Privacy Fence Styles Exhibit "A" dated 7-28-14.

Approved:

Date: July 29, 2014

President: 

Secretary: 

Homeowners planning a new or replacement fence must submit a **Homeowner Request for Project Approval** to the Brighton Homeowner’s Board. The following fence styles have been pre-approved by the board. Homeowners who will use one of the pre-approved fence styles must indicate on their request which fence style they plan to use. If the desired style is not shown here, the homeowner must include on their request a detail or picture of the proposed



ESTATE STYLE WITH POST CAPS



MODIFIED PANEL A
With 1x4 horizontal trim top and bottom



MODIFIED PANEL B
With 2x4 top cap, and arch top gate

design they wish to use. For all new fences, the **Request** must include a site plan showing the fence location in addition to the proposed fence style. Note: new fences also require a City of Mill Creek permit prior to construction-call 425 921-7502 for information.

FENCE STANDARDS

1. Fence pickets shall be vertical 1x4 or 1x6 tight knot (TK) Cedar with approx. ¼” spacing between boards. All metal fasteners and hardware shall be galvanized or rated for outdoor use.
2. Provide a minimum of (2) 2x4 horizontal treated rails. Rails should face the homeowner’s lot.
3. Fence posts shall be 4x4 treated wood set a maximum of 8’ on center. All posts shall be on line, plumb and square.
4. Posts shall be set in a minimum 10” diameter x 18” deep concrete footing or on metal fence post brackets set in concrete. Post caps protect post tops from decay and are a recommended option.
5. Maximum fence height is 6’-0”
6. Painting or staining is not required. The street side of fences may be painted to match the house siding color or stained a medium cedar-tone brown. Other fence colors require HOA approval.

PLEASE NOTE: It is the lot owner’s responsibility to maintain and/or replace fencing. If a fence is on the property line, it is up to the lot owners who share the fence to establish who will maintain the fence.