



WINDSOR HIGHLANDS

METRO DISTRICT

Fence Guidelines from HMGC Architectural Guideline 5/1/2004

- (P) **Fences:** Architectural Control Committee approval is required. Chain link fencing shall not be permitted. Fencing materials shall be consistent with the HMGC Neighborhood Fencing Plan dated May 1, 2004 as approved by the Declarant. The Declarant will provide selected rear yard fencing where adjacent to the greenbelts or golf course. Side yard fencing will be the responsibility of the homeowners and must conform to required fence criteria as specified by Declarant. Side yard fencing shall be Type 2 **(Stain shall be "Walnut – AG 8317" by Diamond Vogel)** Oil based stain (or the new water based stain may be used) as indicated on the HMGC Neighborhood Fencing Plan dated May 1st, 2004.

Fence guidelines on page 6 of Architectural Guidelines.

See fence details for specs.

P (970) 223-5473 • F (970) 225-0054

www.windsorhighlandsmetrodistrict.com

3003 EAST HARMONY ROAD, SUITE 520 • FORT COLLINS, CO 80528

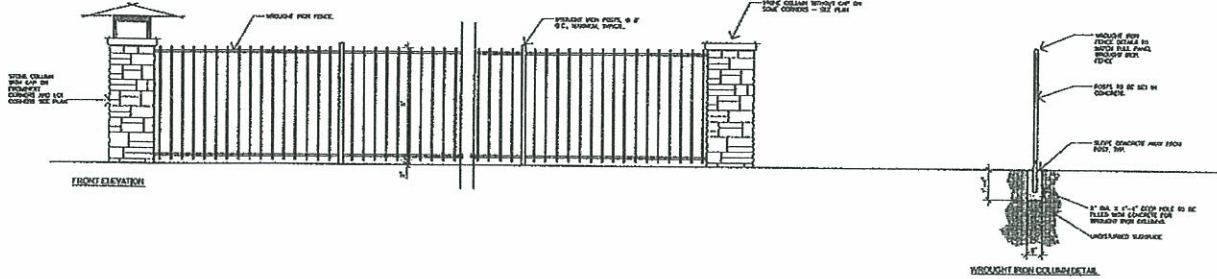


WINDSOR HIGHLANDS

METRO DISTRICT

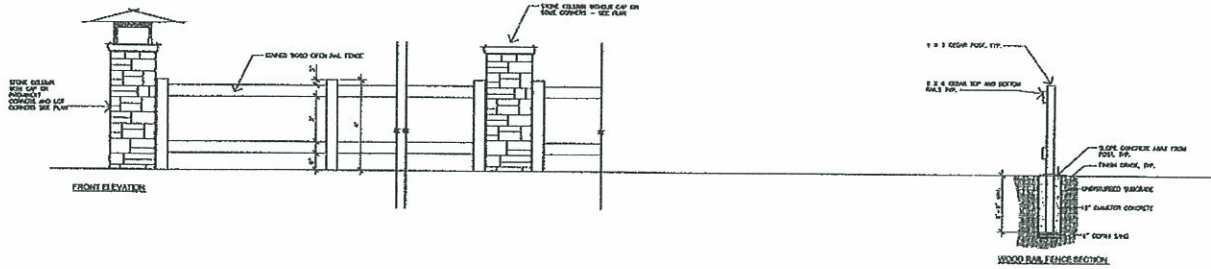
FENCE TYPE 1 - WROUGHT IRON

NOT TO SCALE



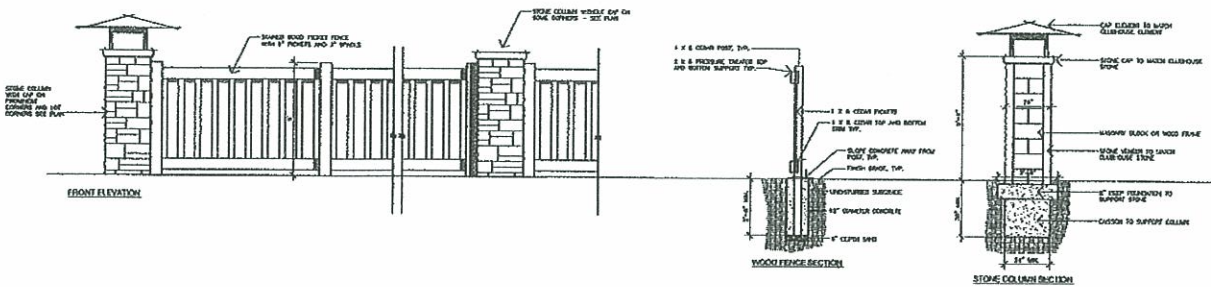
FENCE TYPE 2 - OPEN RAIL FENCE

NOT TO SCALE



FENCE TYPE 3 - STONE COLUMNS WITH WOOD PICKET FENCE

NOT TO SCALE



WINDSOR HIGHLANDS METRO DISTRICTS

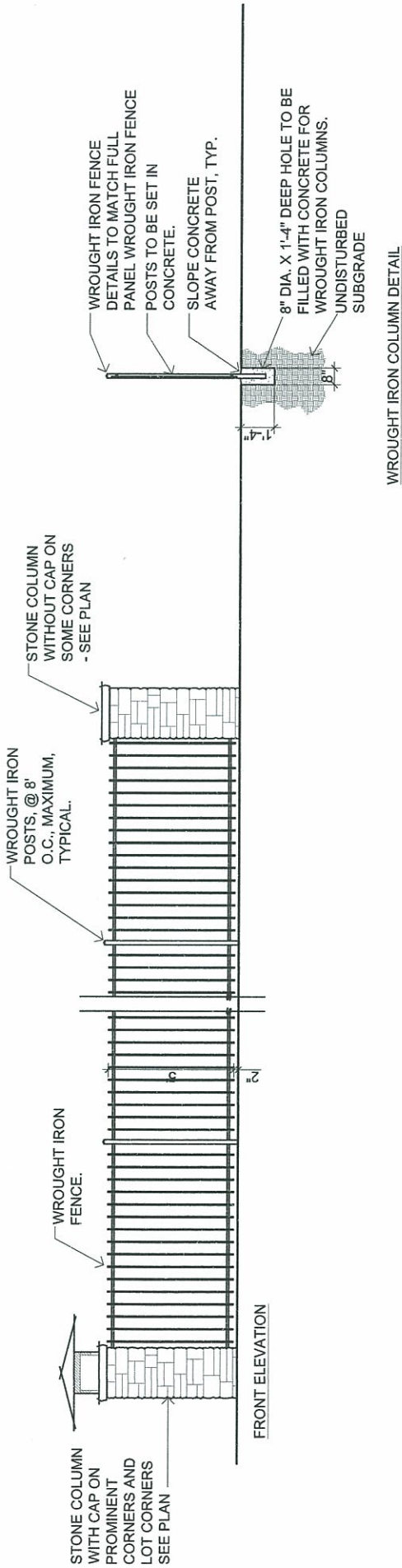
PHASE 1 AND PHASE 2

FENCING DETAILS:

JULY 14, 2004

FENCE TYPE 1 - WROUGHT IRON

NOT TO SCALE



PHASE 1 & PHASE 2

FENCING DETAILS

MARCH 09, 2011



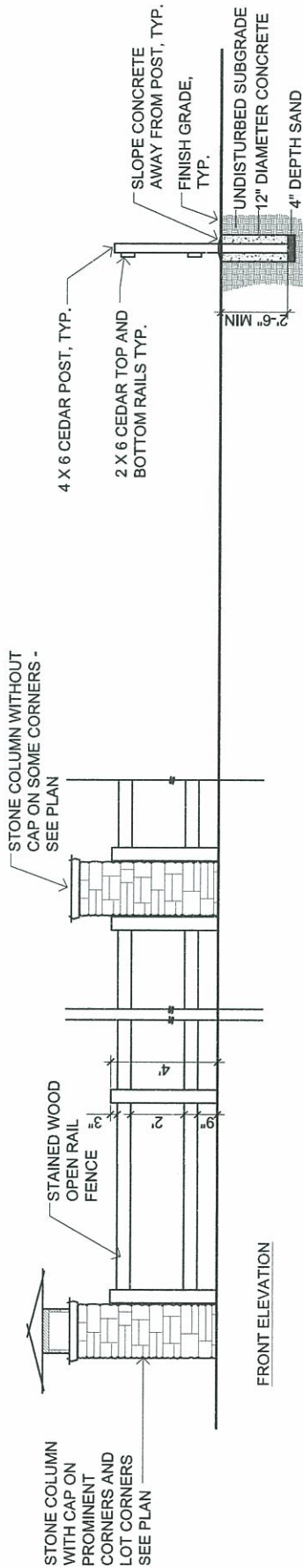
FENCE TYPE 2 - OPEN RAIL FENCE

NOT TO SCALE

FENCE TYPE 2 - OPEN RAIL FENCE

IF YOU'RE PLACING WIRE MESH ON TWO RAIL FENCE; FOLLOW THESE SPECS. WIRE MESH SHOULD BE 12.5 GAUGE WIRE MESH. (48" HEIGHT WIRE MESH) SQUARES ON WIRE MESH ARE 2" BY 4". WHEN PLACING WIRE MESH ON FENCE, WIRE MESH SHOULD BE "SANDWICHED" BETWEEN RAILS AND POST. ONCE POSTS ARE PLACED, STAPLE WIRE MESH TO POST, THEN ATTACH RAILS.

APPROVED STAIN IS DIAMOND VOGEL WALNUT AG-8317 SEMI-SOLID OIL BASE.
 (DIAMOND VOGEL WALNUT AG-8317 WATER BASED STAIN CAN BE USED ALSO)



PHASE 1 & PHASE 2

FENCING DETAILS

MARCH 09, 2011



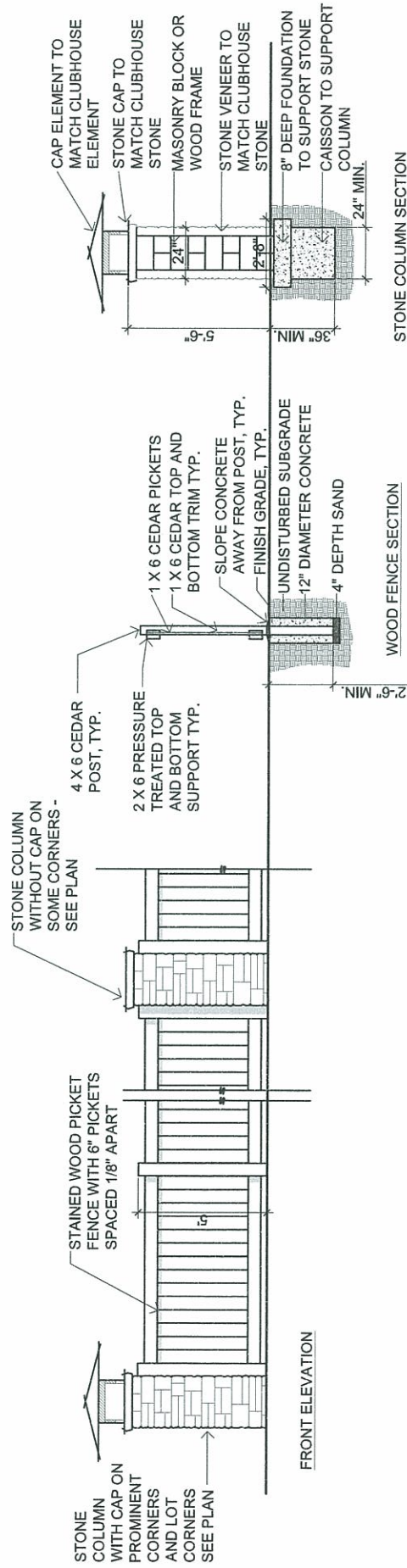
WINDSOR HIGHLANDS
 SUBDIVISION

FENCE TYPE 3 - STONE COLUMNS WITH WOOD PICKET FENCE

NOT TO SCALE

FENCE TYPE 3 - WOOD PICKET FENCE

APPROVED STAIN IS DIAMOND VOGEL WALNUT AG-8317 SEMI-SOLID OIL BASE.
 (DIAMOND VOGEL WALNUT AG-8317 WATER BASED STAIN CAN BE USED ALSO)



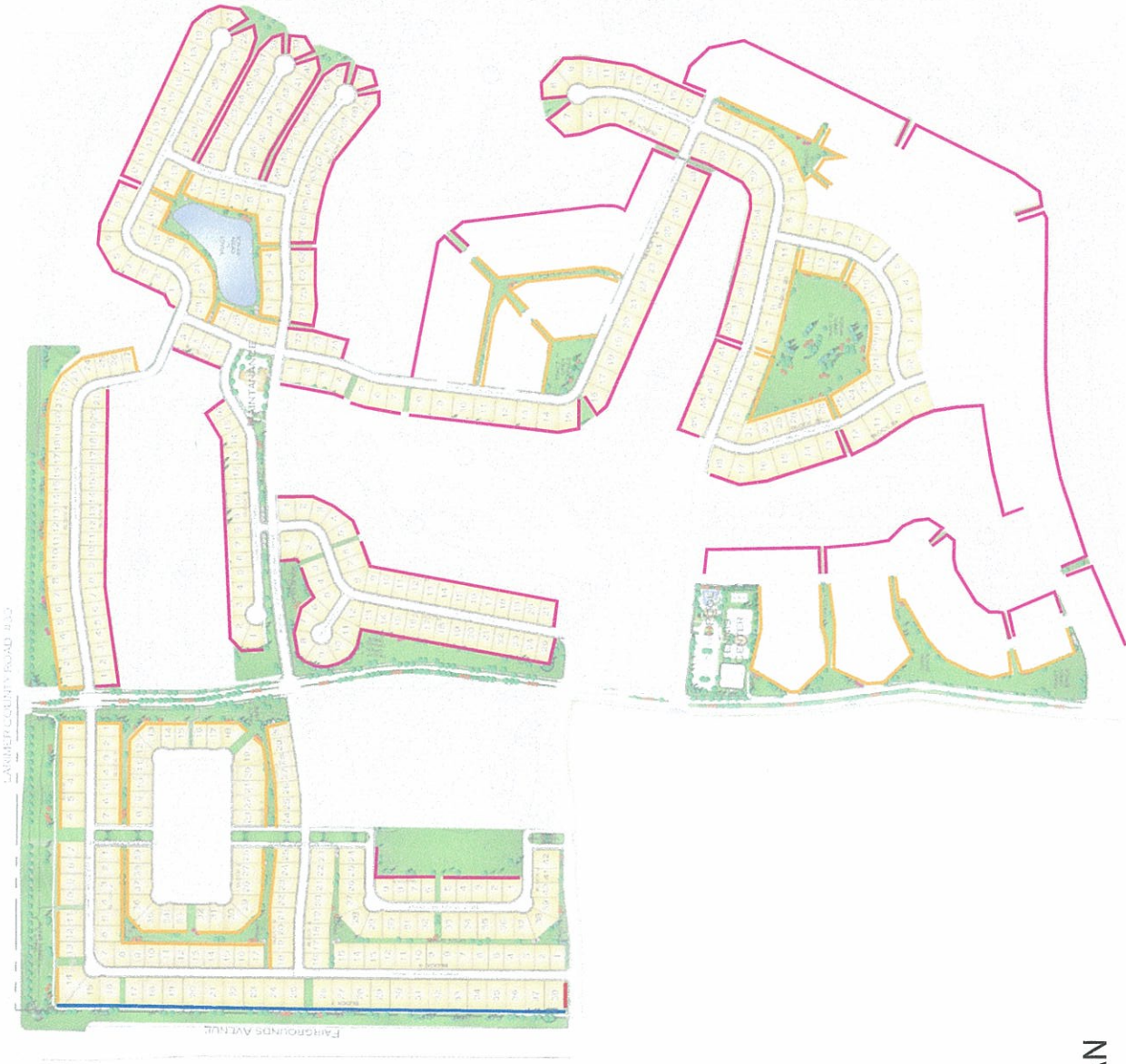
PHASE 1 & PHASE 2

FENCING DETAILS
 MARCH 09, 2011



WINDSOR HIGHLANDS METRO DISTRICT

12-15-2010



- FENCING**
- 2-RAIL FENCE
 - WROUGHT IRON FENCE
 - 6-FT. SHADOW BOX FENCE
 - 6-FT. PRIVACY FENCE

IB GROUP
landscape | architecture | planning | interior
444 Mountain Ave. TEL: 970.559.5591
Berthoud, CO 80513 WEB: IBGroup.us

WINDSOR HIGHLANDS
301 W. 15th St.

NORTH

0 200 300 400

FENCING PLAN

(m) Dog Runs. Architectural Control Committee approval is required. Location shall be as unobtrusive as possible to adjacent Lots. See fencing section for additional requirements and limitations.

(n) Doors. New or replacement doors shall match, or be similar to existing doors on the Residence. The color should be similar or complementary to the Residence color. Unpainted aluminum doors are not permitted.

(o) Driveways. Architectural Control Committee approval is required. Driveways shall have an impervious surface. Extension or expansion of driveways for additional parking is not permitted. Materials and color for replacement driveways shall match what was originally installed.

(p) * Fences. Architectural Control Committee approval is required. Chain link fencing shall not be permitted. Fencing materials shall be consistent with the Highland Meadows Golf Course Community Neighborhood Fencing Plan dated May 1, 2004 as approved by the Declarant. The Declarant will provide selected rear yard fencing where adjacent to greenbelts or golf course. Side yard fencing will be the responsibility of the homeowners and must conform to required fence criteria as specified by Declarant. Side yard fencing shall only be Type 2 (stain shall be "Walnut - AG 8317 by Diamond Vogel) as indicated on the Highland Meadows Golf Course Community Neighborhood Fencing Plan dated May 1, 2004.

(q) Firewood Storage. Architectural Control Committee approval is not required. Stored wood shall be neatly stacked and placed as unobtrusively as possible. It shall not block any existing drainage pattern, or create a visual nuisance or health hazard (breeding area for mice or other rodents) to adjacent Lots.

(r) Flagpoles. Architectural Control Committee approval is not required if it is a type which projects from the Residence, is mounted on the first story, and does not exceed six feet in length. Freestanding flagpoles require Architectural Control Committee approval.

(s) Garage Doors. Architectural Control Committee approval is required. Submittal shall include manufacturer's details and proposed paint color. Unless approved otherwise by the Architectural Control Committee, garage doors shall match the field color of the Residence.