



## First Hyland Greens Association

### Memorandum

To: Board of Directors  
FHGA Permanent Files and Maintenance Reserve Files

From: John Van Royen, Secretary

Date: June 13, 2011

Subject: Documentation of May 17, 2011 Board Determination of  
FHGA Fence Maintenance Responsibilities

At the January Board Meeting, the question was raised about what fences the First Hyland Greens Association does/should maintain. A temporary Fence Responsibility Committee (consisting of John Van Royen, Beverly Medlock, Ken Appis, & Dean Gutmueller) met and developed the following recommendations specifying the FHGA fence maintenance responsibilities. A draft memorandum was provided to the Board and made available to owners.

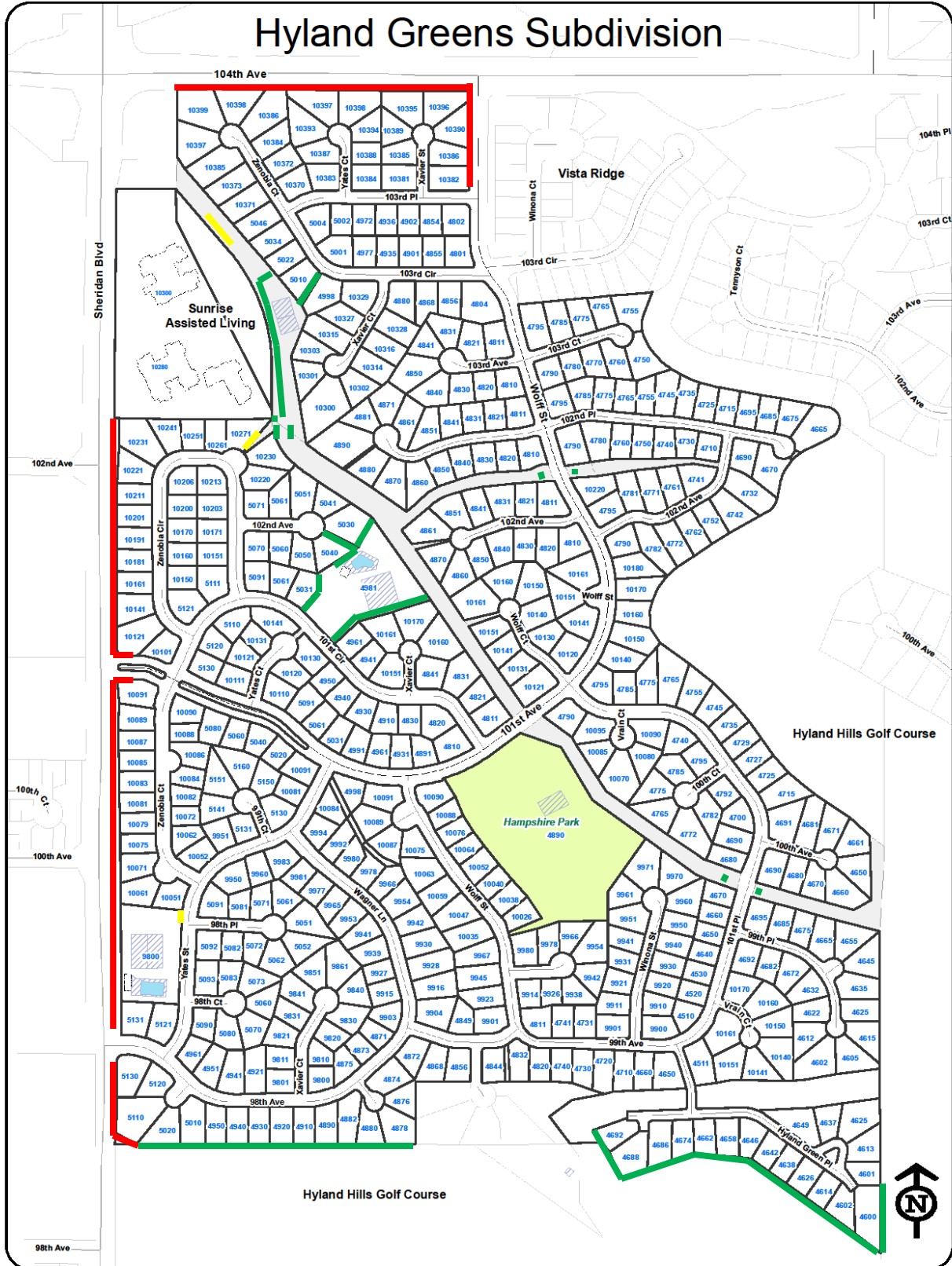
These recommendations are based on looking at both aesthetic issues (e.g., where are consistent fencing views important) and obligations to the City of Westminster. On May 17, 2011 the Board voted unanimously to maintaining the following fences (see also the attached map):

- 1) Perimeter Fence Along Sheridan Boulevard from the Hyland Hills Golf Course to the Sunrise Assisted Living Center (including limited wings at 101<sup>st</sup> Ave.). [Red]
- 2) Perimeter Fence (which back to FHGA homeowners) along 104<sup>th</sup> Ave and 1<sup>st</sup> block of Wolff St. south of 104<sup>th</sup> Ave. [Red]
- 3) Existing Perimeter Split Rail Fence Adjacent to the Hyland Hills Golf Course. [Green]
- 4) Existing Interior Split Rail Fences needed for safety or desired for aesthetics. [Green] (Note: In cases of Interior Split Rail Fences backing to homeowner's lots, the homeowner may wish to build a different fence and this may be approved by the FHGA provided:
  - a) The homeowner's request is aesthetically acceptable based on its location and meets the other requirements of the Rules & Regulations; and
  - b) The homeowner agrees in writing to assume the maintenance of this new fence in perpetuity (including replacing the split rail fence if they or a future owner choose to remove the fence)).
- 5) There are three (3) existing Interior Split Rail Fences which are not deemed to be needed for either aesthetics or for safety reasons. [Yellow] These fences may be left in place until they need repairs or they may be removed.

All other fences should be maintained (or removed if they want) by the homeowners who own the property the fence is built on. If a homeowner believes a certain fence is on property owned by FHGA, then they should contact the Association. The Association will then decide whether to remove or maintain that fence.

As with all guidance adopted by the Board, any future Board of Directors may amend or eliminate the guidance.

# Fences Maintained by First Hyland Greens Association



**Map Key**

FHGA 6'-8' Cedar: ———

FHGA Split Rail: ———

FHGA Split Rail to be Removed in Future: ———