



BWG POA - 1409 Bentwater Parkway - Granbury, TX 76049

BENTWATER PROPERTY OWNERS ASSOCIATION FENCE POLICY

Policy Name: Fences

Policy: The BWG POA will allow owners to erect and maintain fences on their property, at the owner's sole cost and expense, when they comply with the procedures set forth herein.

Purpose of the Policy: It is the intent of the Board of Directors to set forth requirements to enhance the interpretation and enforcement of the Declaration of Covenants, Restrictions and Conditions regarding the installation of fences in a way that is clear, consistent, and fair preserving the open spaces and country charm of our community.

Board Concerns: The board has concerns regarding a lack of clarity and detail in the Declaration of Covenants, Conditions and Restrictions regarding materials and workmanship, communication with neighbors as well as a clear policy for the remedy for neglected fences that have fallen into disrepair or have been constructed without following proper procedures for approval. We feel common courtesy should be extended to neighbors. Thus neighbors should have an opportunity to comment on any fence being constructed adjacent to them. The neighbor constructing the fence should give consideration to their adjacent neighbor's comments and their comments should be taken into consideration by the ACC.

Procedure: In addition to the fencing requirements set forth in the Declaration, effective immediately, all new fencing must be composed of wrought iron, masonry, stone, brick, and for 4+ acre lots, white, black or dark green pipe with cable. Other fencing materials may be used as approved by the Architectural Control Committee (ACC) taking into account aesthetics, continuity of existing fencing of adjacent neighbors and input from adjacent neighbors.

Unacceptable materials include galvanized chain link or wire mesh, solid white or solid black vinyl, wood-on-wood around the perimeter, and hog wire and barbed wire (unless approved by the ACC for 4+ acre lots for animal containment). Board on board fencing for privacy near the home may be permitted if built using supplemental materials of the same material and look of the construction material used on the residence and approved by the ACC, taking into account aesthetics, continuity of existing fencing of adjacent neighbors and input from adjacent neighbors.

Any fence erected that is not in compliance with this policy or the directives of the ACC may be removed by the ACC at the sole expense of the property owner as provided for in Section 3.15 of the Declaration of Covenants, Conditions and Restrictions.

Consistent with Section 3.14 of the Declaration of Covenants, Conditions and Restrictions, all fences must be maintained and kept in good repair. If a fence is not kept in good repair, the ACC may require the fence to be brought into compliance with this policy at the sole expense of the



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property owner. If the property owner fails to comply within 10 days after delivery of written notice, as provided in Section 3.15 of the Declaration of Covenants, Conditions and Restrictions, the ACC may hire a contractor to come onto the property and remove the fence at the sole expense of the property owner.

All other fencing issues that may arise are left to the discretion of the ACC in the absence of Board policy.

Policy Adopted May 22, 2017