

Hawk Ridge Estates, Fence Guidelines

Unanimously approved by the Board of Directors on November 21, 2024

Background

The Marshall Fire in late December 2021 destroyed almost 1,100 homes in Superior and Louisville. The investigations following the fire led to a number of lessons learned and recommendations. Two essential lessons learned were that privacy fences were dangerous fuel sources and that fence returns (fences attached directly to homes) acted as fuses, providing a fire path directly to the home. Our common area borders Hawk Ridge Estates to the south, agricultural land to the east, and open space to the west. The danger from a Marshall Fire-like situation is very real. There is nothing we, the Hawk Ridge homeowners, can do to eliminate the threat, but things can be done to harden our homes against fire. The following Fence Guidelines are intended to establish precise requirements and recommendations concerning fence design and construction.

Guidelines

Hawk Ridge Estates was developed with a single consistent fence design that is in force today:

- Three-rail fences
 - Rails 2x8 rough-cut
 - Posts 4x8, 8-foot on-center with 1" chamfered tops
 - Posts anchored in concrete footings with galvanized nails
 - Con Heart redwood or cedar
- Weld-wire animal control fencing permitted on the residence side of the three-rail fence.
- Privacy fences: rear and side yard only.
 - No longer than 40 feet.
 - Ten-foot minimum setback from the property lines.
- Fence returns to the house are permitted.
- Perimeter fence must be set back a minimum of 10 feet from the sidewalk and 15 feet from the street.

Proposed New Guidelines

- No solid privacy fences permitted to reduce the danger of rapid wildfire spread within HRE.
- Three-rail fences as initially described (above) with the additional allowance for:
 - Return Fence
 - Because of the Marshall Fire and the changes to Colorado law, the HOA will allow an alternate fence design for the section of fencing that leads up to, and/or connects to a home, known as a return fence. One recommendation from the analysis of the fire

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was that return fences be non-combustible materials to prevent drawing fire up to the homes.

- Precast concrete fencing (posts and rails), with the appearance of wood, matching in dimension and color to existing fencing (surface stains and paints are not authorized as they require high maintenance).
- Metal fencing (posts and rails) with the appearance of wood matching in dimension and color to existing fencing.
- Metal fencing that mimics the look of a wrought-iron fence.
 - Fence sections come with vertical 1/2" to 5/8" square cross-section pickets.
 - Picket spacing shall be a maximum of 5".
 - Fence sections shall be a nominal 48" high to the top rail.
 - Top rails shall be flat, with pickets stopping at the top rail. No picket spikes or finials will be allowed.
 - Three rails are preferred, two in the upper section of the pickets and one lower rail.
 - Metal finishes shall be black.
 - Gates in fire-resistant return fencing may be of any appropriate material that conforms to the look and feel of the fence overall – including wood.
 - Posts shall extend not more than 4" above the top rail and be capped with a beveled cap or a simple ball finial.
 - Posts shall be spaced 96" or less on center. The even distribution of fence posts can be achieved by reducing the spacing where needed.
 - If mesh wire is desired to keep pets in, it shall be installed on the side of the fence facing the yard.
 - Mesh wire shall be a 2" x 4" welded wire mesh, installed so that the long dimension of the mesh is vertical.
- Homeowners may replace all wooden fencing associated with their lot with new wood or replace the existing fence returns (fence that returns to the house) with concrete or metal fencing to harden their home against fire.
- Replacement of existing fencing is not mandatory.
- Replacement of existing fence returns with fire-resistant fencing is recommended but not mandatory.

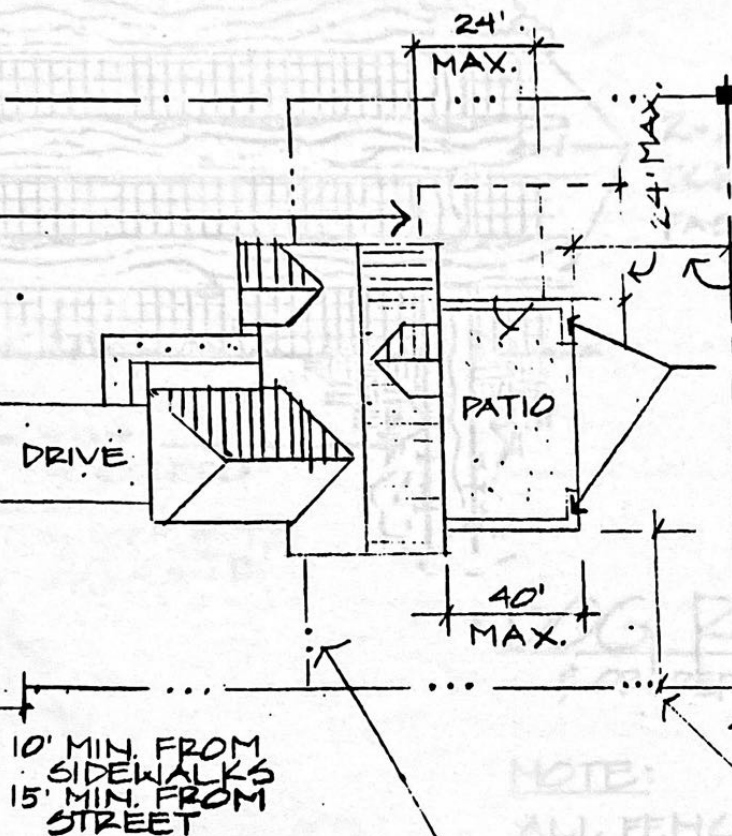
HAWK RIDGE ESTATES FENCE GUIDELINES

DOG RUN FENCE PAGE 4

MAX. LENGTH - 24'-0"
MAX. WIDTH - 12'-0"

LOCATION: REAR & SIDE
YARD ONLY.

DOG RUN MAY NOT BE
ATTACHED TO PERIMETER
FENCE. KEEP AT LEAST
20' FROM P.L. OR
PERIMETER
FENCING.



OWNER'S PRIVACY FENCE PAGE 2A & B

10' MIN. SETBACK FROM
PROPERTY LINES

LOCATION: REAR & SIDE
YARD ONLY. MAX. LENGTH
40'-0"

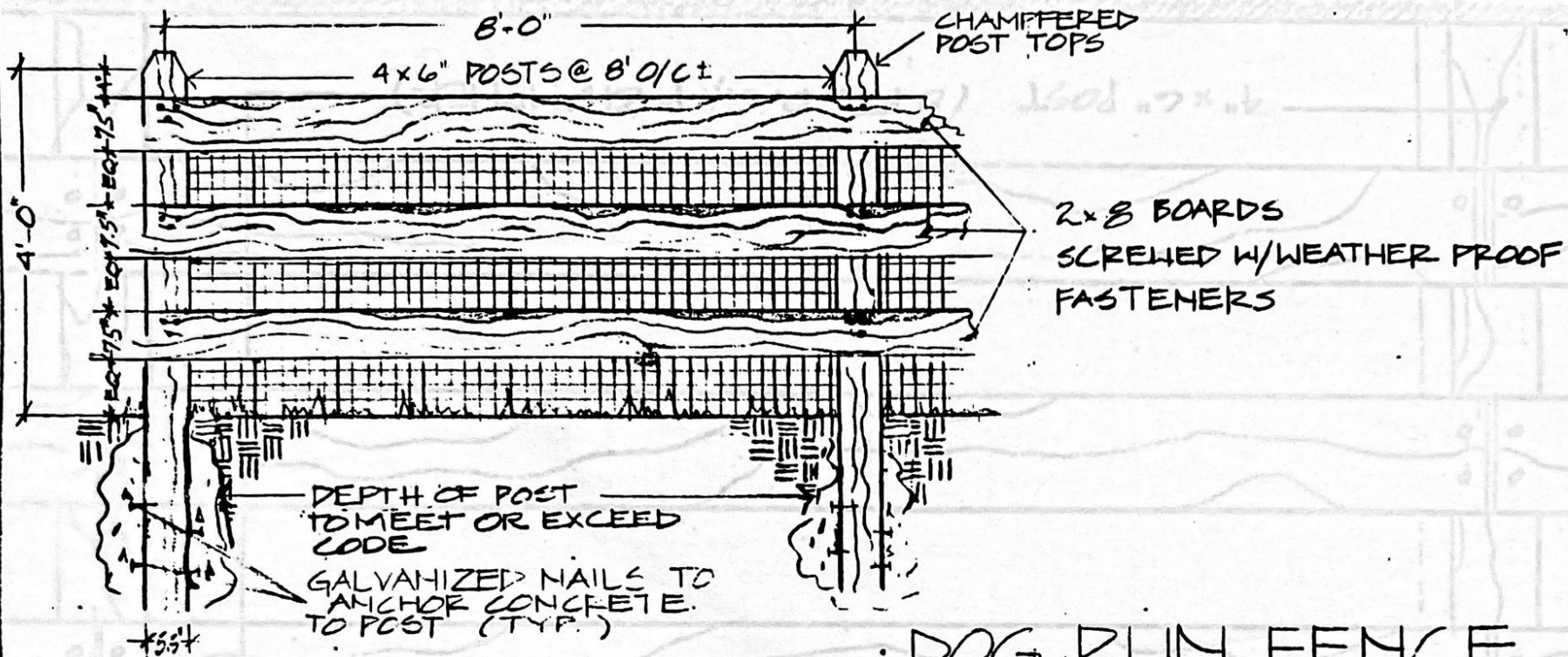
PERIMETER FENCE PAGE 3

4x6" POSTS AT EACH
PROPERTY LINE
INTERSECTION.

LOCATION: ALONG
PROPERTY LINES &
SIDE YARDS.

FENCE MUST BE SET
BACK FROM PRIMARY
FRONT CORNERS OF
RESIDENCE, AS SHOWN.

(NTS)



2x4" STOCKYARD WELDED WIRE
FENCING MAY BE INSTALLED ON
THE HOUSE SIDE OF FENCE.

DOG RUN FENCE OR PERIMETER FENCE

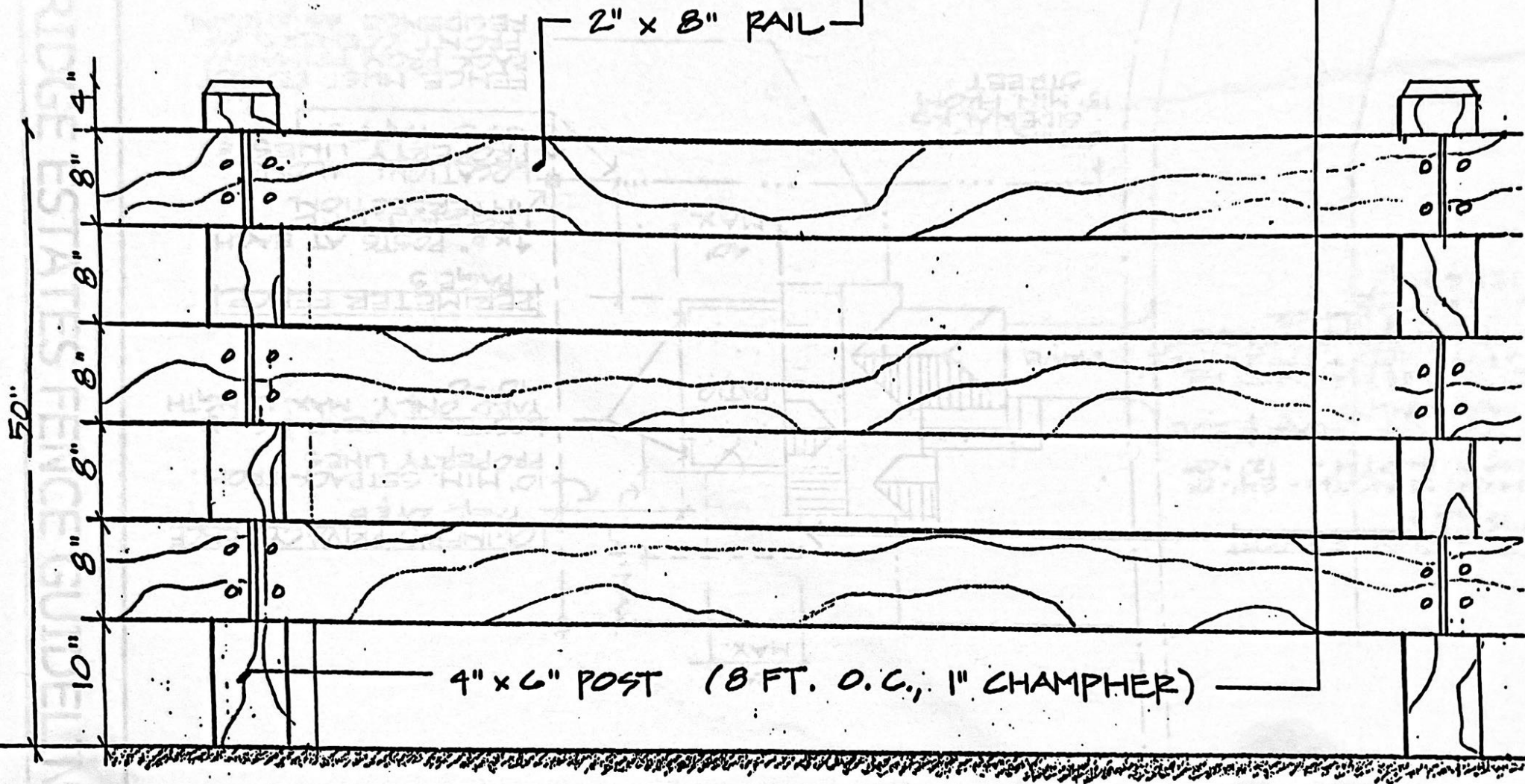
1/2" = 1'-0"

NOTE:

ALL FENCING SHALL BE OILED OR
STAINED. STYLE & COLOR MUST
BE DRAWN AND SUBMITTED FOR
APPROVAL TO THE ARCHITECTURAL
COMMITTEE. USE CON-HEART
REDWOOD OR CEDAR.

HAWK RIDGE ESTATES DOG RUN FENCE

HAWK RIDGE ESTATES APPROVED PERIMETER FENCING



3 RAIL PROJECT FENCE - LOT

SCALE: 1" = 1'-0"