

Meadows-Ferndale Homeowners' Association  
Board Policy Resolution 2020-04

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SUBJECT: Maximum Fence Heights

WHEREAS, residential home occupancy carries with it an assumption of at least a minimum level of privacy; and

WHEREAS, privacy fences are the nominal and preferred way of achieving the desired level of privacy for a residential lot; and

WHEREAS, Exhibit D (page 8) of the Meadows-Ferndale Homeowners' Association (MFHOA) Declaration of Covenants, Conditions, Restrictions and Reservations (CC&Rs) specifies a six foot maximum height for fences; and

WHEREAS, the topography of the Meadows-Ferndale subdivision makes it difficult in some cases to achieve the desired level of privacy with a six foot fence; and

WHEREAS, the City of Ferndale Municipal Code (FMC) allows fence heights up to seven feet on residential properties. See diagram below.

NOW, THEREFORE, BE IT RESOLVED THAT the overall maximum height limit for fences in the Meadows-Ferndale subdivision is hereby raised to seven feet when measured from the ground, and shall be subject to the following caveats:

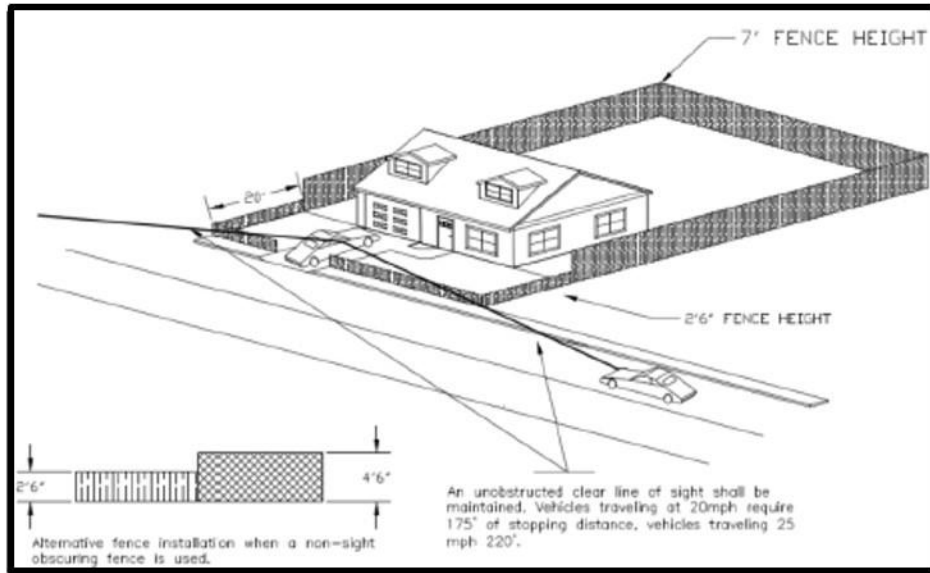
1. All fence projects require submission of an application to the MFHOA Architectural Review Committee (ARC) and approval of the application by the Board of Directors; and
2. All fencing designs and materials must be consistent with the stipulations of Exhibit D to the CC&Rs; and
3. The bottom six feet of the fence may be solid and sight-obscuring; and
4. Any portion of a fence that is above six feet, to a maximum of seven feet, must be non-sight obscuring (such as lattice) and must be at least 50% open when viewed from perpendicular to the property line.

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ADOPTED this 17<sup>th</sup> day of June 2020

ATTEST:   
Charles A. Millard, President

**Figure 1 – Standard Lot, Fence Diagram**



**Figure 2 – Corner Lot, Fence Diagram**

