

MEADOWS-FERNDALE HOMEOWNERS' ASSOCIATION

Board Policy Resolution 2022-03

Approved and Adopted February 3, 2022

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**SUBJECT: RESPONSIBILITY FOR SPLIT-RAIL FENCES**

**WHEREAS** for the purposes of this resolution, the term "split-rail fence" includes only those wooden fences unilaterally installed by the builder. It does not include any fencing installed by or at the request of individual lot owners either current or past; and

**WHEREAS** the area of responsibility for the Meadows-Ferndale Homeowners' Association (HOA) includes approximately 2,500 linear feet of split-rail fencing that was installed as part of the agreements amongst the Builder (Meadows LLC), the City of Ferndale, and the Washington State Department of Ecology; and

**WHEREAS** most split-rail fences were installed to provide a clear delineation between Native Growth Areas (aka Wetlands) and either residential lots or HOA common areas, but occasionally also between individual lots; and

**WHEREAS** there is no clear, consistent, obvious, or documented assignment of responsibility for these split-rail fences.

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**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. All split-rail fences, as defined herein, are the responsibility of the Homeowners' Association for the purpose of rejuvenation, repair, and/or replacement.
2. Lot owners have a responsibility to avoid and prevent needless damage to the split-rail fences.
3. Agents of the HOA will maintain these fences with high quality materials, paid for with funds from the Reserve Fund which was created as a necessary part of our proper stewardship of the Native Growth Areas. This maintenance will be conducted either as needed or as part of a planned schedule envisioned by the Reserve Study that is required by the Revised Code of Washington (Section 64.38.065).
4. This action is being taken to ensure that our split-rail fences are managed fairly, consistently, and cost effectively – and that they continue their contribution to the high appearance standards of our neighborhood.

Signed and attested this third day of February 2022:



Chuck Millard, President



Chris Chappell, Vice President



Kathy Young, Secretary