

HIGHLAND LAKES SUBDIVISION ARCHITECTURAL RULES FOR FENCES

There is a saying that “good fences make good neighbors”. Depending on where you live and who your neighbors are, that might be true. In Highland Lakes we work with the homeowner to come up with and approve the fence that best meets their needs and, at the same time, protect wildlife and add beauty to the neighborhood.

Before deciding on what type of fence you want, keep in mind that you are in a rural Colorado mountain setting. You are also in a residential zoned subdivision. Properties range from one to 35 acres. Some properties may be approved for horses. Fences must allow for the free range of deer and elk and not present a danger to them. In the past, we have had cases where a deer becomes impaled on a fence stake or gets tangled in fence wire. Sometimes, the animal has to be put down. For more reading on this subject visit the Colorado Parks & Wildlife website, “Fencing with Wildlife in Mind”.

Whether you want a fence to keep animals and children in, animals and unwanted visitors out, just for decoration, or for some other reason, please consider your neighbors and the community as a whole. It should enhance not only your property but all the surrounding properties. It should not detract and possibly lower property values or make it difficult for your neighbor to sell their home.

We will cover types of fences that are allowed, not allowed, and those that may be allowed under special circumstances. Recognize there are hundreds of fence types and designs. If you have a design or type we have not covered, please contact the Architectural Control Committee (ACC) for approval.

FENCES and FENCE TYPES NOT ALLOWED:

1. ELECTRIC FENCES and/or, BARBED WIRE & RAZOR WIRE



Note: If your property borders one of the ranches, your neighbor may have a cattle fence. It may be electrified. If your property borders a prison.....

2. CHAIN LINK FENCES



In general, this type of fence is not allowed. There are still some in the community that have been grandfathered in. Property owners are encouraged to replace them. We recommend some type of split rail with wire mesh (see below).

Exception: Small dog runs may be approved depending on size and location. Animal pens or enclosures intended to keep an animal permanently housed, such as including a dog house or shed may also be improved. Remember! You are in mountain lion territory. This may not be a good idea.

A variance may also be granted if your chain link fence is used as part of a horse containment system. These fences are to be no higher than 40 inches and not to be used as the entire corral enclosure (see below).

A chain link gate may be approved.

3. PRIVACY FENCE





If you recently moved to Highland Lakes from a city or suburb you will recognize the examples above. There are hundreds of examples but, to simplify the definition, they are fences designed so that you cannot see what is on the other side and what is on the other side can't see you.

In general, this type of fence is not allowed UNLESS:

- a. There is a problem on the other side of the fence that cannot reasonably be resolved.
- b. There is something on your property that your neighbor does not want to look at.

Large areas may not be enclosed with a privacy fence. Each case will be considered by the ACC.

FENCES AND FENCE TYPES ALLOWED

1. SPLIT RAIL



There are many variations and designs. Some are two boards high and some are four high. They can be flat board instead of split or can be some combination.

2. SPLIT RAIL WITH MESH



This type of fence is recommended in lieu of chain link. Depending on what you are trying to keep in or out, wire mesh comes in various sizes and gauges. If you have an animal that likes to dig, you can bury the mesh along the bottom. As an option, you can use the same or similar chain link mesh. It even comes in a dark green plastic coating.

3. HORSE FENCES & CORRALS



Almost any variation of split rail or slat fence is acceptable. As mentioned above, chain link may be approved for limited use along with the wood fence. T-post and wire fences are acceptable for larger pasture areas as long as they are not electric or hot wire.

Containment Area: All corrals, stalls and barns must be at least 50 ft. from any property line. Corral is defined as that fenced area where the animal is penned and fed. Although 1000 sq. is recommended to accommodate a corral with shelter for one horse, the size shall not be less than 600 sq. ft. per horse. (Rev. 10/98)

4. Gates and Other Fences



Gates may be constructed with the same materials as the fence or made with any material that compliments the fence. Some property owners have installed electric or solar powered gate openers.

Aluminum and iron fence materials are popular and may be approved in limited use for small projects, dog runs, entrances, etc. It is not recommended to be used to fence in a large area but will be considered by the ACC.

Good luck with your fence project. Contact the ACC if you have any questions.

**Approved by the HLPOA Board of Directors
and Architectural Committee on:**

Date: July 6, 2016