

## Resolution 2022-03

### Piney-Z Homeowners Association, Inc. Decision Memorandum 2022-03

#### Wood-look Vinyl Fencing

**Issue:**

May the Piney-Z HOA Board approve wood-look vinyl fencing as a substitute for wood?

**Current Condition:**

A resident has requested approval from the Piney-Z HOA Board to install wood-look vinyl fencing rather than traditional wood.

**Applicable Authority:**

**State Law:** None found.

**Articles of Incorporation:** None found.

**Bylaws:** None found.

**Covenants & Restrictions: (Phase 5)** Article V, Section Eight, Fencing, provides that all fencing which is viewable from the street shall be constructed of wood, and the design of, construction, and location of such fence shall be approved in writing by the Architectural Control Committee (ACC).

In addition, Article VI, Section One, Approval of plans, provides for all residential lots within the subdivision that no fence shall be erected until the construction plans and specifications have been approved in writing by the ACC.

**Options / Discussions:**

It seems reasonable to presume that at the time our C&R was developed, wood-look vinyl fencing was not on the market and therefore not included as a fencing option. The new product gives the appearance of wood and should weather better and be easier to maintain. Additionally, allowing the wood-look vinyl will preserve the compatibility and uniformity of fencing within Piney-Z.

**Recommendation:**

Permit the ACC to approve requests for wood-look vinyl fencing upon reviewing construction plans and specifications.

**HOA Board Decision:**

At its October 19, 2021, meeting, the Piney-Z HOA Board voted to approve wood-look vinyl fencing as a substitute for wood.