



Si View Community Organization | P.O. Box 2193 | North Bend WA 98045 | [www.siviewhoa.info](http://www.siviewhoa.info)

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This document outlines the procedure and guidelines for building and maintenance of fences in our neighborhood, followed for both homeowner and the Si View Community Organization Architecture Review Committee (ARC).

The Si View CC&R's require that fences which are visible from streets, boulevards, and common areas (including city parks) be built **and stained** according to the specifications set forth in this document. All fencing construction must be pre-approved by the Architectural Review Committee (ARC). Should you have any questions, please email the ARC at [arc@siviewhoa.info](mailto:arc@siviewhoa.info)

Fences **must be stained within 60 days** from the time of completion with the Association's pre-approved stain color, found on the last page of this document.

Please submit your ARC requests through the homeowner management portal, PayHOA (link below).

If necessary, you may also submit requests via email at [arc@siviewhoa.info](mailto:arc@siviewhoa.info)

## **STEPS:**

- 1.) While neighbor signatures are no longer required, please determine whose property the fence is on before work begins, and notify property owners which share the affected fence line of the work to be performed.
- 2.) Login to PayHOA (<http://payhoa.siviewhoa.info>) and navigate to the "Requests" tab in the top menu. Select the "Fence Installation Architectural Review Request Form," then select "New Submission" on the right side. Fill out the form completely and then select "Submit."
- 3.) The CC&Rs allow a 30-day review period for ARC approval or denial. ARC requests will be approved bi-monthly on the second and fourth Tuesdays of the month. **Ensuring that your ARC request form is fully completed a week prior to these meeting dates will allow the ARC to review your request in a timely manner. If information is incomplete, your request may need to wait for approval until the next ARC review date.** *Please note that installing a fence without prior ARC approval may require removal at the homeowner's expense as well as applicable fines.*
- 4.) Additional communication regarding the request and approval status will occur via PayHOA. Once approved, please construct the fence and gate if applicable according to the design specified in this document. Stain the fence within 60 days of completion. Fences not stained will be subject to violations and resulting fines.



## Fence Frequently Asked Questions (FAQ)

### ***I see two different fence colors in the neighborhood. Which color do I use?***

The official fence stain color changed in 2018. As of January 2019, all new stain applications must use the color listed at the end of this document.

### ***Do I need to submit an ARC request form for an existing fence that has blown over?***

Minor repairs of missing boards do not need approval. However, if you are replacing the whole fence or an entire length of fence, ARC approval is required. We recognize that sometimes repairs need to be made quickly to contain pets. Please reach out to the ARC via PayHOA or email as soon as possible if this is the case.

### ***I want to build/replace a fence on a shared lot line. Who should pay for this?***

The HOA sets rules governing the style and design of fences. However, fences are not required by the HOA and the HOA does not regulate payment of shared fences.

### ***Do I have to follow the specific fence design?***

Yes. All fences which are visible from common areas must be built according to the specifications, including gates.

### ***Do I need to stain the fence?***

Yes. All fences, posts and gates which are visible from common areas must be stained. The stain information is listed at the end of this document. We recognize that rain can delay the staining your fence. If you require additional time, please notify the ARC as soon as possible via email.

### ***What constitutes a common area?***

Common areas include but are not limited to the following: streets, sidewalks, parks and park pathways. If a side of fence faces any part of one of these areas, it must be stained in accordance with the guidelines set forth. If unclear about a section of fence that needs to be stained, please direct questions to the ARC.

### ***What are the maintenance standards for fences?***

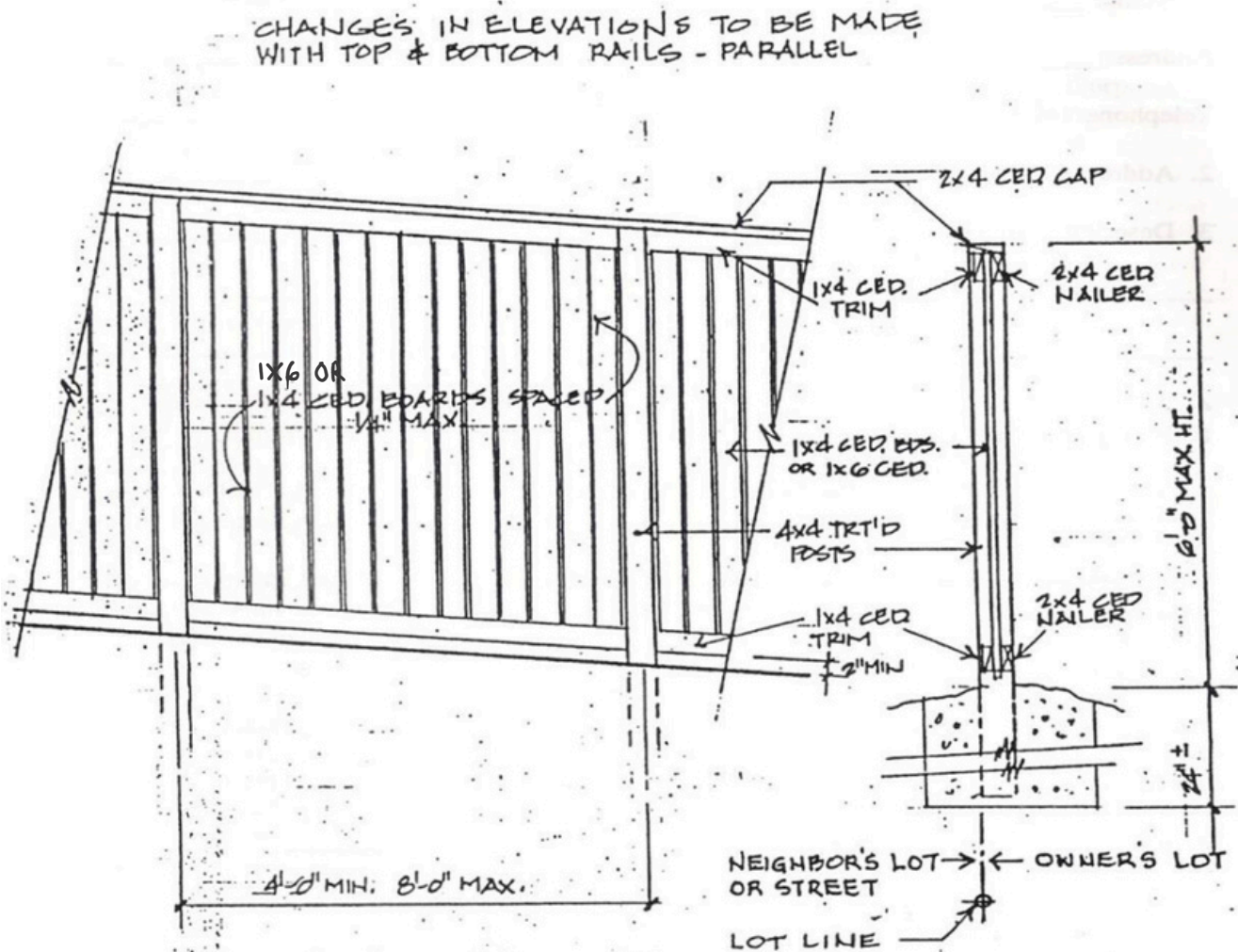
While fences are not required in the neighborhood, if you choose to have one, it must be kept in good repair. This includes repairing or replacing any sections or individual boards that are broken, gapping or in disrepair, pressure washing to remove algae or moss if visible, and re-staining the fence when needed.

### ***I've noticed there are a few non-standard fence designs in the neighborhood. Why is that?***

When the neighborhood was brand new, a few homes received ARC permission to build slightly different fence designs based on their location. When those fences need to be replaced, they will need to adhere to the current fence design guidelines.

### Cedar Fence Design

- Corner lots – side fencing which faces the street must be set back 5’ from lot lines
- Cedar fence with a maximum height of 6’ (feet)
- 1x4 or 1x6 boards with a maximum space gap not more than ¼” (inch) apart
- 2x4 cedar top and bottom nailer 4x4 pressure-treated posts set a maximum of 8’ (feet) apart



**NOTE:**

1. ALL POSTS TO BE ON LINE, PLUMB. & SQUARE
2. ALL FENCING FACING A STREET, BLV'D OR COMMON AREA IS TO BE PAINTED / STAINED THE STANDARD SI-VIEW FENCE COLOR.



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## **Approved Fence Stain**

Fences are to be stained utilizing a solid-color waterproofing finish. Stain in the pre-approved color can be obtained from the following retailer:

- **Sherwin-Williams**  
Product: Woodscapes Semi-transparent Exterior Stain  
Color Formula: Custom 3558-789 TM ASTERIOD

**\*\*Be sure to notify Sherwin-Williams this fence stain is for Si View Home Owners Association. They will verify the correct formula.**