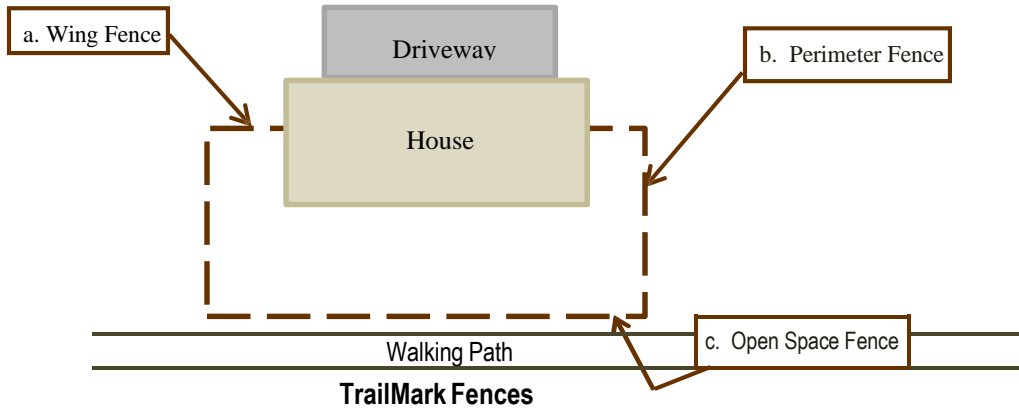


SUBJECT: Fence Paint / Stain Colors – Standard

The Design Review Committee (DRC) with the Board's approval, is providing the paint/stain color options for fences that are the homeowner's responsibility. These fences include:

- a. **Wing fences:** Fences installed on both sides of the house, facing the street. (See a. Wing Fence, below)
- b. **Perimeter fences:** Fences that divide properties. These run from the wing fence down the side property line and across the back of the lot. Not all properties have side fences. Some properties have open space fences. (See b. Perimeter, below)
- c. **Open space fences:** Fences placed along designated open space. **Only the inner side is the homeowner's responsibility.** The HOA maintains the side facing the open space.



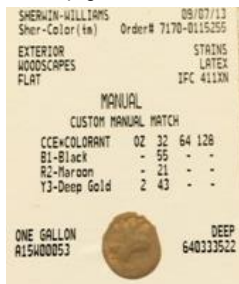
Not all properties are shaped the same nor are open space areas only at the rear of a property. Check to determine the fences that are a homeowner's responsibility. If you have questions, please send to [designreview@trailmarkhoa.org](mailto:designreview@trailmarkhoa.org).

TrailMark Design Guidelines, paragraph C. 8. Fencing, specifies that the approved wood fence options are:

- ◆ Natural, untreated finish
- ◆ A clear, waterproof sealant
- ◆ Maxum Formula 2 (Fawn M-2030)

However, while the intent of these options was made in the best interests of TrailMark's aesthetic beauty, it is obvious that the untreated finish is no longer the attractive option it once was given black staining and water marks present on many fences. Therefore, TrailMark no longer allows the untreated finish and has approved select color options that blend throughout TrailMark:

- A clear, waterproof sealant to protect the wood and avoid black aging and water marks.
- Sherwin Williams WoodScapes Semi-Transparent Stain - Slight pigmentation for increased protection
  - SW3504 Woodridge
  - SW3522 Banyan Brown
- Guiry's – Southwest Plaza – 'TrailMark Fence Fawn' (same as HOA perimeter fencing)
- Sherwin Williams – Custom Manual Match (same as painted HOA perimeter fencing)
  - CCEwCOLORANT      02      32      64      128
  - B1-Black               -      55      -      -
  - R2-Maroon            -      21      -      -
  - Y3-Deep gold        2      43      -      -



**Project Request:** Painting/staining fences must be submitted and approved by the DRC prior to initiation:

- a. Submit your request using the TrailMark HOA Home Improvement Request Form found on the HOA website. Download at: <https://www.trailmark.org/hoa-documents-amp-forms.html>
- b. Submit documents via mail, email, or fax. Please forward all relevant documents to the following:
  - Email: [designreview@trailmarkhoa.org](mailto:designreview@trailmarkhoa.org)
  - Mail: Westwind Management Group  
27 Inverness Drive East  
Englewood, CO 80112
  - Fax: 303-369-0007

**PLEASE NOTE: *In accordance with TrailMark's Design Guidelines dated April, 2002, page 12, "It is extremely important to receive approval before commencing work. Failure to do so may result in removal or modification of improvements by the Owner." Please get your projects DRC approved prior to initiating!!!***

DRC Meetings:

- The DRC meets the 1<sup>st</sup> and 3<sup>rd</sup> week of each month.
- All requests should be received by the management company the Friday previous to the DRC meeting.
- Failure to provide complete information to the DRC will delay the review and approval of your request. If documentation is absent from the request, the request will be returned to the homeowner, requesting the additional written information be submitted.