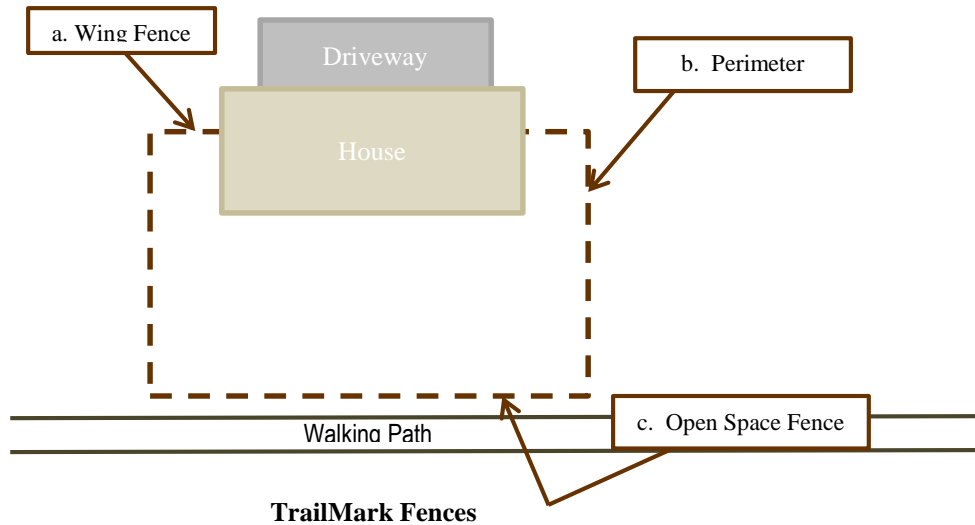


**SUBJECT: Fence Paint Colors – New Options!!!**

The Design Review Committee (DRC) with the Board's approval, has expanded the painting color options for fences that are the responsibility of the homeowner. These fences include:

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



Obviously, not all properties are shaped the same nor are open space areas only on the rear of properties. Check your yard to determine the fences that are your homeowner responsibility. If you have questions, please send your questions to [designreview@trailmarkhoa.org](mailto:designreview@trailmarkhoa.org).

TrailMark Design Guidelines, paragraph C. 8. Fencing, TrailMark Fence specifies that the approved options available for the finish of wood fences are as follows:

- ◆ Natural, untreated finish
  - ◆ A clear, waterproof sealant
  - ◆ Maxum Formula 2 (Fawn M-2030)
1. While the intent of these options was made in the best interests of TrailMark's aesthetic beauty, it is apparent that the natural, untreated finish is no longer the attractive option it was at one time given black staining over time, and water marks. Therefore, TrailMark is moving away from this option and is encouraging homeowners to select an approved color option that blends with the community.
  2. The clear, waterproof sealant protects the wood for a period of time. However; these sealants generally do not provide UV protection or UV protection is minimal, requiring more frequent maintenance. Homeowners who have chosen this option might be interested in one of the other approved color options in order to reduce the maintenance requirement.
  3. The Maxum Formula 2 (Fawn M-2030) [Kwal woodcraft #6230 Deep Base Solid Color, B-4Y, C-6Y, F-Y24, T-Y] is still available and approved for use. This is also the color currently used for all open space fences which are maintained by the HOA.

New Approved Fence Colors:

- Sherwin Williams WoodScapes Semi-Transparent Stain - Slight pigmentation for increased protection
  - SW3504 Woodridge
  - SW3513 Spice Chest
  - SW3508 Covered Bridge
  - SW3522 Banyan Brown

- Superdeck Transparent Wood Stain:
  - 1905 Heart Redwood
  - 1906 Valley
  - 1907 Canyon Brown
  - 1910 Natural
  - 1911 Cedar Tone Natural

**NOTE:** Fences should be power washed prior to the application of protectant.

**Project Request:** As with all exterior projects, staining fences must be submitted and approved by the DRC prior to initiation of staining.

- a. Submit your request using the TrailMark HOA [Home Improvement Request Form](#) found on the HOA website. Download the form at:

[TrailMark Home Request Form](#)

- b. Documents should be submitted to Colorado Management via mail, email, or fax. Please forward all relevant documents to the following:
- Phone: 303-730-2200, ext. 3134
  - Email: [MMartinez@coloradomanagement.com](mailto:MMartinez@coloradomanagement.com)
  - Mail: Colorado Management & Associates, LLC  
7430 E. Caley Ave, 120E  
Centennial, CO 80111
  - Fax: (303) 730-0953

**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> Wednesday of each month.
- All requests should be received by Colorado Management 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, asking that additional information be submitted in writing.