

**RORIPAUGH HILLS HOME OWNERS ASSOCIATION**  
**WOOD FENCE GUIDELINES**

1. All fences and gates must be kept in a state of good repair.
2. If a rotted-out section of fence and/or 4x4 post needs to be replaced, the replacement section must be restored to the original design. No alteration of fences is allowed unless prior approval of the Architectural Control Committee (ACC) is received.
3. All fences must be maintained in a manner that keeps them from developing black, gray and/or white stains (usually from irrigation spraying onto an unsealed fence). Sealing is recommended but not required, but must be a clear sealant. If the fence is not sealed, stains need to be regularly removed.
4. There are 2 approved colors, in addition to the natural wood finish:
  - ii. Dunn Edwards Swiss Coffee SP836
  - iii. Salty White (a Roripaugh Hills custom color available at Dunn Edwards)
5. There will be no other colors allowed for fences in Roripaugh Hills. Current homeowners in violation of this policy will be given amnesty until September 1, 1998 to allow sufficient wear-out time of their current finish, i.e. their fence must be re-coated with an approved color by September 1, 1998.
6. Any existing wrought iron fencing is to be maintained free of rust and be in good repair at all times. It is to be painted the original white color on a regular basis.

**HELPFUL TIPS TO RESTORE YOUR FENCE**

1. If your fence is weathered and has turned black, gray or white, it needs to be restored back to its natural cedar color. Pressure washing is necessary to prepare weathered wood for staining or painting. (Rental pressure washers are available).
2. To remove any mold and mildew, use a solution of 1 qt. Bleach, 3 qt. warm water and 1/3 cup powdered detergent. This solution will need to be rinsed thoroughly and allowed to dry. A clear semi-transparent stain can then be applied.
3. To re-paint wood surfaces that have an existent solid color stain, follow the same clean up steps as recommended above. If the painted finish is chipped, peeling or flaking, additional surface preparation is required. The loose finish must be removed by sanding, scraping or pressure washing. Any bare wood areas must be spot primed and then the entire fence must be finished with the approved solid body color stain.
4. For long lasting fences, it is recommended that sprinklers be redirected so they do not spray against your fence.

**GOOD LOOKING FENCES WILL IMPROVE THE NEIGHBORHOOD AND  
INCREASE PROPERTY VALUES.**