

First Addendum to Faircloud Association Fencing Rules¹

November 24, 2025

Boundary Fencing

All members of the Faircloud Association have a shared communal and financial interest in the appearance of the Faircloud boundary fencing. With the exception of the Danforth brick portion, this fencing is designed and constructed of various kinds of wood. Maintenance has been variously acceptable, marginal or nonexistent.

The appearance and condition of the boundary fencing varies from weathered but otherwise sound to rotted and broken. In some cases, shrubs, bushes, trees and vines have been allowed to grow over and through the fence. Posts have rotted or been broken and the fence separated. Boards are missing and not replaced.

This rundown appearance of our boundary fencing sends a negative message of first impression, concerning the condition and maintenance of our properties generally and the desirability of owning a home in Faircloud.

The Board has discussed this issue thoroughly and has determined that all common area boundary fencing will be subject to the following rules:

1. "Boundary Fencing" shall mean any common area fence that abuts the outermost boundaries of Faircloud.²
2. Boundary Fencing shall be maintained by the responsible abutting homeowner in good condition.
3. Any damaged or deteriorated portion of Boundary Fencing shall be promptly repaired or replaced as necessary to restore the affected fence to good condition.
4. Homeowners whose lots abut Boundary Fencing shall not allow trees, hedges, shrubs or vines to overhang or grow into or through such fence. A strip one (1) foot in width and parallel to the outer surface of the fence shall be maintained.
5. Boundary Fencing shall be constructed of either brick³ or cedar wood.

¹ Per Art. IX, Section 5 of the Covenants. **The original Fencing Rules are dated September 12, 2025 and were delivered to homeowners.**

² Faircloud Addition, Faircloud II, Faircloud III and Faircloud Hills Addition to the city of Edmond, OK taken as a whole.

³ Consistent with the brick fencing running parallel to Danforth.

6. Boundary fencing is not subject to the usual restriction concerning “sight proof” common area fencing and is to be of a type identified above as “Privacy Fence option (preferred).”
7. The Boundary Fence shall be replaced or repaired New materials should match the existing fence's appearance to maintain visual consistency.

Maintenance

Maintenance includes tasks like cleaning, repainting, and repairing any damage or defect. Just as the HOA maintains common spaces, individual homeowners are responsible for maintaining their own property, including fences, to keep it safe and visually appealing.

Key Qualities for Good Fence Repair

- **Quality materials:** Use durable materials appropriate for the fence's purpose, such as using thicker posts for strength and replacing boards with matching wood types and finishes.
- **Structural integrity:** Ensure posts are straight, properly set, and free of rot. The repair should also address any leaning sections to restore the fence's stability.
- **Protection against damage:** Apply protective coatings like wood sealers, water-resistant paints, or galvanized/powder coatings to prevent rot, rust, and other corrosion.
- **Proper techniques:**
 - Replace individual damaged boards or panels to avoid the need for full replacement.
 - Ensure the bottoms of boards are elevated a couple of inches above the soil to prevent rot.
 - For metal fences, address rust by scrubbing, applying a rust converter, and using a rust-resistant primer and paint.
- **Aesthetic consistency:** New materials should match the existing fence's appearance to maintain visual consistency. This includes using the same wood type and stain color.
- **Longevity:** A good repair should be durable and extend the fence's lifespan, reducing the frequency of future repairs or replacement needs.
- **Professionalism (when hiring):** Choose a licensed and insured contractor who communicates clearly, provides a detailed estimate, and offers a warranty on their work.