

Etna Village Estates HOA  
Fence Guidelines  
February 2026

In order to assist our owners with exterior fencing, the Architectural Committee has come up with the following guidelines to expedite the fence project.

Please refer to CC&Rs 3rd amendment 1. Modification of section 5.1F(iv) for updated fence guidelines

Please refer to CC&Rs Article V section 5.1F(i), 5.1G, and 1st amendment to CC&Rs for setback guidelines

Currently the CC&RS state the following regarding Fences: (refer to 3rd amendment to the CC&Rs 1. Modification of section 5.1F(iv) Fences )

**5.1F(iv) Fences** may be constructed which enclose the rear yard and side yard to, but not in front of, the street facade of the home. Fencing may only be constructed as provided for in the first amendment to the CC&Rs. Location variances can be requested for irregular shaped lots. Fences must be wildlife friendly, no higher than six (6) feet and otherwise constructed in accordance with the Lincoln County Land Use Regulations. All fences must be constructed of wooden posts or wooden posts with interior wire. Composite may be used as long as it resembles wood and wood tones in color. Chain link fences, barbed wire, or electric fences shall not be permitted. Fence color and staining should be of subdued wood and/or earth tone and non-glossy and non-reflective, which is consistent with the overall design guidelines. The most recently updated EVE HOA fence guidelines posted on the website must be complied with. Fences must be maintained in good repair, including painting/staining as needed. The style and color of all fencing must be approved by the Architectural Review Committee prior to the beginning of any fence construction.

The Architectural Committee has adopted the following checklist for the installation of a privacy fence. As long as the following items are met in its entirety and there is no deviance, the fence project will be quickly approved. Any and all projects, including fences, must be submitted to the Committee prior to any work beginning.

\_\_\_\_\_ No Architectural Fee Required if all conditions are met with no exceptions.

\_\_\_\_\_ Proof of survey prior to install required.

\_\_\_\_\_ Fences are installed on the inside of the lot line. (see Article V section 5.1F(i), 5.1G and 1st amendment to CC&Rs for setback requirements)

\_\_\_\_\_ Fences will be constructed to enclose the rear yard and side yard to the street façade of the home.

\_\_\_\_\_ Fence is no more than (6) feet in height and is constructed of wood. Variances may be given for other materials if the ARC determines that they conform with community standards

\_\_\_\_\_ The external side of wood on fences visible to others must be stained.

\_\_\_\_\_ Access to utilities and yard must be maintained/provided in the interest of safety (i.e. gate).