

## **Hidden Creek Homeowners Association**

### **WOOD SCREENING FENCE MAINTENANCE POLICY**

The Board hereby adopts this Wood Screening Fence Maintenance Policy to establish equitable policies and procedures for maintaining the perimeter wood screening fence in accordance with the Masonry Screening Fence Waiver granted by the Grand Prairie City Council. This policy establishes the obligations of the Homeowners Association and also of the homeowner to maintain the perimeter wood screening fence, and it serves as the basis for soliciting and contracting for services.

The plan described in this policy should assure a fifteen (15) year or longer lifetime for this Association asset.

#### **Section 1 Identification of Locations to Maintain**

##### **1-A. Phase 1 Locations:**

- Duncan Perry (west side) from Egyptian Way south to Ave. H ;
- Ave. H (north side) from Duncan Perry west to the railroad track right of way (ROW);

##### **1-B. Phase 2 Locations (future):**

- 113th St. (east side) from the railroad track ROW north to Ave. J;
- Ave. J (north side) from 113th street west to the warehouse property;
- Great SW Parkway (east side) from the light industrial property north to the dead end and a short distance east beyond the street.

#### **Section 2 Protection**

2-A. Objects and Landscaping. Measures to protect the fence shall be practiced continuously. No objects or landscaping shall touch the fence or lean against the fence. Sprinklers shall be adjusted to prevent water damage to the fence.

##### **2-B. Additional Homeowner Responsibility.**

- A 3-foot or greater easement shall be preserved on the homeowner side of the fence that is free of landscaping obstructions.
- Homeowners are cautioned to avoid storing mulch and other material near the fence that might foster insects and retain moisture. This reduces the potential for fence damage from termites, mildew and rot.

2-C. Homeowner Restrictions Violations. Failure by the homeowner to protect the fence from damage by objects, landscaping and irrigation shall be deemed a failure to provide and preserve an easement to the Homeowners Association according to the requirements of the Association Restrictions and may incur fines.

## **Section 3    Inspection**

3-A. Damage, Wear and Tear. The entire fence shall be inspected for damage and condition by a qualified service provider. The following damage is to be noted:

- Physical damage to the fence such as fractured mow strips, and broken or loose pickets and rails;
- Stability such as leaning or loose posts;
- Insect damage;
- Mildew and rot damage;
- Water damage from improperly adjusted sprinklers.

3-B. Sealer and Stain. The weathering of the wood surface, the luster of the stain and the general condition of sealer shall be noted by the service provider.

3-C. Additional Homeowner Responsibility. Homeowners shall inspect their side of the fence for damage following severe weather and promptly notify the property manager of any damage discovered.

3-D. Frequency. The entire fence shall be inspected annually in conjunction with the annual fence cleaning per Section 4 below. Additionally, the entire street-facing side of the fence shall be inspected a second time during the year.

## **Section 4    Cleaning**

4-A. Cleaning. The entire fence including both the homeowner side and the street side shall be cleaned with a mild detergent solution applied by a qualified service provider. The service provider shall rinse the surface of the fence after cleaning to wash any remaining detergent from the fence and the immediate area.

4-B. Frequency. The entire fence shall be cleaned annually.

## **Section 5     Stain and Clear Seal Application**

5-A. Stain. UV and mildew-resistant stain shall be reapplied by the service provider as required to maintain the appearance of the fence surface. The requirement to re-stain the fence surface shall be determined during the inspection.

5-B. Clear Seal. UV and mildew-resistant clear sealant shall be reapplied by the service provider as required to maintain the weather-resistant surface of the fence. The requirement to reseal the fence surface shall be determined during the inspection.

5-C. Frequency. Generally, staining and sealing applications are not performed at the same time. The application of either stain or sealer to the entire fence shall be made every two years after the first three years.

## **Section 6     Repair**

6-A. Repair. Repairs shall be promptly performed as necessary following inspection or a homeowner notification.

## **Section 7     Replacement**

6-A. Replacement. The homeowners Association shall replace the perimeter wood screening fence with a like or superior fence at end of life with Reserve funds dedicated to the fence.

6-B. Reserves. Contributions to the Reserves shall be made at least annually to insure funds are sufficient to:

- Maintain the fence throughout its lifetime, and
- Replace the fence at end of life.

6-C. Lifetime. The plan described in this Wood Screening Fence Maintenance Policy shall assure a fence lifetime of at least fifteen (15) years.

## Summary of Maintenance

The following actions are performed by the **Homeowners Association** to maintain the perimeter wood screening fence:

Maintenance Step	Frequency	Notes for the Association
Protect	Continual	<ul style="list-style-type: none"><li>• Prevent contact with the fence by objects and landscaping.</li><li>• Set sprinklers to avoid damage to the fence face.</li></ul>
Inspect	2 per Year	<ul style="list-style-type: none"><li>• Inspect for damage, wear and tear.</li><li>• Inspect for the general condition of the surface clear seal and stain.</li></ul>
Clean	1 per Year	<ul style="list-style-type: none"><li>• Clean with a mild detergent and rinse.</li></ul>
Stain or Clear Seal	1 per 2 Years	<ul style="list-style-type: none"><li>• Stain or clear seal based on the inspection.</li></ul>
Repair	Promptly as Required	
Replacement	At End of Life	

The following actions are performed by the **Homeowners** to maintain the perimeter wood screening fence:

Maintenance Step	Frequency	Notes for Homeowners
Protect	Continual	<ul style="list-style-type: none"><li>• Prevent contact with the fence by objects and landscaping.</li><li>• Do not store items near the fence that might foster damage from insects or water.</li><li>• Set sprinklers to avoid damage to the fence face.</li></ul>
Inspect	Periodically	<ul style="list-style-type: none"><li>• Inspect following severe weather.</li></ul>
Notify	Promptly as Required	<ul style="list-style-type: none"><li>• Notify the property manager of any damage discovered.</li></ul>

## CERTIFICATION

"I, the undersigned, being a Director of the Hidden Creek Homeowners Association, hereby certify that the foregoing was adopted by at least a majority of the Hidden Creek Homeowners Association board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

By: \_\_\_\_\_

Position: \_\_\_\_\_

Print name: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day, personally appeared the person \_\_\_\_\_ whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

After Recording Return to:  
Principal Management Group of North Texas  
12700 Park Central Drive Ste 600  
Dallas, Texas 75251