

WOODRIDGE HOMEOWNERS ASSOCIATION
Architectural Committee
1100 Lookout Lane
Rapid City, SD 57701

July 3, 2002

Jon and Jennifer Brue
1124 Woodridge Drive
Rapid City, SD 57701

Dear Jon and Jennifer,

This letter is in response to your fence proposal changes of June 24, 2002.

The Committee met and has agreed to approve your fencing project. We are approving the proposed, where the lowest part of the fence is five (5) feet and the top most part of cap of fence post would be six (6) feet. We also have approved the latest fence location you proposed.

We would again request that the finished side of the fence face to the outside of your yard.

Please caution the fence installers of the myriad of underground lines in the area of your fence.

Sincerely,

Duane L. Jantz

Duane L. Jantz
Chairman, Architectural Committee

FENCE PROPOSAL

Jon & Jennifer Brue
1124 Woodridge Drive
Rapid City, SD 57701
Home: 343-3847 Work: 343-1987 (Jon)
June 24, 2002

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This letter is a follow up to our fence proposal. Now that our basement remodeling is winding down we can focus our attention to our fence again.

Thank you for your consideration and approval (with conditions) of our fence proposal. We were sure excited and happy to find out we could build a fence for our children. They have been outside more and more now. Jazmin is starting to play more on the commons area to the west of our house and is getting braver and braver all the time. We are ready to continue with this project to help keep her in an area where we can more easily watch her and be safe from the street.

I would like to address some of the conditions outlined in your letter of April 13, 2002. I would like to ask for a reconsideration of some of the conditions.

I agree with the committee on the need to proper maintenance. Keeping up with the appeal of the neighborhood is why we chose a more expensive wood fence anyway. After the initial installation, I will be able to keep up the maintenance myself. I have a reciprocating saw for cutting the curved boards. The staining will be done when needed as well. We have found a real good painter who can do things like that. The finished side can be to the outside as well.

The fence height condition is the one we are asking to be changed to our original proposal. We originally proposed a 5' to 6' high fence, where the lowest part of the curve would be 5' and the top of the post, not counting the decoration, would be 6'. The median height of the fence would be 5' 6". We are also changing the location of the fence to be in the backyard only. Originally we had proposed that the fence go along the west side of our lot to the front of the house. The new location would start at the back part of our house by the deck. The fence would now be a "backyard" fence only.

The city does not require a building permit to construct a fence and any type including a chain link would be okay with them. They do not have building requirements or codes for the construction of the fence. The only requirement is that the fence be no higher than 4' within 25' of the property line in the front yard. Although the area of the fence on the north east side of the house is not our front yard, it is being considered a front yard because of the cull de sac. We are applying for a variance with the city for this section of fence to be allowed to be the proposed 5' to 6' fence.

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I will outline some reasons for our proposed 5' to 6' fence.

- The 5' to 6' fence is the normal size for a scalloped fence like this.
- We feel that a shorter fence would be much easier for our children to climb over. I am sure eventually they could make it over the taller fence as well, but it would help.
- Another reason that we did not think of much until recently with the abductions of young girls, is that a shorter fence would make it easier for somebody to get into our yard over the fence. I know somebody could still get over a taller fence, but it would be more of a deterrent. Our children will be supervised when playing outside, but whatever we can do with a fence to make it safer for them will be beneficial.
- The way our yard slopes along the north side of our lot would make a 4' to 5' fence seem even shorter. The proposed location of the fence on the north side is about 1' to 2' lower than by our house.

I am enclosing a drawing of the new fence location along with a survey with the fence measurements.

Thank you for your consideration, I hope we will be able to enjoy our new fenced backyard soon.

Jon Brue