



GOOD FENCES MAKE GOOD NEIGHBORS — OR — **GOOD NEIGHBORS MAINTAIN GOOD FENCES**

In order to keep our neighborhoods looking consistent and harmonious, HARC has pre-approved specific stain colors. This means that as long as you chose a pre-approved color, you can go ahead and do it whenever you are ready. But, if you want to stain your fence a color that is not on the approved list, you would need to submit a color chip for HARC approval before beginning work.

HARC would prefer that everyone use a transparent or semi-transparent stain on their fences. This allows the natural beauty of the wood to show through. In some cases a current or previous homeowner may have painted their fence an unapproved color, such as white, “redwood” red (which is not the same as a redwood stain) or a lighter cedar colored orangish-brown. Because once a fence has been painted it cannot be stained without great effort and cost, HARC has chosen a single solid-color stain option so that Hiddenbrooke continues to look consistent and harmonious. If you have a fence that is painted, HARC requests that you repaint it with the solid color stain selected. Although HARC would like to see these fences repainted as soon as possible, it is acceptable to wait until the fence needs repainting.

HARC has approved the following stain brands and colors:

Behr (Home Depot) Semi-Transparent Colors:

- Woodbridge (DP-530)
- Cappuccino (DP-529)
- Chestnut (DP-310)
- Sable (DP-318)
- Chocolate (DP-397)
- Tugboat (DP-535)
- Wood Chip (DP-532)

Behr Solid Color Stain:

- Woodbridge (DP-530)

Sherwin Williams (Lowe's) Semi-Transparent Colors:

- Yankee Barn (SW 3505)
- Riverwood (SW 3507)

We have chosen a selection of colors within the same range in order to better coordinate with your home’s exterior paint and trim colors. A home with a greenish trim would look better with a slightly greener brown, such as Tugboat, whereas a home with a red tile roof might look better with a more reddish brown such as Woodbridge or Cappuccino. But all approved colors should look good together and ensure a harmonious appearance.

Fence Maintenance

Whether you are one of the first homeowners to move into Hiddenbrooke or just moved in last month, your fence probably needs some attention. But the needs of an older previously stained or painted weathered fence are very different than the needs of a brand new untreated fence.

Sealer & Stain Options

There are several different ways to seal and protect a wooden fence: completely clear sealants, lightly pigmented transparent stains, richly pigmented semi-transparent stains, and completely solid color opaque stains and paints. Transparent and semi-transparent stains add see-through color, which allows the wood grain to show through. Solid color stains and paints add opaque color, which completely masks the wood grain but allows texture to show through.

The more pigment you have in a stain, the longer you can go without reapplying it. But any finish will need to be maintained and reapplied. You may need to reapply your stain every 3-5 years or so, depending on how much sun it gets and if the sprinklers are hitting it in spots. In general, most stains need to be reapplied a bit sooner than the manufacturers claim.

Brand New Fences

Brand new fences are usually made from redwood or cedar. Fresh lumber is often pale gold and even sometimes has a pinkish tinge, especially if it's redwood. As wood ages, it oxidizes to a natural gray. If you want to keep your fence looking good and extend its life, you will need to seal and protect the wood with some sort of finish. It's always a good idea to apply a conditioner to your new fence before applying your stain. After that is dry, then you can apply your stain. It is important to follow the manufacturer's directions completely so that your stain comes out smooth and even.

Weathered Untreated Fences

An older weathered fence that has never been stained or protected would need to be cleaned and then revived or rejuvenated. This will make your old dark gray fence look almost new again. After your fence is "fresh and clean" you can then apply your stain.

Weathered Stained Fence

A weathered fence that has previously been stained would need to be thoroughly cleaned before restaining. The dark discoloration can be from dirt, mold, mildew, or even algae in shady cooler parts of your yard. It is important that all of that be removed before the wood is restained, or the stain will not apply evenly and look blotchy. Applying stain over a dark and weathered fence will make the stain appear much darker than intended.

Weathered Painted Fence

A weathered fence that has previously been painted must be repainted. If you do not want to have a painted fence any more, you would either need to completely strip the paint from the entire fence, or tear it out and put up a new fence, before you can apply stain. You cannot apply stain over paint. If the paint is faded, you may be able to clean the fence, give it a light sanding, and then repaint. If the paint is bubbling, chipping or peeling, after cleaning the fence, you may have to scrape and sand your fence in those areas before repainting.

The CC&R's, Design Guidelines, and Hiddenbrooke Architectural Committee (HARC) are in place to help keep Hiddenbrooke looking cohesive and enhance the overall beauty of the community. Having a mish-mash of fence colors and conditions does not enhance the community, and certainly having a severely weathered or badly maintained fence does not increase the value of your home. Keeping your fence clean and beautifully stained will help keep not only your home, but all of Hiddenbrooke more beautiful! ♦