



The Oaks Homeowners' Association

August 11, 2026

The Planning Commission

Town of Coventry

1675 Flat River Road

Coventry, RI 02816

Dear Coventry Planning Commission:

We, the Coventry Oaks Homeowners Association (HOA), are seeking to change the language within two sections of our HOA bylaws as outlined below. As per the HOA documentation filed with the Town of Coventry, in order to make these changes, we must receive approval from the Planning Commission as well as obtain signatures from a majority of its members. Therefore, we are hereby submitting the following request for consideration by the Coventry, RI Planning Commission, at its August 26, 2026, meeting. If approved, we will then proceed with collecting the necessary signatures from our members to officially validate and move forward this request.

Requested Change 1:

Section 1: USE AND REGULATORY PROVISIONS

- **Item:** O
- **Current Wording:** No outbuildings of any description shall be erected or placed on any lot without prior written consent of the Declarant as to materials, size, location and design as long as the Declarant retains one (1) or more lots in the subdivision. Thereafter, such approval must be obtained from The Oaks Homeowners Association.
- **Requested Change:** Replace the last sentence with the following. ***"Thereafter, no such approval is required."***
- **Reasons:**
 1. Our document does not list any standards by which the current board should approve or deny these requests. Since The Oaks HOA board changes from year to year, we feel that requiring board approval to construct an outbuilding leads to subjective and inconsistent decisions.
 2. Previous and current members may or may not have obtained approval from previous or current boards, or even the original developer, however we have no straightforward way of tracking or confirming the existence of all approvals. This becomes even more difficult when the lots are sold.
 3. We held an informal vote during our annual members' meeting, and this suggestion was agreed upon by a majority of those in attendance.
 4. Item J in this section already confirms that each owner must comply with all land use laws and regulations of the Town of Coventry and the State of Rhode Island.

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Requested Change 2:

- **Section 1: USE AND REGULATORY PROVISIONS**
- **Item: P**
- **Current Wording:** Continuous fencing or hedging along the front yard line of any lot is prohibited. Boundary fencing along the side or rear lot lines must be of wood or ornamental iron or ornamental aluminum construction and be painted or stained and shall not exceed five (5) feet in height. In no event shall boundary fencing on side lot lines extend further into front yards than the front corner of the house on the lot. Boundary hedging within the side yard and rear yard may be allowed to grow to a height of not more than six (6) feet so long as the same is kept neatly trimmed. A boundary fence or hedge shall be defined as a fence or hedge constructed, erected, placed or planted within twenty-five (25) feet of any side or rear lot line. Hedging shall mean any plant or bush including but not limited to, hedging such as privet, yew, arborvitae, rose or forsythia planted in a continuous fashion. The use of link fencing as boundary fencing is prohibited without the prior written consent of the Declarant.
- **Requested Change:** Include vinyl as an acceptable fencing material in sentence two as follows.
"Boundary fencing along the side or rear lot lines must be of **wood, ornamental iron, ornamental aluminum, or vinyl** construction and be painted or stained and shall not exceed five (5) feet in height."
- **Reason:**
 1. The developer approved the use of vinyl fencing on many lots but did not provide documentation of those approvals. Additionally, because precedent was set, many new homeowners assumed vinyl was an acceptable material. Because HOA Board review of fence construction was not required by our Declaration, there was no way to prevent this from occurring. The purpose of this change is to protect all of those homeowners who have already invested in vinyl fencing within our neighborhood.
 2. We held an informal vote during our annual members' meeting, and this suggestion was agreed upon by a majority of those in attendance.

A representative of The Oaks HOA Board of Directors will attend your August 26, 2026, meeting to answer any questions. Thank you for considering our requests.

Sincerely,

The Oaks Coventry 2026 HOA Board of Directors

Kyle Bosworth, President

David Beavers, Vice President,

Janet Zeman, Secretary

Calvin Goodrich, Treasurer

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