

**DRAFT 9.2.21**  
**Seventeenth Amendment**  
**To the RVR Master Design Guidelines**  
Eighth Edition, Revised November 2017

*The following amendment, relevant to Section 6.19 – Mulch and Ground Cover of the November 2017 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on September 16, 2021.*

**SECTION 6.19 – Mulch and Ground Cover**

**CURRENT (to be deleted):**

**6.19 Mulch and Ground Cover:** Plants as ground cover are not a part of this section. Mulch and Ground Cover used in RVR must be organic and must be definitively shown on landscape plans. Decorative scattered and clumped gravel/stone accents may be approved in natural, tastefully designed, manicured and bark mulch areas. No synthetic or artificial plant materials such as “Astroturf” or imported exotic inorganic materials such as “white rock” or “lava stone” will be approved by the DRC.

**PROPOSED AMENDMENT:**

**6.19 Mulch and Ground Cover:** Plants as ground cover are not a part of this section. Mulch and Ground Cover used in RVR must be organic and must be definitively shown on landscape plans. Decorative scattered and clumped gravel/stone accents may be approved in natural, tastefully designed, manicured and bark mulch areas. No imported exotic inorganic materials such as “white rock” or “lava stone” will be approved by the DRC.

**6.19.1 Artificial Turf:** The following are specific design criteria for Artificial Turf at River Valley Ranch:

- a. Artificial Turf is generally permitted in rear yards but prohibited in front and side yards, and prohibited in rear yards that border a street, bike path or sidewalk.
- b. The placement of artificial turf will be reviewed by the DRC on a case by case basis. In general, when Artificial Turf is installed in a rear yard, it must be separated from adjacent properties by one of the following:
  - Where permitted by the Ninth Amendment, a vertical plank wood fence.
  - At least a 4-foot-wide mulched area adjacent to the property line.
  - At least a 10-foot-wide area of native grasses adjacent to the property line.
- c. When Artificial Turf is installed in a rear yard that also has a bluegrass lawn, the two rear yard areas must be separated by at least a 4-foot-wide mulched area.
- d. Artificial Turf color and texture shall approximate that of natural bluegrass.
- e. Artificial Turf must be permeable.
- f. Areas of Artificial Turf must slope to provide positive drainage and not negatively impact adjacent property owners.
- g. The Applicant is responsible for providing a revised irrigation plan for approval.
- h. Approved manufacturers: The Applicant shall submit for DRC review and approval:
  - The name of the manufacturer.
  - Specifications for the product and its installation.
  - Evidence of a long-term successful track record for the product.
  - Samples (minimum 6”x6”) showing color and texture.
- i. The DRC will have broad latitude in the interpretation of Artificial Turf compliance in order to support the overall aesthetic and functionality of RVR. Unique circumstances may result in a more restrictive interpretation of these Guidelines.

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The RVR Design Guidelines may be amended from time to time by the Board of Directors.

**PRESIDENT'S CERTIFICATION:**

The undersigned, being the President of the RVRMA certifies that the foregoing amendment was adopted by the Board of Directors of RVRMA at a duly called and noticed meeting of the Board of Directors held on this date in the year 2021 and in witness thereof, the undersigned has subscribed his/her name.

  
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RVRMA President

9/22/21  
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Date adopted