

Nineteenth Amendment To the RVR Master Design Guidelines

The following amendment, relevant to Section 6.57 and 6.58 – Fences, Privacy Screens, and Site Retaining Walls of the March, 2010 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on August 11, 2022.

Section 6.57-6.58 – Fences, Privacy Screens, and Site Retaining Walls

6.57 - General: All Fences, Privacy Screens and Site Retaining Walls

- a. The nineteenth Amendment replaces in its entirety the Ninth Amendment.
- b. All fences, privacy screens and site retaining walls shall comply with all requirements of the Town of Carbondale and have required permits prior to construction.
- c. All fences, privacy screens and site retaining walls shall be accurately drawn and located using an up-to-date survey. Drawings must show all construction materials, construction details, elevations, and sections, as well as exact locations on the site plan.
- d. All fences, privacy screens and site retaining walls shall permit access for maintenance including adequate access widths and, where necessary, provide gates of adequate width for such access. Gates permitting maintenance access to a fenced in area shall have a minimum clear access width of 60 inches.
- e. Refer to the river Valley Ranch Master Association Fence Policy for additional fence requirements.

6.57.1 - Fences – Intent

- a. Per the RVRMA Design Guidelines (pg.1), it is the intent that all improvements (including fences) maintain a sense of open space linkages to the river and the surrounding hillsides.
- b. Fences shall maintain a visual continuity with adjacent open space uses such as the golf course, park areas or undisturbed native areas.
- c. The DRC will have broad latitude in the interpretation of fence compliance in order to support the overall aesthetic and functionality of RVR. Unique circumstances may result in a more restrictive interpretation of these Guidelines.

6.57.2 - Fences - Requirements

- a. Fences shall be wood structures and located as close to the residence property line as practically possible. Fences may connect from the property line back to the residential building(s) at two points.
- b. Fences are not permitted between the front faces of the residence (closest to each side property line) and the street. Although typically not permitted along a side property line abutting a street, on corner home sites the DRC will consider exceptions on a case-by-case basis where the area facing the street is useable recreational space typically reserved for a rear or side yard. However, the DRC's primary objective will be to preserve a consistent streetscape with the rest of the community, particularly with the neighboring home sites.
- c. Where practical, any new fences should respect and "tie into" the design of existing adjacent fencing.
- d. Where an existing fence runs along a neighboring property line, a new fence may not be installed adjacent to, and running parallel with, that existing fence.
- e. In order to meet the intent of the Design Guidelines outlined in paragraph 6.57.1 above, fences shall be limited to a two or three rail unpainted "corral fence" as illustrated on page 45 of the Design Guidelines.
 1. Exception 1: Any lot with under 10,000 square feet, whose rear property line abuts another residential property, may install a Type "A" or Type "B" vertical plank wood fence as illustrated on page 45 of the Design Guidelines, with a maximum height of 6 feet above adjacent ground, along the rear and/or side property lines where a rear or side property line abuts another residential property. When a Type "A" or Type "B" vertical plank fence is installed along a side property line, it shall not extend toward the front property line beyond the mid-point of the depth of the house. Vertical plank wood fences may be coated with a stain where color has been pre-selected by the DRC.
 2. Exception 2: Block A and F fences may be replaced to match the existing fencing in Block A and F.
- f. Corral fences shall have a maximum height of 4 feet 6 inches at the top of rail. The DRC may approve the addition of a 12 or 14 gauge galvanized wire fencing attached to the

corral fence to provide animal control; however additional landscape screening may be required.

6.57.3 Privacy Screens

- a. A privacy screen is an above grade structure within the building envelope built specifically for one of the following:
 - Visual screening of a patio, deck, hot tub or other outdoor living area.
 - Visual screening of parking or service areas otherwise visible from other home sites or public areas
- b. Privacy screens are not permitted between the front face of the house and the street.
- c. Privacy screens must be a visual extension of the design of the residence, and not totally enclose an outdoor area. They should appear to be part of the architecture of the house. The DRC will evaluate privacy screens using the same criteria used in the review of the design of the residence itself.
- d. Materials and colors of privacy screens must be compatible with the residential exterior walls and conform to the same exterior color requirements.
- e. No privacy screen may continue in a disproportionately long unbroken plane. Privacy screens shall extend no more in length than that necessary to accomplish the required privacy.
- f. Privacy screens may not exceed 6 feet in height unless the DRC determines that the aesthetic of the residence might require a slightly higher privacy screen.
- g. Privacy screens must be located inside the building envelope.

6.57.4 Site Retaining Walls

- a. A site retaining wall is a site wall that retains earth on one side.
- b. Exposed construction materials shall be complementary to the exterior walls of the residence and the overall character of the neighborhood.
- c. The finish materials of the retaining wall shall continue down to finish grade so as to eliminate exposed or unfinished foundation walls. When stone veneer is used, the base

course of stone must be 1/3 below grade to give the appearance of a true structural wall.

- d. Maximum height: The objective to minimize site disturbance suggests balanced cut and fill grading solutions, and in turn, reduces the need for tall retaining walls. However, if retaining walls are required and they are separated from the structure of the residence, they may not exceed a height of 4 feet measured from the lowest natural grade adjacent to the wall to the top of wall.
- e. Terraced retaining walls must be offset horizontally by a minimum distance of 3 feet to support viable plant materials in each terrace.

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 the RVRMA at a duly called and noticed meeting of the Board of Directors held on this date 29th day of February, in the year 2017 and in witness thereof, the undersigned has subscribed his/her name.

RVRMA President

Date adopted