

## Eighteenth Amendment To the RVR Master Design Guidelines

*The following amendment, relevant to Sections 6.20 - Gravel/Stone Ground Cover, 6.21 - Xeriscape, 5.20 – Siding, 5.29 - Stucco, 5.32 - Prohibited Wall Materials of the November 2017 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on September 22, 2022.*

### **CURRENT (to be deleted)**

#### **Section 6.20 – Gravel/Stone Ground Cover:**

The use of gravel and stone as a ground cover is discouraged. Use of limited areas of stone in hard to landscape areas such as drainage problem areas and walkway pathways will more likely be approved rather than broad large expanses. Gravel/Stone ground cover will be reviewed on an individual basis; however, the following guidelines must be met:

- **Lot Coverage.** No more than 3% of the permeable surface square footage of the net Lot area, including requested drip borders around a house, will be approved. The square footage of all "retained native" areas is to be excluded from these calculations. Gravel/Stone square footage calculations shall be provided on landscape plans.
- **Sizes:** 1-5 inches diameter, except walkways/paths where ¼ to 1 inch material may be used.
- **Samples** of proposed material must be submitted and approved prior to installation.
- **Landscape Weed Fabric** must be installed under all gravel/stone areas, prior to placing stone material.

### **PROPOSED AMENDMENT**

#### **Section 6.20 - Gravel/Stone Ground Cover:**

The use of gravel and stone as a ground cover should be used as a tasteful application. Hard to landscape areas such as drainage areas and adjacent to building foundations will more likely be approved rather than broad large expanses. Gravel/stone ground cover will be reviewed on an individual basis with samples of proposed material submitted and approved prior to installation. RVRMA has given the DRC broad latitude to dictate both qualitative and quantitative elements of landscape designs. The intent is for the landscape architect to work with the DRC in finalizing a landscape design.

### **CURRENT (to be deleted)**

#### **Section 6.21 Xeriscape:**

Professional Designs will be considered as a separate request, but must meet at the minimum requirements, definition, and intent of Colorado state law regarding this issue. Rock Mulch and Stone Ground Covering does not a Xeriscape make. Please be very familiar with these strenuous state law requirements before submitting plans.

### **PROPOSED AMENDMENT**

**Section 6.21 Xeriscape, Nonvegetative Turf Grass, Drought-Tolerant Vegetative Landscapes:**

RVR encourages water conservation practices and the use of drought tolerant landscape. Xeriscape, non-vegetative turf grass, and drought-tolerant vegetation designs must be compatible with the overall design themes of RVR. Soil amendments should be added to promote healthy plant growth and reduce water needs. RVRMA has given the DRC broad latitude to dictate both qualitative and quantitative elements of landscape designs. The intent is for the landscape architect to work with the DRC in finalizing a landscape design.

**CURRENT (to be deleted)**

**5.20 Siding:**

This should be the primary exterior building material within River Valley Ranch. Boards of 6 inches or greater should be used and profiles of channel rustic, ship lap, tongue and groove or board and batten are appropriate. Due to their natural weathering characteristics cedar and redwood are strongly encouraged. The use of plywood with battens to emulate the appearance of true board and batten is not allowed.

**PROPOSED AMENDMENT**

**5.20 Siding:**

RVR encourages the use of wood siding, or materials that are indistinguishable from natural wood. Profiles of channel rustic, shiplap, tongue and groove or board and batten are appropriate. Due to the natural weathering characteristics, Cedar and redwood are encouraged. The use of plywood with battens to emulate the appearance of true board and batten is not allowed. The DRC is empowered to approve siding alternatives that offer fire protection, but they must maintain the esthetic of natural wood as has been established within the existing architecture of River Valley Ranch. Evidence of long-term durability for any alternative siding materials not seen within RVR must be presented to the DRC.

**CURRENT (to be deleted)**

**Section 5.29 Stucco:**

It is to be used sparingly, covering 20% or less of the exterior, and must be used in conjunction with stone and/or wood siding. It must be dark in color, with a light reflectivity of 40% or less, and incorporate frequent control joints and significant textural qualities. When stucco is used it should convey a visual impression of mass by forming eased or rounded corners with deeply set reveals for door and window openings. Stucco shall be finished in earth-tone colors that are compatible with the natural soils and rock of River Valley Ranch.

**PROPOSED AMENDMENT**

**5.29 Stucco:**

It is to be used sparingly, covering 20% or less of the exterior, and must be used in conjunction with stone, wood siding, or other materials approved by the DRC. It must be dark in color, with a light reflectivity of 40% or less, and incorporate frequent control joints and significant textural qualities. When stucco is used it should convey a visual impression of mass by forming eased or rounded corners with deeply set reveals for door and window openings. Stucco shall be finished in earth-tone colors that are compatible with the natural soils and rock of River Valley Ranch.

**CURRENT (to be deleted)**

**5.32 Prohibited Wall Materials:**

In general, exterior materials are limited to the previously described materials. The DRC has the discretion to allow the use of non-identified materials provided that they meet the intent of the Guidelines. The following materials, however, are specifically prohibited:

- Plastics
- Concrete, either masonry units, precast or formed
- Plywood or T-111

**PROPOSED AMENDMENT**

**5.32 Prohibited Wall Materials:**

The following materials are specifically prohibited:

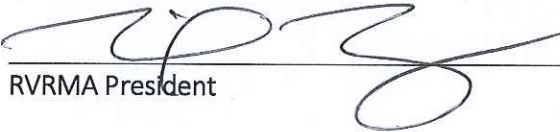
- Plywood or T1-11

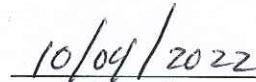
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The RVR Design Guidelines may be amended from time to time by the Board of Directors.

**PRESIDENT'S CERTIFICATION:**

The undersigned, being the President of the RVRMA certifies that the foregoing amendment was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on the 28<sup>th</sup> day of September, in the year 2022 and in witness thereof, the undersigned has subscribed his/her name.

  
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RVRMA President

  
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Date adopted