

Twentieth Amendment To the RVR Master Design Guidelines

Eighth Edition, Revised November 2017

The following amendment, relevant to Sections 6.10 and 6.13 - View Easements and 5.19 - Exterior Wall Materials, in the 2017 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on January 19, 2023.

CURRENT (to be deleted)

Section 6.10 – View Corridor Easements: RVR is located in a spectacular natural setting dominated by views to Mount Sopris, the Crystal River, and the surrounding landforms. In order to preserve views to these features, the DRC has established height restrictions within view easements. Natural elements over fifteen (15) feet at maturity from existing grade may not be placed within the View Easement. Vegetation must be pruned to maintain the height restriction. If the landform is altered within the easement the height shall be determined by measuring from the historic grade or new grade whichever is more restrictive. Owners are responsible to acquire view easement locations for their property from the DRC. Due to building envelopes, homes can be constructed within view easements. In addition, the Town of Carbondale's Solar Access Ordinance dictates the amount of shade landscaping may project from one lot to another. This ordinance is orientation specific. Consideration of this ordinance is highly recommended.

UPDATED AMENDMENT:

Section 6.10 – No View Corridor Easements: RVRMA's Master Declaration of Protective Covenants do not acknowledge, create, or provide the authority to acquire or grant view easements within RVR. There are no existing view easements within RVR and the Association cannot acquire or grant a view easement.

CURRENT (to be deleted)

The entire section 6.13 of the design guidelines, which reads as follows, will be deleted:

Section 6.13 - New plantings: These must respect view easement restrictions, screen any potentially intrusive uses from view, and help define use areas within the homesite. Replacement of existing materials that have died or deteriorated at the same location and size does not require DRC review.

CURRENT (to be deleted)

Section 5.19 Exterior Wall Materials: Each elevation is required to be surfaced with more than one material, but not more than three, except in the case of an all stone home that is permissible. One material should be dominant over the other(s) and they should express a logical structural relationship. Texture can be introduced into a wall surface by the use of shingles, shiplap boards, board and batten, logs, stone, and rock. Jogs or steps in the wall surface, site walls distinguished from the building wall by height and/or alignment, recessed openings, significant vegetation masses, roof overhangs, porches and trellis structures all add articulation to the wall expanse.

UPDATED AMENDMENT

Section 5.19 Exterior Wall Material Transitions: Exterior materials must be used to enhance whole building volumes instead of single elevations; any exterior wall material must wrap around corners and terminate at logical ending points. No change in materials shall occur on an exterior corner.

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 February 22, in the year 2023 and in witness thereof, the undersigned has subscribed his/her name.



RVRMA President

02/22/2023

Date adopted