



RIVER VALLEY RANCH

Executive Summary: Twenty Second Amendment to RVR Master Design Guidelines

Purpose and Intent

The Twenty-Second Amendment to the River Valley Ranch Master Design Guidelines seeks to update the design guidelines to prioritize fire safety and water conservation. It removes obsolete and unnecessary design restrictions that were put in place 25 years ago by the original developer of RVR, and that the RVR Board believes unfairly limit RVR homeowner's rights to improve and enhance their property values. These changes are modest in nature and seek to preserve the community's aesthetic appeal and existing ranch architectural style. This Amendment is the culmination of nearly a year of dedicated effort which included outreach and input from local architects and builders who have completed the design and build process in the community.

Key Changes

Fire Safety Measures

- Mandates Class A fire-resistant roofing materials
- Prohibits cedar shake shingles (as RVRMA transitions away from the cedar shake material, all new projects will be prohibited from installing this flammable material).
- Allows metal roofs to cover up to 100% of roof area (previously limited)
- Encourages non-combustible materials for garage doors, decks, balconies, and fences
- Discourages combustible mulch adjacent to homes
- Removes evergreen tree requirement

Water Conservation

- Promotes drought-tolerant landscaping
- Deletes language to imply sod is in any way required
- Allows homeowners to further reduce their tree counts beyond the minimum requirement at the discretion of the DRC (qualitative planting not quantitative will be a priority).
- Gravel/stone ground cover remains a priority for low water landscape technique

Design Elements

- Relaxes the "three distinct masses" building requirement
- Allows for flat roofs as secondary elements
- Relaxes restrictions on roof overhangs, window types, and cantilevers

- Removes window recessing requirements
- Removes window mullion requirement
- Allows sliding windows and doors (previously prohibited)
- Permits double-wide garage doors without visual separation

Material Requirements

- Removes percentage limitations on stucco and metal siding
- Eliminates requirement for lintels and sills at door/window in stone openings
- Allows more flexibility in retaining wall materials, including board-form concrete

Process Improvements

- Clarifies DRC's authority to evaluate proposals on a case-by-case basis
- Simplifies coordination process for irrigation sleeves

Benefits to Homeowners

- **Greater Design Freedom:**
By reducing overly prescriptive requirements, homeowners and designers can tailor projects to modern needs without straying from the community's visual identity.
- **Enhanced Safety and Sustainability:**
The focus on fire safety and water conservation ensures that homes are better equipped to handle environmental challenges while preserving property values.
- **Clearer Guidelines:**
Streamlined language and updated review processes are intended to reduce ambiguities, making it easier for homeowners to understand and comply with the guidelines.

The changes in this Amendment emphasize fire-resistant design and water conservation practices in response to growing environmental concerns. The Twenty Second Amendment also represents a shift to remove obsolete design restrictions, often dating from 25 years ago, to allow homeowners more freedom to improve and enhance their property values, in both remodel projects and in new construction, while ensuring that traditional ranch house design vocabulary in our community is respected.

Twenty Second Amendment To the RVR Master Design Guidelines

Eighth Edition, Revised November 2017

DRAFT

The following Amendment, relevant to Sections: 4.1 Design Appropriate to the Site, 4.5 Building Height, 4.7 Building Mass and Form, 4.15 Other Design Features of Importance, 5.2 Roof Forms, 5.6 Roofing Materials, 5.7 Overhangs, 5.8 Pitches, 5.14 Gutters and Downspouts, 5.17 Cantilevers, 5.19 Exterior Wall Materials (Twentieth Amendment), 5.25 Stone Wainscoting, 5.27 Lintels, 5.28 Lintels and Sills, 5.29 Stucco (Eighteenth Amendment), 5.30 Metal Siding, 5.34 Arrangements, 5.35 Large Window Openings, 5.43 Prohibited Window Type, 5.45 - Garage Doors, 5.48 Balconies, 5.51 Exterior Stairs (Tenth Amendment), 5.63 Soffits, 5.66 Equipment Enclosed or Screened, 5.68 Site Utilities, 6.24 Side Yards, 6.25 Back Yards, 6.26 Quantities versus Lot Area (Fourteenth Amendment), 6.29 Planting Requirements in the Settlement (Fourteenth Amendment), 6.38 Sleeving, 6.46 Grading Requirements, 6.57.2 a. (Nineteenth Amendment), 6.57.4 Site Retaining Walls (Nineteenth Amendment), 6.61 Decks at Ground Level, 9.22 Irrigation Sleeves, Block F – Old Town, Section 3 - Neighborhoods: Special Requirements (Second Amendment), Appendix F, in the 2017 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on {Insert Date}.

The RVR Design Review Committee at the direction of the RVRMA Executive Board has established the following document in an effort to remove barriers for residents related to both Firewise home design and drought tolerant landscape. The Twenty Second Amendment also serves to remove obsolete and outdated design restrictions, many dating from 25 years ago, which unnecessarily limit RVR homeowner's rights to improve and enhance their property values. This includes reasonable and modest changes, while continuing a larger theme of emphasizing the ranch house architectural design vocabulary in our community. The broader goal is to preserve the natural beauty of the mountain valley setting, ensuring harmonious residential design which protects and enhances property values.

RVRMA acknowledges the importance of fire-resistant design and water-wise practices, and it is the intention of this document to provide updates furthering the establishment of a fire safe and water conscious community. With these revisions to some of the prescriptive requirements in the guidelines, the Twenty Second Amendment to the RVR Master Design Guidelines shall grant the Design Review Committee broader capacity to approve design that allows fire defense, drought tolerant landscape, as well as removing obsolete and unnecessary restrictions on design.

Projects that demonstrate thoughtful high-quality design will be afforded greater flexibility. Compliance remains of the utmost importance and the understanding of a cooperative working relationship among all parties involved is paramount.

RVRMA encourages fire-resistive home design and construction to reduce the potential that your home could contribute to a wildfire. RVRMA asks that you keep fire dangers top-of-mind during your design process, seeking ways to reduce vulnerabilities to fire. Applicants can visit rvrma.org for additional resources on wildfire risk reduction. RVR encourages consultation with Firewise professionals in order to ascertain strategies to mitigate risk. Landscape design should also respond to concerns of fire protection and the implementation of a defensible space surrounding the home is encouraged.

RVRMA also encourages water conservation practices and the use of drought tolerant landscape. Designs must be compatible with the overall aesthetic themes in the community. The DRC has broad latitude to dictate both qualitative and quantitative elements of landscape designs. Applicants are encouraged to seek out a design professional with expertise in this area.

CURRENT (to be deleted):

4.1 Design Appropriate to the Site:

Buildings are to be designed such that they appear to fit into the site instead of just sitting on top of it. To accomplish this goal, buildings must follow topographic changes through the use of stepped floor level or details on the exterior of the home that give the appearance that the building steps up or down where appropriate. This is particularly important for the hillside lots along the South and West perimeter of the property. While it is required that building masses follow natural site contours, nothing in these guidelines shall prohibit a single floor level, provided that the building height, massing and grading guidelines are met. The DRC may require, in such a case, that the exterior detailing of the building reflect changes in contour through change in siding materials and details.

UPDATED AMENDMENT:

4.1 Design Appropriate to the Site:

Buildings must follow topographic changes through the use of stepped floor level or details on the exterior of the home that give the appearance that the building steps up or down where appropriate. This is particularly important for the hillside lots along the South and West perimeter of the property. While it is required that building masses follow natural site contours, nothing in these guidelines shall prohibit a single floor level, provided that the building height, massing and grading guidelines are met. The DRC may require, in such a case, that the exterior detailing of the building reflect changes in contour through change in siding materials and details.

CURRENT (to be deleted):

4.5 Building Height:

Generally the maximum height limit established by Town of Carbondale Zoning Regulations is 27 feet to the mid-point of the roofs pitch measured from a fixed point such as the street in front of the home , sufficient for a two story building with pitched roof, specific requirements of the Town should be obtained by individual homesite owner.

UPDATED AMENDMENT:

4.5 Building Height:

The maximum height limit for homes is established and covered by the Town of Carbondale Zoning Regulations. Specific requirements of the Town should be obtained by the individual homesite Owner.

CURRENT (to be deleted):

4.7 Building Mass and Form:

Buildings must be residential in scale and preferably asymmetrical in form. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs. In order to guarantee the articulation of multiple masses within each building, a minimum of at least three distinct masses are required on each home. Building elements such as walls and roofs and roof ridges cannot have an unbroken horizontal length greater than 30 feet not including distance required for roof overhangs. Exterior elevations may not exceed two-stories in height without some form of setback or other architectural elements that create visual relief. Similarly, elements that create long horizontal banding such as unbroken wainscots are not permitted.

UPDATED AMENDMENT:

4.7 Building Mass and Form:

Buildings must be residential in scale and preferably asymmetrical in form. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs. The DRC may consider allowing less than 3 masses in unique circumstances as long as the architecture meets the intent of the guidelines. Exterior elevations may not exceed two-stories in height without some form of setback or other architectural elements that create visual relief. Similarly, elements that create long horizontal banding such as unbroken wainscots are not permitted. Building elements such as walls, roofs, and ridgelines should not have excessive horizontal lengths.

CURRENT:**4.15 Other Design Features of Importance:**

- Typical ranch house detail like covered porches expansive stone chimneys and strong structural expression.
- Houses designed to optimize views and utilize natural features found on-site.
- An architectural vocabulary that emphasizes a ranch house heritage.
- In the custom homesite neighborhoods at River Valley Ranch: the intent is to create a sense of spaciousness and of living close to the land in a place where the natural environment dominates the scene.
- Trees in natural looking clusters; riparian forms along the drainage ways and water's edges; windbreak forms around houses or groups of houses and groves at "landmark" locations such as intersections and entries.
- Exterior surface that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes.
- Windows deeply recessed to give an appearance of substantial wall thickness strength and durability.
- Natural and stained, rather than painted finishes.
- Unfenced front yard.
- Residences which are environmentally friendly and comply with the Town of Carbondale

UPDATED AMENDMENT:**4.15 Other Design Features of Importance:**

The 7th bullet point which reads: "Windows deeply recessed to give an appearance of substantial wall thickness strength and durability" shall be deleted.

CURRENT (to be deleted):**5.2 Roof Forms:**

A simple pattern of primary and secondary roof forms relatively steep pitches dormer and a limited palette of materials and colors are the primary characteristics of acceptable roof forms. Gable roof forms are to be primary elements in the design. Hip roof forms with dormers and limited shed roofs are to be used as secondary elements in the design. Large unbroken expanses of single pitched roof, flat and mansard roof forms are prohibited.

UPDATED AMENDMENT:**5.2 Roof Forms:**

A simple pattern of primary and secondary roof forms relatively steep pitches dormer and a

limited palette of materials and colors are the primary characteristics of acceptable roof forms. Gable roof forms are to be primary elements in the design. Hip roof forms with dormers and limited shed or flat roofs are to be used as secondary elements in the design. Mansard roofs are prohibited.

CURRENT (to be deleted):

5.6 Roofing Materials

In general, roofing materials are to be non-reflective textured and a variegated dark color. Unit roofing materials such as wood shakes or shingles that meet all applicable fire retarding standards. Composite thick butt architectural grade asphalt shingles are all encouraged. standing seam metal roofs and oxidized corrugated metal roofs may be approved if they are an integral part of the overall building aesthetic, but they are not permitted to cover 100% of the roof. In general, metal roof should be the secondary material used in coordination with another approved material. Metal roofs must have a non-reflective surface and a muted dark color. No simulated materials such as plastic shakes or metal panels designed to appear as other materials will be allowed without special review and exception from the DRC. In these cases, the DRC is instructed to be open to advances in technology, but sensitive to proposed alternative materials appearance and proven durability.

UPDATED AMENDMENT:

5.6 Roofing Materials:

In general, roofing materials are to be non-reflective texture and a variegated dark color. Composite thick butt architectural grade asphalt shingles are required. Metal roofs are permitted to cover up to 100% of the roof, overall aesthetic of the home will be considered. Metal roofs shall be 24 gauge and must have a non-reflective surface and a muted dark color. Cedar shake shingles are prohibited. Class A roofing materials are required to minimize the threat of fire.

CURRENT (to be deleted):

5.7 Overhangs:

Broad roof overhangs can create deep shadow lines that reduce the appearance of the wall expanse and add visual interest to the overall structure. A minimum overhang of 2 feet, measured horizontally, is required. Other architectural roof elements such as corbels, rafter tails, and decorative cornices are encouraged to create shadow patterns, visual depth, and interest. Smaller elements such as dormers and selected shed roof may have appropriately scaled overhangs of 6 inches to 12 inches.

UPDATED AMENDMENT:

5.7 Overhangs:

The DRC will use its discretion when evaluating roof overhangs.

CURRENT (to be deleted):

5.8 Pitches:

A slope of 6 inches vertical in 12 inches horizontal (6:12) is required. Porch roofs and limited shed roofs are exempt from this requirement and may have a minimum pitch of 3:12. The lower pitched roofs will be limited to a maximum of 20% of the roof and will be reviewed on a case-by-case basis by the DRC.

UPDATED AMENDMENT:

5.8 Pitches:

A minimum slope of 6 inches vertical in 12 inches horizontal (6:12) is required. Shed and hip roofs are exempt from this requirement and will be reviewed on a case-by-case basis by DRC.

CURRENT (to be deleted):

5.14 Gutters and Downspouts:

These must follow rooflines and building forms in logical places in order to diminish their overall visual impact. Copper is encouraged. Otherwise, downspouts and gutters must be dark or muted colors that are complementary to the color scheme of the home.

UPDATED AMENDMENT:

5.14 Gutters and Downspouts:

These must follow rooflines and building forms and must be generally located at building corners in order to diminish their overall visual impact. Downspouts and gutters must be muted colors that are complementary to the color scheme of the home.

CURRENT: (to be deleted):

5.17 Cantilevers:

Suspended building masses, decks and cantilevered building elements are not permitted. Such elements shall have appropriately designed structural posts, kickers, beam lookouts, etc.

UPDATED AMENDMENT:

5.17 Cantilevers:

Cantilevered building elements may be permitted on a case-by-case bases.

CURRENT (to be deleted):

5.19 Exterior Wall Material Transitions (See Twentieth Amendment):

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.

UPDATED AMENDMENT:

5.19 Exterior Wall Material Transitions (See Twentieth Amendment):

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 an inside corner. No change in materials shall occur on an exterior corner. Furthermore, exterior wall stone cladding shall be shown on the floor plan in submittal drawings.

CURRENT (to be deleted):

5.25 Stone Wainscoting:

Use of this technique must be broken through variations in height or periodic breaks designed to avoid the appearance of a continued band. Similarly, windows should either be held above the wainscot or integrated into them, not designed immediately on top of it.

UPDATED AMENDMENT:

5.25 Stone Wainscoting:

Use of this technique must be broken up through variations in height or periodic breaks to avoid the appearance of a continued band.

CURRENT (to be deleted):

5.27 Lintels:

Stone must appear to be self-supporting, where it is used above windows, doors or other openings, it must appear to be supported by an appropriately heavy lintel or a structural appearing arch.

UPDATED AMENDMENT:

5.27 Lintels:

Section 5.27 shall be deleted in its entirety.

CURRENT (to be deleted):

5.28 Lintels and Sills:

In massive walls of stone or stucco, the use of lintel and sills at door and window openings is required. These lintel and sill members are to be detailed and proportioned so as to appear structurally sound. Lintels and sills may be made of timber, logs, cut stone or natural stone.

UPDATED AMENDMENT:

5.28 Lintels and Sills:

Section 5.28 shall be deleted in its entirety.

CURRENT (to be deleted):

5.29 Stucco (see Eighteenth Amendment):

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.

UPDATED AMENDMENT:

5.29 Stucco (see Eighteenth Amendment):

Stucco must be dark in color, with a light reflectivity of 40% or less, and incorporate 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):

5.30 Metal Siding:

Rusted corrugated or similar metal materials may be used as an exterior finish material in sparing quantities not to exceed 15% of the exterior surface area. Galvanized or other reflective surfaces are not permitted.

UPDATED AMENDMENT:

5.30 Metal Siding:

Rusted corrugated or similar metal materials may be used as an exterior finish material. The DRC will use its discretion when evaluating metal siding percentages. Galvanized or other reflective surfaces are not permitted. In some cases, it may be required that certain metal materials are weathered before installation or during the construction process.

CURRENT (to be deleted):

5.34 Arrangements:

Doors and windows shall be designed in proportion to the structure and form of the building and should adhere to a traditional rectangular pattern in keeping with the overall design theme. Windows, in general, should be vertically oriented. Horizontal windows and banded windows are subject to review and approval by the DRC when they are determined to be appropriate aesthetically. Vinyl-clad windows are prohibited.

UPDATED AMENDMENT:

5.34 Arrangements:

Doors and windows shall be designed in proportion to the structure and form of the

building. Windows, in general, should be vertically oriented. Banded windows are subject to review and approval by the DRC when they are determined to be appropriate aesthetically. Vinyl-clad windows are prohibited.

CURRENT (to be deleted):

5.35 Large Window Openings:

These must be composed of multiple windows in order to maintain a smaller scale. Typically, designers surround large unbroken windows chosen to provide unobstructed access to important views with smaller divided windows in traditional patterns. Additionally, windows must be used in logical patterns throughout the home such that they reveal the internal spatial organization of the home and are consistent on all elevations.

UPDATED AMENDMENT:

5.35 Large Window Openings:

Large window openings are permitted and need not be subdivided into multiple windows. Divided lite windows are not required.

CURRENT (to be deleted):

5.43 Prohibited Window Type:

Sliding windows, horizontal rectangular windows and popout windows are not in keeping with the architectural character of River Valley Ranch and will not be approved. In addition, sliding glass doors are generally discouraged in favor of swinging French doors or single light casement door.

UPDATED AMENDMENT:

Section 5.43 shall be deleted in its entirety.

CURRENT (to be deleted):

5.45 - Garage Doors:

The support walls that separate individual garage doors should be designed so as to emphasize shadow lines on the recessed door surface and to visually break up the continuum of similar construction materials and color. The materials, treatment and color selected for the garage doors must be integrated into the design of the main residence. Single wide garage doors are preferred over double wide doors. Double wide garage doors are allowed if the garage door is designed such that it appears as two doors. The DRC will examine this issue very closely and will require designs to appear as authentic as possible. Additionally, it is required that all garage doors-be deeply recessed.

UPDATED AMENDMENT:

5.45 Garage Doors:

The support walls that separate individual garage doors should be designed so as to emphasize shadow lines on the recessed door surface and to visually break up the continuum of similar construction materials and color. The materials, treatment and color selected for the garage doors must be integrated into the design of the main residence. Double wide garage doors are allowed. The DRC will examine this issue very closely and will require designs to appear as authentic as possible. The DRC encourages non-combustible materials on garage doors.

CURRENT (to be deleted):

5.48 Balconies:

Balconies are encouraged. They can be either recessed into the wall mass or projected from exterior walls. When a projected balcony is used, consideration must be given to protection from snow shedding. The underside of projecting balconies must be finished with materials that match or complement exterior wall materials. Supporting structural systems must be visible and appear appropriately massive and must be decorative in nature. Balconies should be sized to individual room functions and should be proportional to the overall building massing. Cantilevered balconies. Porches and stairs are prohibited.

UPDATED AMENDMENT:

5.48 Balconies and Decks:

Balconies are encouraged. They can be either recessed into the wall mass or projected from exterior walls. When a projected balcony is used, consideration must be given to protection from snow shedding. The underside of projecting balconies must be finished with materials that match or complement exterior wall materials. Supporting structural systems must be visible and appear appropriately massive. Balconies should be proportional to overall building massing. The use of fire defensive design practices and fire-resistive materials are strongly encouraged in deck and balcony design. RVRMA encourages the use of non-combustible or fire-resistive materials for exterior stairs, railings, and their incorporated deck platform elements.

CURRENT: (to be deleted):

5.51 – Exterior Stairs (See Tenth Amendment):

a. (The following sentence will remain, unchanged) “Exterior stairs of more than half a story are prohibited. The DRC will make special review of such designs before approving them to ensure that the design is in keeping with the standards of quality and aesthetics required by these Guidelines.”

b. (The following sentence will be added, as follows:) “Metal stair treads for exterior stairs (except for front entries) will be considered by the DRC on a case-by-case basis. The stair handrails and stringer must be of materials that are consistent with the standards of quality and aesthetics required by these Guidelines.

UPDATED AMENDMENT:

5.51 – Exterior Stairs:

The Tenth Amendment shall be deleted in its entirety and replaced with the following:
Exterior stairs are permitted if they are within the building envelope and are an integral part of the residence design aesthetic.

CURRENT (to be deleted):

5.63 Soffits:

Recessed can lights in exterior or soffits cannot be higher than ten feet above exterior grade.

UPDATED AMENDMENT:

5.63 Soffits:

Soffit light fixtures used to light decks, patios or walkways may be permitted only if the light source cannot be seen from anywhere outside the property.

CURRENT (to be deleted):

5.66 Equipment Enclosed or Screened:

Free standing external pad-mounted equipment such as required for A/C units, pools and spas or garbage can storage areas, must be integrated into the building through the use of walled or fenced enclosed, or intensely screened with landscaping materials.

UPDATED AMENDMENT:

5.66 Equipment Enclosed or Screened:

Free standing external pad-mounted equipment such as required for A/C units, pools and spas or garbage can storage areas, must be integrated into the building through the use of walled or fenced enclosed. The DRC will consider locations of mechanical equipment so that it is least visible to neighboring properties. The DRC will evaluate screening on a case-by-case basis.

CURRENT (to be deleted):

5.68 Site Utilities:

All site utilities are to be installed underground in alignments that minimize grading, tree clearing, and other physical impacts on the homesite. To the extent possible and with the approval of the utility company, utility boxes are to be located and/or screened so that they are not visible from off-site.

UPDATED AMENDMENT:

5.68 Site Utilities:

All site utilities are to be installed underground in alignments that minimize grading, tree

clearing, and other physical impacts on the homesite. To the extent possible and with the approval of the utility company, utility boxes are to be located and/or screened so that they are not visible from off-site. The DRC will consider locations of utility boxes so that they are least visible to neighboring properties. New construction should be concerned by screening. The DRC will evaluate screening on a case-by-case basis. All utilities, except the gas meter, shall be painted to match the background.

CURRENT (to be deleted):

6.24 Side Yards:

The side yard landscape design should provide privacy and screening between adjacent residences. The DRC will consider long term effects to the Owner's homesite and adjacent properties when evaluating the design. Large stature trees that encroach on neighboring properties, block views, or create substantial shade may not be approved. Utilities and Service Areas are permitted in the side yard, provided they are screened from offsite view. All seeded areas, shrub beds, and gardens visible from offsite shall be maintained in a clean, weed free condition. Due to the narrow cross section of most side yards, landforms will only be permitted by special review.

Mowed sod that follows the property line is not permitted. The goal is to create a more natural edge of native grasses or planting beds that will blur the hard property lines, reinforcing the sense that River Valley Ranch is a continuous community instead of a collection of homesites. Adjacent property owners have the ability to cross property lines with mowed grass when both parties make their agreement known to the DRC.

UPDATED AMENDMENT:

6.24 Side Yards:

The side yard landscape design should provide privacy and screening between adjacent residences. The DRC will consider long term effects to the Owner's homesite and adjacent properties when evaluating the design. Large stature trees that encroach on neighboring properties or create substantial shade may not be approved. Utilities and Service Areas are permitted in the side yard. New construction should be concerned with screening. The DRC will evaluate screening on a case-by-case basis. All seeded areas, shrub beds, and gardens visible from offsite shall be maintained in a clean, weed free condition. Due to the narrow cross section of most side yards, landforms will only be permitted by special review. The use of combustible mulch directly adjacent to the home is highly discouraged.

Mowed sod that follows the property line is not permitted. The goal is to create a more natural edge of native grasses or planting beds that will blur the hard property lines, reinforcing the sense that River Valley Ranch is a continuous community instead of a collection of homesites. Adjacent property owners have the ability to cross property lines with mowed grass when both parties make their agreement known to the DRC.

CURRENT (to be deleted):

6.25 Back Yards:

Landscape design should provide private outdoor spaces and continuity with adjacent uses such as Golf Course rough, park areas or undisturbed native areas. Landscape elements shall be used to compliment the architecture of the residence especially if the home is visible from public spaces.

Property lines that adjoin public spaces with sod shall have bluegrass sod placed along the entire property line to create continuity between the public space and the private residence. Property lines that adjoin public spaces with native areas shall recreate the native environment along at least 50% of property line to create continuity between the public space and the private residence. All seeded areas, shrub beds and gardens visible from offsite shall be maintained in a clean, weed free condition. Vegetation may not be used to form a wall that hides the residence from the public spaces.

UPDATED AMENDMENT:

6.25 Back Yards:

Landscape design should provide private outdoor spaces and continuity with adjacent uses such as Golf Course rough, park areas or undisturbed native areas. Landscape elements shall be used to compliment the architecture of the residence especially if the home is visible from public spaces.

Property lines that adjoin public spaces with native areas shall recreate the native environment along at least 50% of property line to create continuity between the public space and the private residence. All seeded areas, shrub beds and gardens visible from offsite shall be maintained in a clean, weed free condition. Vegetation may not be used to form a wall that hides the residence from the public spaces.

CURRENT (to be deleted):

6.26 Quantities Versus Lot Area (See Fourteenth Amendment):

Each residence is required to plant a minimum of 1 Tree, .75 large shrubs (4'-6' B&B size) and 3 (5 size) shrubs per 1,000 square foot of homesite area, excluding areas designated as Golf Easements but including areas covered by the construction of the home. Within the mix of plant materials, at least 25% of trees and 25% of shrubs must meet minimum standards for "larger" trees and shrubs as specified in Appendix F for Approved Plant Materials. The balance of the specified materials must meet minimum standards for "smaller" trees and shrubs. Additionally, 25% of the specified trees must be evergreens.

UPDATED AMENDMENT:

6.26 Quantities Versus Lot Area (See Fourteenth Amendment):

Each residence is required to plant a minimum of 1 Tree, .75 large shrubs (4'-6' B&B size)

and 3 (5 size) shrubs per 1,000 square foot of homesite area, excluding areas designated as Golf Easements but including areas covered by the construction of the home. Within the mix of plant materials, at least 25% of trees and 25% of shrubs must meet minimum standards for “larger” trees and shrubs. The balance of the specified materials must meet minimum standards for “smaller” trees and shrubs.

Homeowners may further reduce their tree counts beyond the minimum requirement at the discretion of the DRC (qualitative planting not quantitative will be a priority).

CURRENT (to be deleted):

Section 6.29 Planting Requirements in The Settlement (See Fourteenth Amendment):

The Settlement neighborhood is subject to the minimum quantity requirements for trees and shrubs as described in section 6.26 Quantities versus Lot Area.

In order to preserve consistency within The Settlement neighborhood on the east side of the river for both aesthetic and maintenance reasons, a more specific requirement for additional landscape quantities is described below:

Perennials	#1 pot	75
Cedar Mulch	3” Depth	All Beds

Because The Settlement neighborhood is provided with maintenance services by the RVRMA, any changes or addition to landscaping by homeowners is required to be approved by the DRC and may be subject to exemption from the maintenance regimens of the association.

UPDATED AMENDMENT:

Section 6.29 Planting Requirements in The Settlement (See Fourteenth Amendment):

The Settlement neighborhood is subject to the minimum quantity requirements for trees and shrubs as described in section 6.26 Quantities versus Lot Area.

In order to preserve consistency within The Settlement neighborhood on the east side of the river for both aesthetic and maintenance reasons, a more specific requirement for additional landscape quantities is described below:

Perennials	#1 pot	75
Mulch (fire-resistive mulch encouraged)	3” Depth	All Beds

Because The Settlement neighborhood is provided with maintenance services by the RVRMA, any changes or addition to landscaping by homeowners is required to be approved by the DRC and may be subject to exemption from the maintenance regimens of the association.

Homeowners may further reduce their tree counts beyond the minimum requirement at the discretion of the DRC (qualitative planting not quantitative will be a priority).

CURRENT (to be deleted):

6.38 Sleeving:

The Owner is also responsible to place three PVC sleeves under the entire width of the new driveway. Four inch and six-inch sleeves must be installed 30” deep, 18” from the curb; an additional 4-inch sleeve is to be installed at a depth of 12 inches below grade immediately adjacent to the curb. This sleeve is necessary to accommodate future repairs or adjustments to the lateral line irrigation.

UPDATED AMENDMENT:

6.38 Sleeving:

The Owner is also responsible for coordinating sleeving installation with the RVRMA irrigation staff. The owner is responsible for excavation and back-filling. RVR will supply and install the pipe with costs to be paid for by the Owner.

CURRENT (to be deleted):

6.46 Grading Requirements:

Grading is to be designed as a combination of cuts, fills, and occasional retaining walls that protect existing vegetation and blend into and/or appear to be extensions of existing natural landforms. Whenever possible, natural slopes are preferable to structures. Retaining walls where visible from off-site, are to be built of rock or stone, and/or treated timber. Structures exceeding four feet in height should be battered and stepped to include ample planting pockets. Slopes should not exceed a slope of four feet horizontally by one foot vertically unless there are extenuating circumstances. Disturbed areas are to be re-vegetated and blended into the surrounding environment.

UPDATED AMENDMENT:

6.46 Grading Requirements:

Grading is to be designed as a combination of cuts, fills, and occasional retaining walls that protect existing vegetation and blend into and/or appear to be extensions of existing natural landforms. Whenever possible, natural slopes are preferable to structures. Retaining walls where visible from off-site, are to be built of rock or stone, treated timber or board form concrete. Terraced retaining walls must be offset horizontally by a minimum distance of 3 feet to support viable plant materials in each terrace. Slopes should not exceed a slope of four feet horizontally by one foot vertically unless there are extenuating circumstances. Disturbed areas are to be re-vegetated and blended into the surrounding environment.

The following language shall be added to grading/landscape plans: ***“The contractor shall provide site grading exactly per the drawings. If the DRC finds any discrepancies between the as-built condition and the approved drawings, the contractor, at his cost, will be required to correct the site drainage (and related site issues) to conform with the drawings.”***

The architect shall provide a note (in large letters) on the site grading plan that states, ***“after all fine grading is done, but prior to any flatwork or landscape work, the contractor must request from DRC a site grading inspection and verifying drywells.”***

CURRENT (to be deleted):

6.57.2 (Item a.) Fences – Requirements (See Nineteenth Amendment):

a. Fences shall be wood structures and located as close to the property line as practically possible. Fences may connect from the property line back to the residential building(s) at two points.

UPDATED AMENDMENT:

6.57.2 (Item a.) – Fences – Requirements (See Nineteenth Amendment):

Fences shall be located as close to the property line as practically possible. Fences may connect from the property line back to the residential building(s) at two points. Conversion of existing wood fences to non-combustible materials or conversion of the final 4-8 feet is encouraged. The replacement fencing must be compatible with existing fence design standards and surrounding architectural aesthetics. All proposed fencing must be viewed and approved by the DRC.

CURRENT (to be deleted):

6.57.4 Site Retaining Walls (See Nineteenth Amendment):

Terraced retaining walls must be offset horizontally by a minimum distance of 3 feet to support viable plant materials in each terrace.

UPDATED AMENDMENT:

6.57.4. Site Retaining Walls (Item F. shall be added, See Nineteenth Amendment):

On walls greater than 30” in height, there must be a minimum 3’ wide space for landscaping between the top of wall and the property line.

CURRENT (to be deleted):

6.61 Decks at Ground Level:

Wood decks at ground level are not recommended and, if used, are required to be skirted, preferably with stone.

UPDATED AMENDMENT:

6.61 Decks at Ground Level:

Section 6.61 shall be deleted in its entirety.

CURRENT (to be deleted):

9.22 Irrigation Sleeves:

Prior to making a driveway cut, the Owner or Builder must request a visual inspection by the RVRMA to determine if the cut will affect existing irrigation systems. In the event that irrigation heads are affected by driveway construction, the Owner or Builder shall request relocation by the RVRMA and will be responsible for the cost of its relocation. The Owner or Builder is also responsible to place three (3) PVC sleeves under the entire width of the new driveway. Four-inch (4") and 6" sleeves must be installed 30" deep and 18" from the curb. An additional 4" sleeve is to be installed at a depth of 12" below grade, immediately adjacent to the curb. This sleeve is necessary to accommodate future repairs or adjustments to the irrigation lateral line.

UPDATED AMENDMENT:

9.22 Irrigation Sleeves:

Prior to making a driveway cut, the Owner or Builder must request a visual inspection by the RVRMA to determine if the cut will affect existing irrigation systems. In the event that irrigation heads, valves, or valve boxes are affected by driveway construction, the Owner or Builder shall request relocation by the RVRMA and will be responsible for the cost of its relocation.

CURRENT (to be deleted):

Block F - Old Town:

Construction of Old Town is now complete. Any request for additions or alterations to buildings or landscaping are to be in keeping with the form scale and color scheme and detail of the existing neo-traditional Victorian design. The DRC shall use the existing context as its guide for decision making.

Painting: Property owner's requests for change in the paint color applied to their Old Town home are subject to DRC approval and the Owner will be required to pay any incremental charges resulting from the change in paint color above and beyond what the association would have spent to repaint the home in its normal repaint cycle.

UPDATED AMENDMENT:

Block F – Old Town:

Construction of Old Town is now complete. Any request for additions or alterations to buildings or landscaping are to be in keeping with the form scale and color scheme and

detail of the existing neo-traditional Victorian design. The DRC shall use the existing context as its guide for decision making. Alternative fire-resistive roofing may be considered. Conversion of existing wood fences to non-combustible materials or conversion of the final 4-8 feet is encouraged. The replacement fencing must be compatible with existing fence design standards and surrounding architectural aesthetics. All proposed fencing must be viewed and approved by the DRC.

Painting: Property owner's requests for change in the paint color applied to their Old Town home are subject to DRC approval and the Owner will be required to pay any incremental charges resulting from the change in paint color above and beyond what the association would have spent to repaint the home in its normal repaint cycle.

CURRENT (to be deleted):

Section 3 - Neighborhoods: Special Requirements (See Second Amendment):

Settlement Roofs shall be either Type A Cedar shakes or an asphalt/fiberglass composite roof with an allowance for secondary roofs, such as shed roofs to be covered in corrugated or standing seam metal. If the roof is to be a composite roof it is subject to the following criteria:

1. Multi-Tab, Thick-Butt Shingle
2. Architectural/Designer Grade Shingle
3. Lifetime limited warranty, 110 MPH wind warranty
4. Earth-tone, taupe color palette which is generally consistent with weathered cedar shake shingles and exterior finishes of surrounding Settlement homes
5. Acceptable representative product examples would be the GAF Grand Canyon in Stone Wood or Sedona Sunset and GAF Sequoia in Cedar, Mesa Brown or Weathered Wood

UPDATED AMENDMENT:

Section 3 - Neighborhoods: Special Requirements (See Second Amendment):

Settlement Roofs shall be type A asphalt/fiberglass composite roof with an allowance for secondary roofs, such as shed roofs to be covered in corrugated or standing seam metal. If the roof is to be a composite roof it is subject to the following criteria:

1. Multi-Tab, Thick-Butt Shingle
2. Architectural/Designer Grade Shingle
3. Lifetime limited warranty, 110 MPH wind warranty

4. Earth-tone, taupe color palette which is generally consistent with weathered cedar shake shingles and exterior finishes of surrounding Settlement homes
5. Acceptable representative product examples would be the GAF Grand Canyon in Stone Wood or Sedona Sunset and GAF Sequoia in Cedar, Mesa Brown or Weathered Wood, or GAF Timberline UHDZ or Timberline AS II in colors approved by the DRC.
6. Alternative fire-resistive roofing will be considered and is encouraged

CURRENT (to be deleted):

Appendix F Landscape Plant Materials: Approved Sizes Photos and Descriptions.

UPDATED AMENDMENT:

Appendix F shall be deleted in its entirety and replace with the following:

Proposed plantings must be compatible with RVR's high mountain environment. The DRC will review plants and approve their use if they are found to be compatible with the climate and RVR's aesthetic objectives.

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 **{Insert Date}**, and in witness thereof, the undersigned has subscribed his/her name.

RVRMA President

Date adopted