

# ***REEDY FORK RANCH***

## **DESIGN GUIDELINES FOR FENCES, SHEDS, ADDITIONS, SOLAR PANELS AND ACCESSORY USES**

(Modified February 14, 2018)

The Architectural Review Committee has 30 business days to respond to requests

Included in your request should be any documentation that reflects your plan such as drawings, plans, pictures, dimensions, etc.

The Committee will contact you if more documentation is needed

### **FENCES**

HEIGHT: 3, 4 and 6 foot heights acceptable

FINISH/MATERIAL: Vinyl, cedar or treated wood; the use of *any other finish/material* will be considered on a case by case basis- additional documentation may be necessary for approval

INSTALLATION: Professionally installed (or equivalent), stick built on site or sections leveled to appear stick built; **all frame sides must be turned to the inside, all pickets/slats must remain vertical** with topography changes, work must be completed within 30 days from starting date

SETBACKS: Fencing limited to **rear yard except as provided herein:**

**Interior Lot Options:** (1) the back, (2) midpoint of the side of the house *with the approval of the adjacent owner(s)* OR (3) the side & rear property lines, but fence out steep slope

**Corner Lot Options:** Same as Interior Lots except: (1) fence must stop at the rear corner of the house on the street side AND (2) observe street side setbacks as follow: 4 ft height or less – property line, over 4 ft height – the greater of house rear building line OR 15 ft from property line

### **DOG RUNS/LOTS**

HEIGHT: 4 ft maximum

SIZE: 15 x 40 ft maximum

FINISH/MATERIAL: Vinyl-coated chain link; green, black or white; wire top should be turned down

SETBACK: 10 ft from any property line

LOCATION: Should be located between house property lines and not more than 20 ft behind house; landscaping or fencing should be used to screen from view

ADDITIONAL: “Wide” side should be parallel to house

MAINTENANCE: Lot should be clean and well maintained or removal will be required

### **ADDITIONS AND SUNROOMS**

CRITERIA:

- (1) Architectural Plans must be submitted with request
- (2) Addition must compliment existing structure
- (3) Exterior colors and roof shingles must match exterior structure
- (4) Set backs must adhere to local building codes
- (5) Owner is responsible for obtaining local building permits when necessary

### **PLAYSETS**

SETBACK: 10 ft from all property lines and 22 ft from curb on street side

CRITERIA: Playsets may be installed by the homeowner, in a manner consistent with a professional installation; awnings and accessories must remain clean and in good repair

### **HARDSCAPES/LANDSCAPING**

Approval is necessary for, but not limited to, the following:

Retaining Walls, Permanent Sidewalks, Driveway Extensions, Decks, ETC.

NOTE: Hardscapes landscaping must not interfere with drainage

## STORAGE UNITS

GENERAL: Only one (1) building per lot is allowed

FINISH/MATERIAL: Material and color should match house as closely as possible

TYPES:

**8 x 8 or less:** Shed roof, unboxed, “barn” door permitted, with treated skid or approved non-rotting foundation and floor. Vinyl units with non rotting floor is permissible

**Over 8 x 8:** Gable ends or hip roof design (to match house design), box overhangs, house-type door and windows (if any). *PLEASE NOTE:* Sides over 8 ft require a window. **Units must be stick built only, on site with concrete slab or brick foundation**

MAXIMUM SIZE: 10 x 12 feet

SETBACK: 10 ft from all property lines and 22 feet from curb; **do not interfere with drainage swales**

INSTALLATION: All work must be professional quality and must be completed within 30 days of starting date

EXCEPTIONS: Exceptions may be granted for storage units built off-site if:

- (1) they use a skid platform or other non-rotting platform *and*
- (2) are painted or otherwise modified to match or complement house colors, *and*
- (3) are to be located within a box defined by the rear of the house, the side house lines extended rearward for 10 ft and a line parallel with and 10 feet\* behind the rear line of the house

\*Exceptions to this 10 foot location limit may be granted on a case by case basis if the proposed location can be shown to be unobtrusive, adequately landscaped or buffered from streets and other homes and, in the Committee’s judgment, will not be offensive or detrimental to the neighborhood

## SATELLITE DISHES

SIZE: Satellite dishes should be 39” in diameter *or less*

LOCATION: A location that will permit reception without being unduly obtrusive to neighbors; landscaping or fencing should be used to buffer or minimize such views

The following guidelines should be considered:

- (1) Avoid front or side yards—locate dish in rear yard between the sidelines of the house extended
- (2) Buffer views from streets and adjoining lots with landscaping or approved fencing

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## VARIANCE FROM GUIDELINES

Variances may be applied for circumstances unique to the particular lot or case. Some factors considered would be irregular lot size, topography, visibility from surroundings, etc. A variance may be granted at an owner’s request and letters of approval from adjoining neighbors affected by the variance. A variance may also be *imposed by the Committee*, in its sole view, to determine that more stringent standards for a particular improvement is necessary for the protection of the neighborhood.

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## PLEASE NOTE...

- ◆ *Approval by the Committee does not imply indorsement of a particular vendor or contractor*
- ◆ *Homeowners are responsible for locating/knowning property lines.; approval by the Committee is not a guarantee that property lines indicated on requests are correct*
- ◆ *The Architectural Review Committee reserves the right to modify these guidelines at any time*

## **SOLAR ENERGY DEVICES**

TYPE: Roof Mounted Panels or Ground Mounted (preferred)

INSTALLATION: Devices must be produced and installed professionally. All projects must be completed within 7 days.

### *Roof mounted devices:*

- Are allowed *on the back* of the home's roof; if installing the devices on the back side would cause a 10% or more loss in the efficiency of the devices, a variance may be issued at the HOA's discretion
- No portion of the device should be higher than the roof section to which it is attached
- No portion of the device should extend beyond the perimeter boundary of the roof
- Should be attached flush to the roof and match the roof angle; no legs or extensions of any kind may be used to raise, alter, adjust or change the angle of the panels
- Should be aligned so that the top edge of the device is parallel to the roof ridge line
- Visible frame, brackets, piping/wiring should be a color that matches roof shingles; piping/wiring should be contained under apparatus or within the perimeter of the panel making them invisible from the street

### *Ground mounted devices:*

- Equipment must be installed in rear yard
- No portion should be visible from the street
- Cannot exceed 6 feet in height or be higher than existing fence line
- Colors/materials used must be black or dark brown
- Should be set back 10 feet from all property lines
- Should not be affixed to home, shed or fence
- Landscaping to hide visibility of the device *may be* required at Committee's discretion

CRITERIA: Detailed plans of project must be submitted to include:

- Number of panels being installed
- Color of device
- Color picture, brochure or website link where exact device can be viewed
- Specification data sheet from manufacturer/distributor for exact device

MAINTENANCE: Property owner is responsible for keeping solar device in good repair. Inoperable, damaged or unsightly devices must be repaired or removed in a timely manner.

ADDITIONAL: In an effort to preserve the appearance of the community, the Architectural Review Committee reserves the right to inspect the finished project. Any projects deemed to be of poor quality, poor workmanship or outside the guidelines listed above, will be the owner's responsibility to remove/repair/replace. Any expenses incurred due to non-compliance will be the owner's responsibility.