

**REEDY FORK RANCH**  
**DESIGN GUIDELINES FOR FENCES AND ACCESSORY USES**  
(Modified April 5, 2004 v3)

**FENCE CRITERIA**

- TYPE & HEIGHT:** 3 & 4 foot White picket preferred; 6 foot vinyl or wood permitted if meeting all other criteria.
- MATERIAL:** Vinyl, cedar or treated wood
- FINISH:** White finish encouraged.
- INSTALLATION:** Professionally installed or equivalent, stick built on site or sections leveled to appear stick built, All frame sides facing in.
- SETBACKS:** **All lots: Fencing limited to rear yard except as provided herein:**
- Interior lots: the Back or, with the approval of the adjacent owner(s), the midpoint of the side of the house; Side & Rear property lines but fence out steep slope.
- Corner lots: Same as Interior lot except: a) fence to stop at the rear corner of the house on the street side and b) 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.
- EXCEPTIONS:**
1. Patio screen: Maximum 7 ft, material & finish per above, locate between house lines and not more than 20 ft behind house
  2. Dog Lot: 4 ft maximum chain link, vinyl coated green, white or black, setback 10 ft from any property line, wire top turned down, Landscape exterior to screen from view, Maximum size 15 x 40 ft, wide side parallel to house, maintain clean and neat appearance or removal required.

**ACCESSORY STRUCTURE CRITERIA**

- PLAYSETS:** Setback 10 ft from all property lines and 22 ft from curb on street side, maintain any awnings and accessories
- SATELLITE RECEIVERS:** Dishes of 39 inches or less are permitted but subject to Architectural Review Committee approval of location and buffering. The committee seeks a location that will permit reception without being unduly obtrusive to neighbors or a landscape or fence buffer to minimize such views. The following guidelines will be considered:
1. Location. Avoid front or side yards and locate in rear yard between the sidelines of the house extended.
  2. Buffer views from streets and adjoining lots with landscaping or approved fencing.
- STORAGE UNITS:** We recognize that storage of lawn equipment is a necessity and have formulated rules designed to permit storage units while minimizing the impact of the building on neighbors and passersby.
- All:** Architectural approval required; Only 1 building per lot permitted; Match house materials and colors where possible;
- 8 x 8 or less:** Shed roof, unboxed, “barn” door permitted, treated skid or approved non-rotting foundation and floor. Vinyl units with non rotting floor permissible.

**Over 8 x 8:** Gable ends or hip roof design (to match house design), box overhangs, house type door and windows (if any), any side over 8 ft requires window. Stick built on site with concrete slab or brick foundation;

MAXIMUM SIZE: 10 x 12 feet

LOCATION: Setback 10 ft from all property lines and 22 feet from curb

EXCEPTIONS:

1. Play or dollhouse having a “house” appearance will be considered even if built off site to a reasonable size and high design.
2. Dog houses that look like dog houses
3. Exceptions may be granted for storage units built off site if
  - a) they use a skid platform or other non-rotting platform and
  - b) are painted or otherwise modified to match or complement house colors, and
  - c) are to be located within a box defined by the rear of the house, the side house lines extended rearward for 10 feet 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.

VARIANCES: 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 owners request and a letters of approval from adjoining and effected owners may be required. 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.

The Architectural Review Committee reserves the right to modify these guidelines at any time. The Committee recommends contacting the Better Business Bureau regarding contractor credibility prior to beginning work.