



KEN-CARYL RANCH

FENCING
GUIDELINES

- THE VALLEY -

Revised by the Ken-Caryl Ranch Architectural Committee
March 2022

KEN-CARYL RANCH VALLEY FENCING GUIDELINES

I. WELCOME TO KEN-CARYL RANCH

THESE GUIDELINES HAVE BEEN PREPARED TO ASSIST KEN-CARYL RESIDENTS IN THE KEN-CARYL RANCH PLAINS IN IMPROVING, INSTALLING AND MAINTAINING RESIDENTIAL FENCING

II. PURPOSE AND INTENT

IN AN EFFORT TO ENSURE OWNERS AND RESIDENTS OF KEN-CARYL RANCH – THE PLAINS – AS DEFINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KEN-CARYL RANCH (THE “MASTER DECLARATION”) RECORDED ON APRIL 26, 1974 IN BOOK 2616 AT PAGE 163 OF THE JEFFERSON COUNTY, COLORADO REAL PROPERTY RECORDS, THAT PROPER STANDARDS OF DEVELOPMENT AND CONSTRUCTION WILL BE MAINTAINED FOR THE BENEFIT OF ALL, THE ARCHITECTURAL COMMITTEE (THE “COMMITTEE”) HAS ESTABLISHED ARCHITECTURAL COMMITTEE RULES, REGULATIONS AND PROCEDURES FOR DESIGN REVIEW AND APPROVAL. THE PROCEDURES HAVE BEEN ADOPTED BY THE COMMITTEE, PURSUANT TO SECTION 8.03 OF THE MASTER DECLARATION, FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS OF THE KEN-CARYL RANCH AND ARE AVAILABLE IN THE KEN-CARYL RANCH MASTER ASSOCIATION OFFICES.

III. PROCEDURES

TO MAKE ANY IMPROVEMENTS OR MODIFICATIONS TO YOUR HOME OR YARD, CONTACT THE COMMUNITY ADMINISTRATOR AT 303-979-1876 FOR DETAILS ON COMMITTEE REQUIREMENTS, PROCEDURES AND APPROVAL. IMPROVEMENTS AND MODIFICATIONS INCLUDE, BUT ARE NOT LIMITED TO, PAINTING, DECKS, PORCHES, RETAINING WALLS, LANDSCAPING, FENCING, ROOFING, WINDOWS, ETC.

IV. ENFORCEMENT

FAILURE TO CONFIRM TO THESE GUIDELINES OR OBTAIN NECESSARY APPROVAL FROM THE ARCHITECTURAL COMMITTEE WILL CONSTITUTE A VIOLATION OF THE MASTER DECLARATION AND ANY APPLICABLE SUPPLEMENTAL DECLARATION, AND MAY REQUIRE MODIFICATIONS OR REMOVAL AT THE EXPENSE OF THE OWNER.

KEN-CARYL RANCH VALLEY FENCING GUIDELINES

COMMUNITY-WIDE FENCING RULES:

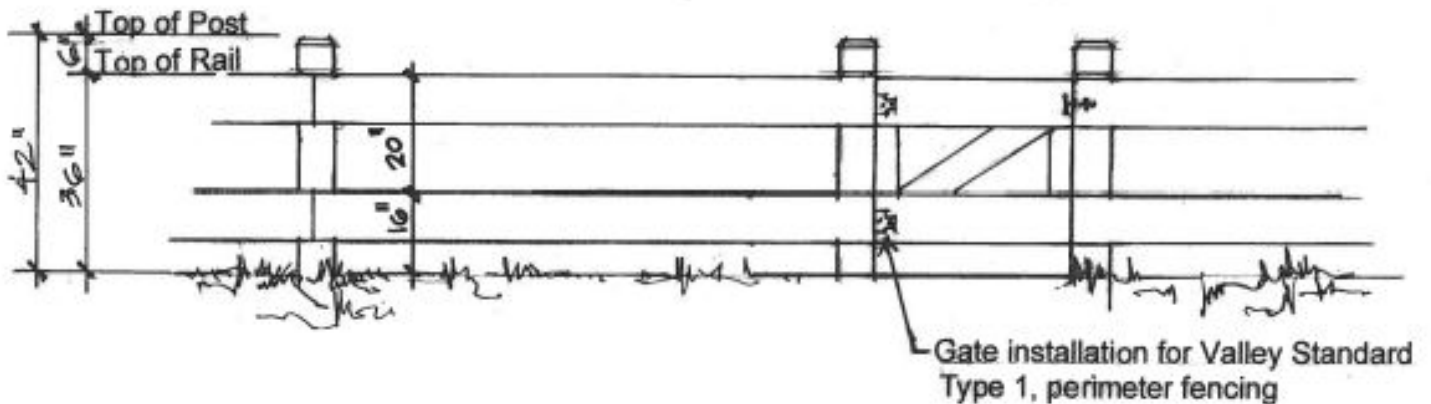
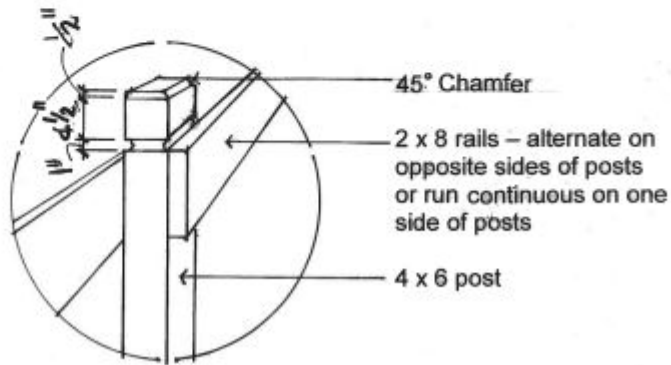
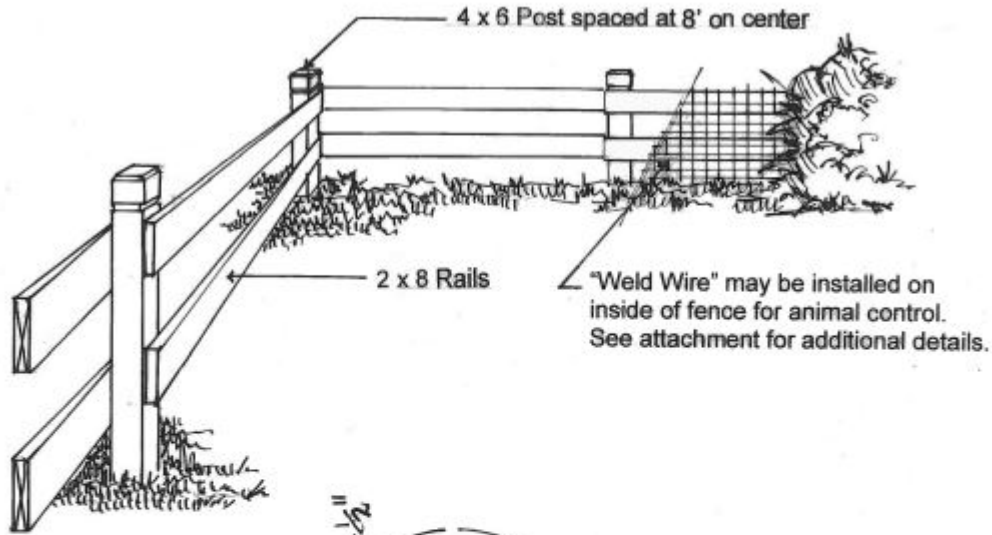
ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ALL NEW, ALTERED, OR REPLACEMENT FENCING, PRIOR TO STARTING ANY WORK.

- I. FENCING ALONG GREENBELT AREAS, ROADWAYS AND DEFINING NEIGHBORHOODS IS REQUIRED AND MAY NOT BE ALTERED. NEW INSTALLATION MUST MATCH EXISTING FENCING.
- II. REAR YARD AND EXTERIOR SIDE FENCES ADJACENT TO VALLEY PARKWAY MUST BE DESIGNED AS PART OF THE NEIGHBORHOOD FENCE PROGRAM AND MUST BE REPLACED AS CURRENTLY DESIGNED.
- III. FENCING ALONG CORNER LOTS WILL BE APPROVED ON AN INDIVIDUAL BASIS.
- IV. SWIMMING POOL AND GARDEN FENCES ARE CONSIDERED A SPECIAL APPLICATION. FOR SPORTS FACILITIES SEE SECTION 2.40. THE FENCING SHOULD BE DESIGNED WITHIN THE GUIDELINES FOR THAT NEIGHBORHOOD, BUT BECAUSE OF SPECIAL REQUIREMENTS OF JEFFERSON COUNTY THESE FENCES WILL BE REVIEWED ON A CASE BY CASE BASIS.
- V. NO FENCING IS ALLOWED BEYOND THE FRONT OF YOUR HOUSE. THIS INCLUDES ANY TYPE OF DECORATIVE FENCING.
- VI. DOUBLE FENCING IS NOT PERMITTED.
- VII. CHAIN LINK IS NOT PERMITTED.
- VIII. WELD WIRE ONLY MAY BE USED AND MAY NOT EXTEND ABOVE TOP OF FENCE.
- IX. WELD WIRE MUST BE ON THE INSIDE OF THE FENCE RAILS WITH FINISHED RAILS FACING PUBLIC RIGHTS OF WAY OR NEIGHBORING PROPERTIES.
- X. EXTENSIONS TO HEIGHT OF FENCING – TEMPORARY OR OTHERWISE- IS NOT PERMITTED.
- XI. NEW FENCES MUST REMAIN NATURAL (PROTECTIVE SEALANTS ARE ALLOWED BUT MUST BE APPROVED) AND BE CONSTRUCTED OF ROUGH CUT WOOD – NO DIMENSIONAL LUMBER..

* IF YOU LIVE IN THE ENCLAVE, MANOR RIDGE, OR THE NORTH RANCH, PLEASE CONTACT YOUR SUB ASSOCIATION MANAGER FOR ADDITIONAL FENCING REQUIREMENTS

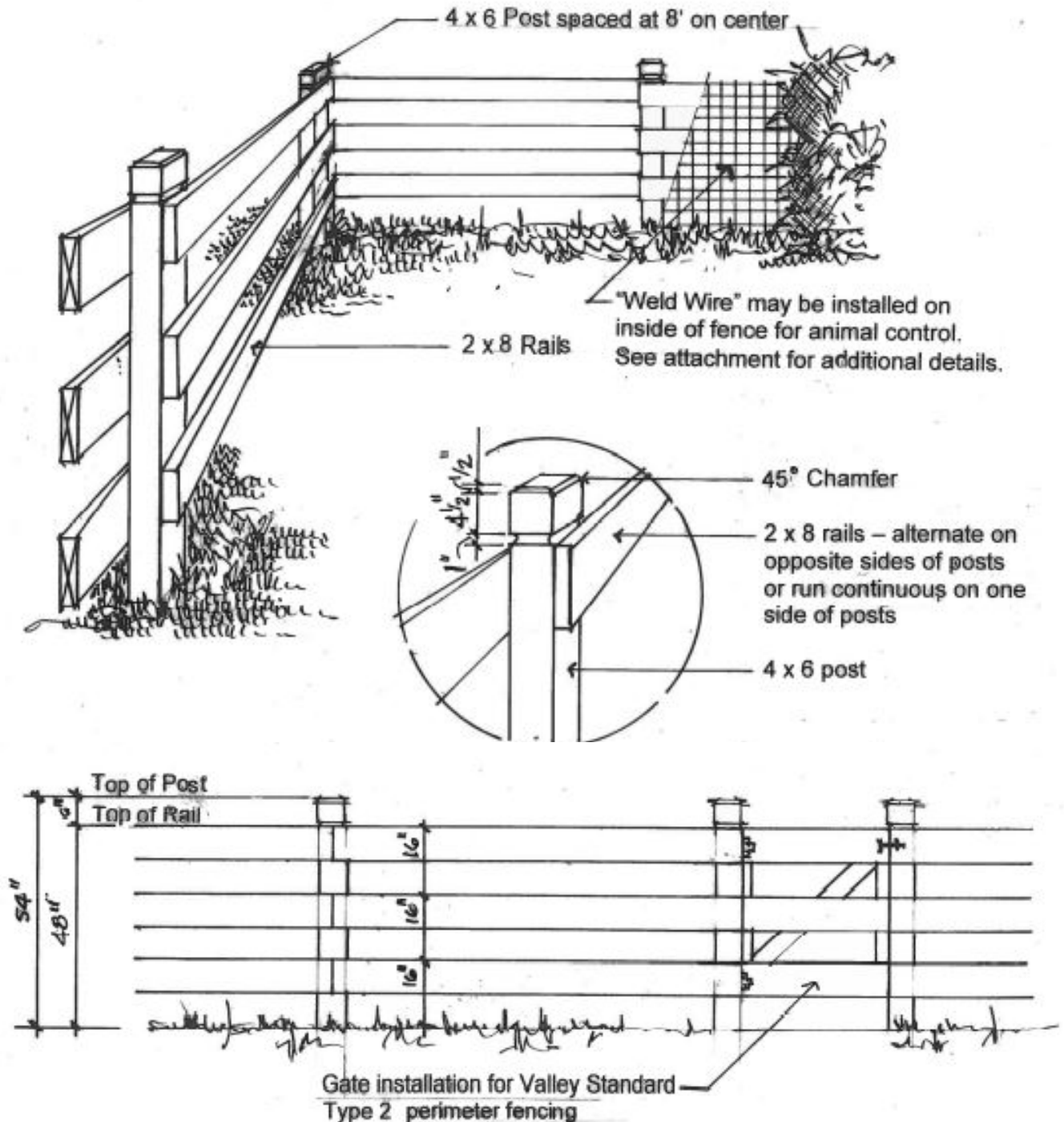
THE VALLEY FENCING GUIDELINES

TWO RAIL 'TYPE 1' FENCE



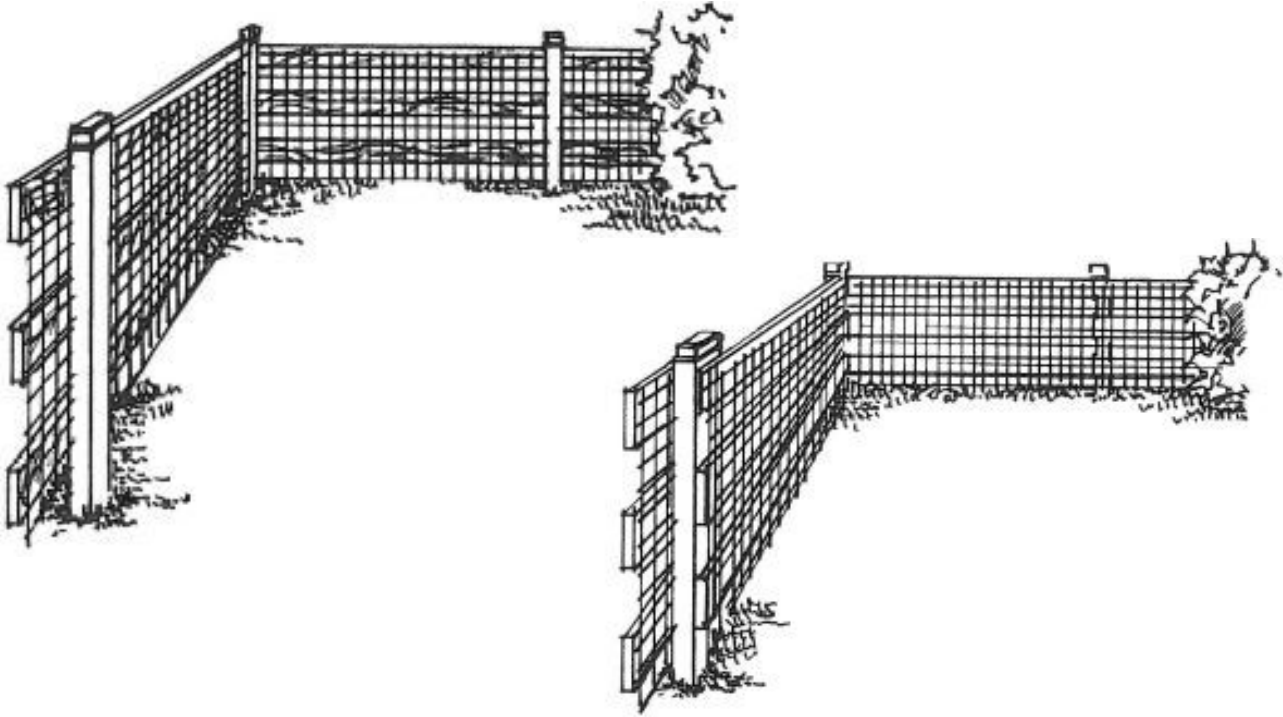
THE VALLEY FENCING GUIDELINES

THREE RAIL 'TYPE 2' FENCE

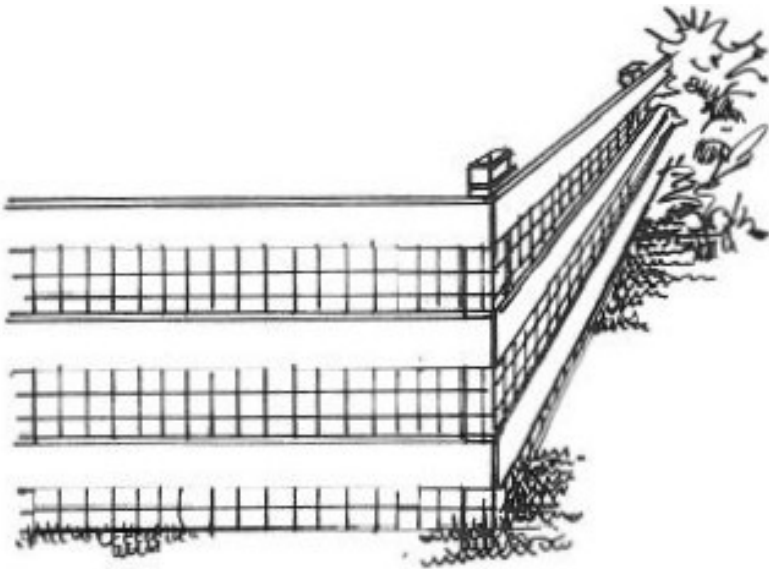


THE VALLEY FENCING GUIDELINES

WELD WIRE INSTALLATION

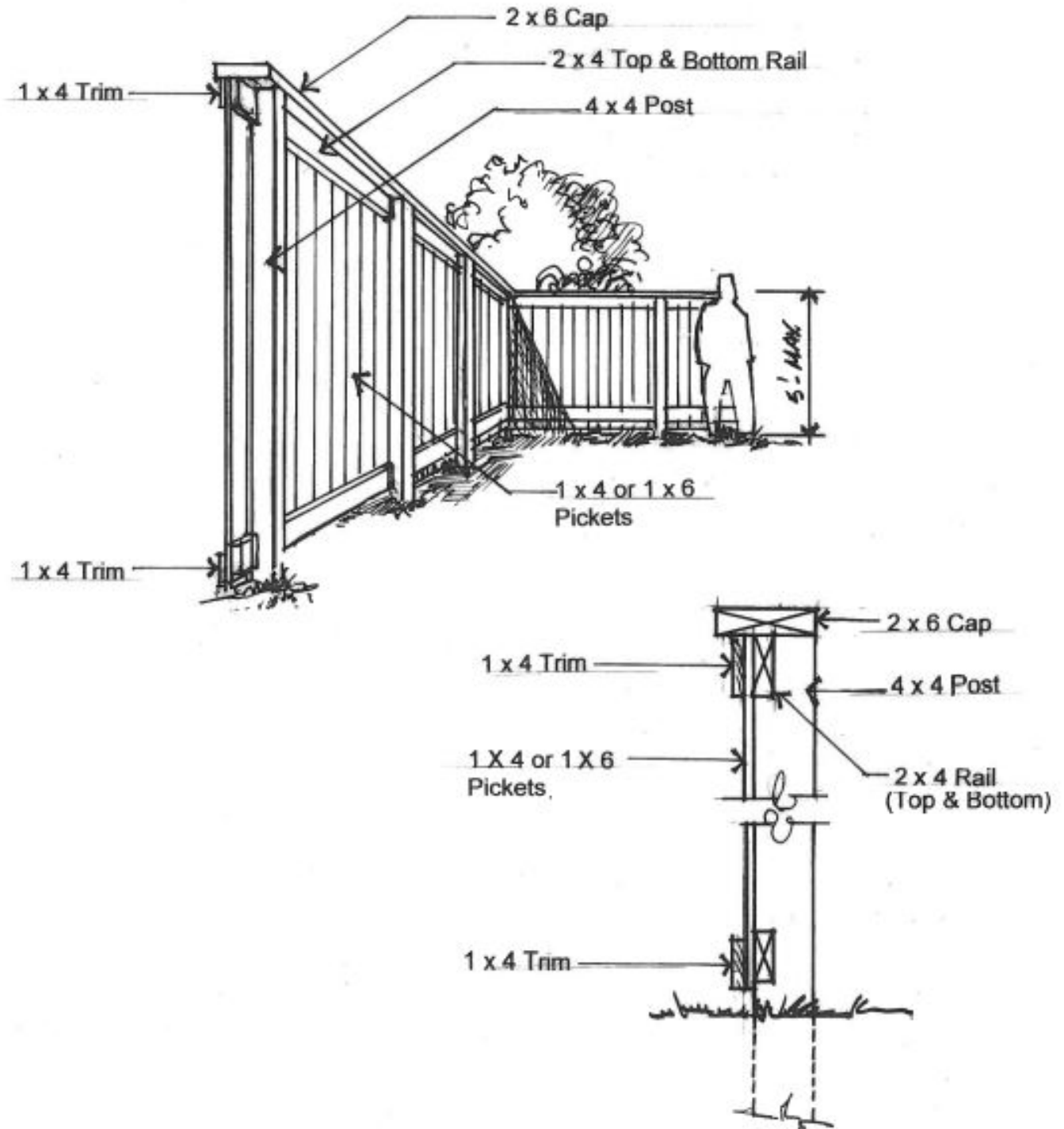


WELD WIRE INSTALLATION – NEIGHBOR / STREET VIEW



THE VALLEY FENCING GUIDELINES

PRIVACY FENCE – TYPE C



THE VALLEY FENCING GUIDELINES

LARGE LOT FENCING REQUIREMENTS: MANOR RIDGE, BARRINGTON RIDGE, DEERWOOD VISTA

ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ALL NEW, ALTERED, OR REPLACEMENT FENCING, PRIOR TO STARTING ANY WORK.

LAND USE TYPE: ESTATE RESIDENTIAL (R-1 K/C)
12,500 SQ. FT. MINIMUM LOT SIZE.

PRIVACY FENCES

PRIVACY FENCES (5 FT. HIGH) MAY BE INSTALLED ANYWHERE IN AN ENVELOPE DEFINED AS 35' INTO THE REAR YARD FROM THE DWELLING UNIT AND 25' INTO THE SIDE YARD FROM THE DWELLING UNIT.

THIS FENCE MAY NOT BE INSTALLED ANYWHERE WITHIN 15' OF THE FRONT OF THE HOUSE AND MAY NOT COME WITHIN 25' OF ANY PROPERTY LINE.

TRANSPARENT FENCES

OPEN RAIL OR TRANSPARENT FENCES MAY BE INSTALLED ALONG ANY SIDE OR REAR PROPERTY LINE BUT MAY NOT EXTEND BEYOND THE FRONT OF THE DWELLING UNIT INTO THE FRONT YARD AT ANY LOCATION.

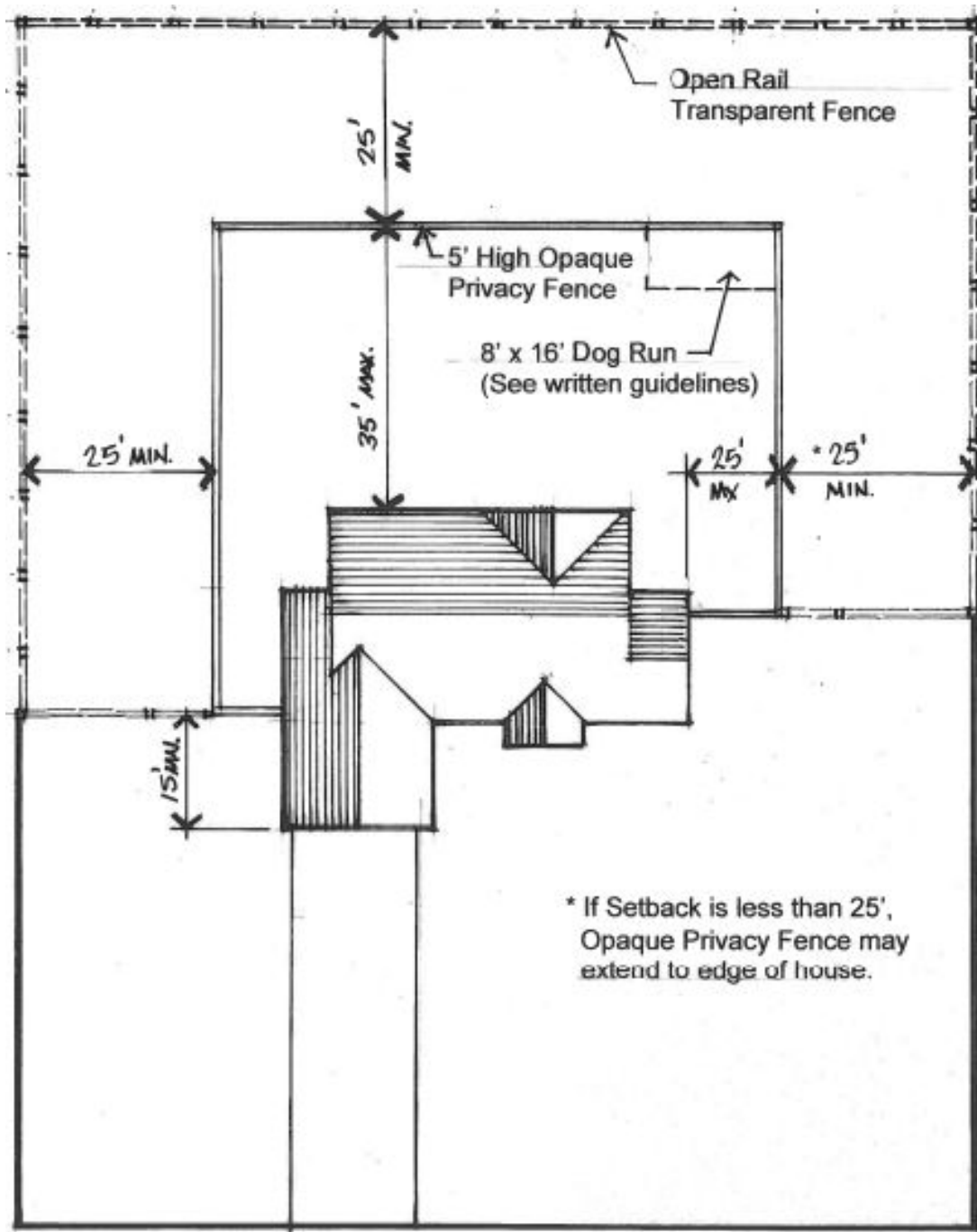
DOG RUNS

AN 8'X 16' DOG RUN MAY BE CONSTRUCTED AS A PRIVACY FENCE OR AS A TRANSPARENT RAIL FENCE AND MAY BE CONSTRUCTED ANYWHERE WITHIN THE PRIVACY FENCE ENVELOPE, BUT MUST BE ATTACHED TO EITHER THE DWELLING UNIT OR THE FENCE.

THE VALLEY FENCING GUIDELINES

LARGE LOT FENCING REQUIREMENTS:

MANOR RIDGE, BARRINGTON RIDGE, DEERWOOD VISTA



KEN-CARYL RANCH

THE VALLEY FENCING GUIDELINES

MEDIUM LOT FENCING REQUIREMENTS: LEGACY, BRADFORD PLACE, EAGLES POINTE, CARRIAGE HILL

ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ALL NEW, ALTERED, OR REPLACEMENT FENCING, PRIOR TO STARTING ANY WORK.

LAND USE TYPE: DETACHED RESIDENTIAL (R-1B K/C)
7,200 SQ. FT. MINIMUM LOT SIZE.

PRIVACY FENCES

PRIVACY FENCES (5 FT. HIGH) MAY BE INSTALLED ANYWHERE IN AN ENVELOPE DEFINED AS 25' INTO THE REAR YARD FROM THE DWELLING UNIT AND UP TO THE PROPERTY LINE AT THE SIDE YARD OF THE DWELLING UNIT. THIS FENCE MAY NOT BE INSTALLED ANYWHERE WITHIN 8' FROM THE FRONT OF THE DWELLING UNIT AND MAY NOT COME WITHIN 20' OF THE REAR PROPERTY LINE. FENCES INSTALLED ALONG GREENBELT AREAS OR ON CORNER LOTS MUST BE OF THE TRANSPARENT DESIGN.

TRANSPARENT FENCES

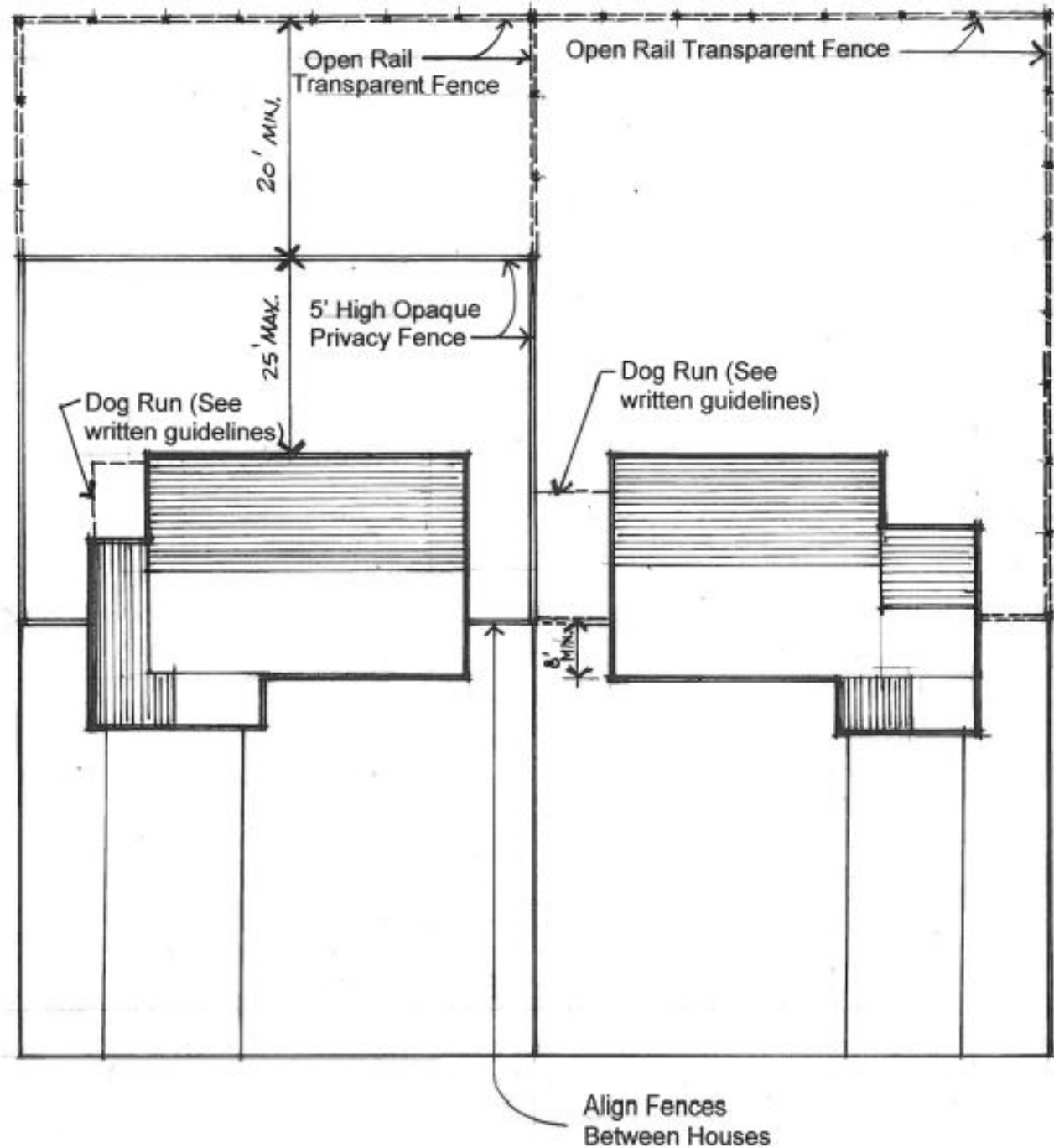
OPEN RAIL OR TRANSPARENT FENCE MAY BE INSTALLED ALONG ANY SIDE OR REAR PROPERTY LINE BUT MAY NOT BE INSTALLED WITHIN 8' OF THE FRONT OF THE DWELLING.

DOG RUNS

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THE VALLEY FENCING GUIDELINES

MEDIUM LOT FENCING REQUIREMENTS:
LEGACY, BRADFORD PLACE, EAGLES POINTE, CARRIAGE HILL



KEN-CARYL RANCH

THE VALLEY FENCING GUIDELINES

SMALL LOT FENCING REQUIREMENTS:

**HEIRLOOM, SHAFFER HILL, STRATFORD FARMS, DEER CREEK, RETREAT,
STALLION POINTE, COLONY, SHAVANO, TRADITIONS, BRIDLE GATE,
WYNTERBROOKE**

ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ALL NEW, ALTERED, OR REPLACEMENT FENCING, PRIOR TO STARTING ANY WORK.

LAND USE TYPE: MIXED USE (R-2)
4,000 SQ. FT. MINIMUM LOT SIZE.

PRIVACY FENCES

PRIVACY FENCES (5 FT. HIGH) MAY BE INSTALLED ON THE SIDE AND REAR PROPERTY LINES. THIS FENCE MAY NOT BE INSTALLED ANYWHERE WITHIN 8' OF THE FRONT OF THE HOUSE. FENCES INSTALLED ALONG GREENBELT AREAS MUST BE OF THE TRANSPARENT DESIGN.

TRANSPARENT FENCES

OPEN RAIL OR TRANSPARENT FENCE MAY BE INSTALLED ALONG ANY SIDE OR REAR PROPERTY LINE BUT MAY NOT BE INSTALLED WITHIN 8' OF THE FRONT OF THE HOUSE.

DOG RUNS

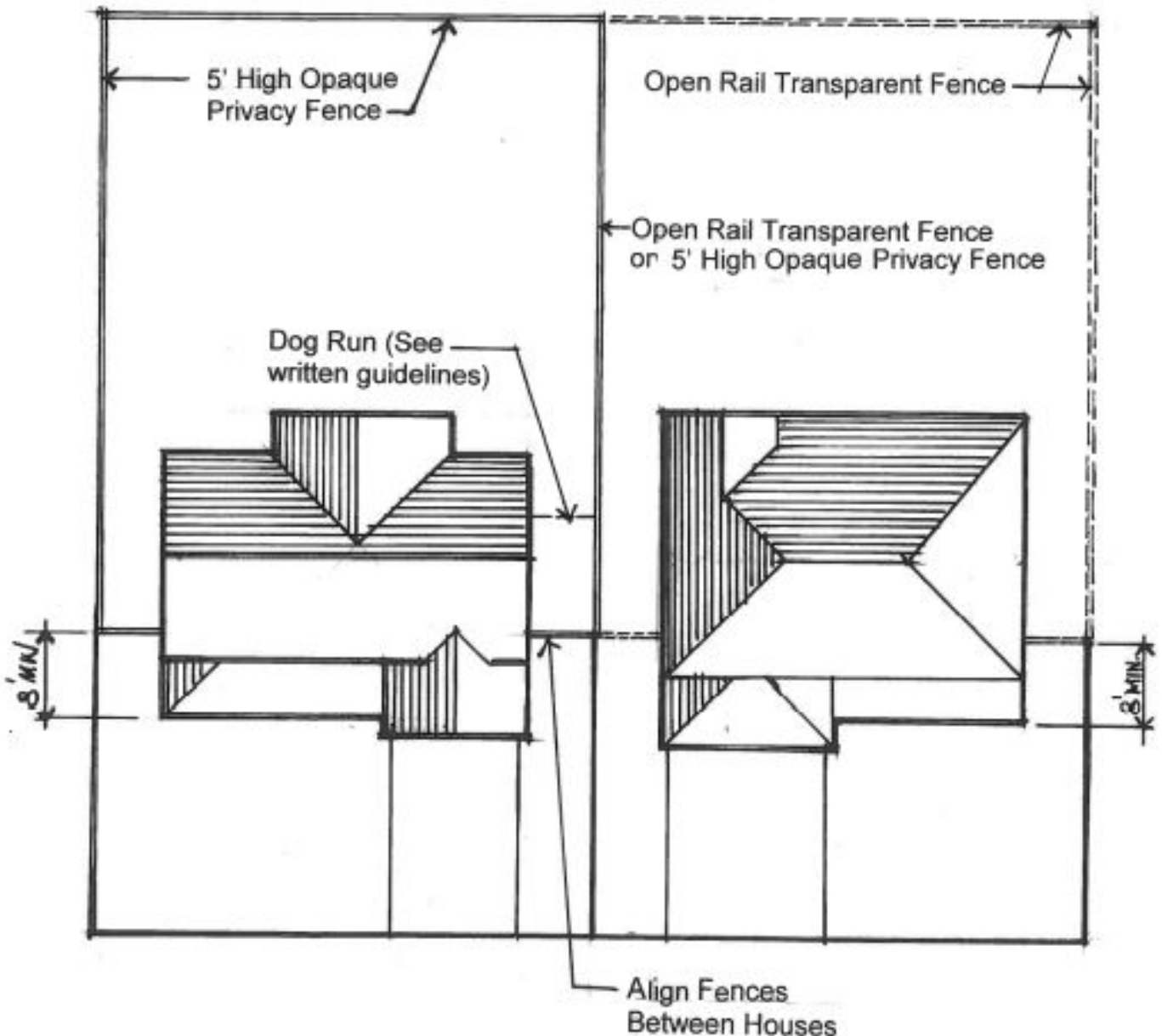
AN 8'X 16' DOG RUN MAY BE CONSTRUCTED AS A PRIVACY FENCE OR AS A TRANSPARENT RAIL FENCE AND MAY BE CONSTRUCTED ANYWHERE WITHIN THE PRIVACY FENCE ENVELOPE, BUT MUST BE ATTACHED TO EITHER THE DWELLING UNIT OR THE FENCE.



THE VALLEY FENCING GUIDELINES

SMALL LOT FENCING REQUIREMENTS:

HEIRLOOM, SHAFFER HILL, STRATFORD FARMS, DEER CREEK, RETREAT,
STALLION POINTE, COLONY, SHAVANO, TRADITIONS, BRIDLE GATE,
WYNTERBROOKE



THE VALLEY FENCING GUIDELINES

THEME FENCING IN DEER CREEK, STRATFORD FARMS & SHAFFER HILL

THEME FENCING IS NOT REQUIRED BUT MUST BE KEPT IN GOOD CONDITION IF ON PROPERTY. REPLACEMENT OF THEME FENCING WITH OTHER VALLEY-APPROVED FENCE TYPES WILL BE REVIEWED BY THE ARCHITECTURAL COMMITTEE.

ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ALL NEW, ALTERED, OR REPLACEMENT FENCING, PRIOR TO STARTING ANY WORK.

DEER CREEK – THEME FENCING:

PICKET FENCING BETWEEN HOMES SHALL BE PAINTED WHITE WOOD; PREFABRICATED ALTERNATIVE MATERIALS (PLASTIC/RESIN) FENCES SHALL ALSO BE WHITE.

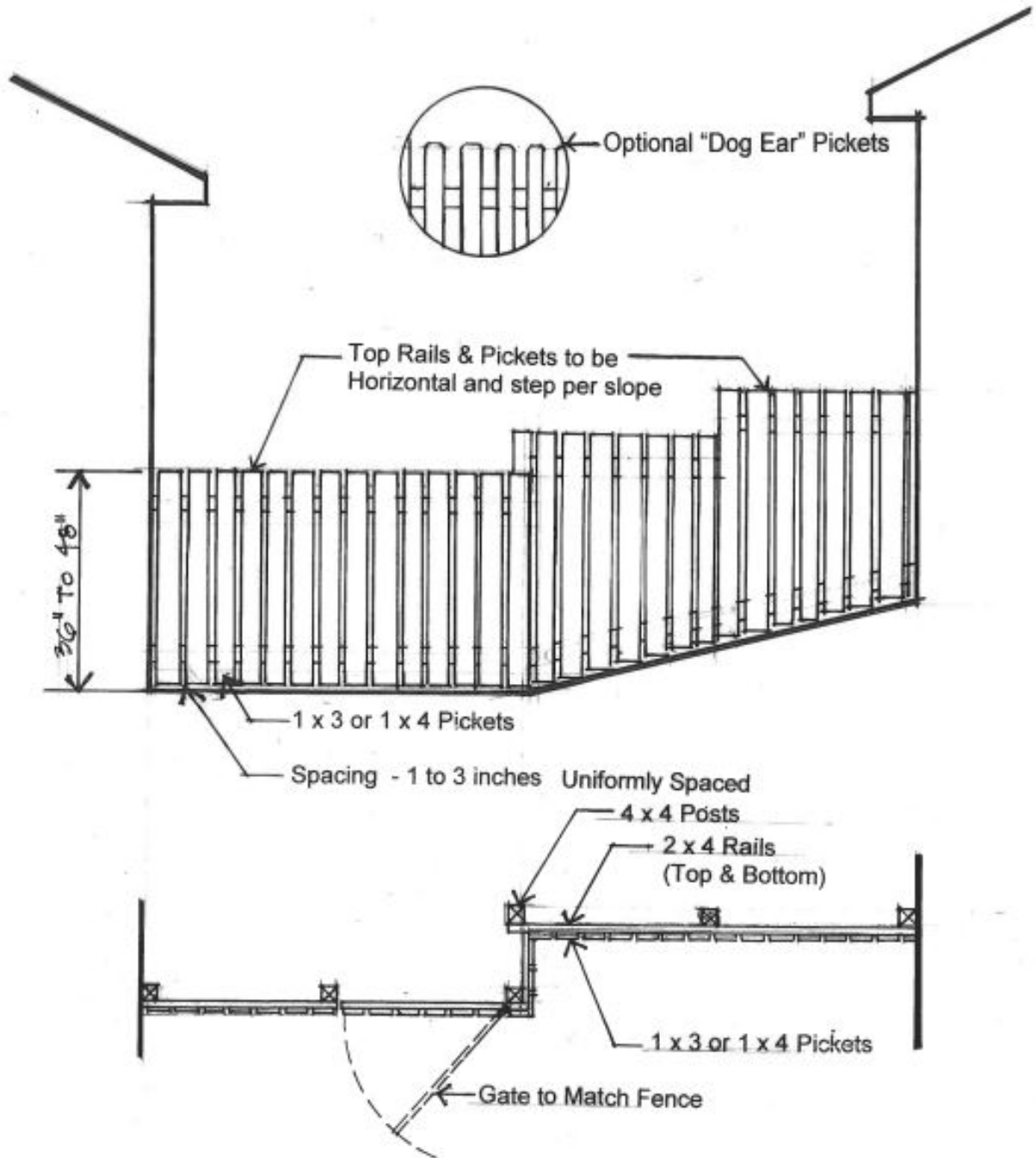
STRATFORD FARMS AND SHAFFER HILL – THEME FENCING:

PICKET FENCING BETWEEN HOMES SHALL BE WOOD AND SHALL REMAIN NATURAL AND UNFINISHED.



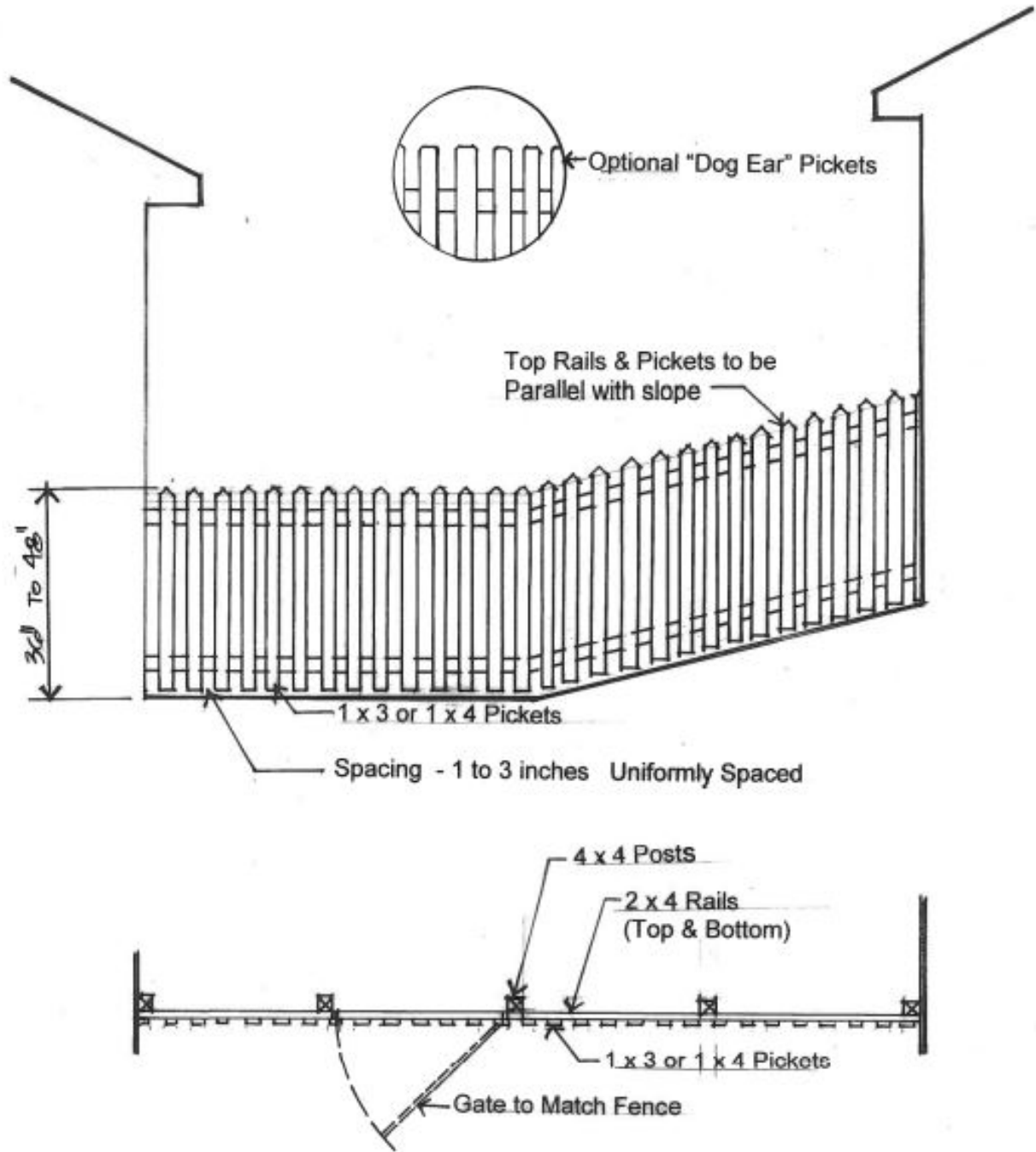
THE VALLEY FENCING GUIDELINES

DEER CREEK THEME FENCING



THE VALLEY FENCING GUIDELINES

STRATFORD FARMS AND SHAFFER HILL THEME FENCING



THE VALLEY – THE ENCLAVE FENCING GUIDELINES

THE ENCLAVE – ATTACHED FENCING GUIDELINES

THESE GUIDELINES ARE BASED ON THE APPLICABLE SECTIONS OF THE POLICIES, PROCEDURES AND GUIDELINES OF THE ENCLAVE HOMEOWNERS ASSOCIATION (PP&G), 2021 EDITION. THEY HAVE BEEN PREPARED BY THE ENCLAVE ARCHITECTURAL AND COVENANT COMMITTEE (ACC) IN ACCORDANCE WITH PARAGRAPH 2.09.G OF THE PP&G AND ARE INTENDED TO PROVIDE HOMEOWNERS WITH ADDITIONAL INFORMATION TO BE USED IN PLANNING AND CONSTRUCTING FENCES, PRIVACY WALLS AND PATIO DECKS ON THEIR PROPERTY.

IN ALL CASES, THE DESIGN REVIEW REQUEST (DRR) PROCESS, AS DESCRIBED IN SECTION 2.02 OF THE PP&G, WILL BE FOLLOWED FOR ANY PERMISSIBLE ALTERATIONS OR SIGNIFICANT REPAIRS TO EXISTING STRUCTURES.

ALL MAN-MADE PRODUCTS USED FOR FENCES, WALLS AND DECKS MUST BE INSTALLED ACCORDING TO MANUFACTURER’S INSTRUCTIONS AND HAVE A MINIMUM MANUFACTURER’S WARRANTY OF **25 YEARS**.

ALL FENCES, WALLS AND PATIO DECKS MUST BE PROPERLY MAINTAINED IN ORDER TO ENSURE ON-GOING SAFETY AND APPEARANCE.

FENCES OR WALLS WITH A “FINISHED” AND A “ROUGH” SIDE MUST BE INSTALLED WITH THE FINISHED SIDE FACING OUTWARD.

IT IS THE HOMEOWNER’S RESPONSIBILITY TO DETERMINE WHETHER A BUILDING PERMIT IS REQUIRED FOR ANY PROJECT AND TO OBTAIN ONE, IF NECESSARY.

VERBAL APPROVAL OF A PROJECT BY ONE OR MORE MEMBERS OF THE ARCHITECTURAL & COVENANT COMMITTEE (ACC) OR LANDSCAPE COMMITTEE (LC) DOES *NOT* CONSTITUTE COMPLETION OF THE DRR PROCESS. UPON ACC APPROVAL, A COMPLETED AND SIGNED COPY OF THE DRR WILL BE PROVIDED TO THE HOMEOWNER.

THE VALLEY – THE ENCLAVE FENCING GUIDELINES

THE ENCLAVE – ATTACHED FENCING GUIDELINES

ATTACHED FENCING IN THE ENCLAVE MUST BE ARCHITECTURALLY COMPATIBLE (IN ACCORDANCE WITH THE PP&G) WITH THEIR “ROOFMATE” AND THE NEIGHBORHOOD.

- A.** ANY REPAIR, REPLACEMENT, MODIFICATION, OR REMOVAL OF FENCES REQUIRES PRIOR ACC APPROVAL THROUGH THE DRR PROCESS.
- B.** THE DRR SHALL INCLUDE: THE PRODUCT MANUFACTURER’S NAME AND MODEL NAME OR NUMBER; A SAMPLE (PREFERABLY) OR A PHOTO OF THE PROPOSED FENCING MATERIAL; A PAINT SAMPLE OR PHOTO OF THE PROPOSED FINISH COLOR; AND ANY OTHER DOCUMENTATION TO ENABLE THE ACC TO FORM A JUDGMENT ABOUT THE FINISHED, INSTALLED APPEARANCE OF THE PRODUCT.
- C.** ALL FENCING SHALL BE ATTACHED TO THE HOUSE; SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE HOUSE WITH REGARD TO DESIGN AND MATERIALS; AND SHALL NOT EXCEED 6 FEET IN HEIGHT.
- D.** ALL FENCING SHALL MATCH OR COMPLEMENT CURRENT EXTERIOR HOUSE COLORS.
- E.** THE FOLLOWING FENCING MATERIALS ARE ACCEPTABLE: WOOD, BRICK, STONE, METAL, AND SYNTHETIC AND COMPOSITE MATERIALS. HOWEVER, SYNTHETIC AND COMPOSITE MATERIALS MUST MEET THE QUALITY AND GRADE LEVELS OR STANDARDS ESTABLISHED BY THE ACC.
- F.** THE FOLLOWING FENCING MATERIALS ARE NOT ACCEPTABLE: SMOOTH (I.E., NOT STAMPED OR TEXTURED) VINYL; AND FLAT SHEET ALUMINUM.

ALL FENCING IMPROVEMENTS MUST BE SUBMITTED AND APPROVED PRIOR TO STARTING CONSTRUCTION. ALL FENCING IMPROVEMENTS WILL BE REVIEWED ON A CASE-BY-CASE BASIS:

EXAMPLES OF APPROVABLE MATERIALS:

- NATURAL WOOD (MUST BE PAINTED, STAINED, OR SEALED)
- COMPOSITE SIDING MATCHING THAT OF THE DWELLING.
- WOOD COMPOSITE
- POWDER-COATED ALUMINUM RAILING
- DRY STACKED DECORATIVE BLOCK
- BRICK AND MORTAR
- NATURAL STONE

NON-APPROVED MATERIALS:

- PLAIN CONCRETE BLOCK (ANYTHING ABOVE GRADE)
- POURED-IN-PLACE CONCRETE ON VERTICAL SURFACES
- UNTEXTURED, HIGH GLOSS VINYL OR OTHER RESINOUS MATERIAL
- CHAIN-LINK FENCING
- PLAIN / CORRUGATED ALUMINUM OR FIBERGLASS
- UNTREATED NATURAL WOOD OF ANY TYPE
- STUCCO