



KEN-CARYL RANCH

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FENCING  
GUIDELINES

- THE PLAINS -

Revised by the Ken-Caryl Ranch Architectural Committee April 2024

# KEN-CARYL RANCH PLAINS 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 PLAINS 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. FENCING ALONG CORNER LOTS WILL BE APPROVED ON AN INDIVIDUAL BASIS.
- III. NO FENCING IS ALLOWED BEYOND THE FRONT OF YOUR HOUSE. THIS INCLUDES ANY TYPE OF DECORATIVE FENCING.
- IV. DOUBLE FENCING IS NOT PERMITTED.
- V. CHAIN LINK IS NOT PERMITTED.
- VI. WELD WIRE ONLY MAY BE USED AND MAY NOT EXTEND ABOVE TOP OF FENCE.
- VII. WELD WIRE MUST BE ON THE INSIDE OF THE FENCE RAILS WITH FINISHED RAILS FACING PUBLIC RIGHTS OF WAY OR NEIGHBORING PROPERTIES.
- VIII. EXTENSIONS TO HEIGHT OF FENCING – TEMPORARY OR OTHERWISE- IS NOT PERMITTED.
- IX. NEW FENCES MUST REMAIN NATURAL (PROTECTIVE SEALANTS ARE ALLOWED BUT MUST BE APPROVED) AND BE CONSTRUCTED OF ROUGH CUT WOOD.
- X. EXISTING PAINTED FENCES (BENJAMIN MOORE INDIAN GOLD) MUST BE ADEQUATELY MAINTAINED AND PAINTED. ANY CONNECTED ELEVATION OF FENCING MUST BE EITHER NATURAL OR PAINTED. THEY MAY NOT BE A MIX OF THE TWO.
- XI. IF OWNERSHIP CANNOT BE ESTABLISHED ON A PAINTED FENCE, EACH RESIDENT MUST STAIN OR PAINT THE SIDE OF THE FENCE WHICH FACES THEIR HOUSE, IF THEY BENEFIT FROM THE FENCE BY HAVING AN ADJOINING FENCE.

\* IF YOU LIVE IN THE SETTLEMENT OR SUNSET RIDGE, PLEASE CONTACT YOUR SUB ASSOCIATION MANAGER FOR ADDITIONAL FENCING REQUIREMENTS

# ASPEN MEADOWS & QUAIL RIDGE FENCING GUIDELINES

## **ASPEN MEADOWS / QUAIL RIDGE FENCING RULES:**

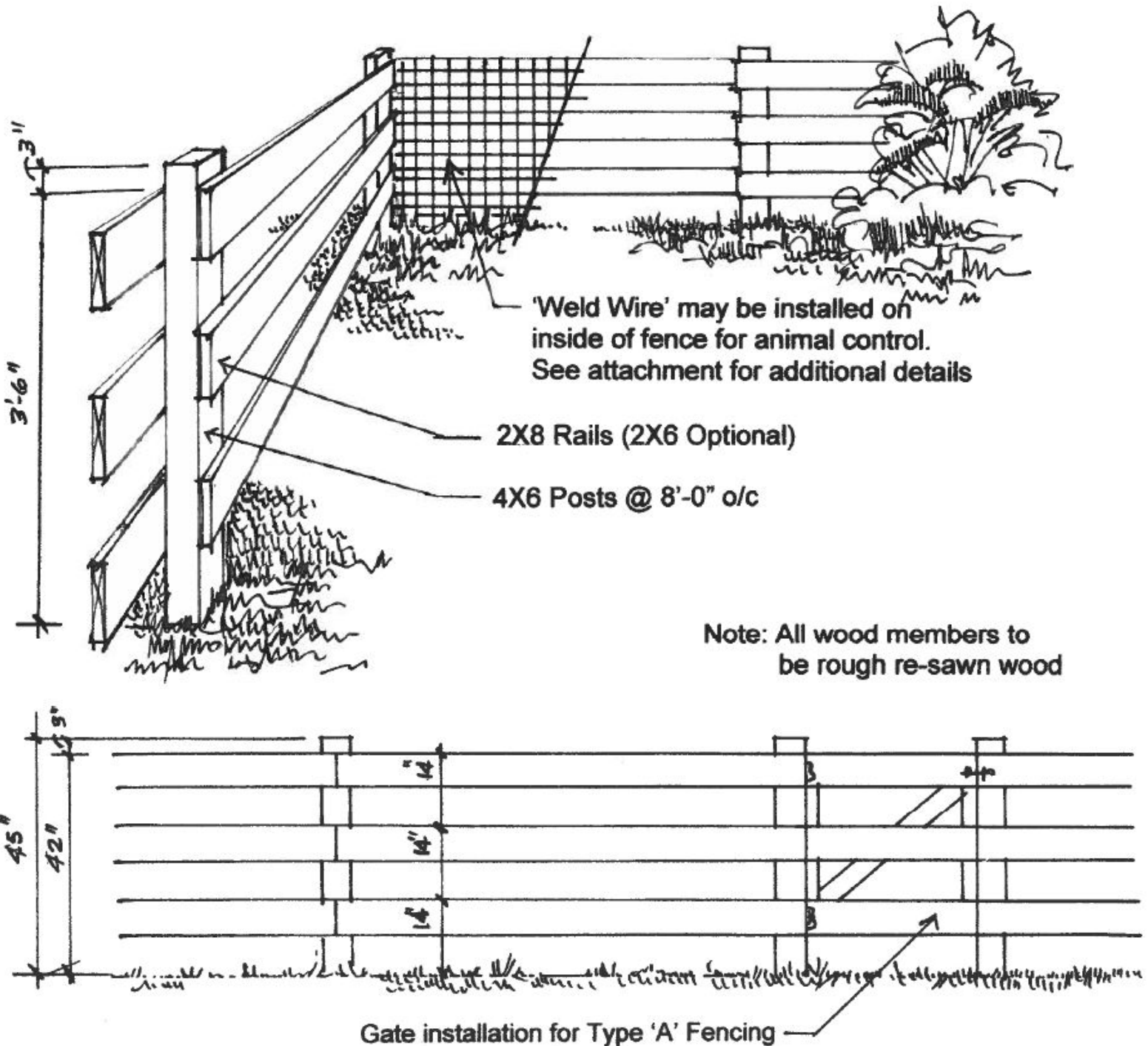
ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ALL NEW, ALTERED, OR REPLACEMENT FENCING, PRIOR TO STARTING ANY WORK.

IN ADDITION TO THE COMMUNITY –WIDE FENCING RULES ASPEN MEADOWS AND QUAIL RIDGE HAVE THE FOLLOWING RULES:

- I. DOG RUNS OF 8'X16' MAY BE CONSTRUCTED AS EITHER A TRANSPARENT RAIL FENCE OR PRIVACY FENCE AND BE ATTACHED TO EITHER THE HOUSE OR PERIMETER FENCE. IF CONSTRUCTED AS A PRIVACY FENCE IT MUST BE WITHIN THE PRIVACY ENVELOPE (SEE FENCE LOCATION PLAN).
- II. FENCES MUST BE A MINIMUM OF 8' FROM THE FRONT ELEVATION OF THE HOUSE (SEE FENCE LOCATION PLAN).
- III. PRIVACY FENCES ARE ONLY ALLOWED WITHIN THE PRIVACY ENVELOPE (SEE FENCE LOCATION PLAN) AND ARE REQUIRED TO NOT EXTEND PAST THE SIDE ELEVATIONS OF THE HOME, BE AT LEAST 10' AWAY FROM THE REAR PROPERTY LINE, AND BE NO FURTHER THAN 35' AWAY FROM THE REAR ELEVATION OF THE HOME.

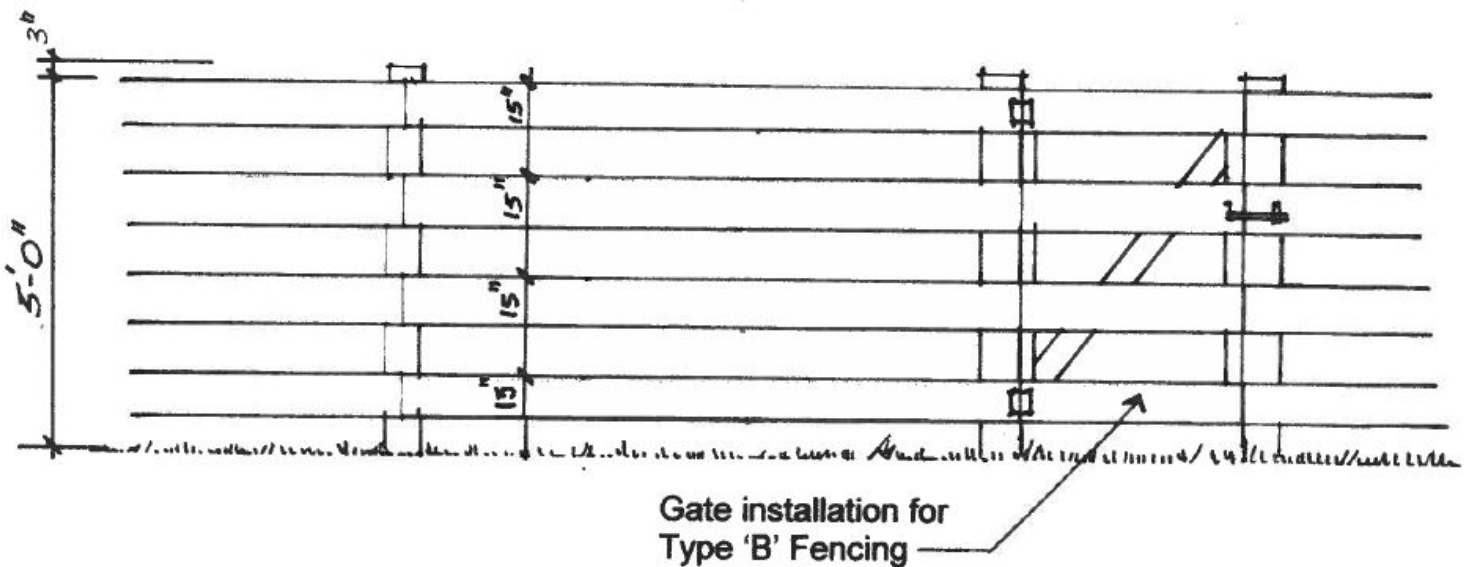
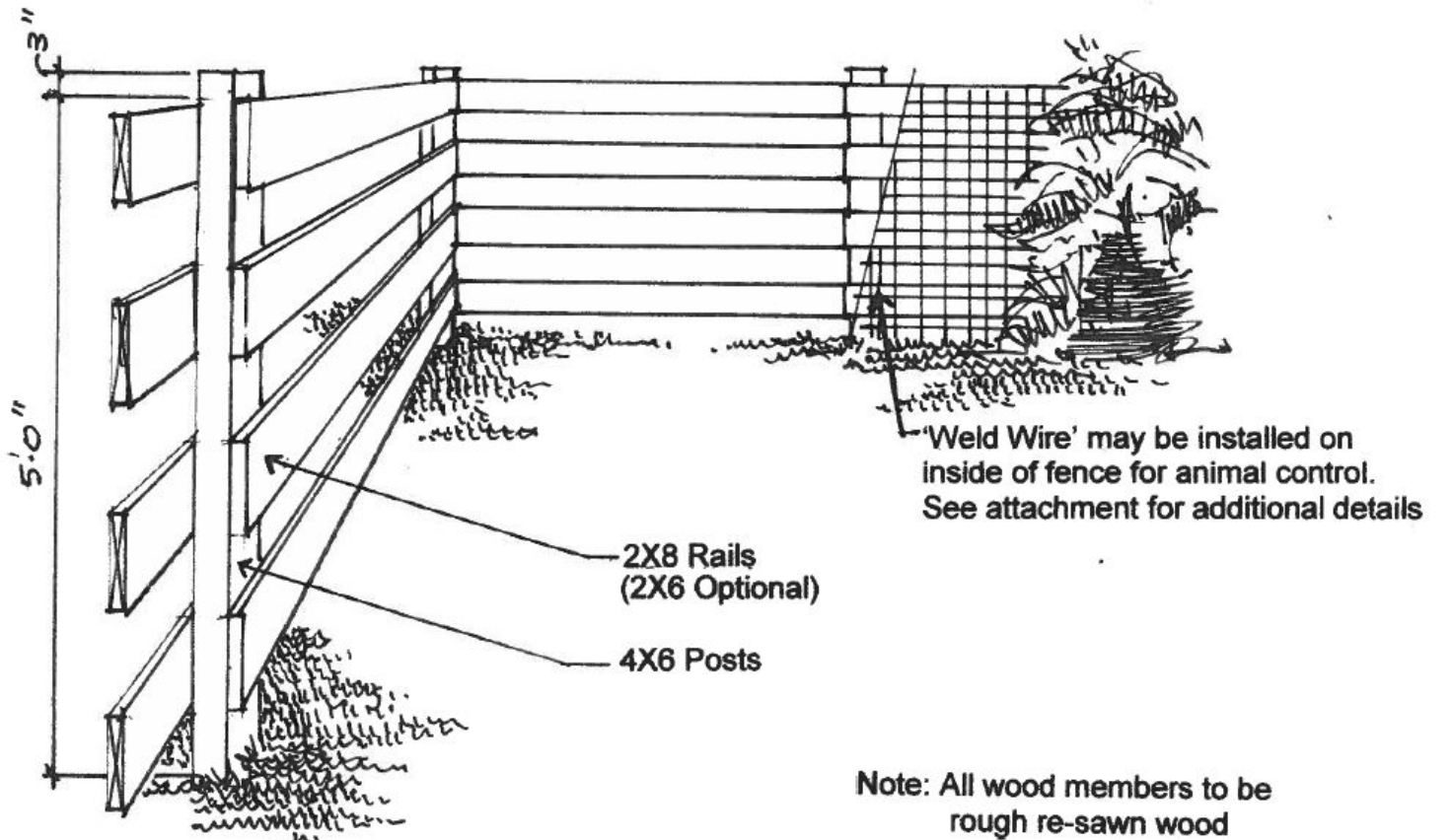
# ASPEN MEADOWS & QUAIL RIDGE FENCING GUIDELINES

## THREE RAIL 'TYPE A' FENCE



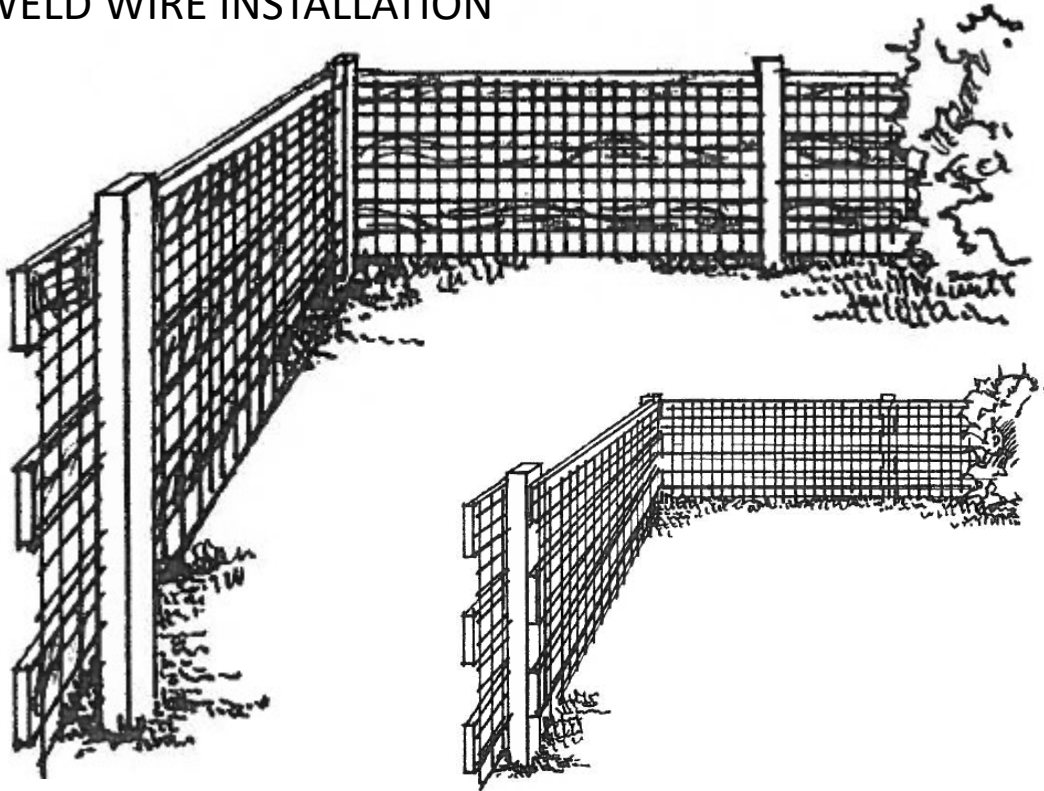
# ASPEN MEADOWS & QUAIL RIDGE FENCING GUIDELINES

## FOUR RAIL 'TYPE B' FENCE

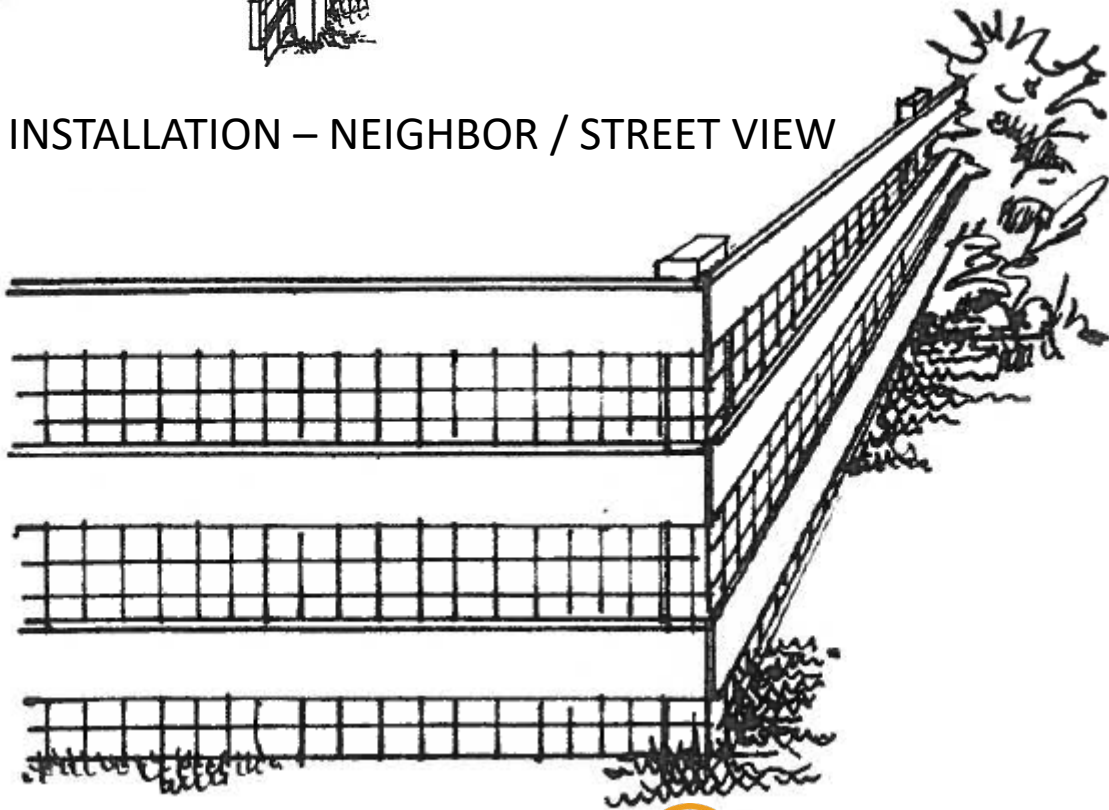


# ASPEN MEADOWS & QUAIL RIDGE FENCING GUIDELINES

## WELD WIRE INSTALLATION



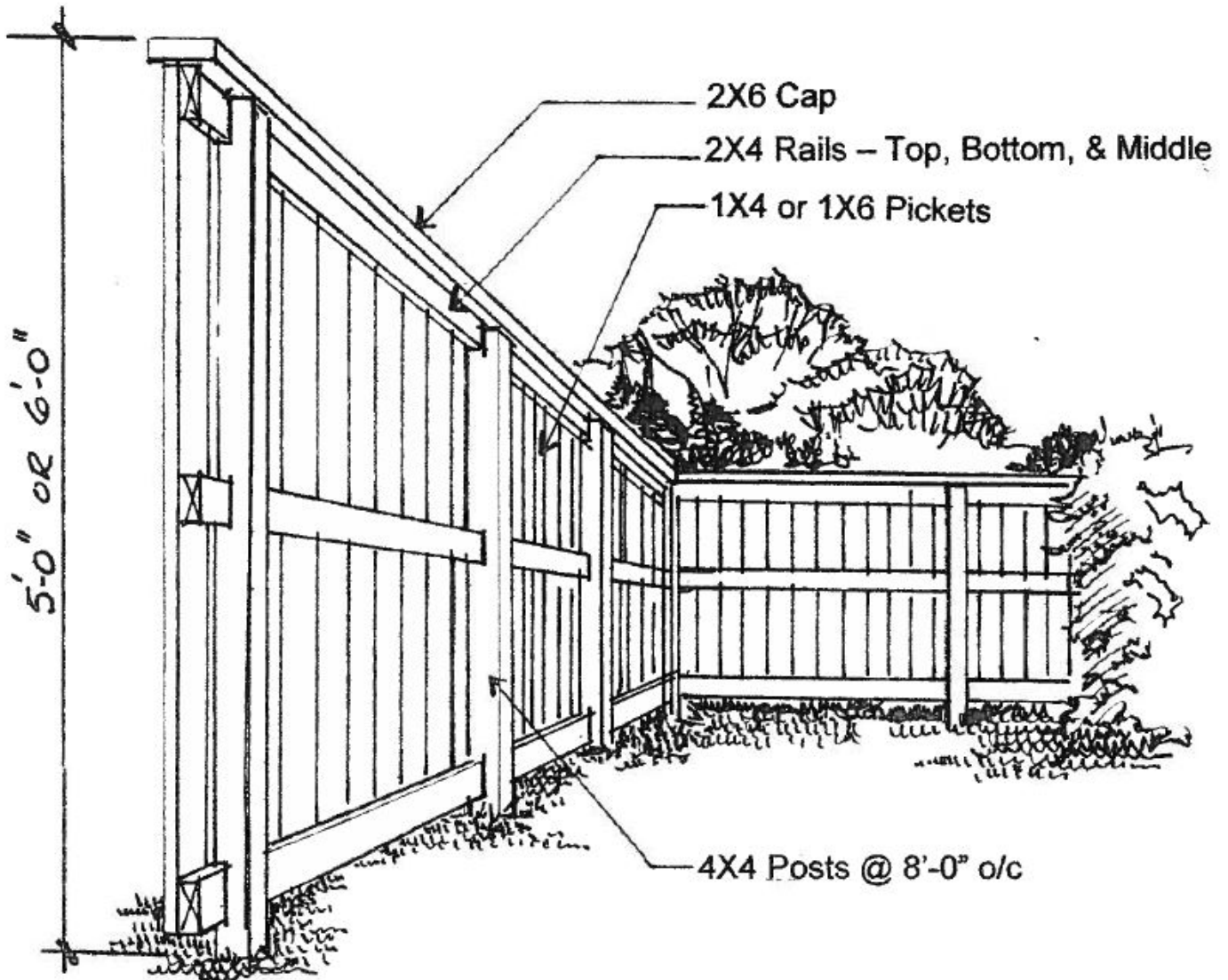
## WELD WIRE INSTALLATION – NEIGHBOR / STREET VIEW



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# ASPEN MEADOWS & QUAIL RIDGE FENCING GUIDELINES

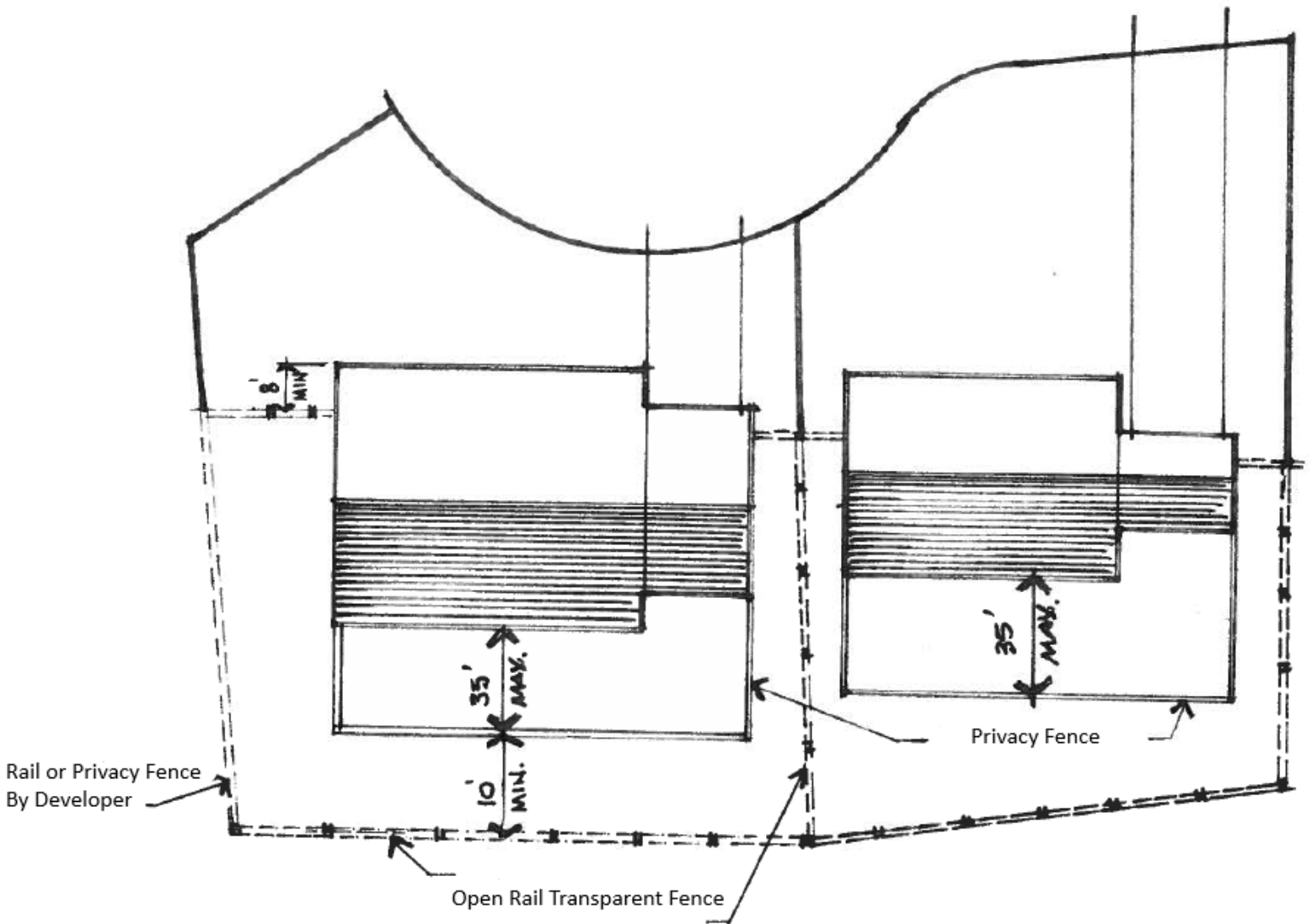
## PRIVACY FENCE – TYPE C





# ASPEN MEADOWS & QUAIL RIDGE FENCING GUIDELINES

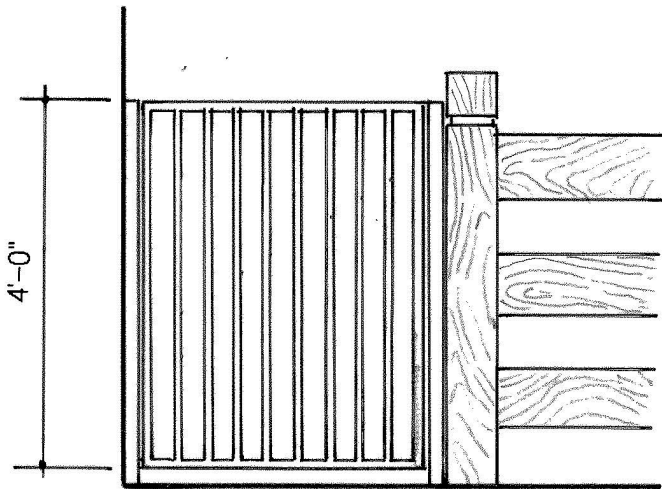
## FENCE LOCATION PLAN



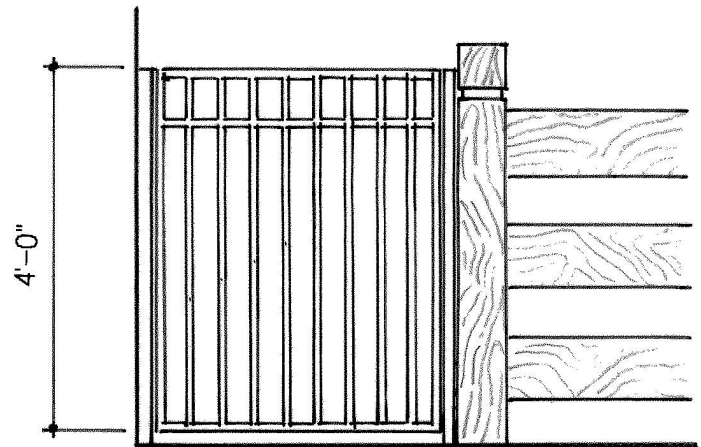
KEN-CARYL RANCH

# ASPEN MEADOWS AND QUAIL RIDGE OPTIONAL METAL GATE GUIDELINES

## OPTIONAL METAL GATE



GATE CONCEPT "A"



GATE CONCEPT "B"

THE GATE TYPE MAY BE MODIFIED BY HEIGHT AND WIDTH TO FIT THE APPLICATION. GATES MUST BE PAINTED BLACK AND BE KEPT IN GOOD CONDITION. MAXIMUM SPACING BETWEEN VERTICAL BARS IS 4".

PLEASE NOTE: THE GATE MUST MATCH THE HEIGHT OF THE FENCE THEY ARE ATTACHED TO. THE POST IN WHICH THE GATE IS ATTACHED CAN BE METAL OR MATCH THAT OF THE FENCE IT'S ATTACHED TO.

# CIMARRON AND THE VILLAGE FENCING GUIDELINES

## **CIMARRON / THE VILLAGE FENCING RULES:**

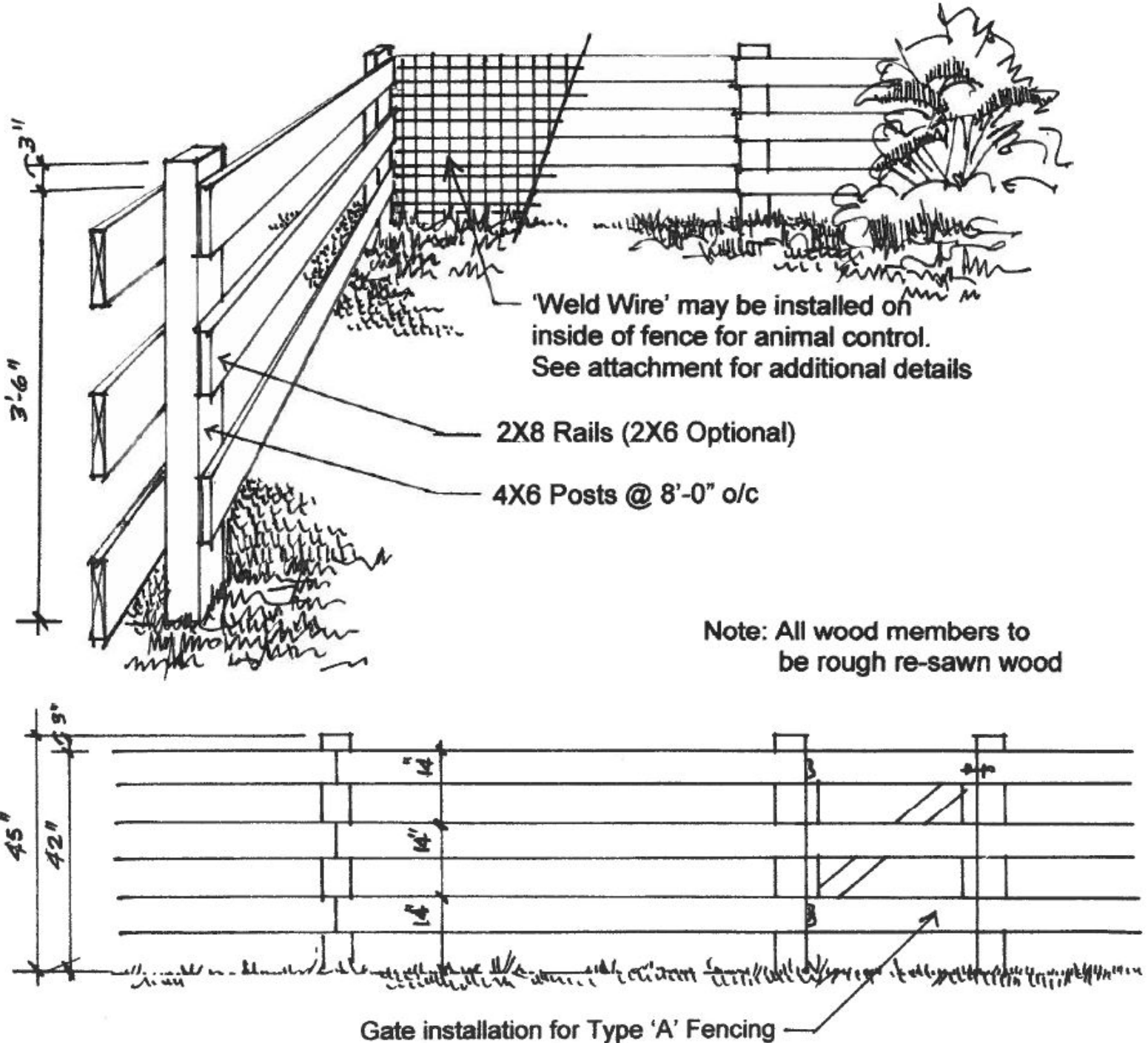
ARCHITECTURAL COMMITTEE APPROVAL IS REQUIRED FOR ALL NEW, ALTERED, OR REPLACEMENT FENCING, PRIOR TO STARTING ANY WORK.

IN ADDITION TO THE COMMUNITY –WIDE FENCING RULES CIMARRON AND THE VILLAGE HAVE THE FOLLOWING RULES:

- I. DOG RUNS MAY BE CONSTRUCTED AS EITHER A TRANSPARENT RAIL FENCE OR PRIVACY FENCE AND BE ATTACHED TO EITHER THE HOUSE OR PERIMETER FENCE. IF CONSTRUCTED AS A PRIVACY FENCE IT MUST HAVE A MAXIMUM HEIGHT OF 5' AND BE ATTACHED TO EITHER THE HOUSE OR AN EXISTING PRIVACY FENCE ON THE PROPERTY LINE.
- II. PRIVACY FENCES MAY BE 5' OR 6' IN HEIGHT.
- III. FENCING ALONG GREENBELT AREAS, ROADWAYS, AND DEFINING NEIGHBORHOODS IS REQUIRED AND MAY NOT BE ALTERED. NEW INSTALLATIONS MUST MATCH EXISTING FENCING.

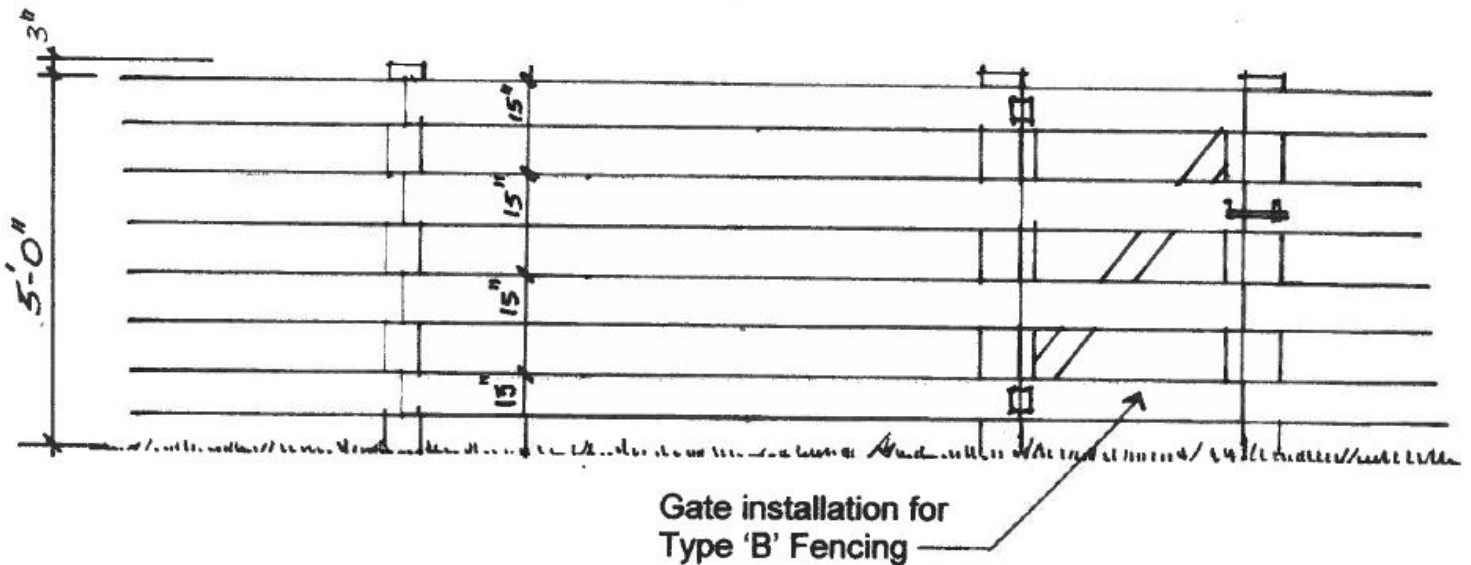
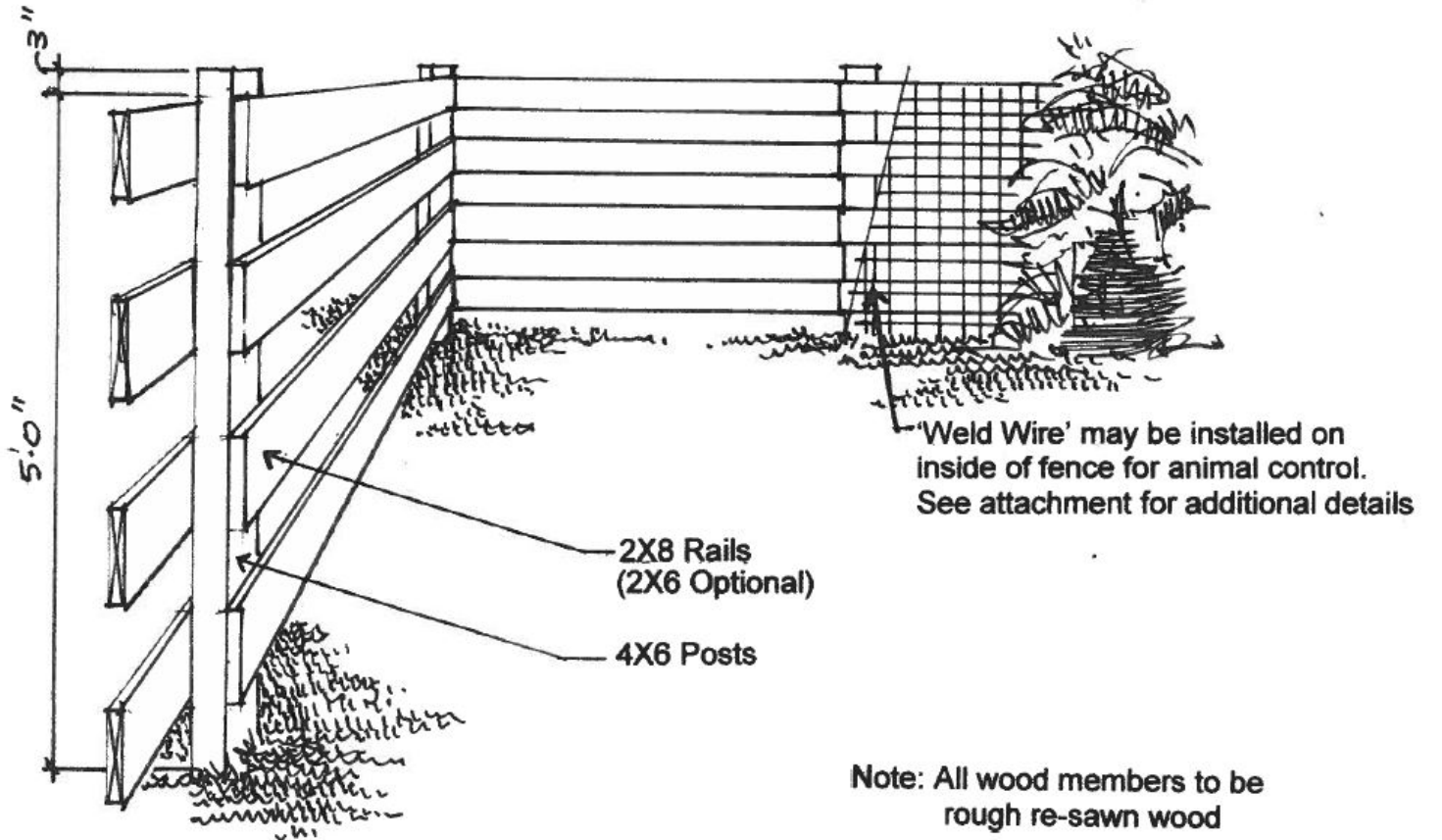
# CIMARRON AND THE VILLAGE FENCING GUIDELINES

## THREE RAIL 'TYPE A' FENCE



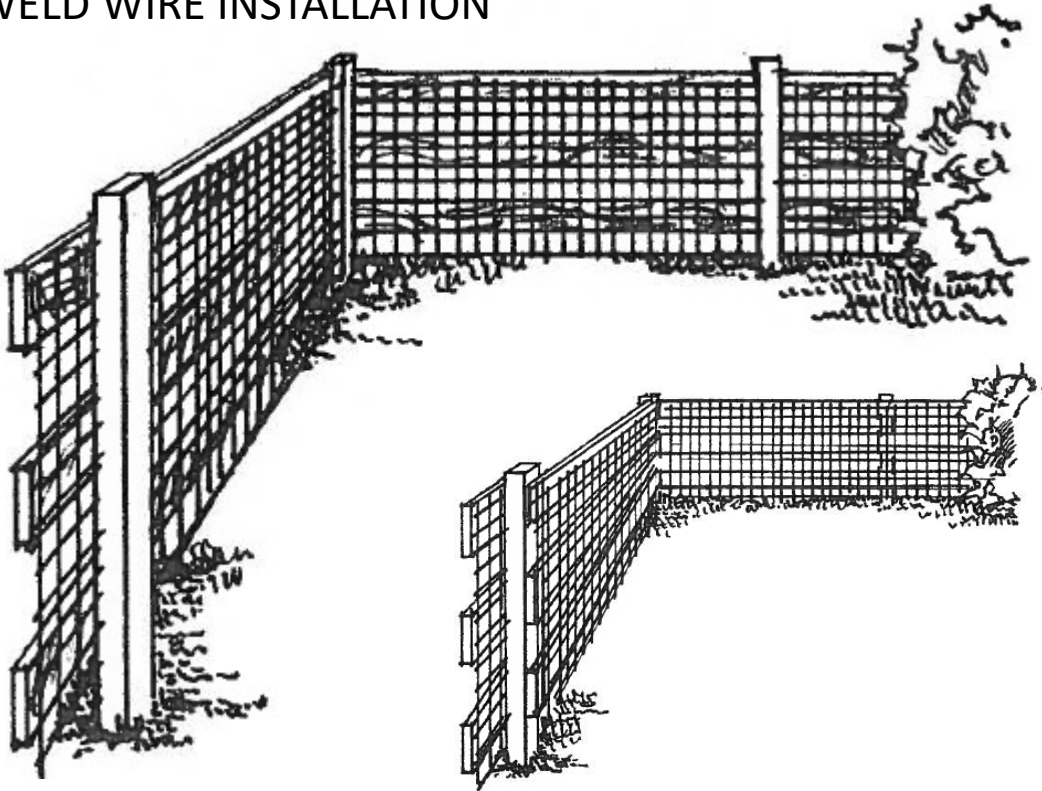
# CIMARRON AND THE VILLAGE FENCING GUIDELINES

## FOUR RAIL 'TYPE B' FENCE

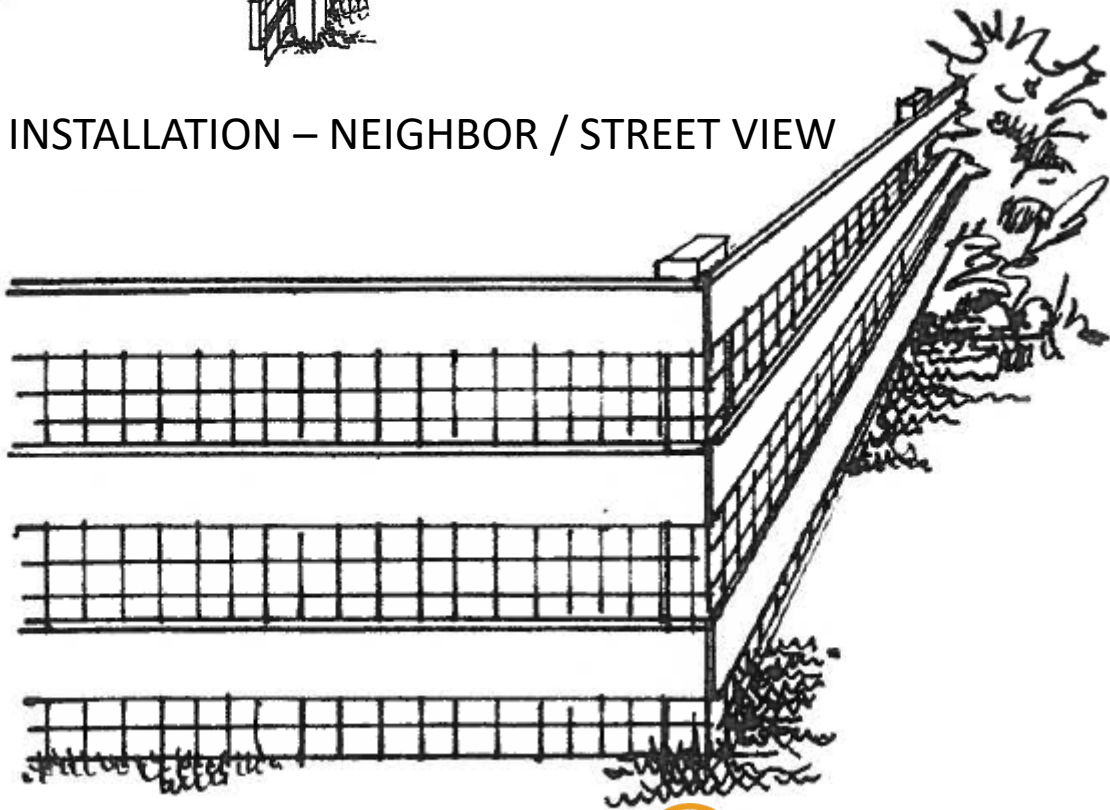


# CIMARRON AND THE VILLAGE FENCING GUIDELINES

## WELD WIRE INSTALLATION



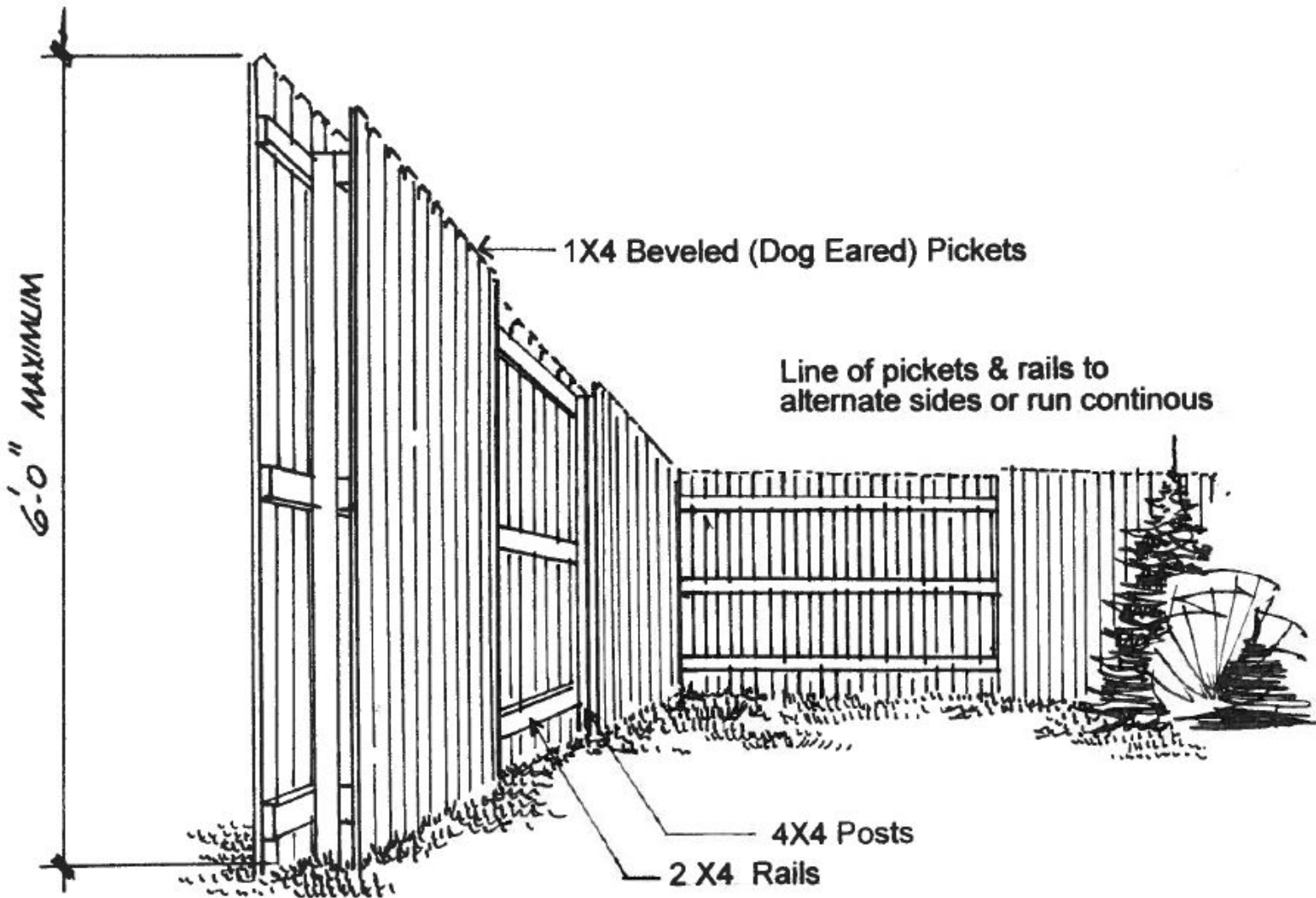
## WELD WIRE INSTALLATION – NEIGHBOR / STREET VIEW



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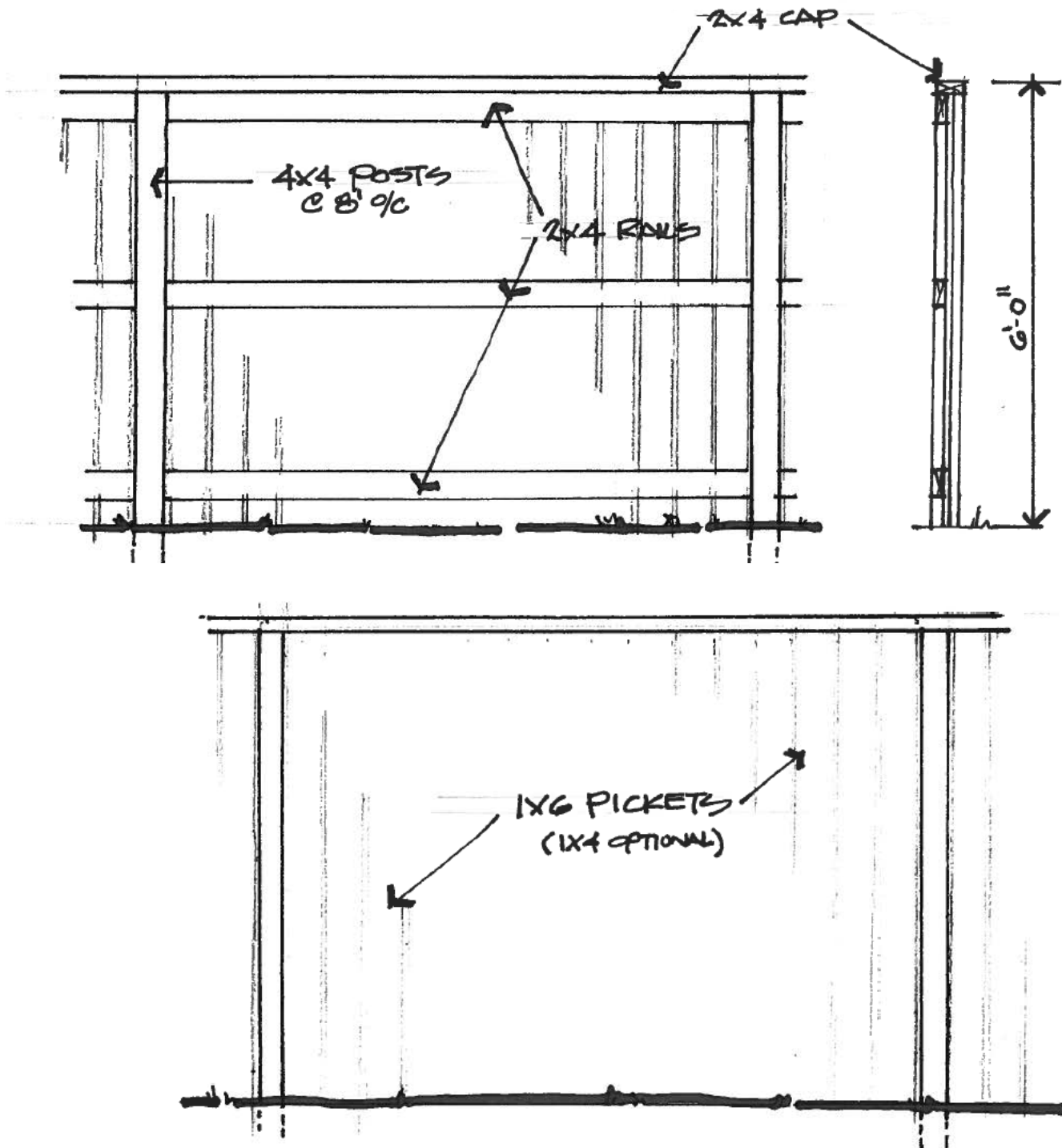
# CIMARRON AND THE VILLAGE FENCING GUIDELINES

## PERIMETER NEIGHBORHOOD FENCE – TYPE D



# CIMARRON AND THE VILLAGE FENCING GUIDELINES

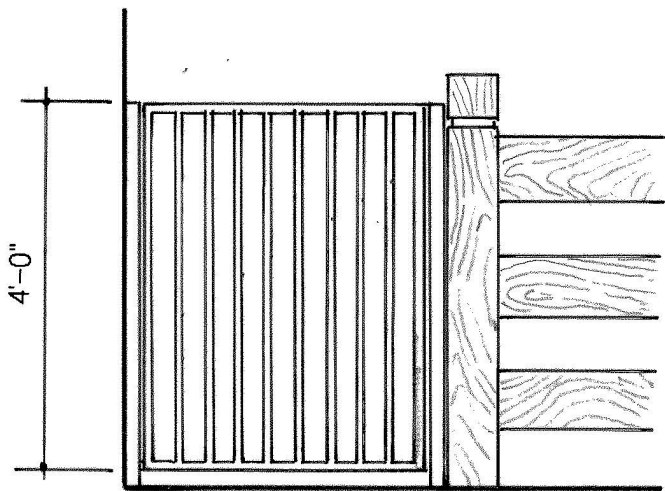
## PERIMETER NEIGHBORHOOD FENCE – TYPE C



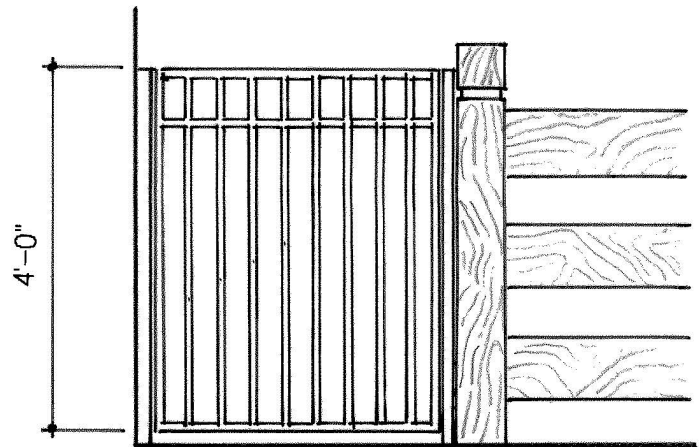


# CIMARRON AND THE VILLAGE OPTIONAL METAL GATE GUIDELINES

## OPTIONAL METAL GATE



GATE CONCEPT "A"



GATE CONCEPT "B"

THE GATE TYPE MAY BE MODIFIED BY HEIGHT AND WIDTH TO FIT THE APPLICATION. GATES MUST BE PAINTED BLACK AND BE KEPT IN GOOD CONDITION. MAXIMUM SPACING BETWEEN VERTICAL BARS IS 4".

PLEASE NOTE: THE GATE MUST MATCH THE HEIGHT OF THE FENCE THEY ARE ATTACHED TO. THE POST IN WHICH THE GATE IS ATTACHED CAN BE METAL OR MATCH THAT OF THE FENCE IT'S ATTACHED TO.

# THE SPREAD FENCING GUIDELINES

## THE SPREAD FENCING RULES:

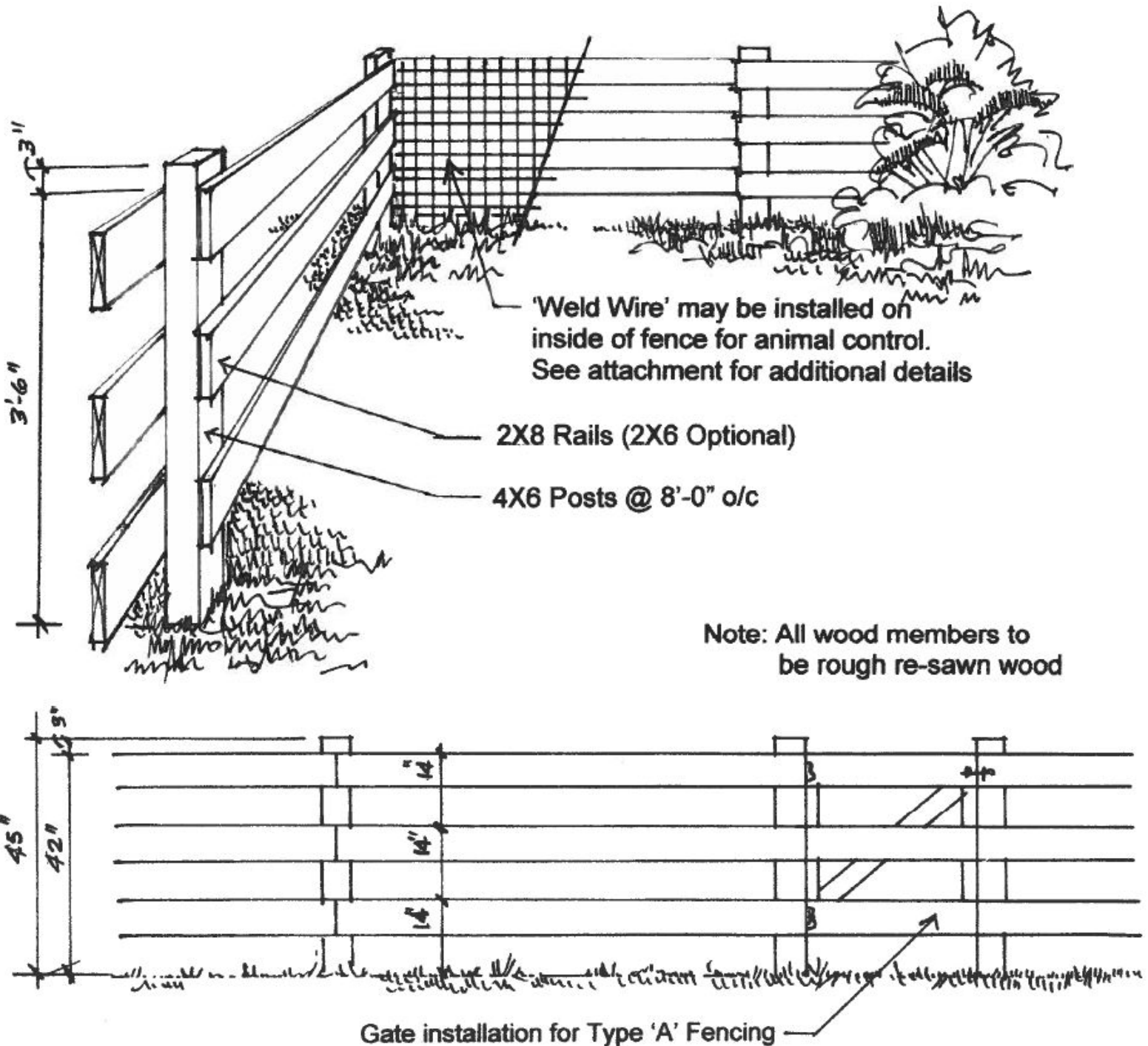
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IN ADDITION TO THE COMMUNITY –WIDE FENCING RULES THE SPREAD HAVE THE FOLLOWING RULES:

- I. DOG RUNS OF 8' X16' MAY BE CONSTRUCTED AS EITHER A TRANSPARENT RAIL FENCE OR PRIVACY FENCE AND BE ATTACHED TO EITHER THE HOUSE OR PERIMETER FENCE.
- I. PRIVACY FENCES MAY BE 5' OR 6' IN HEIGHT.
- I. FENCING ALONG GREENBELT AREAS, ROADWAYS, AND DEFINING NEIGHBORHOODS IS REQUIRED AND MAY NOT BE ALTERED. NEW INSTALLATIONS MUST MATCH EXISTING FENCING.

# THE SPREAD FENCING GUIDELINES

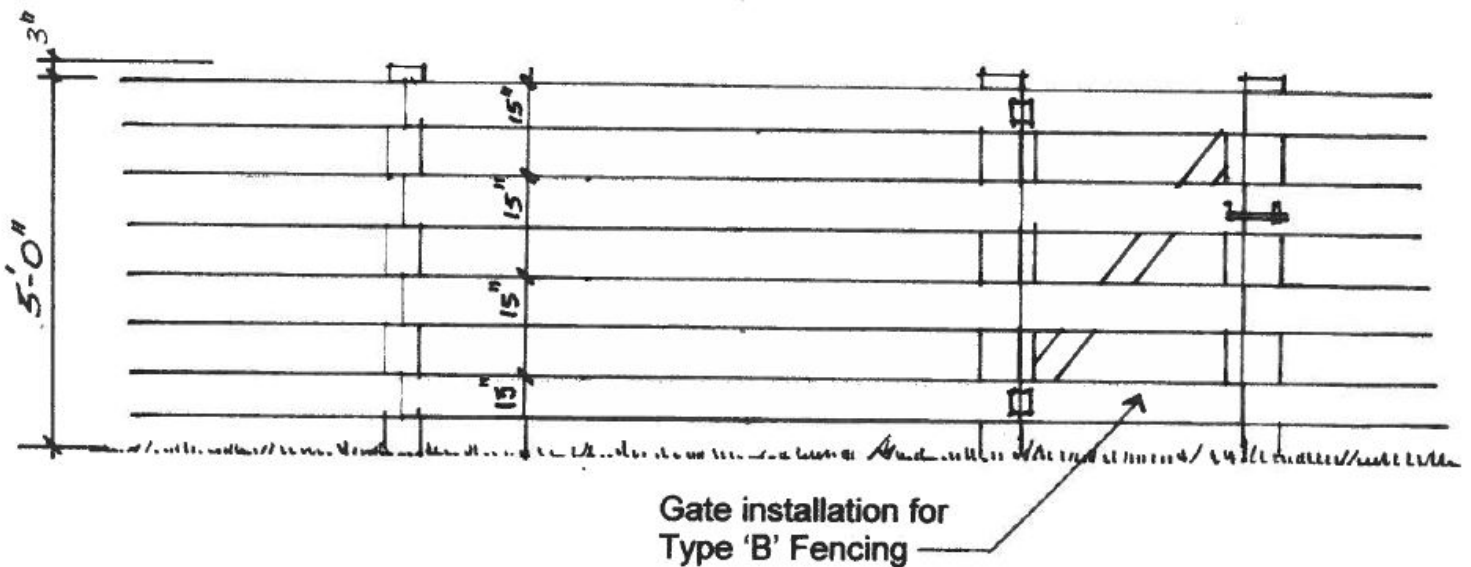
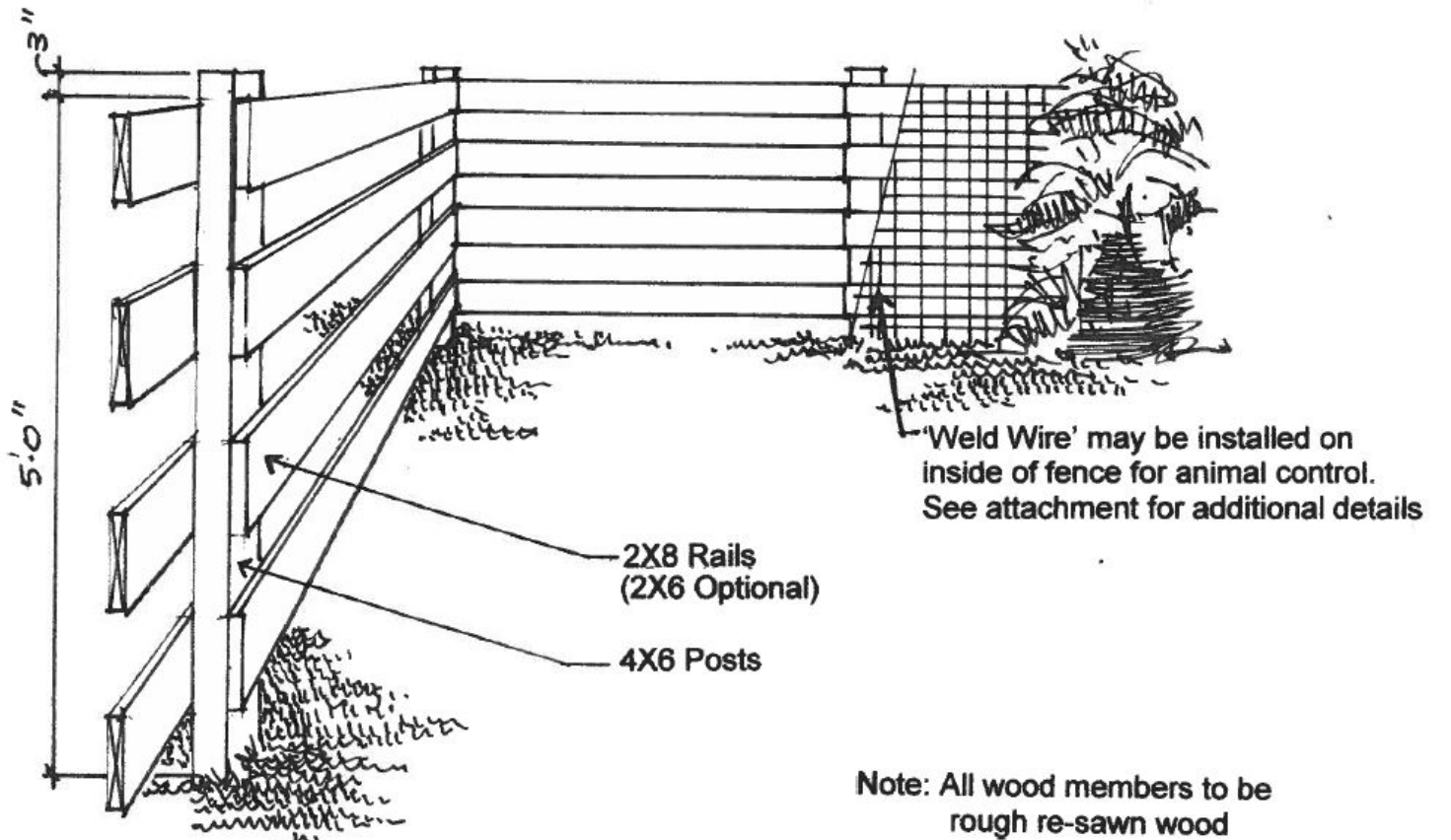
## THREE RAIL 'TYPE A' FENCE



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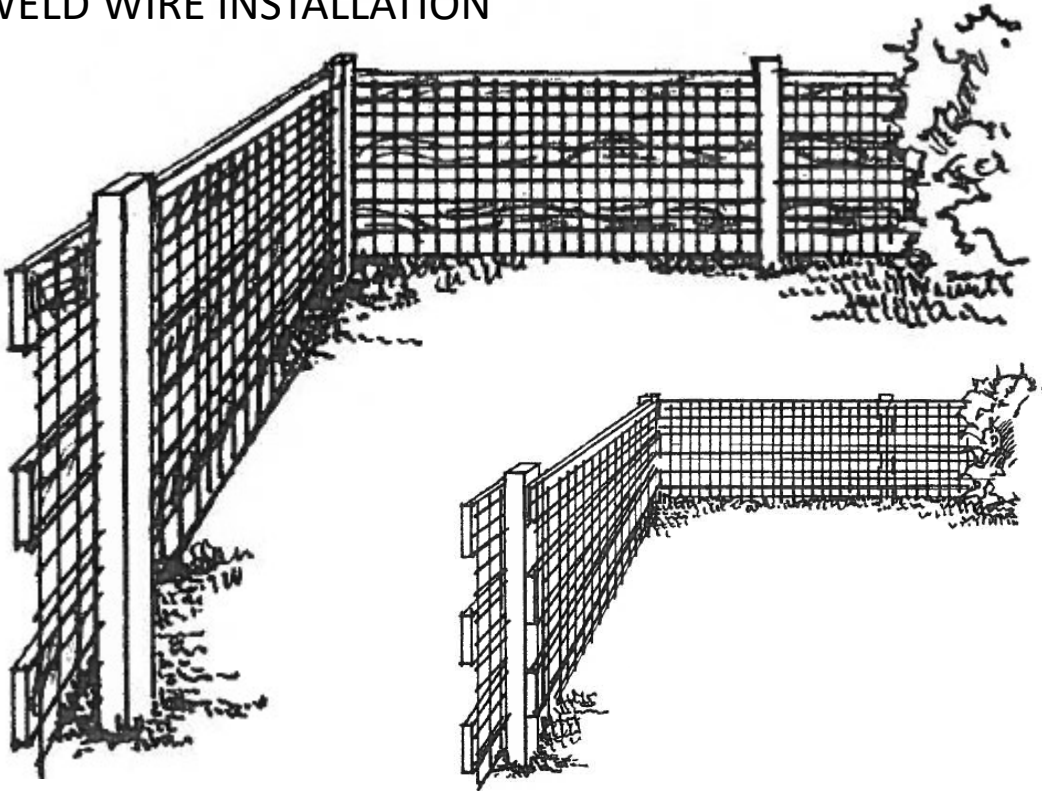
# THE SPREAD FENCING GUIDELINES

## FOUR RAIL 'TYPE B' FENCE

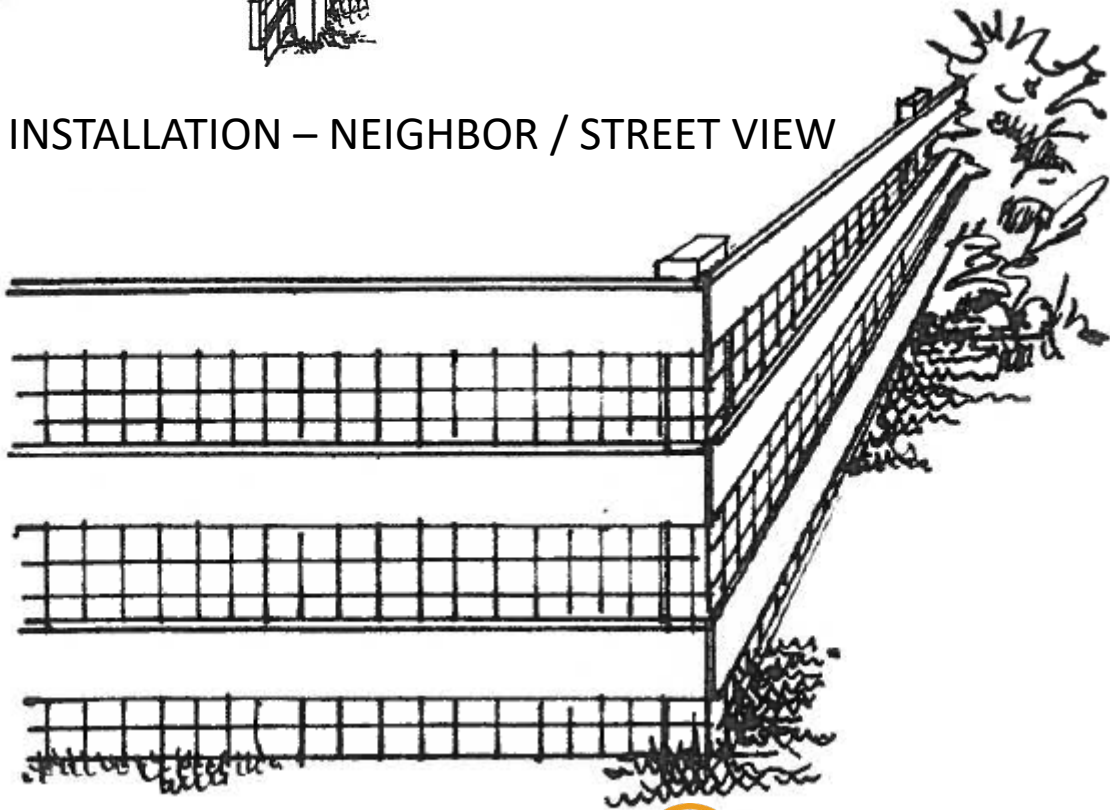


# THE SPREAD FENCING GUIDELINES

## WELD WIRE INSTALLATION



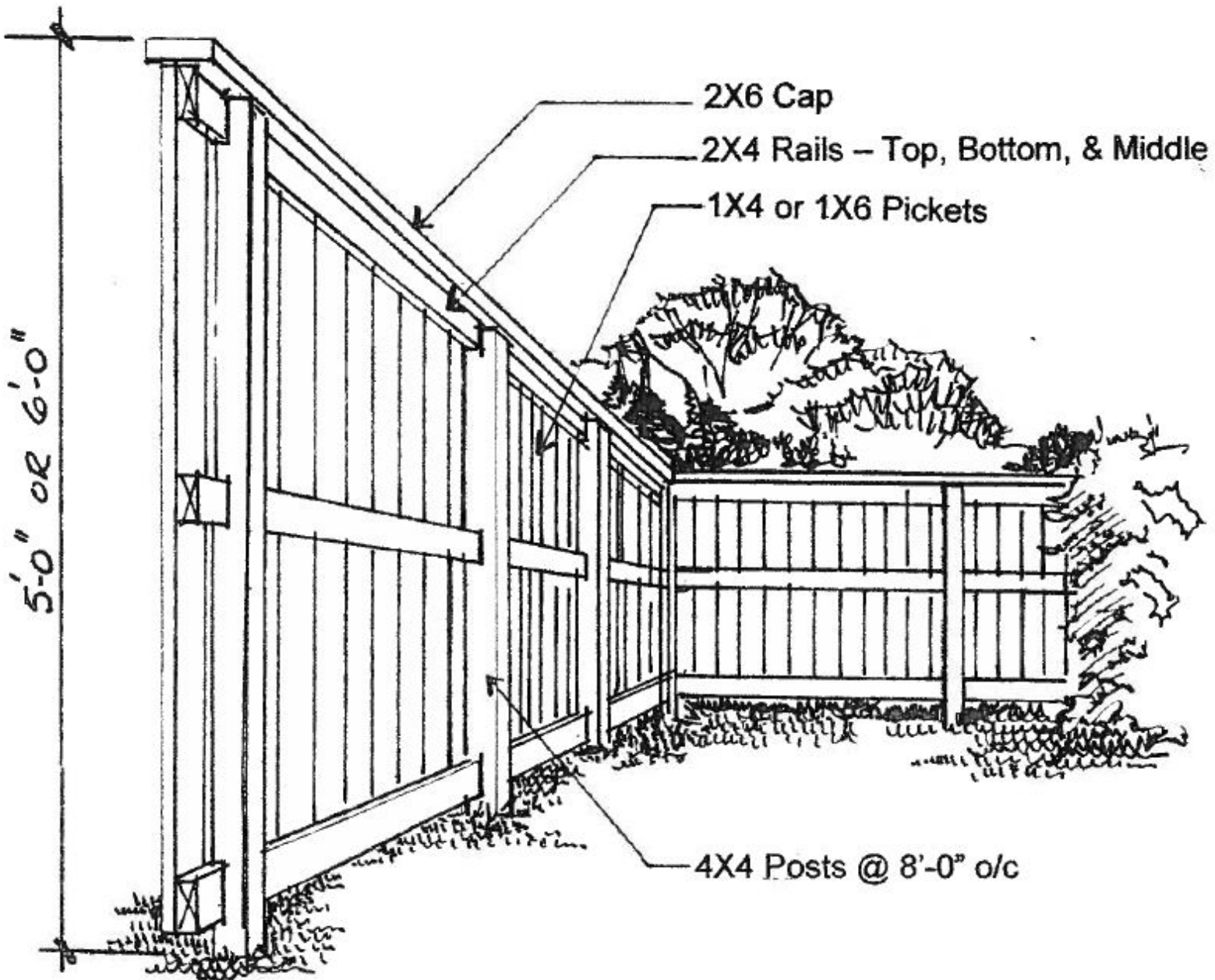
## WELD WIRE INSTALLATION – NEIGHBOR / STREET VIEW



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# THE SPREAD FENCING GUIDELINES

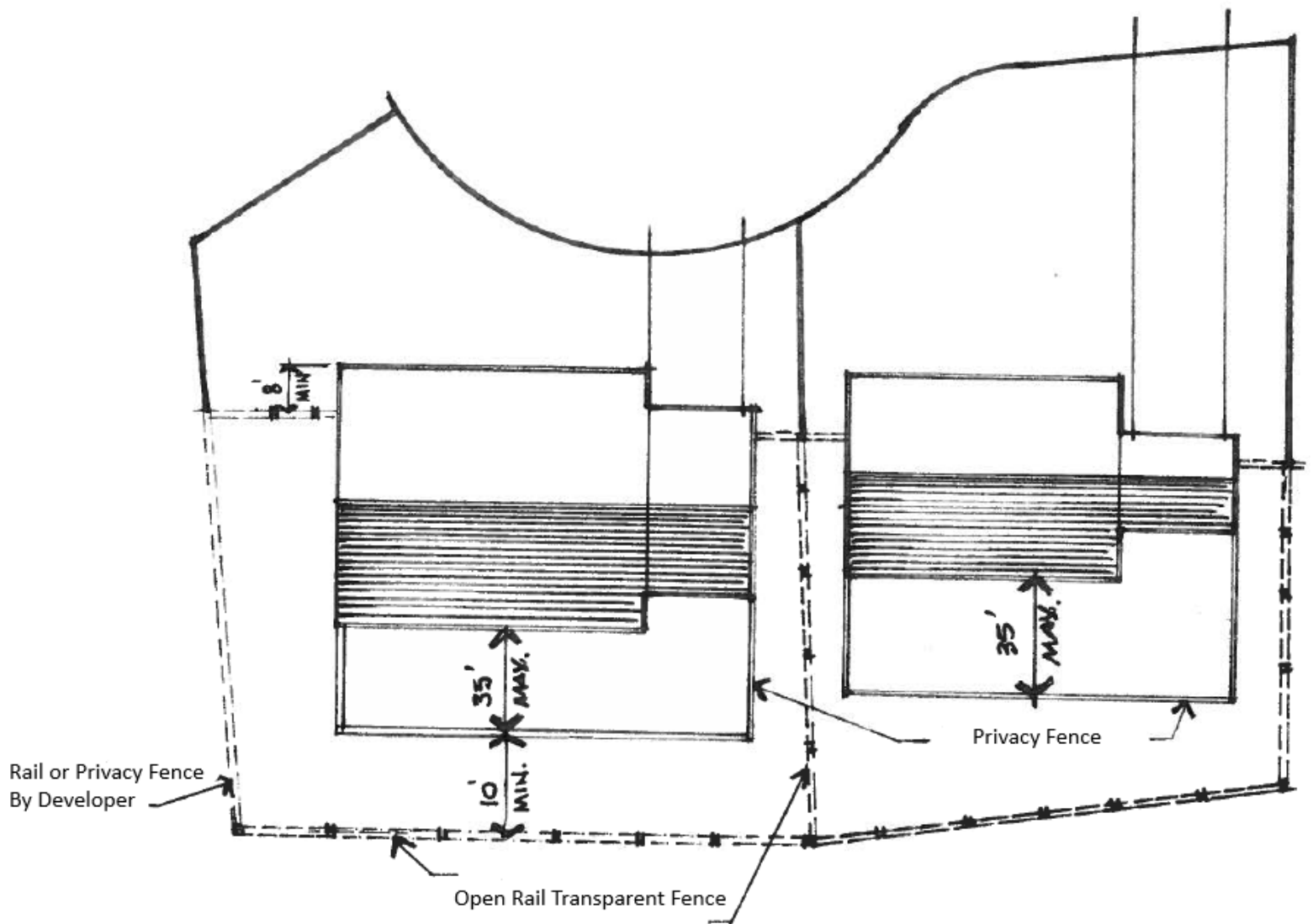
## PRIVACY FENCE – TYPE C



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# THE SPREAD FENCING GUIDELINES

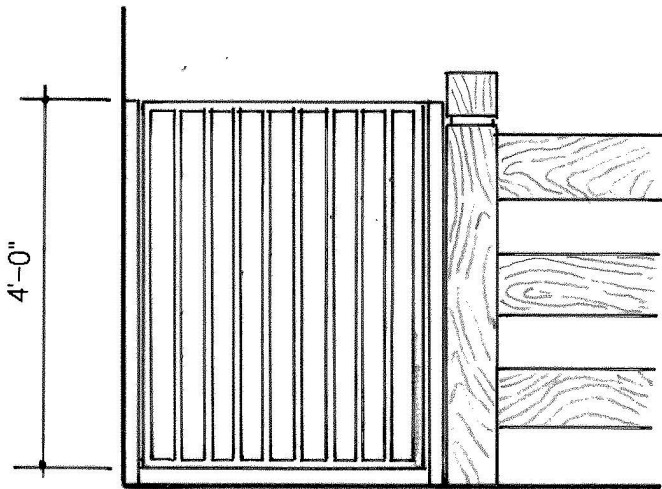
## FENCE LOCATION PLAN



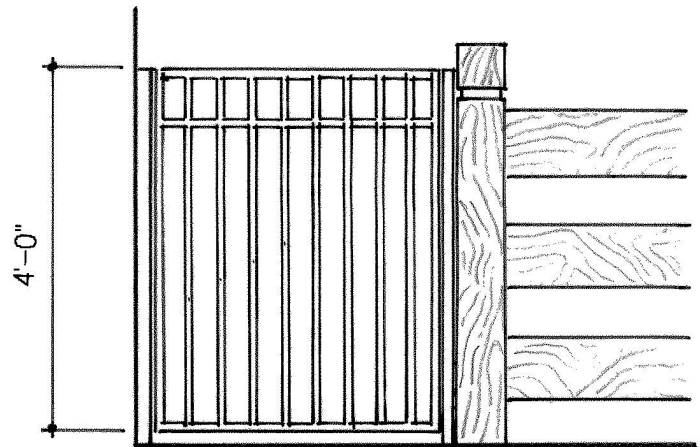
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# THE SPREAD OPTIONAL METAL GATE GUIDELINES

## OPTIONAL METAL GATE



GATE CONCEPT "A"



GATE CONCEPT "B"

THE GATE TYPE MAY BE MODIFIED BY HEIGHT AND WIDTH TO FIT THE APPLICATION. GATES MUST BE PAINTED BLACK AND BE KEPT IN GOOD CONDITION. MAXIMUM SPACING BETWEEN VERTICAL BARS IS 4".

PLEASE NOTE: THE GATE MUST MATCH THE HEIGHT OF THE FENCE THEY ARE ATTACHED TO. THE POST IN WHICH THE GATE IS ATTACHED CAN BE METAL OR MATCH THAT OF THE FENCE IT'S ATTACHED TO.



# TERRITORY AND SADDLEWOOD FENCING GUIDELINES

## TERRITORY AND SADDLEWOOD FENCING RULES:

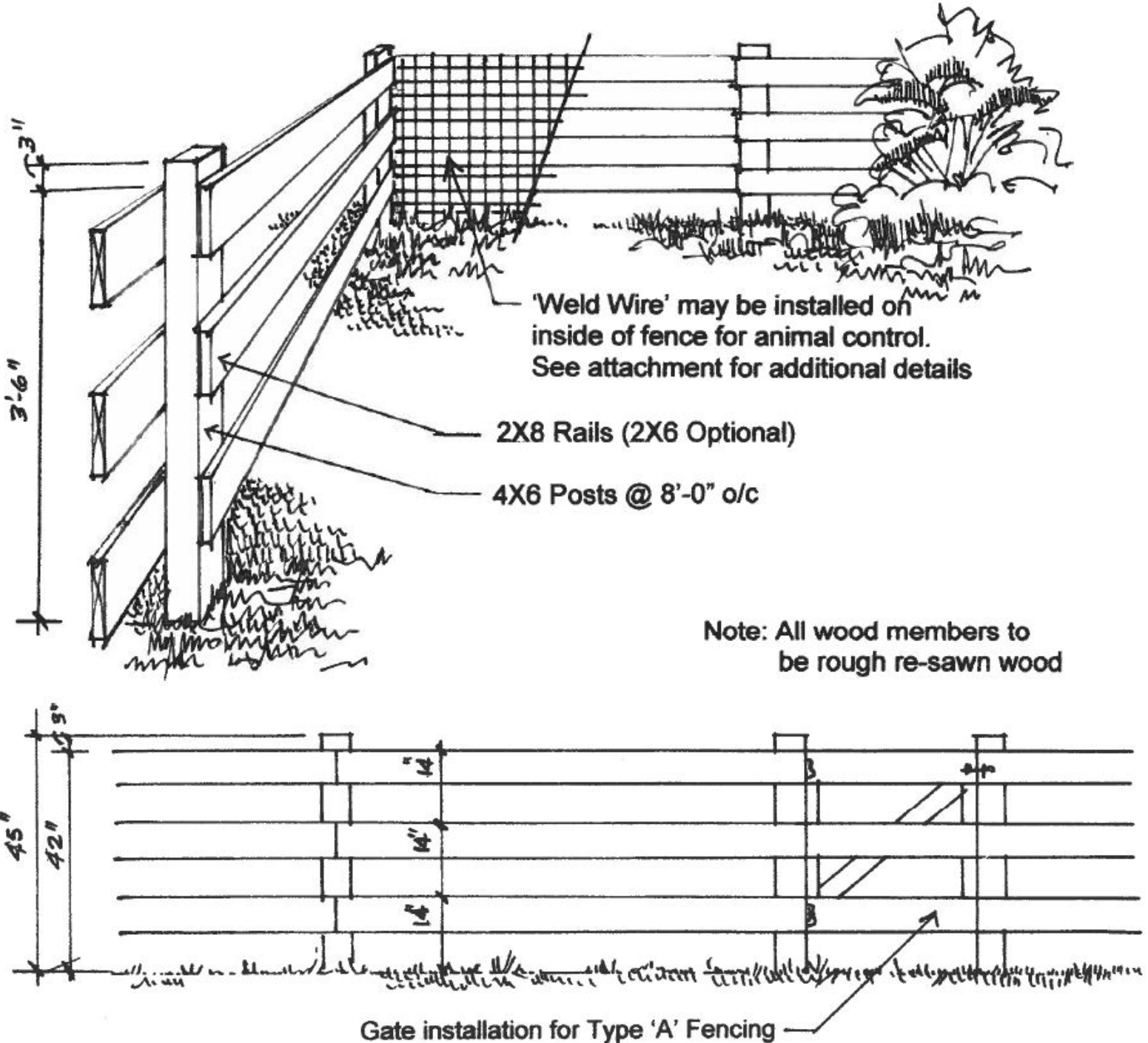
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IN ADDITION TO THE COMMUNITY –WIDE FENCING RULES TERRITORY AND SADDLEWOOD HAVE THE FOLLOWING RULES:

- I. DOG RUNS MAY BE CONSTRUCTED AS EITHER A TRANSPARENT RAIL FENCE OR PRIVACY FENCE AND BE ATTACHED TO EITHER THE HOUSE OR PERIMETER FENCE.
- I. PRIVACY FENCES MAY BE 5' OR 6' IN HEIGHT.
- I. FENCING ALONG GREENBELT AREAS, ROADWAYS, AND DEFINING NEIGHBORHOODS IS REQUIRED AND MAY NOT BE ALTERED. NEW INSTALLATIONS MUST MATCH EXISTING FENCING.
- II. PICKETS OR RAILS ARE TO RUN CONTINUOUS ON ONE SIDE OF THE POST ALONG RIGHT OF WAYS, STREETS, AND GREENBELTS. THE RAIL SIDE OF THE FENCE IS CONSIDERED THE FRONT OF THE FENCE AND SHALL FACE ALL RIGHT OF WAYS AND STREETS.
- III. FENCING BETWEEN TERRITORY / CHATFIELD HIGH SCHOOL AND TERRITORY / MOUNTAIN GATE MUST REMAIN 5' HIGH, TYPE C WITH CAP.

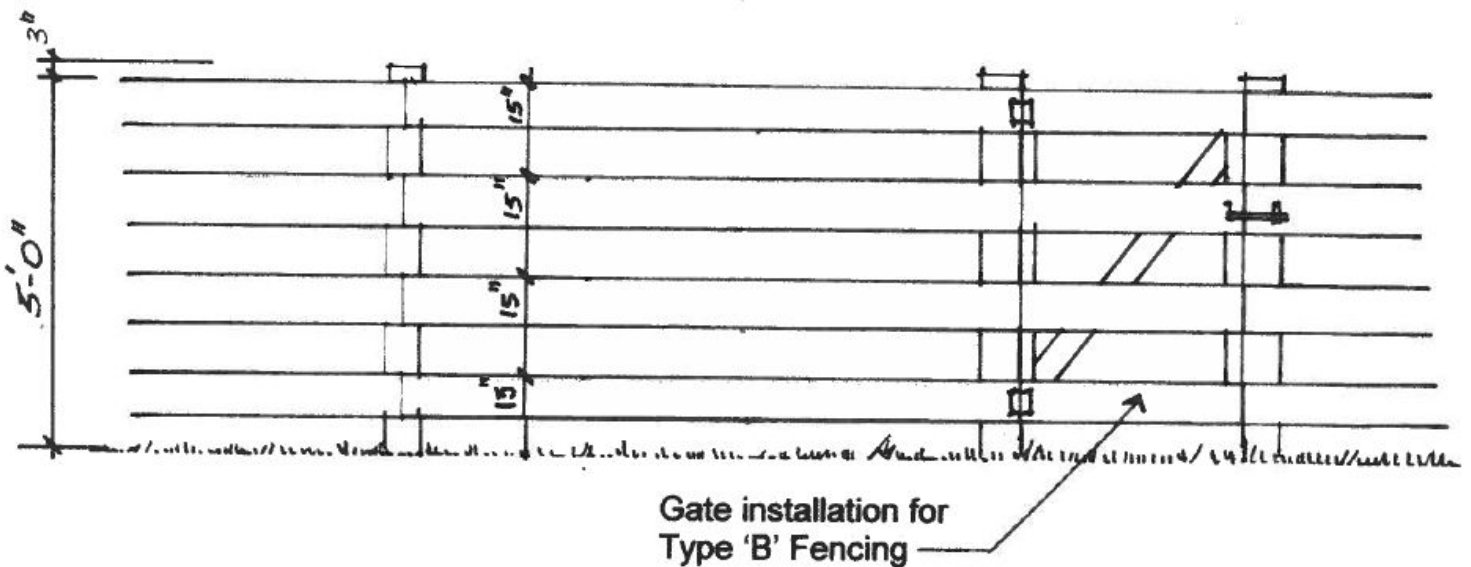
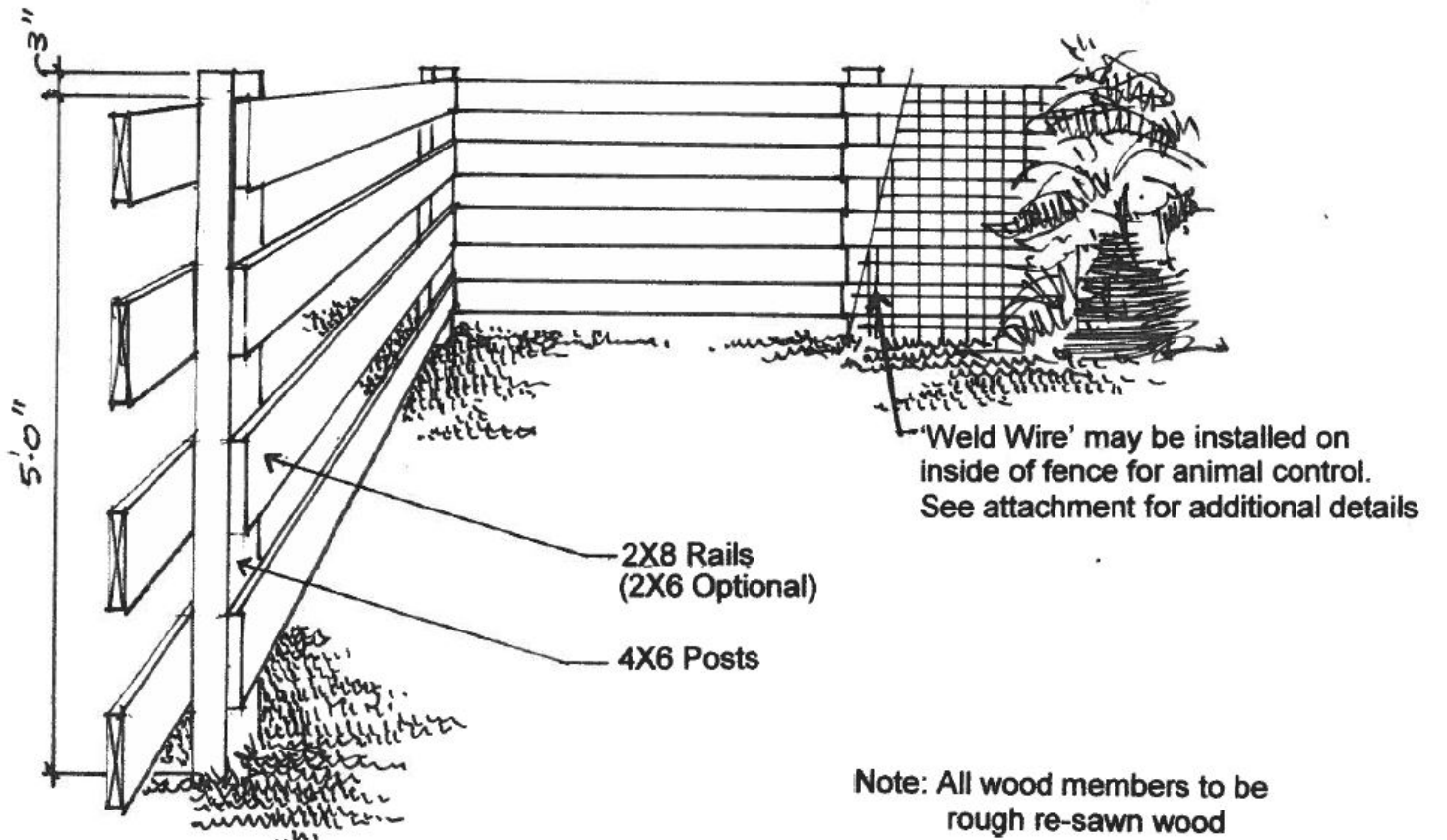
# TERRITORY AND SADDLEWOOD FENCING GUIDELINES

## THREE RAIL 'TYPE A' FENCE



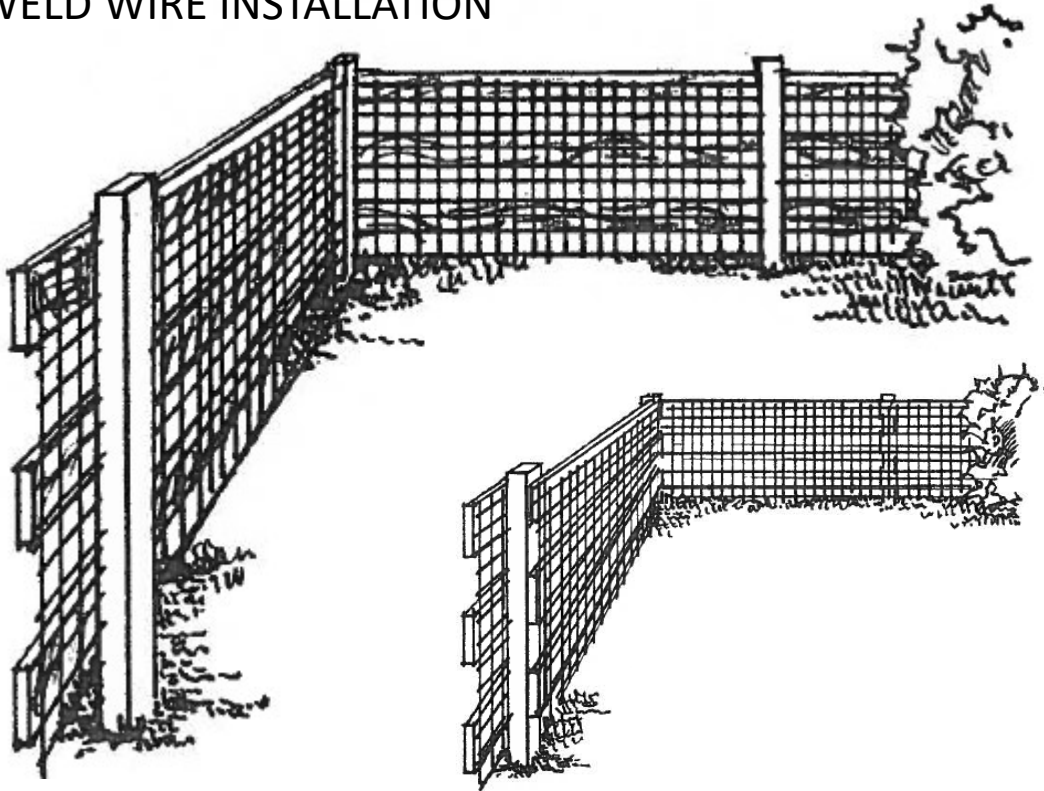
# TERRITORY AND SADDLEWOOD FENCING GUIDELINES

## FOUR RAIL 'TYPE B' FENCE

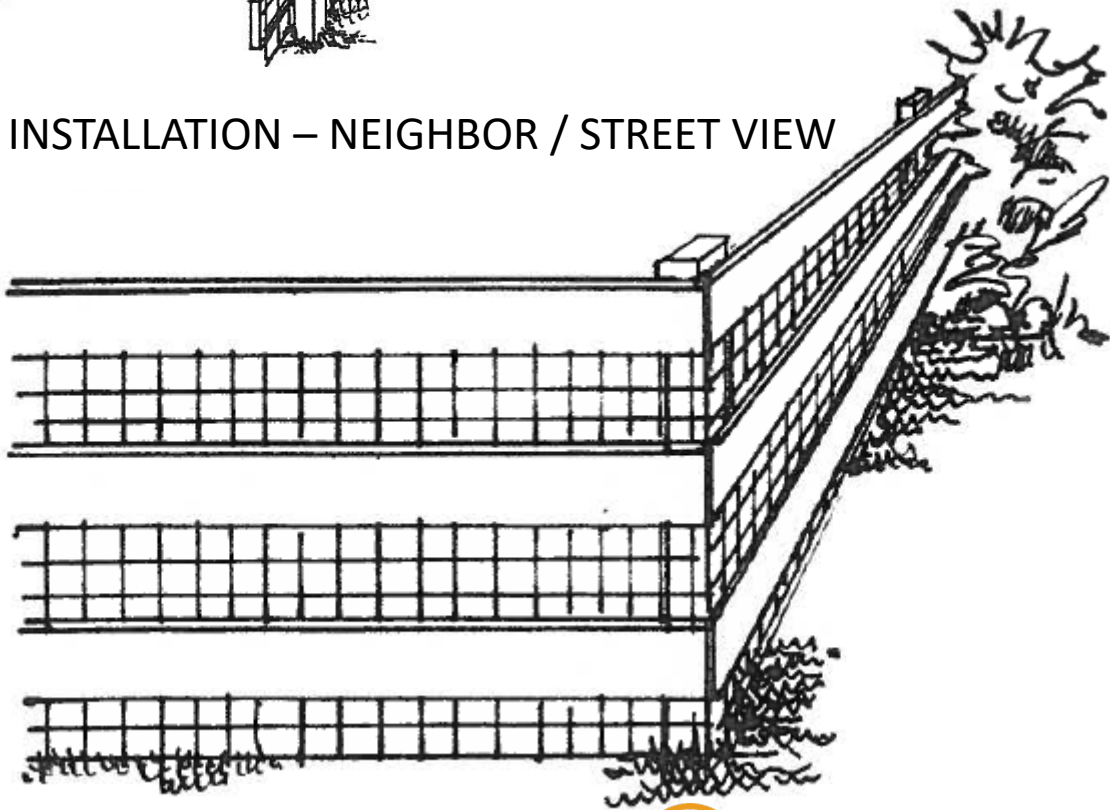


# TERRITORY AND SADDLEWOOD FENCING GUIDELINES

## WELD WIRE INSTALLATION



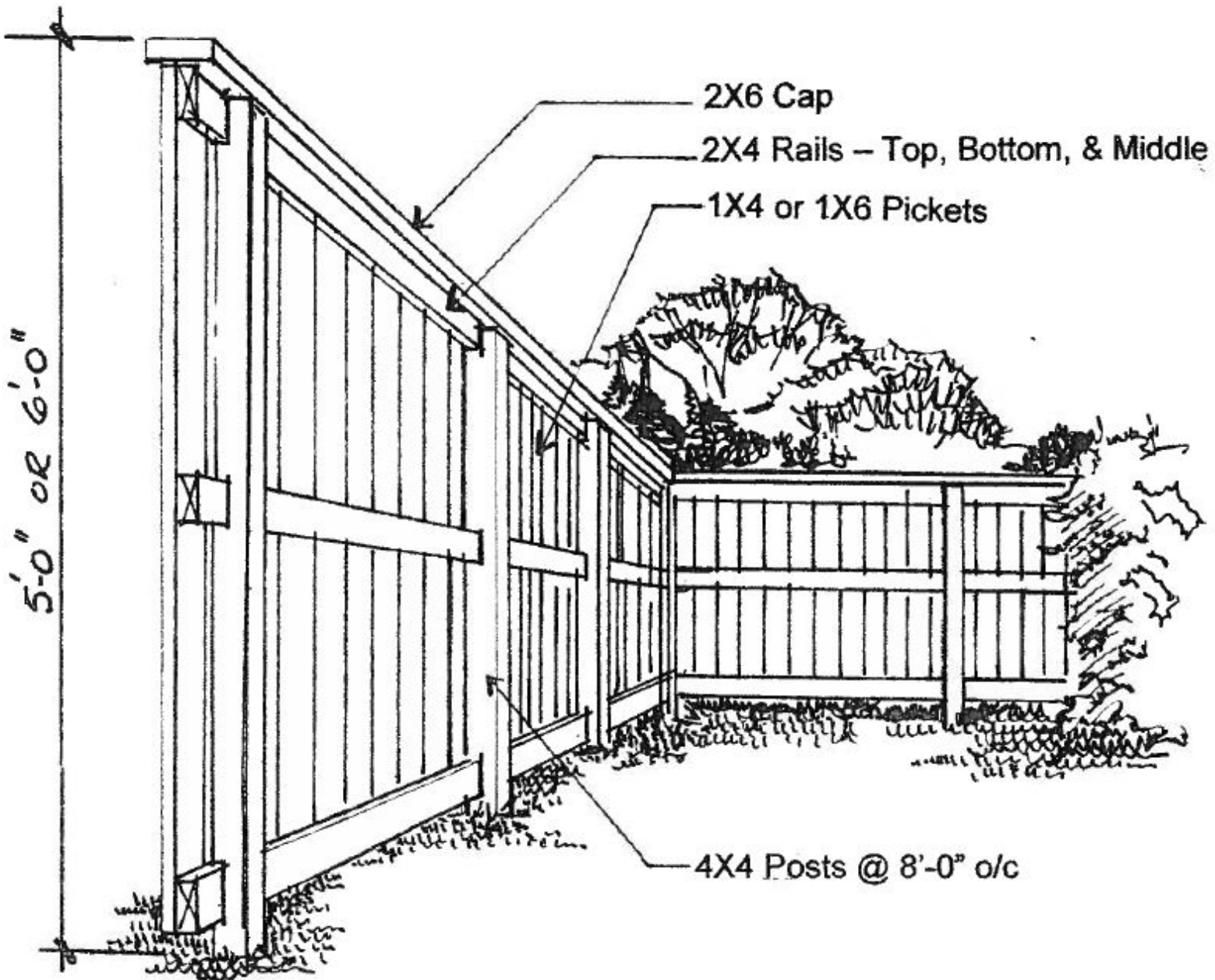
## WELD WIRE INSTALLATION – NEIGHBOR / STREET VIEW



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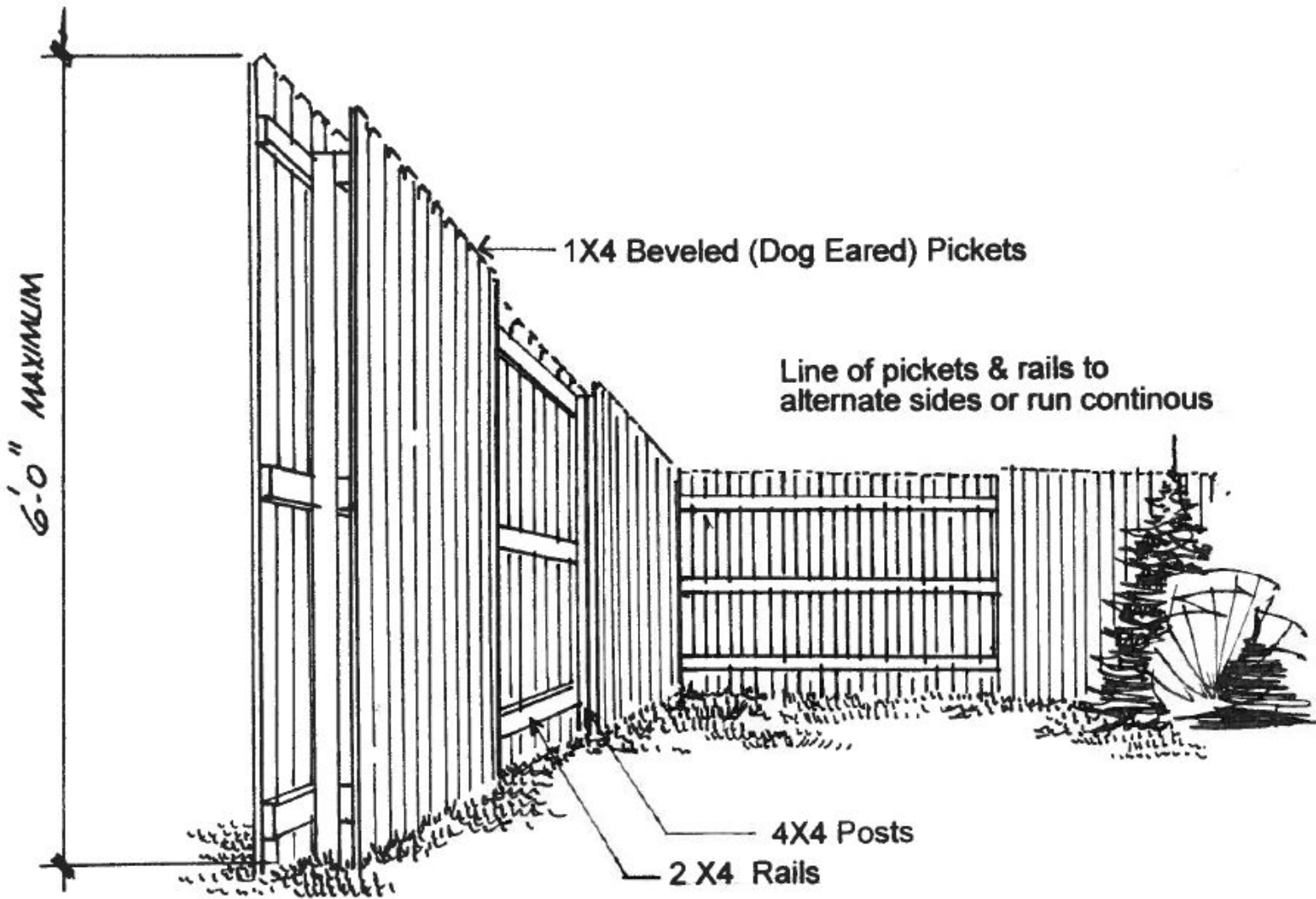
# TERRITORY AND SADDLEWOOD FENCING GUIDELINES

## PRIVACY FENCE – TYPE C



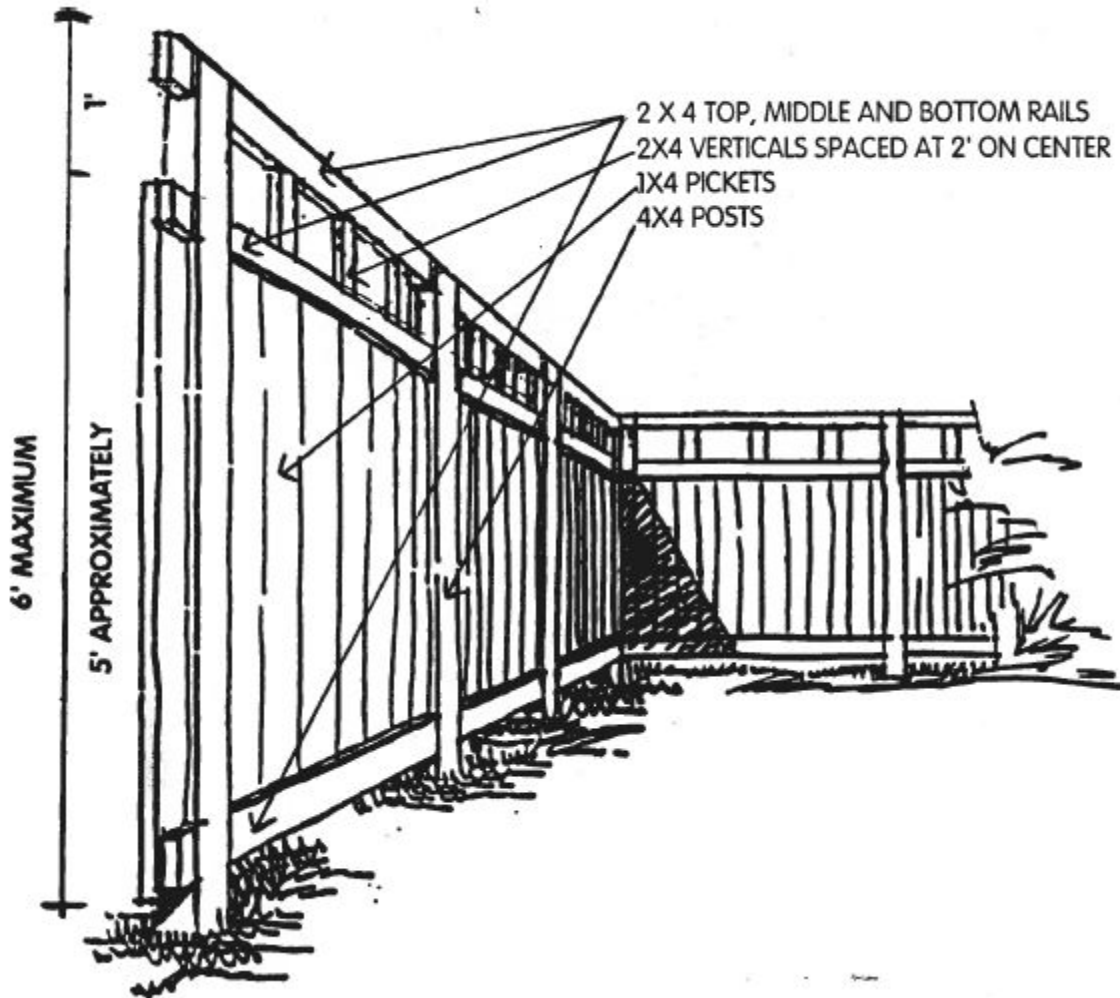
# TERRITORY AND SADDLEWOOD FENCING GUIDELINES

## PERIMETER NEIGHBORHOOD FENCE – TYPE D



# TERRITORY AND SADDLEWOOD FENCING GUIDELINES

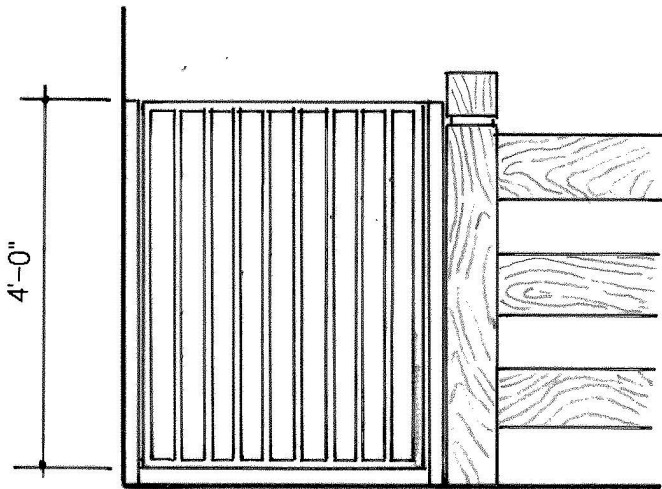
## PERIMETER NEIGHBORHOOD FENCE – TYPE E



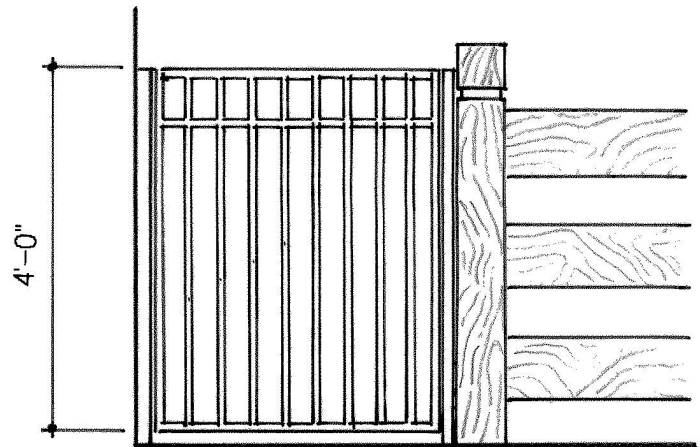
THE FENCE TYPE MAY BE MODIFIED BY REMOVING THE 2x4 FRAMING ABOVE THE SOLID PORTION OF THE FENCE, THUS MAKING IT A TYPE C PRIVACY FENCE. PLEASE NOTE: THE GATE MUST MATCH THE HEIGHT OF THE FENCE.

# TERRITORY AND SADDLEWOOD OPTIONAL METAL GATE GUIDELINES

## OPTIONAL METAL GATE



GATE CONCEPT "A"



GATE CONCEPT "B"

THE GATE TYPE MAY BE MODIFIED BY HEIGHT AND WIDTH TO FIT THE APPLICATION. GATES MUST BE PAINTED BLACK AND BE KEPT IN GOOD CONDITION. MAXIMUM SPACING BETWEEN VERTICAL BARS IS 4".

PLEASE NOTE: THE GATE MUST MATCH THE HEIGHT OF THE FENCE THEY ARE ATTACHED TO. THE POST IN WHICH THE GATE IS ATTACHED CAN BE METAL OR MATCH THAT OF THE FENCE IT'S ATTACHED TO.



# THE PLAINS KCRMA/MD PERIMETER FENCING



- BLUE – KCRMA PRIVACY FENCING
- YELLOW – KCRMA SPLIT RAIL FENCING
- RED – JEFFERSON COUNTY PRIVACY FENCING
- GREEN – KCRMA SLEDDING HILL TREX FENCING
- ORANGE – KCRMD COMMUNITY PARK FENCING

KCRMA / KCRMD MAINTAINS RESPONSIBILITY FOR PERIMETER FENCING AS DEPICTED ABOVE.