

**SPYGLASS RIDGE HOMEOWNER'S ASSOCIATION  
FENCE APPLICATION**

**Compliance**

No applications will be accepted or approved if the property is out of compliance; including (but not limited to) past due assessments, fines and liens,

Date: \_\_\_\_\_

Street Address: \_\_\_\_\_ Lot: \_\_\_\_\_ Filing No: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Current Address: \_\_\_\_\_

Phone: \_\_\_\_\_ (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell)

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_ (Business) \_\_\_\_\_ (Cell)

Submittal Date: \_\_\_\_\_ Est. Const. Start Date: \_\_\_\_\_ Est. Const. Completion Date: \_\_\_\_\_

Submit a \$500 refundable deposit, City fence permit, two copies of this application and two copies of a drawing of the new fence installation using a copy of your prior landscape plan. Indicate on your (using colored ink to indicate new installations) where the fence will be located and the fence types (#1-4 as identified in Guidelines).

Copies of your landscape plan can be purchased from the Community Manager for \$2-3 per page. Checks should be made payable to: Spyglass Ridge HOA

Once your application is approved, one set of the application and plans will be returned to you with an approval stamp and signature. The other set will be retained in your file.

**CONDITIONS OF ACC APPROVAL:**

Plans that have been redlined are not considered approved until two sets of revised, clean plans have been resubmitted to the Community Manager and all corrections/revisions have been verified. After verification, the plans will be stamped for approval. Construction may not begin until ACC has issued final approval. Daily fine for premature construction is \$100.00. Lot Owner is responsible for making sure all contractors and subcontractors receive copies of the revised, approved plans prior to commencement of construction

Hours of construction for exterior work shall be from 7:00 AM to Sunset and shall be subject to City of Grand Junction regulations.

Dogs must be on leash at all times per City ordinances. Cleanup of pets is mandatory on owned lot, common area, or other property.

Music and radios are allowed, but shall not be heard beyond the Lot boundary.

All construction vehicles shall be parked on adjacent streets unless during temporary delivery of materials. Vehicles must be a minimum of 6 feet from any driveway.

Owner and Owner's contractor shall be responsible for daily cleaning of any rubble and dirt on adjacent streets and sidewalks **and shall comply with City of Grand Junction SWMP Regulations 16-143 of City Ordinance 3824.**

No permanent fencing or landscaping shall be installed prior to fencing, landscape and irrigation applications and plans being submitted to, and approved by, the Spyglass Ridge ACC. **Landscape must be installed within 60 days of issuance of Certificate of Occupancy by City of Grand Junction for front yard, and 1 year for rear yard. Failure to meet these deadlines may result in significant financial penalty**

Prior to commencement of construction on **Bluff Lots**, Owner shall have clearly marked stakes installed along all applicable "Slope Set Back/No Disturbance Area" lines of the property, per the recorded "Special Building Lot Considerations" of Mesa County for Filings One, Two and Three. Such stakes shall not be removed or tampered with until construction is complete

Lot Owner is responsible for assuring that all Common Area Elements (including, but not limited to, irrigation valve boxes, landscaping, and fences) are marked and protected from damage during construction. Lot Owner will be charged for damage to Common Area Elements caused by construction per HOA CC&Rs and adopted policy and procedure.

Landscape Standards and Guidelines are made a part of this approval and are incorporated herein. Pages 1 through 3 of this application are included in the Conditions of Approval.

Approved for construction subject to the above conditions.

Signature \_\_\_\_\_ Approval Date: \_\_\_\_\_  
Signature Authorized Member of Spyglass Ridge Architectural Control Committee (ACC)

Lot Address \_\_\_\_\_ Lot # \_\_\_\_\_

Owner acceptance of conditions statement:

I have read and accept all conditions of this 4 page application.

Owner \_\_\_\_\_ Date Accepted \_\_\_\_\_  
Signature

### TYPE 1 PRIVACY FENCE

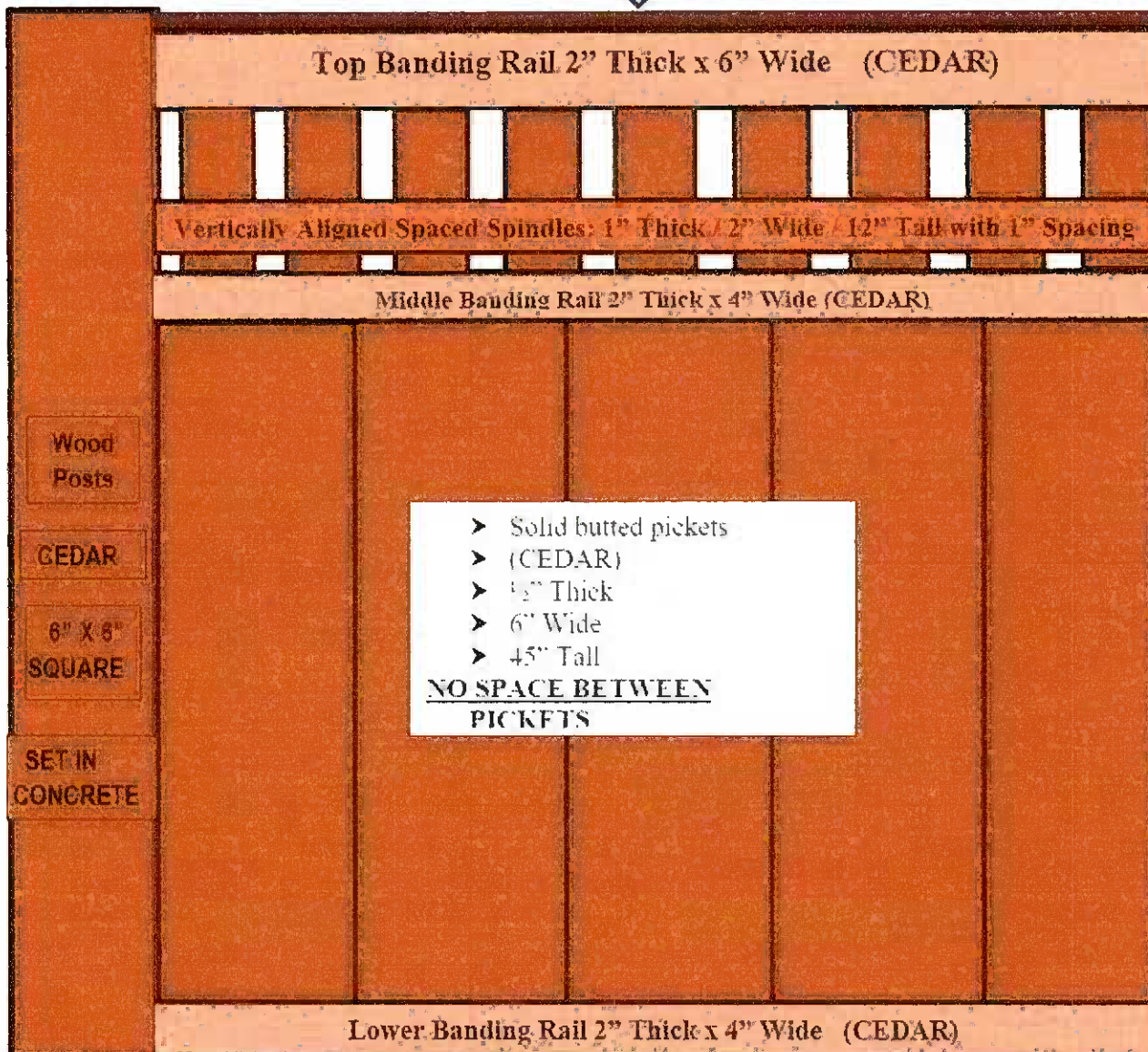
MAXIMUM HEIGHT IS 6 FEET

"FINISHED" SIDE MUST FACE OUTWARD

REQUIRED FOR STREET FACING PRIVACY FENCE AT PROPERTY FRONT

(ALL MEASUREMENTS ARE NOMINAL DIMENSIONS)

1/2" CAP (CEDAR)



- Entire fence must be constructed of solid Cedar
- Total Type 1 fence height must NOT exceed 6 feet from the finished grade on the property. The fence may be shorter than the maximum height, if it retains the required style and relative dimensions.
- The vertical solid cedar posts must be 6 inches by 6 inches square, installed at 8 foot spacings, center on center, and set in concrete
- The height of the solid pickets must be 45 inches to the bottom of the middle banding.
- The height of the spaced spindles must be 12 inches between the middle and top banding
- The spaced spindles must be 1 inch thick by 2 inches wide and must be installed with a 1 inch gap between adjacent spindles.
- The bottom and middle banding must be 4 inches wide. The top banding must be 6 inches wide.

## TYPE 2 PRIVACY FENCE

Maximum Height is 6 Feet  
"Finished" side must face outward

CONCRETE  
6" x 6" SQUARE  
Set in Concrete

TOP BANDING RAIL - CEDAR  
2" Thick x 6" Wide

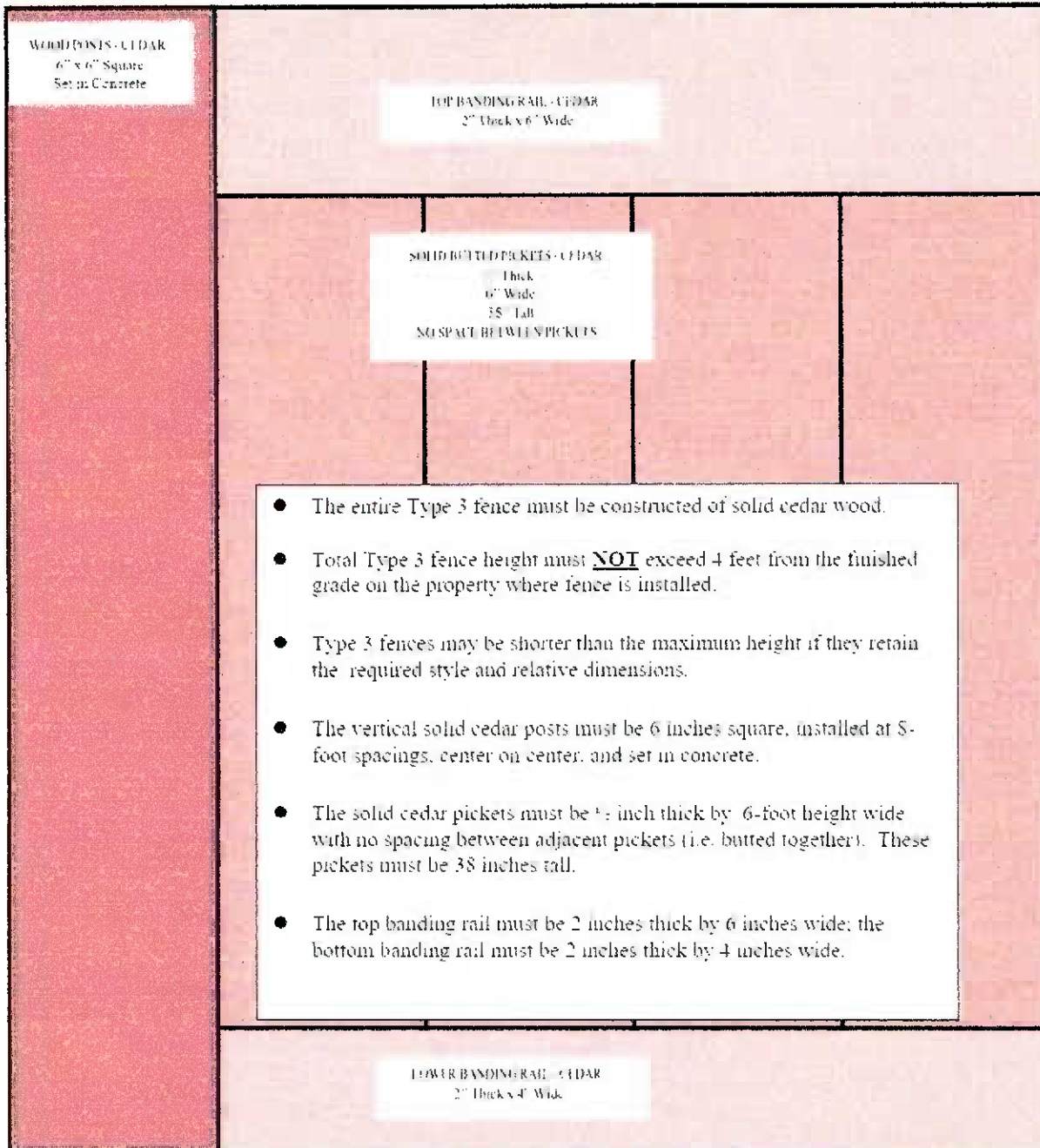
SOLID BUTTED PICKETS - CEDAR  
1 1/2" THICK  
6" WIDE  
62" TALL  
NO SPACE BETWEEN PICKETS

- The entire Type 2 fence must be constructed of solid cedar wood.
- Total Type 2 fence height must **NOT** exceed 6 feet from the finished grade on the property where fence is installed.
- Type 2 fences may be shorter than the maximum height if they retain the required style and relative dimensions.
- The vertical solid cedar posts must be 6 inches by 6 inches square, installed at 8-foot spacings, center on center, and set in concrete.
- The solid cedar pickets must be 1 1/2 inch thick by 6-foot height wide with no spacing between adjacent pickets (i.e. butted together). These pickets must be 62 inches tall.
- The top banding rail must be 2 inches thick by 6 inches wide; the bottom banding rail must be 2 inches thick by 4 inches wide.

Bottom banding rail must be  
2" thick x 4" wide

## TYPE 3 PRIVACY FENCE

Maximum Height Is 4 Feet  
"Finished" Side Must Face Outward



## TYPE 4

Maximum Height is 4 feet

"Finished" side must face outward

(All Measurements Are Nominal Dimensions)

- The entire Type 4 fence must be constructed of solid cedar
- Total Type 4 fence height must NOT exceed 4 feet from the ground finished grade on the property
- Type 4 fence may be shorter than the maximum height, but, must retain the required style
- The vertical solid cedar posts must be 6 inches by 6 inches square, installed at 8 foot spacing, set in concrete
- Only two (2) solid cedar fence rails may be installed. They must be 2 inches thick by 8 inches wide. The top of the upper rail must be installed 6 inches below the top of the posts. The bottom of the lower rail must be installed 6 inches above the ground finished grade
- 2 inch x 4 inch OR 4 inch square welded wire mesh fencing may be installed on the INSIDE face of the 2" x 8" rails so that the wire fencing does NOT protrude above the top of the upper rail. The use of "chicken-wire" is prohibited.

### VERTICAL POSTS REQUIREMENTS:

- MUST BE CEDAR
- 6" x 6" SQUARE
- SET IN CONCRETE
- 8 FOOT SPACING BETWEEN POSTS

