



Spyglass Ridge Fence Policy

Property perimeter fences are not required in Spyglass Ridge. If a property perimeter fence is to be constructed, property owners can select from fence Types 1, 2, 3 or 4 (see diagrams below). Prior to installation of a perimeter fence, a fence construction application must be submitted to the Spyglass Ridge Architectural Control Committee (ACC) for approval. New build homes may use the Landscape and Fence Application form to submit to the ACC for approval along with the landscape plan. A refundable deposit is required with all fence applications. If landscaping is being installed for the first time, this deposit is included as part of the \$5,350.00 fee (\$350.00 ACC Review Fee + \$5,000.00 refundable Construction Deposit) paid when the ACC Application Contract document is submitted prior to starting construction. Installation of fencing at any other time will require the owner to pay a **\$500.00** refundable deposit at the time the fence application is submitted.

The fence construction application deposit will be refunded after inspection of the properly constructed fence by the Community Manager and/or ACC Committee Chairman. If a fence is installed at a time separate from the landscaping, a post work inspection by a drainage engineer must be completed, and a letter from said drainage engineer, approving the fence construction, must be submitted to the Community Manager.

Fence construction application approval by the ACC, as well as a valid City of Grand Junction fence construction permit are required prior to initiating fence construction.

Before initiating fence construction, the Community Manager must be notified at least 24 hours, Monday through Friday, before construction commences. Fence construction must be completed within two (2) months of receiving ACC approval of the fence construction application.

All installed perimeter fences must precisely adhere to the specifics and dimensions as shown for fence Types 1, 2, 3 or 4 diagrams, including items such as construction materials, installation process, overall height, post spacing, lumber dimensions, picket and spindle dimensions and spacing, and applied finishes.

- **Construction and Maintenance:** All fences must be constructed in a professional manner and must be properly maintained at all times.
- **Fence Construction Materials:** All property perimeter fences shall be constructed of solid cedar wood posts, planks, rails, pickets, spindles, banding and bracing. Vinyl, metal, wood veneer or other fencing materials will not be permitted in the construction of perimeter fences.
- **Fence Posts:** All property perimeter fencing shall be supported by 6 inch by 6 inch vertically oriented solid cedar wood posts set in concrete, spaced at 8-foot intervals, when measured center on center.
- **Fence Height:** No property perimeter privacy fence, Types 1 or 2, can exceed six feet in overall height above the finished grade of the property on which the fence is constructed. Fence Types 3 and 4 must not exceed 48 inches in overall height above the finished grade of the property on which the fence is constructed. Fences may be installed shorter than maximum height if they retain the required styles and relative dimensions.

- **Fence Color:** All perimeter fences are allowed to weather to a natural color or can be treated using a clear natural wood finish/sealant/protectant. Such products include but are not limited to Behr brand #T-500 Natural Clear Transparent Waterproofing Exterior Wood Finish or Flood brand CWF-UV Clear Natural Penetrating Wood Finish. A transparent cedar finish may be used with prior approval from the ACC.
- **Fence Location:** All perimeter fences shall be at least five (5) feet farther away from the street than the “face” of the principal dwelling on the property. Only the Type 1 fence can be installed for street-facing perimeter privacy fences. See Lot-specific information below for more details regarding the exact location for perimeter fencing.
- **Fence Gates:** All perimeter fence gates must match the external appearance of the fence and be constructed of the same solid cedar wood materials, with appropriate metal hardware. Installation of other types/styles of gates (e.g. metal or decorative) must receive written approval from the ACC prior to installation.

Specific Fence Type Information - see diagrams:

(All measurements are nominal dimensions)

- **Type 1** - Constructed of individual, 1/2 inch by 6 inch, 52 inch tall, vertically oriented, butted, solid cedar wood board pickets, topped by 1 inch thick by 2 inch wide, 12-inch-tall spindles that are spaced 1 inch apart. The lower banding/rail must consist of 2 inch by 4 inch solid cedar wood and be installed at the base of the fence; the middle banding/rail must consist of 2 inch by 4 inch solid cedar wood and be installed at the top of the 52 inch tall, vertically oriented pickets. The top banding/rail must consist of 2 inch by 6 inch solid cedar wood and be installed at the top of the fence and must be topped by 1 inch solid cedar wood cap, oriented horizontally. The Type 1 fence must be supported by 6 inch by 6 inch vertically oriented solid cedar posts set in concrete, spaced at 8 foot intervals, when measured center on center. Total fence height cannot exceed six feet in overall height above the finished grade of the property on which the fence is constructed. The individual, 1 inch by 6 inch vertically oriented, butted, solid cedar wood board pickets shall be applied on the public street side of the rails
- **Type 2** - Constructed of individual, 1/2 inch by 6 inch, 6 foot tall, vertically oriented, butted, solid cedar wood board pickets, supported by 6 inch by 6 inch vertically oriented solid cedar wood posts set in concrete, spaced at 8 foot intervals, when measured center on center. The lower banding/rail must consist of 2 inch by 4 inch solid cedar wood and be installed at the base of the fence; the top banding/rail must consist of 2 inch by 6 inch solid cedar wood and be installed at the top of the fence. Total fence height cannot exceed six feet in overall height above the finished grade of the property on which the fence is constructed. The individual, 1 inch by 6 inch vertically oriented, butted, solid cedar wood board pickets shall be applied on the public street side of the rails.
- **Type 3** - Constructed of individual, 1/2 inch by 6 inch, 4 foot tall, vertically oriented, butted, solid cedar wood board pickets, supported by 6 inch by 6 inch vertically oriented solid cedar wood posts set in concrete, spaced at 8 foot intervals, when measured center on center. The lower banding/rail must consist of 2 inch by 4 inch solid cedar wood and be installed at the base of the fence; the top banding/rail must consist of 2 inch by 6 inch solid cedar wood and be installed at the top of the fence. Total fence height cannot exceed four feet in overall height above the finished grade of the property on which the

fence is constructed. The individual 1 inch by 6 inch vertically oriented, butted, solid cedar wood board pickets shall be applied on the public street side of the rails.

- **Type 4** - Constructed of no more than two solid cedar planks/rails that are 2 inches by 8 inches in dimension, oriented horizontally, and supported by 6 inch by 6 inch vertically oriented solid cedar wood posts set in concrete, spaced at 8 foot intervals, when measured center on center. The upper plank/rail must be installed so that the top of the plank is located 6 inches below the top of the post; the lower plank/rail must be installed so that the bottom of this plank is located 6 inches above the finished grade of the property on which the fence is constructed. Both planks/rails must be horizontally aligned to follow the finished grade of the property. 2" X 4" or 4-inch square welded wire fencing may be installed between cedar posts on the INSIDE face of the fence from the top plank/rail to the finished grade of the property. The wire fencing must not protrude above the top of the upper plank/rail and is prohibited from being installed on the public street facing side of the fence. "Chicken wire" mesh fencing is always prohibited.
- **Ornamental Fences** – Ornamental fences can be used for landscape enhancement, safety, retainage, wind protection, and building code requirements; they may NOT be used as perimeter fencing. Ornamental fencing may be constructed of materials other than solid cedar wood; it does not need to conform to the standards specified for perimeter fencing (Types 1, 2, 3 or 4 fencing) and can utilize different colors. Ornamental fencing, when constructed in an open fashion, such as a rail fence, shall not exceed four (4) feet in height. When constructed in a solid fashion, such as a board or lattice fence or of stone or masonry (walls), ornamental fencing shall not exceed two and one-half (2.5) feet in height. Written approval of the Architectural Control Committee (ACC) is required prior to construction and installation of ornamental fences.

Fence Maintenance, Repair or Replacement:

- All property perimeter fences must be properly maintained at all times. Fence maintenance, repair and replacement is the responsibility of the property owner, and must be completed in a timely manner, at the expense of the property owner.
- The Spyglass HOA will notify property owners regarding failure to properly maintain, repair or replace a perimeter fence, and reserves the right to levy fines for failure to comply with such notifications, by failing to make the required corrections, in a timely manner.
- Fence maintenance and repair must be executed in a manner that matches the existing fence.
- Any perimeter fence replacement must be made in a manner that complies with the standards and requirements detailed in this Fencing Policy document, even if the fence that is being replaced did not originally comply with this Fencing Policy.
- The responsibility to seal the Common Area side of the common area rail fence on a regular schedule belongs to the Spyglass Ridge HOA. Property owners shall not stain or seal the Common Area side of the fence. The HOA is not responsible for repairing damaged or broken boards/planks, posts, or for other maintenance, to common area fences resulting from damage by the owners, residents or guests of adjacent properties.

Lot-specific perimeter fence information:

- **Adjacent Lots**: The use of double-faced perimeter fences is encouraged along property lines which are common to two or more Lots.
- **Street Corner Properties**: For Type 1, 2, 3 or 4 perimeter fences located on properties located on street corners, the “finished” side of the fence shall face outward (no bracing showing). While only the Type 1 fence can be installed as the perimeter privacy fence for the street-facing “front” of the principal dwelling on the property, perimeter side fences for the property may utilize any of the four Types of fences. Note that the City of Grand Junction may have specific location requirements regarding spacing required for side fences adjacent to sidewalks.
- **Properties Adjacent to Common Areas**: For Type 1, 2, 3 or 4 perimeter fences located on properties adjacent to common areas, the “finished” side of the fence shall face outward (no bracing showing).
- **Bluff Lots**: Bluff Lots are Lots which experience significant topography change on or near the rear yard area and have no neighboring property adjacent to the rear property line. Determination of the Bluff Lots shall be established by the ACC.

Perimeter fencing on the rear yard of Bluff Lots, adjacent to the bluff area, is limited to Type 4 fencing. For the purposes of this restriction, “rear yard” shall be defined as that area between the rear property line or escarpment line (finished grade breakpoint) and a line passing through the rear façade of the house and extending beyond the principal structure intersecting two property lines or escarpment line. Installation of decks, patios, spas/hot tubs and walls four (4) feet or less tall, measured from the finished grade in this “rear yard” area must receive approval by the ACC prior to installation. These installations must not extend beyond the escarpment line.

- **Perimeter Fences in Filing Number Two and Three**: Perimeter fence construction in Filing Number 2 and 3 must meet all the same requirements for fencing as listed above, with the following additional stipulations:
 - **Lots 1, 2, 4, 5, 6** - These Lots abut a common area rail fence. As homes are built and landscaped the property owner will be required to remove the common area rail fence and install a Type 1 privacy fence when the rear landscaping is installed. Said fence removal and replacement fence construction must be paid for by the Lot owner. Lot 1 may choose to leave the current common area rail fence in place from the front face of the house to the street.
 - **Lots 40, 41, 42, 43, 46, 153, 154, 155, 156, 158, 159** - These Lots abut a common area Type 4 rail fence. Owners of these Lots must leave the rail fence in place and may not install another fence inside it. However, “two by four square” welded wire fencing may be installed on the inside face of the 2 inch by 8 inch rails as described above. Should a property owner desire to install a perimeter privacy fence to replace the existing common area fencing, said owner must get all five (Filing Number 3) or six (Filing Number 2) Lot owners to agree to install identical Type 1 fences at their own expense.