

**KEN-CARYL RANCH  
RESIDENTIAL DESIGN GUIDELINES  
AND  
HOME IMPROVEMENT GUIDELINES  
FOR  
THE SPREAD**

Adopted by:  
Ken-Caryl Ranch Architectural Committee  
June 7, 1978  
Revised January 2015

These guidelines supersede all other  
Fencing guidelines for the Spread.

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I. WELCOME TO THE SPREAD

These guidelines have been prepared to assist you, your architect and builder in design, construction and future improvements to your home.

II. PURPOSE AND INTENT

In an effort to assure owners and residents of Ken-Caryl Ranch, 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 which 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.

The Guidelines for The Spread are supplemental to and do not in any way alter the provisions and requirements contained in other official documents pertaining to The Spread, such as, zoning ordinances, recorded plats, Master and Supplemental Declarations, and Architectural Committee Rules and Procedures. Copies of these documents are available for review in the Ken-Caryl Ranch Offices.

III. DESIGN PHILOSOPHY

The plains area of the Ken-Caryl Ranch typifies the character of the gentle rolling plains from which the heritage of the Denver area was built.

There is little or no existing significant landscape; therefore, any structure put on the site becomes an imposition or in itself a landscape element.

We must then assume that residential construction on the site will dominate the site until such time that actual landscape elements (tree-shrubs) mature and soften the appearance of the construction elements.

With this understanding of the site in mind, the forms of the buildings, particularly roof forms, along with fences and colors and building locations, will blend together to provide the design or architectural character throughout The Spread.

#### IV. DESIGN GUIDELINES

##### A. Submittal Process

A fee of \$350.00 payable to Ken-Caryl Ranch Master Association must accompany each new home submittal.

##### B. Site Consideration

The location of the main building on the site should be considered: natural and final grades; drainage (on site and off site); access and off-street parking; views and privacy (of subject site and surrounding sites). The intent should be to take advantage of the natural characteristics of the site and minimize the impact on neighboring sites.

##### C. Main Building

###### 1. Size

The minimum finished floor area for a single story or tri-level building is 1,800 square feet. The minimum finished floor area for a two story building is 2,400 square feet with at least 1,200 square feet on the main level. Minimum square footage requirements exclude garages, porches, basements, and unattached structures.

The height of the building shall not exceed 30 feet measured from the lowest finished grade around the building at a distance five feet from the building wall to the highest point of the roof. Where a walkout basement is warranted by the natural topography of the site, the measurement shall be the average height of the four major building corners measured from the lowest point of the roof.

###### 2. Roof

The minimum roof pitch required on a major roof form is 5:12. The pitch of lesser elements such as porches, dormers, etc., may be lower if required by the design. The roof pitch of a major roof should not exceed 10:12.

Expansive roof area should be broken by varied elevations, heights or other elements, such as dormers, clerestory, etc.

Roof materials must be cedar or cedar shake shingles or submit an upgraded material for approval by the Architectural Committee.

Roof vents shall be colored to match the roofing or trim material.

3. Siding

Exterior siding may be wood, shingle, brick stone or rock (excluding cinder or concrete block). Application may be a variety of styles but should be continuous and consistent on all elevations to achieve a uniform and complete design statement.

All exposed metal, gutters and downspouts shall be painted a color to match the adjacent trim or siding.

4. Miscellaneous

- a. Foundation – No more than 1 foot of exposed concrete may be visible on any elevation.
- b. Garage – There shall be at least two fully enclosed garage spaces.
- c. Windows – Window frames, if metal, shall be dark anodized aluminum or painted a color consistent with the design character of the building.

D. Other Improvements

1. Driveways – All driveways must be black asphalt or a neutral color tone concrete surface.
2. Antennas – All TV, radio, or special communication antennas or aerials shall be concealed.
3. Exposed equipment or facilities such as trash containers, air-conditioning equipment, storage tanks, and equipment sheds must be appropriately concealed.
4. Exterior Lighting, Numeral, and Nameplate  
Surface mounted lighting below 2' – 6" is allowed. Anything of greater height is to be submitted to the Architectural Committee for review prior to installation.

Recessed lighting is encouraged in patio areas. Facia mounted floodlights are not allowed because of the glare onto adjacent properties.

Exterior numeral and nameplates are allowed, but should be done in good taste and be consistent with exterior materials of the house.

**E. Future Improvements or Modifications**

Future improvements or modifications that affect the exterior appearance of a home or yard must be submitted to the Committee for approval. The Architectural Coordinator should be contacted to determine the amount of detail required for submittal.

Following is a partial, sample list of improvements or modifications requiring Committee approval:

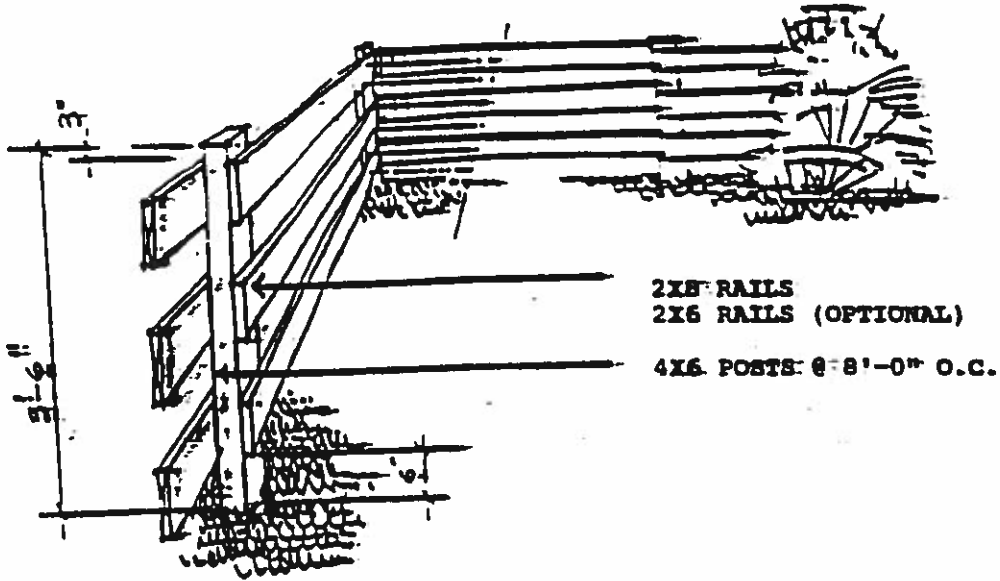
- Room or porch addition to the main house
- Repainting – even the same color
- Play house or other separate building or structure
- Decks or patio extensions
- Free standing flag poles
- Dog houses.

**ENFORCEMENT**

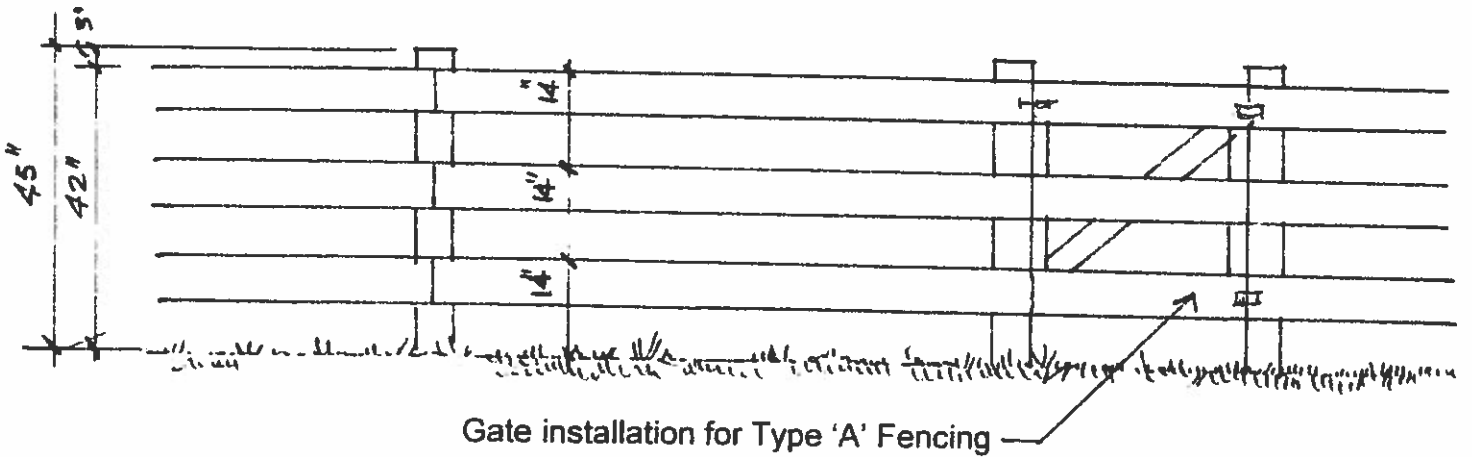
Failure to conform to these guidelines or obtain necessary approval from the Committee will constitute a violation of the Master Declaration and any applicable Supplemental Declaration, and may require modification or removal at the expense of the owner.

These Guidelines cancel and supersede all guidelines previously adopted or distributed.

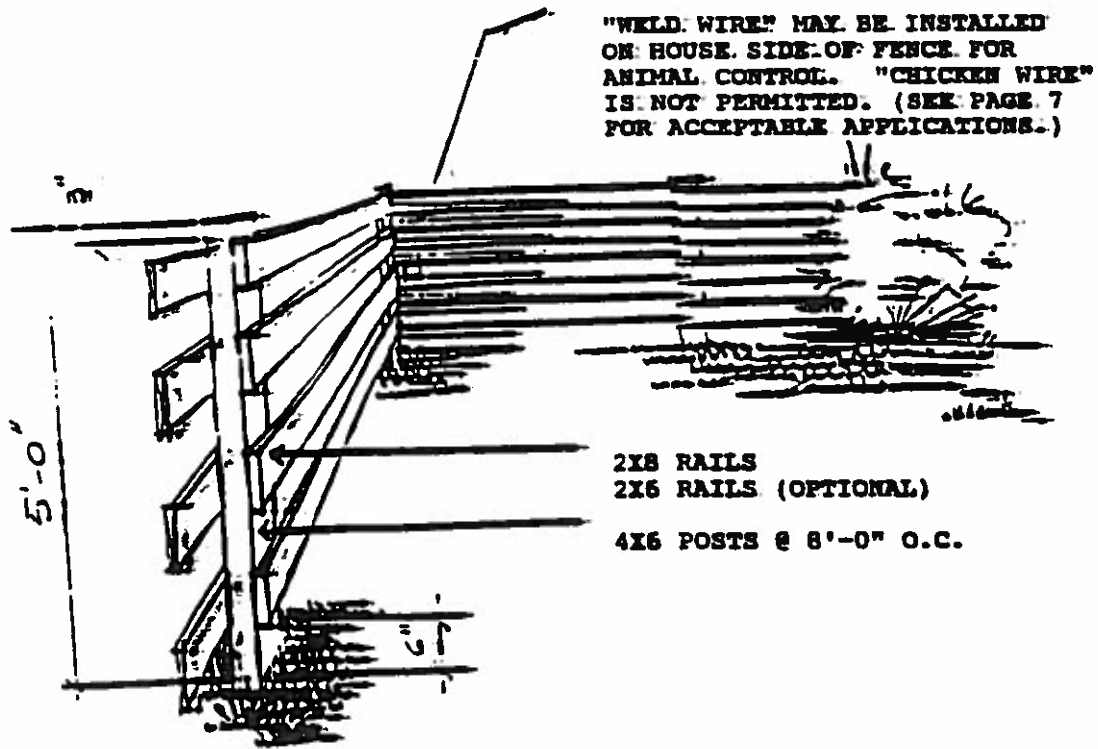
# THREE RAIL FENCE TYPE A



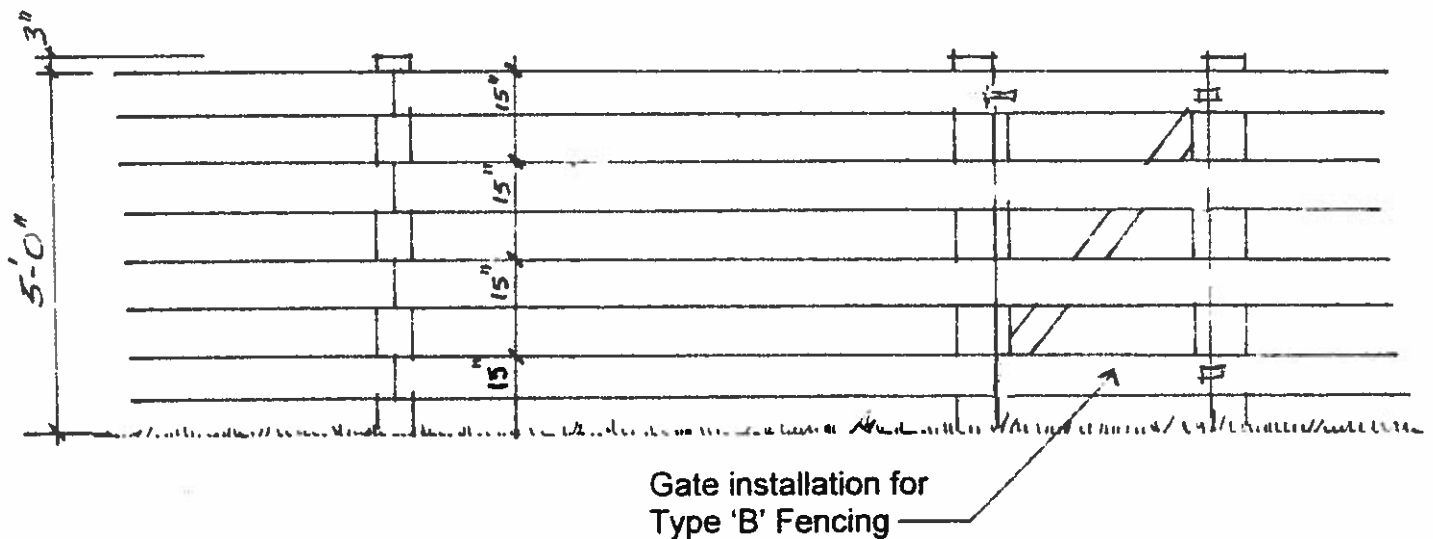
3'-6" 3 RAIL FENCE TYPE A



# FOUR RAIL FENCE TYPE B

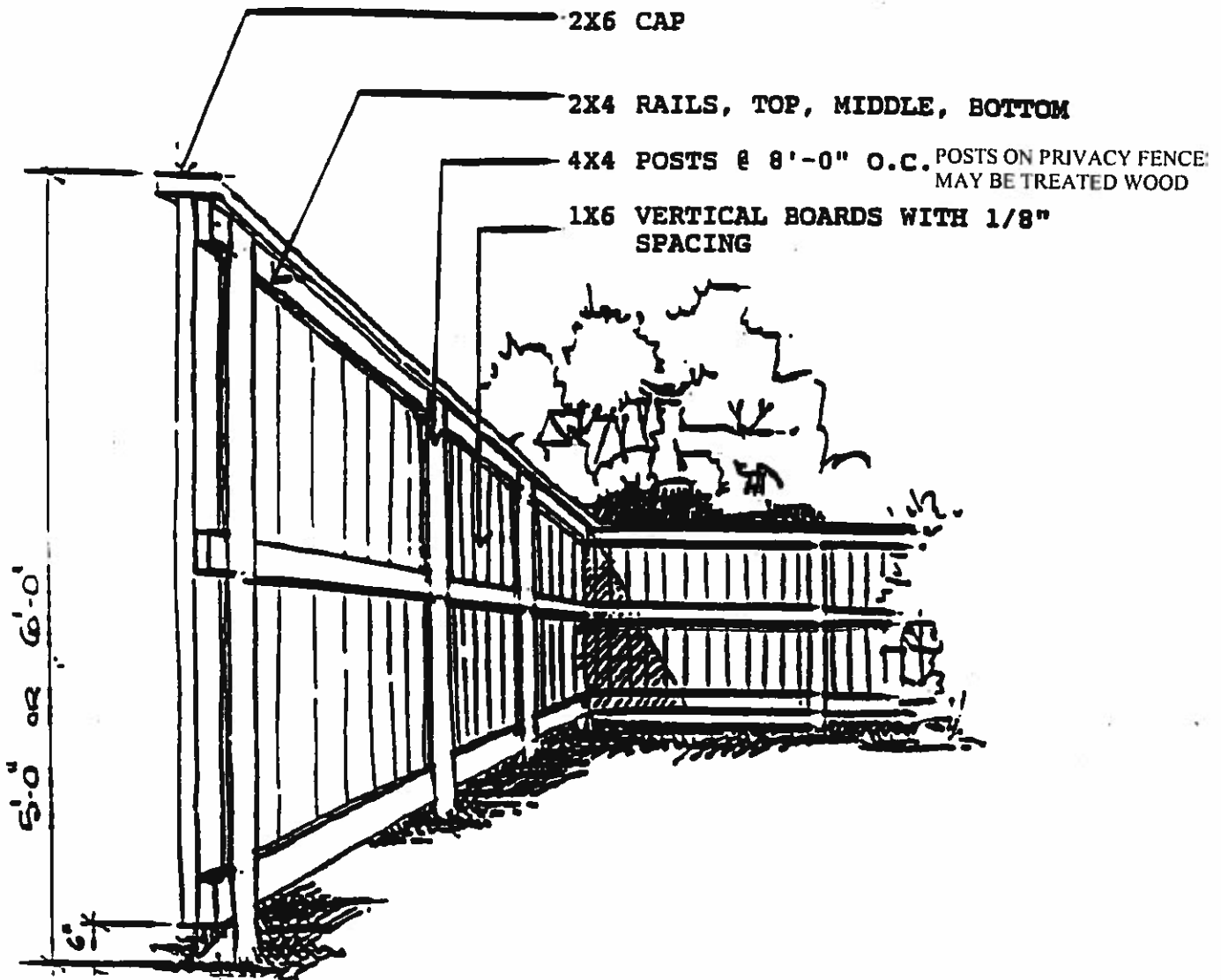


5'-0" HIGH 4 RAIL FENCE TYPE B





5'-0" OR 6'-0" HIGH PRIVACY FENCE TYPE C



DOUBLE FENCING IS NOT PERMITTED.

CHAIN LINK IS NOT PERMITTED.

DOG RUNS

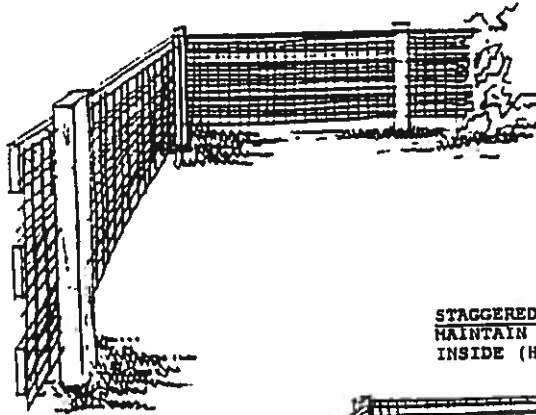
AN 8' X 16' DESIGNED DOG RUN MAY BE CONSTRUCTED AS A PRIVACY FENCE OR AS A TRANSPARENT RAIL FENCE, BUT MUST BE ATTACHED TO EITHER THE DWELLING UNIT OR THE FENCE.

SPREAD FENCE STAINING/PAINTING

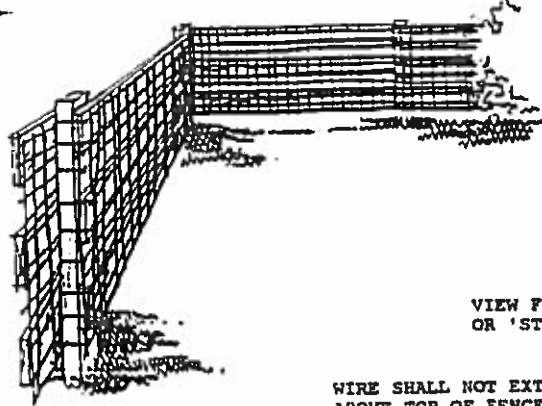
NEW FENCES MUST REMAIN NATURAL. EXISTING PAINTED FENCES MUST BE ADEQUATELY MAINTAINED AND PAINTED WITH BENJAMIN MOORE'S INDIAN GOLD.

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.

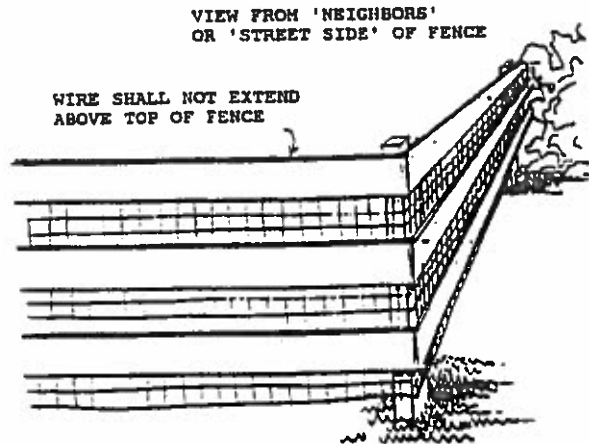
ACCEPTABLE APPLICATIONS OF 'WELD WIRE'  
FOR ANIMAL CONTROL



CONTINUOUS RAILS  
MAINTAIN "WELD WIRE" ON  
INSIDE (HOUSE SIDE) OF  
FENCE. "WELD WIRE" MAY  
BE SANDWICHED BETWEEN  
POSTS AND RAILS.



STAGGERED RAILS  
MAINTAIN "WELD WIRE" COMPLETELY  
INSIDE (HOUSE SIDE) OF FENCE.



VIEW FROM 'NEIGHBORS'  
OR 'STREET SIDE' OF FENCE

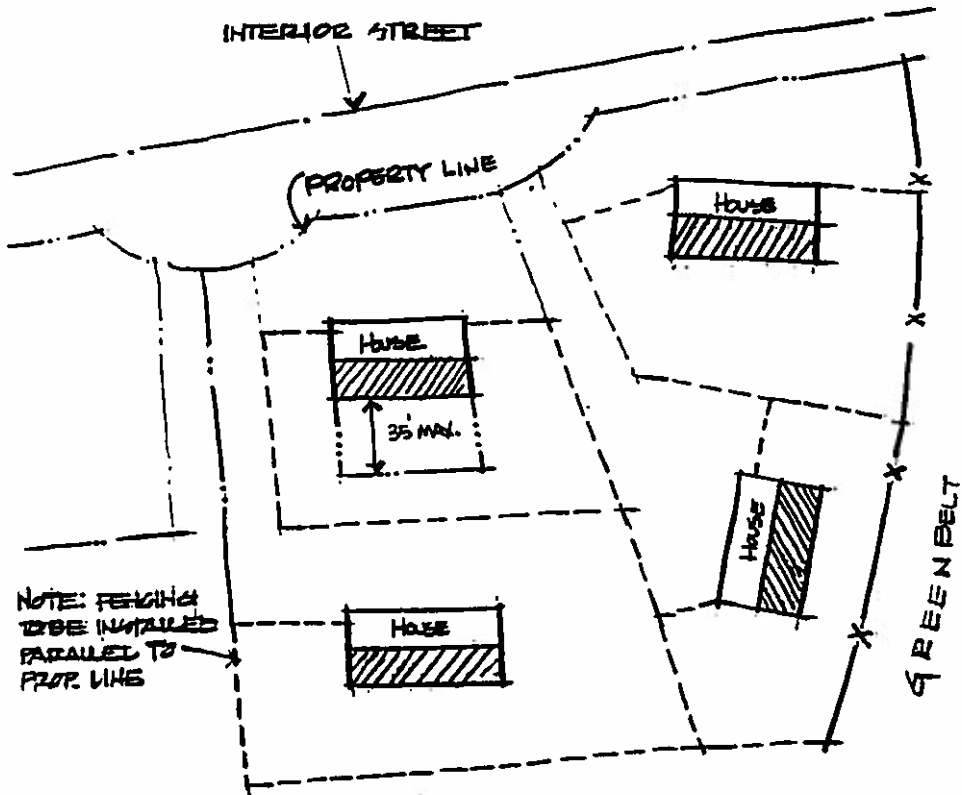
WIRE SHALL NOT EXTEND  
ABOVE TOP OF FENCE

"Weld Wire" must be on the inside of fence rails on any fence facing a Street, Road, Trail, Greenbelt or other Public Right-of-way. "Weld Wire" may be placed on the outside of fence rails if the fence is along a Common Lot Line with an Adjacent Lot, and the Owner of the adjacent lot does not object to the "Weld Wire" on his/her side of the fence rails. "Weld Wire" shall not extend above top of fence. "Chicken Wire" is not allowed.



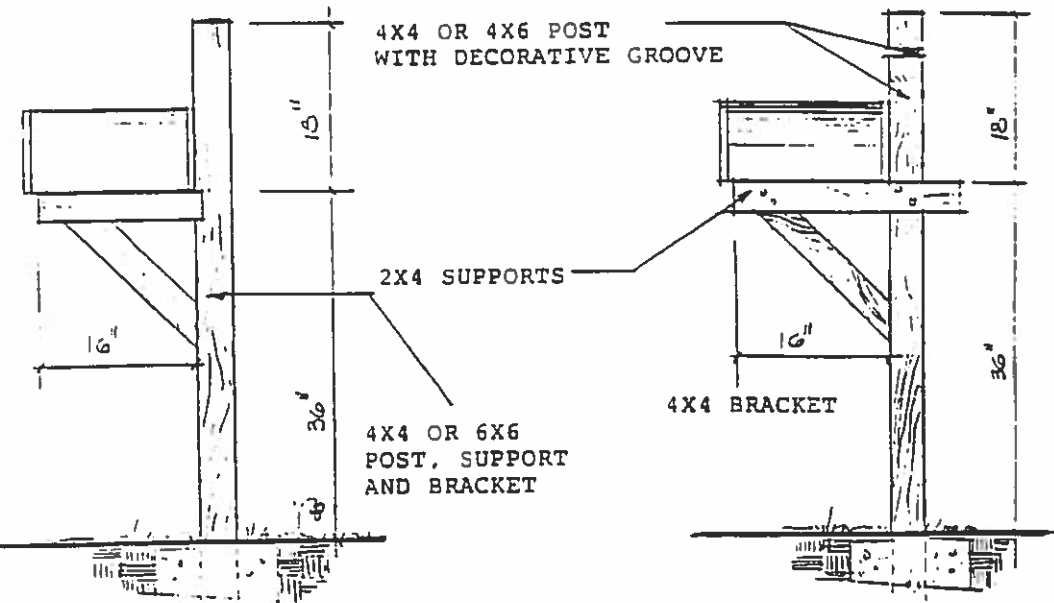
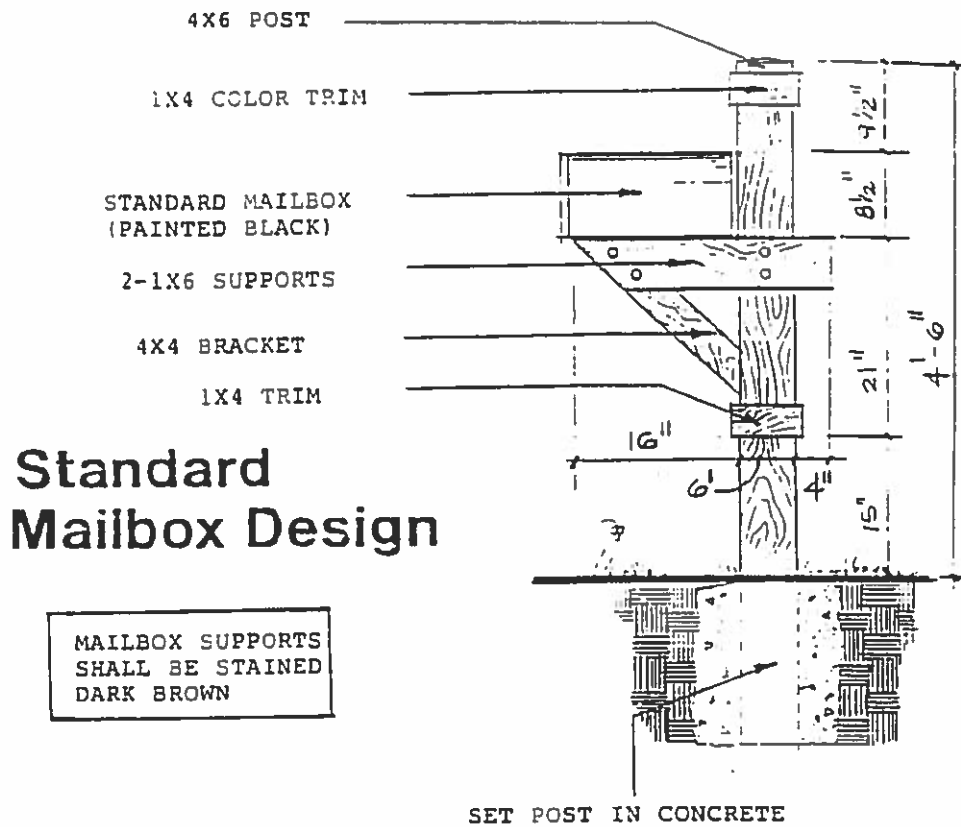
OWNERS PROP. LINE FENCE - LOCATION ENVELOPE

THE SPREAD



FENCING TYPES

- 3'-6" HIGH TYPE A
- X- K&L CABTL RANCH INSTALLED FENCE
- PRIVACY FENCE



### Approved Alternates