

The following proposed specifications are for the review and comment  
of the  
Cuerno Verde Association members.

Please respond to [cuernoverdeboard@gmail.com](mailto:cuernoverdeboard@gmail.com) with suggestions.

**Covenant 2: Uses**

**Covenant 5: Fences**

**Covenant 14: Structure Height**

**Covenant 14: Streambeds**

**Covenant 18: Commercial Activity**

## **CVOA POLICY CLARIFYING COVENANT 2 - USES**

Structure Specifications and Requirements for the following structures.

### **Private garage, detached**

- building permit
- electrical permit (if applicable)
- footer foundation or engineered piers
- minimum two hundred fifty (250) square feet
- square footage not to exceed one hundred fifty percent (150 %) of the square  
footage of the principal dwelling (home)

### **Guest House**

- building permit
- electrical and plumbing permits
- verification of septic system compliance
- footer foundation or engineered piers
- single story
- minimum square footage of four hundred fifty (450) square feet not to exceed  
sixty percent (60 %) of the square footage of the principal dwelling

### **Barn or Shed for Horses**

- building permit
- electrical and plumbing permits (if applicable)
- footer foundation or engineered piers
- minimum two hundred fifty (250) square feet
- square footage not to exceed one hundred fifty percent (150 %) of the square  
footage of the principal dwelling (home)

## CVOA PROPOSED POLICY CLARIFYING COVENANT 5 6 FENCES

### **Allowed fencing:**

#### **a. Aesthetic fencing**

Must be for decorative uses only (boundary markers, driveway entrances, parking areas)

Must have alternating sections with breaks

Must not be detrimental to, nor interfere with wildlife movement

Must not exceed forty-eight (48) inches in height

Must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings or primary structures

#### **b. Stockade or Privacy fencing:**

No stockade or privacy fencing will be allowed as perimeter fencing

Stockade or privacy fencing considered for approval only for protecting the primary dwelling from automobile headlamps or screening RVs from view, but in no situation obstructing adjacent property owners' view

Must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings or primary structures

#### **c. Fencing for horses:**

Total fenced area for corral not to exceed twenty-five percent (25 %) of lot area and may not to exceed sixty (60) inches in height

Framing must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings

Metal tubing or architectural wire (no barbed wire, electrified wire, chain link, rabbit fence, chicken wire) may be used within framing but must be of size and color harmonious to the natural surroundings or primary structure

Fencing for periodic grazing

Total fenced area for periodic grazing not to exceed twenty-five percent (25%) of lot area and may not to exceed sixty (60) inches in height

Must be capable of containing equine but of material and construction allowing rotation of the area designated for grazing

Framing must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings or primary structure

Metal tubing or architectural wire (no barbed wire, electrified wire, chain link, rabbit fence, chicken wire) may be used within framing but must be of size and color harmonious to the natural surrounding or primary structures

#### **d. Fencing for dogs/cats:**

Total fenced area not to exceed four hundred (400??) square feet and may not to exceed sixty (60) inches in height

Must be shaded in part and attached to or located within ten (10) feet of the primary dwelling

Framing must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings or primary structure

Metal tubing or architectural wire (no barbed wire, electrified wire, chain link, rabbit fence, chicken wire) may be used within framing but must be of size and color harmonious to the natural surroundings and primary structures

**e. Fencing for trash receptacles:**

Must shield trash receptacle from view at street level and from adjoining properties

Must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings or primary structures

**f. Gates:**

Gates for aesthetic fencing or as a standalone structure

Not to exceed forty-eight (48) inches in height

Framing must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings

Gates for corrals, horse fencing, household pet fencing

Not to exceed sixty (60) inches in height

Framing must be comprised of natural materials (e.g.; wood, stone) and be of design and color harmonious to the natural surroundings

#### **POLICY CLARIFYING COVENANT 14 – STRUCTURE HEIGHT**

For Covenant allowed structures ó from the highest point of the finished grade of the building perimeter, the maximum vertical distance from the top of the foundation wall to the top of highest story wall shall not exceed twenty-five (25) feet, but in no instance shall the vertical distance from the highest point of the finished grade of the building perimeter to the high point of the building (peak or the tallest roof) exceed thirty (30) feet

#### **POLICY CLARIFYING COVENANT 14 - STREAMBEDS**

CVOA solely defines streambeds within Cuerno Verde as Antelope Creek, Lapin Creek, and Piltz Creek. Platted lots adjoining or intersected by these streambeds are subject to a seventy-five (75) foot setback from the center of the drainage. Due to the topography within Cuerno Verde properties, Owners are advised to consider all drainage factors in site preparation and structure design.

#### **POLICY CLARIFYING COVENANT 18 - COMMERCIAL ACTIVITY**

This Covenant prohibits any external manifestation of a business or commercial activity within the subdivision.