

# **Proposed Architectural Guidelines Revisions in red.**

## **Comment period open until March 3, 2025.**

### **PAGE 36 - REVISION TO ITEM #8. - STRIKE OUT THE WORD "MINIMUM"**

#### **VINYL FENCING**

36" Patio or 72" Privacy continuous solid adjacent plank fencing.

Notes:

1. An Architectural Permit is required.
2. Colors: Refer to LVA Approved Schedule of Colors.
3. Enclosed areas require a 36" minimum opening or gate.
4. Nails or screws must be corrosion resistant.
5. Posts must be located no more than 96" on center.
6. Post footings plus mowing strip may encroach into common area 18" max.
7. An 8" mow strip required where lawn is adjacent to fence.
8. Fence shall be solid, 36" ~~minimum~~ in height. Maximum of 36" may be added to the height of a 36" fence with lattice type enclosures for additional privacy.
9. Divider fence shall be solid 72" in height.
10. Site inspection required.

### **CURRENT VERSION OF PAGE 37 WITH STRIKE OUTS IN RED**

#### **WOOD FENCE**

New or replacement wood fences are ~~no longer allowed in LVA~~. If less than 50% of a wood fence is damaged, it may be repaired with matching wood and painted the original color. ~~Site inspection required before work can start.~~

~~When any home with a patio wood fence visible from Leisure Village Drive or Mountain View Drive is sold, the property transfers ownership, the owner-occupied property changes to tenant occupied income producing lease, or there is a change in tenancy to an existing lease, the wood patio fence may remain wood as long as required repair or restoration does not involve more than 50% of the fence. If required repair or restoration is more than 50%, the wood patio fence shall be replaced with an ARCH approved slump stone wall or vinyl fence. The fencing is to run parallel to the dwelling unit and its minimum length shall be no less than the length of the existing patio. Repair, restoration, or replacement shall be completed within 90 days.~~

~~Homes not visible from Leisure Village Drive or Mountain View Drive may keep the existing wood patio fence if repair or restoration does not involve more than 50% of the wood patio fence. If repair or restoration involves more than 50% of the wood patio fence the homeowner has the option to replace the fence with an ARCH approved slump stone wall, vinyl fence, or remove the existing wood patio fence entirely. Whether the choice is to repair, replace or remove the fence, it must be completed within 90 days. Regardless of the percentage of damage to the fence, the owner has the option to remove the fence.~~

~~A list of homes considered visible from Leisure Village Drive or Mountain View Drive is available at the LVA Office.~~

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Site inspection required.

**PAGE 37 - PROPOSED REVISIONS IN RED**

**WOOD FENCE - PATIO AND PRIVACY**

New or replacement wood **patio and privacy fences are not recommended due to continued maintenance requirements and the potential exposure to wood destroying organisms including the expense to treat for them.**

**If the existing wood fence was installed as part of the original construction of the property, the homeowner has the option to repair or replace the fence with wood and paint it a color listed in the Leisure Village Schedule of Approved Colors.**

**The homeowner also has the option to remove and not replace the wood fence. The fence post footings shall be removed and all holes filled with dirt.**

Site inspection required.

**CURRENT VERSION OF PAGE 38**

**6' HIGH WOOD DIVIDER FENCE**

New or replacement wood divider fences are no longer allowed in Leisure Village. If less than 50% of a wood divider fence is damaged, it may be repaired with matching wood and painted the original color. Site inspection required before work can start. At time of close of escrow, transfer of ownership, change from homeowner occupied to tenant occupied income producing lease, or change of tenancy to an existing lease, an existing wood divider fence may remain wood as long as required repair or restoration does not involve more than 50% of the divider fence. If required repair or restoration is more than 50% of the wood divider fence, it shall be replaced with an ARCH approved slump stone wall or vinyl fence. Site inspection required.

**PAGE 38 - PROPOSED STRIKE OUTS IN RED**

**6' HIGH WOOD DIVIDER FENCE**

~~New or replacement wood divider fences are no longer allowed in Leisure Village.~~ If less than 50% of a wood divider fence is damaged, it may be repaired with matching wood and painted the original color. ~~Site inspection required before work can start.~~

~~At time of close of escrow, transfer of ownership, change from homeowner occupied to tenant occupied income producing lease, or change of tenancy to an existing lease, an existing wood divider fence may remain wood as long as required repair or restoration does not involve more than 50% of the divider fence. If required repair or restoration is more than 50% of the wood divider fence, it shall be replaced with an ARCH approved slump stone wall or vinyl fence.~~

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~~Site inspection required.~~

**PAGE 38 - PROPOSED REVISIONS IN RED**

**6' HIGH WOOD DIVIDER FENCE**

**Options available to the homeowner with respect to repair or restoration of a divider fence include replacing the wood fence with vinyl or slump stone. If a wood fence was part of the original construction of the home, the entire fence can be replaced with wood. Wood fencing shall be painted a LVA approved color.**

**Note: The use of wood for the entire replacement is not recommended due to continued maintenance requirements and the potential exposure to wood destroying organisms including the expense to treat for them.**

**Site inspection required.**

**PAGE 46 - PROPOSED STRIKE OUTS AND REVISIONS IN RED**

**Existing Patio Enclosure and New Construction on Existing Structures:**

At time of either sale or transfer of property, an owner-occupied property changes to a tenant occupied income producing lease, or there is a change to an existing lease, a wood patio enclosure with an approved Architectural Permit may remain wood as long as any required repair does not involve more than 50% of the structure. If there is no Architectural Permit and/or required repair to the wood patio enclosure involves more than 50% of the structure, it must be removed completely or replaced complying with the new construction requirement listed below.

All new construction on any existing structure within Leisure Village shall include a stucco exterior. In cases where "board-and-batten" is desired to match existing structure features material used for this shall be of non-cellulose-based materials.

Fiber cement siding may be used to satisfy the non-cellulose requirements indicated in the rule: Style is 25" wide plank or 4'x8' vertical select cedar mill. The finish is to be primed and painted with Leisure Village approved color. All trim, windows, doors, fascia, etc., are to be 4/4 style rustic grain, the width determined as appropriate, and the finish primed for Leisure Village color. Installation per manufacturer specifications may be vertical or horizontal. Structural responsibility is by the resident and installer. Color selection by resident is subject to ARCH approval. Leisure Village Permit is required.

This requirement is intended to minimize the potential of damp-rot, dry-rot, or termite infestation. All repairs shall be subject to this requirement. In repair, removable fasteners shall be used such that the repair materials can be removed to facilitate future repairs that may subsequently be needed in the same location, if necessary.

Site inspection required.

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**Open Patio Covers:**

Shade, patio, and garden structures shall be constructed of materials of any nature which are the same as those used on the main structure. If a lattice sunshade is proposed it shall be wood, vinyl, or aluminum and stained or otherwise finished to match the wood elements of the main structure. The wood shall be re-sawn lumber. Exposed wood structural members shall be 4" x 4" or 2" x 6" nominal for rafters, beams, and rails, 4" x 4" nominal for posts, and lattice or trellis materials shall be 2" x 2" nominal. Fiberglass covers will not be approved. Other types of shade, patio, and garden structures may be approved by the ARCH on a case-by-case basis. Shade cloth installed on the top of an open patio cover will be considered. Material used shall be secured to the patio cover on all sides and material used shall be designed for exterior use.

**An aluminum solid patio cover top shall be smooth in construction.**

Lattice, trellis, or other building material attached to a part of the structure may not be used for growing vines or other plant varieties.