

MORGAN RANCH ARCHITECTURAL COMMITTEE  
PO BOX 1248 GRASS VALLEY CA 95945  
TELEPHONE AND FAX 477-6455 477-9083

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FENCES

**Section 3.3 Approval of improvements.** “Prior to...Specifications shall include description of materials and colors proposed for all exterior feature, wall surfaces, windows, doors, decks, fencing and roofing...”

**Section 4.19 Fencing.** “Fencing of any nature in front yards is prohibited. Side and rear yard fencing shall be constructed of wood, brick or stone up to six (6) feet in height and in a manner that appears to look similar on both sides of the fence, subject to ACC approval.”

**CRITERIA UPON WHICH the COMMITTEE MAY APPROVE A FENCE ALTERATION:**

All changes and/or additions to fencing are subject to Architectural Committee review & approval. This includes size, location, type of material, style type of finish, and color.

- 1) If replacing portions of an existing fence, the replacement boards must be the same size and shape as the existing fence boards. Type of wood is owner's choice.
- 2) If replacing an existing fence, the materials, if other than wood, must be reviewed and approved by the Architectural Committee. This will be done on a case-by-case basis.
- 3) Houses with board fences, (typically, 3 inch wide boards, 6 feet tall). If moving an existing fence, or adding a fence, the "new" fencing must be constructed of the same type of materials, and the fence constructed in the same style as the existing fence, including where appropriate, the "finish" portion facing the same direction.
- 3b) Houses with split-rail style fences. If moving an existing fence, or adding a fence, the "new" fencing must be constructed of the same type of material, and the fence constructed in the same style as the existing fence, including where appropriate, the "finish" portion facing the same direction.
- 4) Wood preservative may be applied to both existing and new fencing. The wood preservative must be clear or transparent. No color. No paint or stain is allowed.
- 5) Dog Runs. If adding a fence for the purpose of pet containment, it must be located in the rear or side yard. The new fence must comply with item 3a) or may be constructed using 6 inch x 6 inch square, metal mesh which is encapsulated in plastic. Color may be green or brown. Fence posts may be wood in compliance with item 4), or they may be metal with color either green or brown. Height of fence for this purpose shall not exceed 4 feet. Size shall not be larger than 5' x 20" unless variance granted by the Committee.
- 6) Pool Fences. If adding a fence for the purpose of surrounding a swimming pool, whether in-ground or above-ground, the fence shall be considered as part of the application to install a pool. In general, the fence must be no greater than necessary to provide containment around the immediate area of the pool and to provide privacy.
- 7) Deer Fencing. In general, wire deer fencing is not allowed. However, if written approval of adjacent neighbors is given, and the visual effect is negligible (out of sight of drive-bys) the Committee can approve on a case-by-case basis.

# MORGAN RANCH ARCHITECTURAL CONTROL COMMITTEE

## POLICY for PLANT PROTECTIVE CONSTRAINTS

January 7, 2005

**PURPOSE:** To establish requirements and limitations to plant protection constraints. This policy is intended as a guideline only.

**LIMITED PURPOSE:** It is recognized that the Committee has an existing fencing policy. This Plant Protective Constraint Policy is not intended to modify or supplement that policy. The intent is to provide guidelines for homeowners to allow for the protection of their property from deer and other ruminants.

**APPROVAL:** Homeowners shall require submission of an application and approval from the Committee for the installation of any protective devices that are not herein excluded from such process.

**EXCLUSIONS:** It is recognized that as of this date, many homeowners have installed various protective devices to prevent deer and other ruminants from eating or otherwise destroying planted material on their property. In general, the Committee has found that there are a number of acceptable measures which have been used and should be exempt from approval. These include:

**1.** Wire mesh, with squares not exceeding six inches and preferably colored green or brown. This is attached to the inside of an existing split rail fence and, preferably not exceeding the height of the fence.

**2.** Multiple strand wire fences (electrified or not) with a maximum of two strands with a maximum height of four feet and spacing of no less than eight feet between posts. Fence posts to blend as much as possible with existing surroundings. If such stranded fences are attached to an existing split rail fence, the height of the wires shall not exceed the height of the split rail fence by more than three feet.

**3.** Wire mesh cylinders or cones may be installed to protect individual plants. To prevent sight clutter they should be limited to no more than ten in any fifty square foot area.

**4.** Fiber mesh may be used to cover individual plants provided that the material blends with the environment and no one individual covering shall be larger than sixteen square feet.

**PROHIBITIONS:** In no event shall any homeowner use chain link material, solid board material, barbed wire or any materials with vivid colors to establish protective constraints.