



HORSE RANCH HOMEOWNERS ASSOCIATION

Dog Runs: Horse Ranch HOA's Policy *(July 26, 2024)(revised June 17, 2025)*

1. All 3 entities, [1] Horse Ranch Homeowners Assn (HR HOA), [2] the Town of Snowmass Village (TOSV) Community Development Department and [3] the Snowmass Homeowners Assn.'s Design Review Committee (SHOA's DRC) have consistently discouraged fencing in order to maintain open space, animal habitats and wildlife corridors.
2. No fencing, at all, in Horse Ranch is most appropriate.
3. **Invisible fences have been consistently encouraged as a solution for dog owners. If an invisible fence is installed, no drawings need to be submitted; there will be no oversight necessary by both HR HOA and SHOA's DRC; no review fees will be due to either entity nor will any DRC meeting be required; no approvals by adjacent homeowners will be needed.**
4. As per the TOSV planning department - a fence is considered a structure: any structure over 30" in height, which is outside of the building envelope, requires a variance.
5. TOSV & SHOA's DRC limit the size of a dog run to 100 SF.
6. Fences will not outline the property boundary.
7. Each Horse Ranch homeowner request will be considered on a case-by-case basis. **Horse Ranch Homeowners Assn (HR HOA) approval will be required before taking the project to SHOA's DRC.**
8. There is no precedence set by other previously approved or unapproved dog runs in Horse Ranch.

References:

Horse Ranch (HR HOA) Single Family Housing Guidelines *(August 14, 1991)*

Fencing- In general, no fences at all in Horse Ranch subdivision would be most appropriate in terms of character of the site. Safety concerns and enclosure for children, however, are important. The following design criteria have been established for fencing:

- Fencing, when necessary, will be an extension of the architecture and architectural materials, colors and patterns.
- Fencing of service areas should be integral with colors and materials of architecture.
- All wood fences should be kept stained and oiled, rather than painted.
- Fences will not outline the property boundary.
- Fences (*within the building envelope*) will be a minimum of 4'-0" in height and a maximum of 6'-0".
- No fences are allowed forward of the front face of the residence without approval from the Design Committee (renamed the SHOA's DRC).
- No fences will be added, removed or altered without prior written approval by the Design Committee (renamed the SHOA's DRC).
- Top of fences shall be level and step with the grade rather than slope.

SHOA's DRC Guidelines *(Revised May 2000)*

Dog Runs- Dog runs must be submitted to the Design Committee (DRC) for approval. The runs should be designed and constructed in a way consistent with the architecture of the house and should be no more than approximately 100 square feet in size. The fencing style, material, color and height are critical to the design of a pen, and will be very carefully evaluated with respect to any approvals granted.