



OUTDOOR CONTROLLED PET AREAS

DRC approval is required for all outdoor controlled pet areas including dog runs and kennels.



- All outdoor controlled areas must be located in the side or rear yard, abutting the home and located behind yard fencing.
- May not be located in a side yard adjacent to corner sidewalk, street, common area or open space.
- Must be substantially screened from view by fast-growing plant material. Evergreen plantings and grasses are required for four season screening.
- Required to be kept in a clean, sanitary condition, and not allowed to fall into disrepair.

Dog Run

- A fenced, open-top area
- May not exceed 200 square feet or more than 25% of the rear yard, whichever is less,
- Constructed of fencing material matching that of lot-line fencing and stained to match lot-line fencing or may be black powder-coated steel not to exceed 48" in height from grade at any point.
- Metal chain link enclosures are not permitted.
- Pet mesh screen is required to be 2" x 4" galvanized welded wire mesh used on the inside of the fence, not to exceed the top rail in height, and continued down to ground level.
- Covers (ex: tarps, sheets, blankets, etc.) are NOT allowed.

Kennel

- A free-standing panel-system kennel may not exceed 50 square feet and must be a maximum of 48 inches in height.
- Panels must be
 - painted to match the body color of the house, or
 - black ornamental steel framed with wood that is painted to match the body color of the house for a custom-built look.

Invisible Fence Enclosures

- Electric dog fences are not allowed.



Please be aware Sterling Ranch is home to various different types of wildlife. Always recommend, household pets including dogs and cats be kept indoors for their safety.

The information on this sheet is **NOT** all inclusive of all Community Design Guidelines or Covenants.

Please review all Community governing documents prior to planning any modifications to the exterior of your home.



DESIGN REVIEW PROCESS

Sooner or later, every new community is faced with an issue that was not contemplated by its declarations, covenants or rules and regulations. This may be the result of new laws, State and County codes or it could be a new property trend that was not anticipated. As rules and regulations are updated with changes approved by the Board of Directors, it is resident responsibility to make sure to reference the most up-to-date document which will always be available for download:

www.sterlingranchcab.com

Design Review

All changes to the exterior of your home or lot must to be submitted to the Design Review Committee (DRC) and written approval obtained prior to starting the work. To have your request reviewed, submit to the DRC a completed Application via email to submit@sterlingranchdrc.com or dropped off during office hours at the Resident Resource Center.

- The DRC may require additional information if the submitted materials do not adequately demonstrate what will be constructed. Please refer to the Governing Documents for additional information.
- There are consequences for failure to obtain DRC approval before making changes to the exterior of your home or lot, and for not adhering to approved plans. This includes, but is not limited to, fines, removal of unapproved materials, and/or legal actions.

DRC Review Timeline

The Design Review Committee (DRC) shall strive to reply within 30 days from the date of the meeting the application was received. If you have not been notified in writing by the 31st day after the DRC meeting, the submittal is deemed to be denied. It is the responsibility of the applicant to contact the DRC to determine the status of the submittal.

All submittals must be received by end of business day on the Friday prior to a DRC meeting or else it will have to wait to be received until the following meeting date. DRC meets on the first and third Thursday of the month.

- Please submit applications to submit@sterlingranchdrc.com
- Application can be downloaded from the www.sterlingranchcab.com website
- If a review fee is required – check made payable to Sterling Ranch CAB and delivered to the Resident Resource Center during office hours at 8220 Piney River Avenue or mailed to 8155 Piney River Ave #150, Littleton CO 80125

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