AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Amendments to Design Guidelines; Saddle Ridge Ranc

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

HOA requests minor amendments to Design Guidelines, requiring BOCC approval.

Fiscal Impact:

Submitted by: Neal Starkebaum **Submitter's Email Address:** nstarkebaum@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok db 6/1/16

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 6/1/2016 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/2/2016

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 15

Agenda Date: 6/7/2016

Revised April 2015

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230
Phone: (970) 641-0360 Fax: (970)641-8585

May 31, 2016

TO: **Board of County Commissioners**
Matthew Birnie, County Manager
David Baumgarten, County Attorney

FROM: **Neal Starkebaum**
Assistant Director

SUBJECT: **Saddle Ridge Ranch Estates**
Amendments to Design Guidelines

Dan Murphy, Architect, representing the Saddle Ridge Ranch Estates Homeowners Association, is requesting an amendment to the Saddle Ridge Design Guidelines. Please see attached letter.

The Saddle Ridge Ranch Estates Subdivision was approved April 29, 2003, Board Resolution No. 29 Series 2003, recorded at Reception No. 530134, Gunnison County Clerk and Recorder. Saddle Ridge Ranch Estates, an 18-lot residential subdivision, is located between the towns of Crested Butte and Mt. Crested Butte, west of Gothic Road.

As part of the final plan approval, the Board adopted the *Declaration of Protective Covenants of Saddle Ridge Ranch Estates*, recorded at Reception No. 533261, August 1, 2003, Gunnison County Clerk and Recorder.

Section 7.7 Required Approval, of the Covenants, requires that any amendment to the Design Guidelines be approved by the Board of County Commissioners.

The Homeowners Association is requesting amendments to the following sections of the Design Guidelines. (See attached)
Section A. 10 Driveways.
Section C. 3 Roof Shape and Slope.
Section C.5 Roof Material

Dan Murphy will provide a presentation at the meeting.

Attachements:
Dan Murphy letter
Section 7.7 *Declaration of Protective Covenants of Saddle Ridge Ranch Estates*
Proposed amendments to SRRE Design Guidelines
Exhibit A - Full set of amended Design Guidelines

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. ___ SERIES 2016

A RESOLUTION APPROVING AMENDMENTS TO THE DESIGN GUIDELINES OF SADDLE RIDGE RANCH ESTATES

WHEREAS, the Board of County Commissioners approved the Saddle Ridge Ranch Estates Subdivision April 29, 2003, Board Resolution No. 29 Series 2003, recorded at Reception No. 530134, in the Office of the Gunnison County Clerk and Recorder; and

WHEREAS, the Declaration of Protective Covenants of Saddle Ridge Ranch Estates were adopted as a part of the final plan approval of the Saddle Ridge Ranch Estates. The Declaration of Protective Covenants are recorded at Reception No. 533261, August 1, 2003, in the Office of the Gunnison County Clerk and Recorder; and

WHEREAS, the Declaration of Protective Covenants of Saddle Ridge Ranch Estates require that any amendments to the Design Guidelines be approved by the Gunnison County Board of County Commissioners; and

WHEREAS, the Saddle Ridge Ranch Estates Homeowners Association requests amendments to the Design Guidelines to address driveways and roof shapes, slopes and materials, as identified in the attached "Exhibit A"; and

WHEREAS, the Board of County Commissioners finds that the amendments are consistent with the County's approval of the Saddle Ridge Ranch Estates and do not conflict with any standards of the *Gunnison County Land Use Resolution*: and

NOW, THEREFORE, BASED ON THE FINDINGS SET FORTH ABOVE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that the amendments proposed to the Design Guidelines of Saddle Ridge Ranch Estates, identified within the attached "Exhibit A", are hereby approved.

INTRODUCED by Commissioner _____, seconded by Commissioner _____, and adopted this ____ day of _____, 2016.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

_____
Paula Swenson, Chairperson

_____
Phil Chamberland, Vice Chairperson

_____
Jonathan Houck, Commissioner

Attest:

_____
Deputy County Clerk

DANIEL J. MURPHY
ARCHITECT, PC
P.O. BOX 2179 ▪ 429 SIXTH STREET ▪ CRESTED BUTTE, CO 81224
970-349-1200 ▪ F: 970-349-0101
INFO@DJMARCHITECT.COM ▪ WWW.DJMARCHITECT.COM

5/12/2016

Dear Board of Gunnison County Commissioners,

Saddle Ridge Ranch Estates Subdivision respectfully requests approval of some minor design guideline changes.

Under the design guidelines, Section A.10 Driveways, the driveway grades should coincide with the requirements of the Crested Butte Fire Protection District.

Under Section C.3 Roof Shape and Slope, the 5:12 to 7:12 roof pitch restriction should be changed to allow a more varied roof form of primary and secondary roofs. And the restriction of the building within a lot having the same roof type and slope is inconsistent with western mountain architecture.

Under Section C.5 Roof Material, the use of a natural patinaed metal roof on secondary roofs can reduce the overall mass of the homes.

Please accept the following proposed design guideline changes in Section A.10, C.3 and C.5.

Exhibit 'A' and 'B' are elevations which help substantiate the reasons for changes.

Thank you for your consideration.

Respectfully,

Daniel J. Murphy

received
5·13·16

Proposed Changes to SRRE Design Guidelines

Comparing Existing to Proposed

Suggested changes or additions are in red.

III. DESIGN GUIDELINES

A. Site Development

10. Driveways

Driveways shall be 16' in width. Driveways and associated culverts, landscaping, maintenance and snow plowing are the responsibility of the Owner. Shared driveways and associated culverts, landscaping, maintenance and snow plowing are the responsibility of the Owners whose Lots are served by that shared driveway. Maximum driveway grades shall not exceed 5% for the first 20 feet from the roadway and shall not exceed 8% elsewhere without written approval from the DRB or as required by the Crested Butte Fire Protection District. Driveway and parking surfaces may be asphalt, concrete, unit pavers, or cobbles. Access points must be within the zones shown on the subdivision plat. Variations must be approved by the DRB.

C. Architecture

3. Roof Shape and Slope

The exposed nature of the Saddle Ridge Ranch Estates and the extensive elevation changes which exist between Lots creates a situation where roof structures will be a highly visible and dominant element of the architecture. Roof form is a significant element in creating the image and visual continuity within the neighborhood. To accomplish this, gable and hip roofs are to be used on all buildings in the Saddle Ridge Ranch Estates. In order to assure interesting yet traditional roof forms and to reduce the visual scale, roofs should be comprised of primary and secondary roof forms. All primary roofs on Single-Family Residences shall have a pitch of between 5:12 and 12:12. Secondary roof forms as low as 3:12 pitch may be allowed at the discretion of the DRB provided that the secondary roofs are subservient to and are a minor element to primary roof forms, work in harmony with the snow management plan, and enhance the overall appeal of the house. ~~All roofs on Single-Family Residences shall have a pitch of between 5:12 and 7:12.~~

~~The Building within a Lot shall have the same roof type and slope.~~

Pronounced roof overhangs are encouraged.

5. Roof Material

Roof materials on primary roofs are to be fire resistant wood shingles or inorganic shingles, i.e., slate, concrete or formed composite that are similar in size, texture and thickness with wood shake shingles. Metal and asphalt roofs are not allowed on primary roofs. The DRB may allow the following non-reflective metal roof materials to be used on secondary roofs if the DRB finds that the use of metal enhances the overall look and/or functionality of the design: corrugated, standing seam, or metal shingle. Metal may be of a material that shall weather to a natural, non-reflective patina. Metal roofs may not contain lead and shall not cause staining to adjacent surfaces as they age. All roof materials shall be of a color approved by the DRB.

Equestrian Center

Stables:	Minimum:	Not less than 8 individual horse stalls.
	Maximum:	No more than 18 individual horse stalls.
Height:		The maximum height of the Equestrian Center shall be 28 feet, excluding cupolas used for ventilation.
Aggregate Square Feet:		The maximum gross floor area of the Equestrian Center shall not exceed 8,200 square feet.

Section 7.5 Height. The maximum height of any Building shall be 32 feet, except that the height of the Equestrian Center shall have a maximum height of 28 feet. Chimneys, flag poles, and similar architectural features may extend above the height limit a distance of not more than 25% of the height of the Building. Height shall be measured from the average grade of the footprint of the Building to its highest point.

Section 7.6 Design Guidelines. The Design Review Board shall adopt Design Guidelines which shall include all design requirements for the construction of any Single-Family Residence, Garage, or other Improvements including the Equestrian Center within Saddle Ridge Ranch Estates and the method of procedure and the plans and documentation that are required by an applicant to submit an application to the Design Review Board. Such Design Guidelines are in addition to the requirements of this Declaration, are supplemental thereto and are enforceable in the same manner and shall have the same force and effect as this Declaration. Such Design Guidelines may be altered, amended, revised, and changed from time to time as determined by the Design Review Board.

Section 7.7 Required Approvals. No amendment to the Design Guidelines by the Design Review Board which amends or changes any of the terms and conditions of the Design Guidelines shall be effective until such changes or amendments have been approved by Gunnison County, which approval shall not be unreasonably withheld.

ARTICLE 8
CONSTRUCTION, USE AND MAINTENANCE REQUIREMENTS

Section 8.1 Excavation. No excavation shall be made on any Lot, except in connection with a Building approved in accordance with this Declaration of Protective Covenants.

Section 8.2 Electrical, Telephone and Utility Services. All electrical, telephone and utility services within any Lot shall be underground.

EXHIBIT A (DRAFT)

AMENDED ~~PROPOSED DESIGN~~ GUIDELINES OF SADDLE RIDGE RANCH ESTATES

~~[illegible]~~

TABLE OF CONTENTS

I. INTRODUCTION 1
- A. Relationship to Protective Covenants and Other Regulations 1
- B. Authority of Design Review Board (DRB) 1

II. IMAGE STATEMENT 1
- A. Saddle Ridge Philosophy 1
- B. Saddle Ridge Ranch Estates 2

III. DESIGN GUIDELINES 2
- A. Site Development 2
  - 1. Building Sites 2
  - 2. Single Family Lot 3
  - 3. Single-Family Residence 3
  - 4. Garage 3
  - 5. Grading 3
  - 6. Retaining Walls 4
  - 7. Construction Management 4
  - 8. Drainage 4
  - 9. Utilities 4
  - 10. Driveways 4
  - 11. Parking 5
  - 12. Signs 5
  - 13. Exterior Lighting 5
  - 14. Visual Impact 5
  - 15. Fire Protection Systems 6
- B. Landscape Architecture 6
  - 1. Transitional Landscape Areas 7
  - 2. Native Landscape Areas 7
  - 3. Soils Test and Topographic Survey 7
  - 4. Minimum Landscaping Requirements 8
  - 5. Landscaping Completion Schedule 8
  - 6. Notice 8
- C. Architecture 9
  - 1. Objective 9
    - a. Image 9
    - b. Climate 9
  - c. Architectural Design of all Buildings. 9
    - d. Building Materials 10

e. Entrances 10
f. Storage Areas 10
g. Garage Doors 10
h. Colors 11
2. Use of Stone 11
3. Roof Shape and Slope 12
4. Roof Construction 12
5. Roof Material 12
6. Roof Appurtenances 12
7. Windows 13
8. Snow Storage 13
9. Fireplaces 13
10. Heating Systems 14
11. Fences 14

IV. DESIGN REVIEW PROCESS 14
A. Review Sequence 14
B. Design Review Process 15
1. Board 15
2. Review and Approval 15
3. Preapplication Conference 15
4. Review Process 15
a. Sketch Plan Review 15
b. Sketch Plan Submittals 16
c. Final Plan Review 16
d. Final Plan Submittals 16
5. Sketch Plan Review 17
6. Final Plan Review 17
7. Final Decision 19
C. Construction Documents and Review 19

APPENDIX 20
A. Recommended Plant List 20
Native Landscape Area 20
Evergreen Trees 20
Deciduous Trees 20
Shrubs 20
Grasses 20
Transitional Landscape Area 20
Evergreen Trees 20
Deciduous Trees 20
Shrubs 20

DESIGN GUIDELINES

OF

SADDLE RIDGE RANCH ESTATES

I. INTRODUCTION

A. Relationship to Protective Covenants and Other Regulations

The Design Guidelines are supplemental to restrictions and processes established in the Declaration of Protective Covenants for Saddle Ridge Ranch Estates recorded in the records of Gunnison County, Colorado. Owners of each Lot are encouraged to review both documents together.

Compliance with the design review process is not a substitute for compliance with all building permit requirements of Gunnison County, Colorado. Each Owner is responsible for obtaining all approvals, licenses and permits as may be required by Gunnison County, Colorado and any special district or other entity providing services to the Lot prior to commencement of construction.

B. Authority of Design Review Board (DRB)

No Single-Family Residence, Garage, Building or Improvement shall be commenced, constructed, erected or maintained upon any Lot, nor shall any landscaping be done, nor shall any exterior addition, change or alteration be made, until the plans and specifications have been submitted to and approved in writing by the DRB in the manner set forth in these guidelines.

II. IMAGE STATEMENT

A. Saddle Ridge Philosophy

Saddle Ridge Ranch Estates is designed to harmonize with its neighboring properties: the Glacier Lily subdivision to the north, the ACattleman=s Association@ homesteads to the south, the Agricultural land to the west and the proposed residential subdivision to the east. A large amount of recreational open space is massed in the eastern portion of the Saddle Ridge Ranch Estates to provide a buffer between the County Road and the Lots, and in the southwest to create transition between the Lots and the agricultural land.

The Saddle Ridge Ranch Estates philosophy is to provide an atmosphere of expansiveness and privacy. Consequently, Single Family Lots are two to three acres. The objective of the Design Review Guidelines is to encourage a high standard of homes, both in terms of construction and aesthetics. Saddle Ridge Ranch Estates recognizes the need for an Owner to design with a high degree of flexibility in order to meet the Owner=s needs, tastes, and individuality. The intent of the DRB is to encourage individual expression and outline a basic set of criteria. These criteria have been established to govern building massing, color, and materials, and to set standards for landscaping, in order to reduce visual impact by conforming to the existing topography, and to increase privacy of each Single-Family Residence. Building Sites have been established for each Lot to protect the natural terrain, views, privacy, and the relationship between adjacent sites.

The underlying goals of these Design Guidelines are to protect and enhance the natural landscape, minimize the visual impact from other areas in the community and from within the community, and to maximize the long-range views from each Lot.

B. Saddle Ridge Ranch Estates

Saddle Ridge Ranch Estates is designed as a cluster of single family homes along a single road surrounded by open space.

The design concept is to have the impact of the residences softened by planting indigenous trees in masses reflecting natural vegetation patterns. These patterns follow the existing drainages and meander throughout the neighborhood. The planting will also provide privacy between Lots and frame long range views. Saddle Ridge Drive has been carefully designed to follow existing topography and have minimum impact on the landscape character.

III. DESIGN GUIDELINES

A. Site Development

1. Building Sites

Every structure built within Saddle Ridge Ranch Estates must be built within the designated Building Site on each Lot. These envelopes have been selected with consideration for:

Steep topography and topographic edges

Utility easements
Visual setbacks and corridors
Existing vegetation
Existing drainages
Privacy from adjacent Lots

In the event that two Lots are combined, the Building Sites may be connected with approval by the DRB, provided the connection does not encroach on any of the above listed conditions and complies with all other requirements set forth in the Declaration of Protective Covenants including review by Gunnison County.

With prior written approval from the DRB, minor encroachments outside of the Building site may be permitted for roof overhangs, balconies, service areas, porches, patios, or limited walkways. Building siting within this envelope shall be responsible to existing features of terrain, drainage patterns, vegetation, views and sun exposure.

2. Single Family Lot

Designates a lot that may be used for the construction of a contiguous structure consisting of one Single-Family Residence and one Garage. A single family lot may not be further subdivided or condominiumized.

3. Single-Family Residence

Designates the main residence which may include a Garage, if applicable.

4. Garage

Garages shall be attached to the Single-Family Residence by usable living space.

5. Grading

Grading improvements shall blend into the rolling natural topography. A smooth transition should be created where cut and fill slopes connect to the existing topography. Cut and fill should be feathered into the topography within the property boundary. Cut and fill banks are to be designed and revegetated to avoid erosion and should be limited to a maximum of 3:1 slope.

6. Retaining Walls

Retaining walls should be designed as an extension of the Building or relate to the building form. Retaining walls should not exceed 6' in height and should be surfaced with stone that is native to the area. Walls that are not retaining and are constructed without mortar (dry-laid) should not exceed 4' in height.

By extending the architecture into the landscape, retaining walls blend the building platform gracefully into the existing terrain as well as create beautiful outdoor spaces.

7. Construction Management

The Owner shall make provisions to protect the areas of the Lots outside of the immediate construction area. This includes preventing damage to existing native grass areas and topography created by haul roads, earthwork and stacking materials.

8. Drainage

Drainage patterns within the Lot may be modified to improve flow away from structures. Drainages should be directed towards existing natural drainages or drainage ways designated on the Saddle Ridge Ranch Estates Drainage Plan. Storm drainage shall not connect into the sanitary sewer system.

9. Utilities

All utilities in Saddle Ridge Ranch Estates shall be installed underground. Connections from trunk lines to individual structures must also be underground. Sewage disposal systems must be installed as provided by the Declaration of Protective Covenants. No exterior antennae or satellite TV dishes, except for 18" satellite dishes, will be permitted without approval by the DRB.

10. Driveways

Driveways shall be 16' in width. Driveways and associated culverts, landscaping, maintenance and snow plowing are the responsibility of the Owner. Shared driveways and associated culverts, landscaping, maintenance and snow plowing are the responsibility of the Owners whose Lots are served by that shared driveway.

Maximum driveway grades shall not exceed 5% for the first 20 feet from the roadway and shall not exceed 8% elsewhere without written approval from the DRB or as required by the Crested Butte Fire Protection District. Driveway and parking surfaces may be asphalt, concrete, unit pavers, or cobbles. Access points must be within the zones shown on the subdivision plat. Variations must be approved by the DRB.

11. Parking

A minimum of two off-street parking spaces per Lot are required. Parking should be screened from public view by planting, earth form, or fencing when it is feasible to do so. More spaces may be required by the DRB for larger residences.

12. Signs

All signs must have written approval of the DRB. Residences must have street number signs attached to the house or at the driveway entry outside of the street right-of-way. If lighted, the light source must be concealed from views off the property. Address signs shall not exceed four square feet in total area. All signs must comply with the Gunnison County Sign Code.

13. Exterior Lighting

All exterior lighting shall comply with Gunnison County=s requirements and standards for exterior lighting, including Section 5-414 of the 2001 Gunnison County Land Use Resolution, as amended.

14. Visual Impact

The Building on a Lot within Saddle Ridge Ranch Estates must be designed in accordance with the following:

(1) All Buildings should be designed to minimize apparent height and bulk.

(2) Building masses should be stepped down a hillside instead of attempting to adapt a hillside to a building designed for a flat site.

(3) Building masses shall be minimized by the use of recessed walls, wall projections, roof overhangs, decks and other features which use the play of light and shadow to break up masses, and integrate the building with the surrounding landscape. Each elevation of a building (at a minimum) shall be broken into more than one plane, and all vertical surfaces more than two stories tall shall be interrupted or broken by another roof form or deck.

(4) Roof forms shall be broken into more than one level to reflect the irregular forms of the surrounding natural landscape and to minimize the building mass. Flat roof planes shall be broken or interrupted by intersecting roofs or dormers.

(5) The silhouette effect of structures on prominent ridges should not occur.

15. Fire Protection Systems

All Residential Buildings must be built in accordance with the Uniform Building Code, Uniform Fire Code, and any other nationally recognized codes currently adopted by the Crested Butte Fire Protection District and Gunnison County. All Residential Buildings shall have installed a N.F.P.A. Type 13D sprinkler system with a 600 gallon storage tank which shall be connected to the main water system for the subdivision. Owners must also comply with Colorado State Forest Service guidelines for Wildfire mitigation attached as an appendix.

B. Landscape Architecture

One objective for the Saddle Ridge Ranch Estates is to establish an overall landscape pattern that blends new structures into the existing natural landscape. The setting consists of rolling topography covered with natural grasses and drainages defined by riparian vegetation. Since the site is treeless, and highly visible, the transition from buildings to the natural surroundings is critical. A second objective is to extend the residential living areas into functional and beautiful outdoor spaces. To accomplish these objectives, two types of landscape treatment are recommended.

1. Transitional Landscape Areas

Transitional landscape areas include outdoor living or use areas that are adjacent to or near the house. These areas are to be located within the Building Site.

Irrigated lawns and special amenities should be limited to transitional landscape areas and it is required that they are located immediately adjacent to the house and do not exceed 10,000 square feet.

Native plant materials are recommended because of the extreme conditions found in the sub-alpine zones of the Central Rocky Mountains. A recommended plant list for this area is located in the appendix.

2. Native Landscape Areas

The area outside of the Building Site is to be landscaped naturally and is limited to native grasses, Aspen, and Conifer trees as accents. Native plantings are to be designed to reflect natural vegetation patterns, frame views and create privacy between houses. A recommended plant list for this area is located in the appendix.

3. Soils Test and Topographic Survey

Every Building must have a detailed subsurface soils investigation and foundation recommendation prepared by a professional engineer licensed in the State of Colorado prior to foundation design that addresses the existing soil condition and the potential for groundwater and its effect on the soil stability of the Building Site, including the potential for groundwater in basements. The investigation shall include drilling and/or trenching, as well as an evaluation of potential slope stability. If there is unsuitable soil conditions, an anticipated effect of groundwater on the stability of the Building Site or the possibility of groundwater in basements, the engineer=s investigation shall propose a plan for mitigation. A topographic survey indicating site contours at not more than two foot intervals, adjacent road elevations, existing improvements, existing vegetation, and any drainages, shall be prepared by a licensed engineer. These surveys and soil reports must be submitted to the DRB prior to the request for Schematic Design Approval, and the DRB shall review such surveys and reports according to the recommendations contained in the Geologic Hazards report for

Saddle Ridge Ranch Estates and the recommendations of the Colorado Division of Minerals and Geology dated October 27, 1997.

4. Minimum Landscaping Requirements

One of the objectives of the landscape master plan is to minimize the visual impact of structures on the open landscape. To accomplish this, each Lot will be required to have a minimum number of trees to help them blend into the wooded landscape proposed in the master plan. This wooded landscape will resemble the natural vegetation patterns in the area being mostly Aspen with accents of coniferous trees. The minimum number of trees per site will be 10 - (3" caliper) aspen trees and 3 - (14' height) coniferous trees. This number may be increased due to the size, location and visibility of structure(s) proposed on the site and will be determined by the DRB during the Schematic Design Approval. The trees should be planted in groups of at least 3 in any one location.

5. Landscaping Completion Schedule

If, during the period from July 1 through September 1 of any year, an Owner receives a temporary certificate of occupancy for any portion of any improvement constructed on the Building Site, then an owner shall complete construction of the approved landscaping on or before October 15 of the same year. If, during the period from September 2 through June 30 of any two consecutive calendar years, an Owner receives a temporary certificate of occupancy for any portion of any improvement constructed on the Building Site, then the owner shall complete construction of the approved landscaping on or before August 31 of that year.

6. Notice

If an Owner fails to complete the landscaping for a project within the time frame set forth in item 5 pursuant to the landscape plan approved by the DRB, then the DRB shall give such Owner written notice of the deficiencies. The Owner will have 10 days to respond and then the DRB will have the right to use the escrow money to fulfill the landscape improvements on the approved plan.

C. Architecture

1. Objective

a. Image

The image in the Saddle Ridge Ranch Estates will reflect traditional mountain architecture using native stone and wood as the dominant building materials. Buildings are to be distinctive and have individual character with continuity in materials, roof form and color to collectively appear as a cohesive residential neighborhood. Architecture is to be timeless and not trendy or faddish.

b. Climate

Buildings are to be designed to be safe, functional and enduring to the unique and sometimes severe high mountain climate which includes heavy snowfall.

c. Architectural Design of all Buildings.

Each Single-Family Residence on a Lot must be designed by a licensed architect. The designing architect must design the Building to be in compliance with the Visual Impact requirements of these Design Guidelines and the design of the Building must address:

(1) Mitigating the visual effect of the structure from a north and south vantage point.

(2) Blending the structure of the Building into the natural topography of the region.

(3) Incorporating a visual break between the Building and the top of a ridge that backdrops the structure.

(4) Using the natural contours of the landscape to camouflage portions of the Building.

d. Building Materials

Residential building materials may include stucco, native stone, wood siding, heavy timbers, logs and glue laminated beams.

While multiple materials can create interest in a building, too many materials can create a garish appearance which allows the building to compete with and visually overpower their surroundings. It is desirable to limit the building within each Lot to two materials, excluding the roof. At a maximum, no more than three materials will be allowed.

No plywood or composition paneling will be allowed on any exterior walls, chimneys or soffits.

Wood shall be treated with stain or preservative oil to maintain natural characteristics of the material.

Windows and shutters must be constructed of wood with the option of metal, or vinyl coated cladding. If shutters are used, they should be operable.

e. Entrances

Where possible, main entries should be located for maximum solar exposure. Door openings should be protected from wind and overhanging or drifting snow. Entry way spaces created a strong sense of arrival and are encouraged.

f. Storage Areas

Such things as trash containers, utility tanks, patio furniture, boats, motorcycles, trailers, campers and maintenance and recreational equipment shall be stored in fully enclosed structures. These areas shall be screened from the views off the property. Walls enclosing these areas should be designed as an extension of the building or related to building form.

g. Garage Doors

Garage doors must be constructed of wood with the option of metal or vinyl cladding. Garage doors should not face street unless access is not possible due to configuration of Building Site or steep grades.

h. Colors

Exterior wall colors should be natural warm earth colors. Primary, bright or dramatic colors may be used as accent and then only sparingly. Roof tones should be darker than wall colors.

2. Use of Stone

Stone is to be used as one of the primary elements that unifies the Saddle Ridge Ranch Estates. To accomplish this, all Single-Family Residences are encouraged to include stone as one of the primary building materials. Stone can be used in any one or combination of building foundation, exterior walls, fireplaces or retaining walls.

Stone surfaces on Single-Family Residences should account for 30% of external wall surfaces, including windows and doors but excluding retaining walls.

The stone used in the Saddle Ridge Ranch Estates is to be native lichen rock or river wash boulders. Stone treatment can vary but must be approved by the DRB.

No exposed concrete foundations will be allowed. Stone foundations are recommended. Stone provides a solid visual base for the building, accommodates steps in building foundations on sloping sites and provides the opportunity to extend the architecture into the landscape through the use of retaining walls. Stone foundations also protect wall areas that are subject to extreme weathering and staining due to snow accumulation or sprinklers.

Where stone is used for building walls, the stone should be used in large, simple forms to create entire building surfaces, i.e., an end wall or first story wall. Where stone is used in combination with other materials, the wall plane should change with materials and the second material should not overlap the stone.

Stone used for fireplaces should make up the entire fireplace with no wood cladding or additional materials.

All retaining walls should be stone faced.

3. Roof Shape and Slope

The exposed nature of the Saddle Ridge Ranch Estates and the extensive elevation changes which exist between Lots creates a situation where roof structures will be a highly visible and dominant element of the architecture. Roof form is a significant element in creating the image and visual continuity within the neighborhood. To accomplish this, gable, hip and shed roofs are to be used on all buildings in the Saddle Ridge Ranch Estates. In order to assure interesting yet traditional roof forms and to reduce the visual scale, roofs should be comprised of primary and secondary roof forms. All primary roofs on Single-Family Residences shall have a pitch of between 5:12 and 12:12. Secondary roof forms as low as 3:12 pitch may be allowed at the discretion of the DRB provided that the secondary roofs are subservient to and are a minor element to primary roof forms, work in harmony with the snow management plan, and enhance the overall appeal of the house. Pronounced roof overhangs are encouraged.

4. Roof Construction

Super insulated roof construction (greater than R-55 or other approved cold roof systems) should be provided for insulation, to keep snow on the roof and to avoid ice build-up. Snow loads are high in the Saddle Ridge Ranch Estates area and roof structures must be certified by a structural engineer or architect licensed in Colorado.

5. Roof Material

Roof materials on primary roofs are to be fire resistant wood shingles or inorganic shingles, i.e., slate, concrete or formed composite that are similar in size, texture and thickness of wood shake shingles. Metal and asphalt roofs are not allowed on primary roofs. The DRB may allow the following non-reflective metal roof materials to be used on secondary roofs if the DRB finds that the use of metal enhances the overall look and/or functionality of the design: corrugated, standing seam, or metal shingle. Metal may be of a material that shall weather to a natural, non-reflective patina. Metal roofs may not contain lead and shall not cause staining to adjacent surfaces as they age. All roof materials shall be of a color approved by the DRB.

6. Roof Appurtenances

Dormers can be used to add interest and maximize upper floor space. They can be of a shed, gable or hip form. Swooped dormers are not permitted. Dormers can be placed at the roof eave or within the field of the roof.

Rooftop equipment should be screened or incorporated into attic space.

TV antenna will not be permitted on roof ridges.

Skylights can be placed flush against the roof or up to three feet above the roof=s surface. Skylights higher than three feet should be avoided.

Chimneys made of wood or of exposed metal pipe are not permitted. Flat cap and spark arrestor are recommended.

Solar collectors, if used, must be integrated into the roof plan of the Building. The roof design must be such that the Solar collectors lie flat on the roof surface, and the roof pitch and orientation must be designed to maximize solar exposure and efficiency. Roof top collectors which are raised and supported at an angle different than the roof plan will not be permitted.

7. Windows

Window patterns and reveals should be carefully studied to create interest and variety.

Exterior window glass must be non-mirrored.

8. Snow Storage

Each DRB application requires a snow management plan which delineates any snow shedding areas with adequate space for snow accumulation.

9. Fireplaces

Each Single Family Residence may contain one wood-burning fireplace or wood-burning stove. All additional fireplaces or stoves must burn natural gas rather than wood. The wood-burning fireplace or wood-burning stove must be equipped with emission controls providing the maximum protection reasonably available as to the emission of pollutants and shall comply with the Environmental Protection Agency Phase II (Colorado Phase III) Requirements.

10. Heating Systems

The use of natural gas and/or solar heating is strongly recommended, while electric heating systems are discouraged. Propane heating systems and tanks are prohibited.

11. Fences

All fencing must be within the boundary of the Lot and must meet prior approval from the DRB. Privacy or screen fencing over 6' height is discouraged. Utilizing plant life is encouraged for screening purposes.

The fence material, color, scale, and texture must appear integrated into the overall design of the residence. Plastic and chain link are not allowed, except dark colored vinyl clad chain link may be used in conjunction with wood fencing in order to enclose pets.

Fencing is not permitted in the area beginning 15 feet back from the front of the house, extending toward the street. The rear of the fence line for all Lots must not extend away from the house beyond the line indicated on the subdivision map delineating Effective Open Space.

Fenced areas should be roughly rectangular (geometric) and not curved, in shape, and shall not enclose more than 15,000 square feet.

IV. DESIGN REVIEW PROCESS

A. Review Sequence

The review sequence is required for all improvements within the Saddle Ridge Ranch Estates. At times, there will be requests for minor modifications or additions to existing buildings or site improvements which will not warrant the full review process. The information and process required to review minor modifications will be determined by the DRB based on the magnitude, potential visibility and impact of the improvement. The DRB shall determine what constitutes minor site improvements on a case by case basis. A Building permit may be required for minor modifications. It is important to check with the Building Department of Gunnison County, Colorado prior to making any modification to existing buildings.

B. Design Review Process

The design review process shall be in accordance with the following procedure.

1. Board

The Board of Directors of the Association shall be the Design Review Board.

2. Review and Approval

No Single-Family Residence, Garage, Building or Improvement shall be commenced, constructed, erected, maintained, altered or changed upon any Lot, nor shall any Landscaping or fencing be accomplished, nor shall any exterior addition, change or alteration be made, until the plans and specifications therefore have been submitted to and approved in writing by the DRB in the manner hereafter set forth.

3. Preapplication Conference

Prior to the submittal of the plans and specifications as required in Section 2 above, it is recommended that the applicant and/or the applicant's architect meet with the DRB to discuss the proposed plans. The purpose of such conference is to permit the applicant and the DRB to informally review the plans before substantial commitments of time and money are made. Any preliminary approvals or disapprovals shall be informational only and are not binding upon either the applicant or the DRB. The DRB is not committed or bound by any preliminary or informal approval or

disapproval until the application, together with all required plans and documents, are submitted to the DRB.

4. Review Process

The review process shall be as follows:

a. Sketch Plan Review

The applicant shall submit a sketch plan for review in accordance with Section 5.

b. Sketch Plan Submittals

The required architectural and site plans for submission at Sketch Plan shall be at a minimum scale of 1/8" = 1 foot, shall be the same sheet size, and shall include:

(1) An accurate site plan of existing conditions, including streets, utilities, and proposed improvements, indicating items such as building location, driveway location, parking areas, drainage ways, and other natural features or topography.

(2) Roof and floor plans.

(3) Architectural elevations including both approximate existing and proposed grade lines, finish floor elevations, and top of slab elevations.

(4) Building cross-section plans.

(5) Such other plans or models as determined necessary by the DRB.

c. Final Plan Review

Upon approval or approval with conditions of the sketch plan, the applicant shall submit the final plan for review in accordance with Section 6.

d. Final Plan Submittals

The required architectural and site plans for submission at Final Plan shall be at a minimum scale of 1/8" = 1 foot, shall be the same sheet size, and shall include:

(1) The balance of working drawings and plans not previously submitted including any engineered or certified drawings.

(2) Engineers subsurface soils investigation and foundation recommendation and plan for mitigation of groundwater, if applicable.

(3) Such other plans or models as determined necessary by the DRB.

5. Sketch Plan Review

a. Upon submittal of a complete sketch plan application by an applicant containing such information as is required by the Design Guidelines, the DRB shall consider the suitability of the proposed Building and in particular the harmony of the Building with the environment, the effect of the Building on the utilization and view of the Lot and surrounding Lots and the Property, the placement of the Buildings with respect to topography, drainage, snow removal, ground elevations, existing natural and terrain features, the appropriateness of the architectural design and the appropriateness of the Building within the concept of Saddle Ridge Ranch Estates.

b. Upon the DRB determining that a complete sketch plan application has been submitted by the applicant, it shall, within 30 days of receipt of the complete application, schedule a meeting with the applicant and/or the applicant's architect or agents to review the sketch plan of the applicant.

c. The DRB may, in its discretion, continue the meeting for a reasonable period of time if adverse conditions make it impossible for the DRB to fully inspect the Building Site because of weather conditions.

d. At the meeting and following a review of the Sketch Plan, the DRB will advise the applicant that it (1) generally approves the sketch plan and the applicant may proceed to final plan review; (2) generally approves the sketch plan application with conditions and upon compliance with the conditions the applicant may proceed to final plan review; or (3) disapproves of the sketch plan application.

e. If the DRB approves or approves with conditions the sketch plan application, the applicant may proceed to final plan review. If the DRB disapproves the sketch plan application, the applicant may resubmit an application for sketch plan review and approval.

6. Final Plan Review

Upon submittal of a complete final plan application by an applicant containing such information as is required by the Design Guidelines, the DRB shall:

a. Determine that all documents required by the Design Guidelines have been submitted for final plan review and approval. The DRB shall consider the suitability of the proposed Building or Buildings and in particular the harmony of the Buildings with the environment, the effect of the Building on the utilization and view of the Lot and surrounding Lots and the Property, the placement of the Building with respect to topography, drainage, snow removal, ground elevations, existing natural and terrain features, the appropriateness of the architectural design and the appropriateness of the Building within the concept of Saddle Ridge Ranch Estates.

b. Upon receipt of a complete final plan application, set a hearing date for a hearing with the applicant and/or the applicant's architect or agents to review the final plan application of the applicant. Such hearing date shall be within 30 days of the receipt of the complete final plan application, unless the applicant would request a hearing date more than 30 days after the date of submittal.

c. Notify in writing all Members of the Association (1) that such final plan application has been submitted to the DRB, (2) the final plan application and documents are available for review by any Member of the Association, and (3) the date of the hearing to consider such final plan application.

d. Hearing on Final Plan Application

The applicant and any person on the applicant's behalf may attend the hearing on the final plan application and submit such information and documents as the person may desire. Any Member of the Association may also be present at the hearing to submit comments or may submit in writing any comments.

The DRB may, in its discretion, continue the hearing for a reasonable period of time if adverse conditions make it impossible for the DRB to fully inspect the Building Site because of weather conditions.

Within 14 days after the date of the hearing on the final plan application, the DRB shall render its decision on the final plan application in writing. The DRB may either approve, approve with conditions or disapprove any final plan application submitted to it. In the event that the DRB fails to take any action within 14 days after the date of the final hearing or fails to hold such hearing, the final plan application shall be deemed to have been approved.

7. Final Decision

The decision of the DRB as to the final plan application shall be final, subject only to the right of judicial review as provided by the laws of the State of Colorado. The Board shall indicate to any applicant, in the event of disapproval of the final plan application, the reasons why the final plan application was rejected and grant to the applicant an opportunity to resubmit with the revisions and corrections that would bring the request for final plan approval into conformity with the requirements of the Declaration of Protective Covenants and these Design Guidelines.

C. Construction Documents and Review

Based on design development approval by the DRB, the applicant may proceed with construction provided that Improvements shall strictly conform to all the provisions of the design development approval. The applicant shall submit a set of construction documents to the DRB 20 days prior to commencement of construction. The DRB will review construction drawings for conformance with the design development approval. The DRB will notify the applicant of any inconsistencies that require modification within 10 days. The DRB will periodically review construction progress.

APPENDIX

A. Recommended Plant List

Native Landscape Area

Evergreen Trees

Pinus contorta	Lodgepole Pine
Picea engelmannii	Engelmann Spruce
Pseudotsuga menziesii	Douglas Fir

Deciduous Trees

Populus tremuloides	Quaking Aspen

Shrubs

Saliz spp	Native Willow

Grasses

Native grasses

Transitional Landscape Area

Evergreen Trees

Picea engelmannii	Engelmann Spruce
Picea pungens	Colorado Blue Spruce
Pinus contorta	Lodgepole Pine
Pseudotsuga menziesii	Douglas Fir

Deciduous Trees

Acer glabrum	Rocky Mountain Maple
Populus tremuloides	Quaking Aspen
Populus angustifolia	Narrow Leaf Cottonwood
Malus >Hopa=	Hopa Crabapple
Malus >Radiant=	Radiant Crabapple
Malus ASpring Snow=	Spring Snow Crabapple
Sorbus aucuparia	European Mountain Ash
Sorbus scopulorum	Native Mountain Ash

Shrubs

Ainus tenufolia	Mountain Alder
Amelanchier Alnifolia	Serviceberry
Cercocarpus montanus	Mountain Mahogany
Chrysothamnus nauseosus	Rabbitbrush
Cornus stolonifera	Redtwig Dogwood

Jamesia americana	Waxflower
Juniperus communis	Common Juniper
Juniperus sabina >Buffalo=	Buffalo Juniper
Juniperus sabina >Tamarisafolia=	Tam Juniper
Lonicera involucrata	Twinberry Honeysuckle
Lonicera korolkawii >Zabelli=	Zabel=s Honeysuckle
Potentilla fruiticosa	Potentilla
Prunus besseyi	Western Sand Cherry
Prunus virginiana	Chokecherry
Quercus gambeli	Gambel Oak
Rhus glabra cis-montana	Rocky Mountain Sumac
Rhus trilobata	Three-Leaf Sumac
Ribes aureum	Yellow Flowering Currant
Ribes cereum	Squaw Currant
Ribes alpina	Alpine Currant
Ribes inerme	Gooseberry
Rosa woodsii	Wood=s Rose
Rosa rubrafolia	Red-leafed Shrub Rose
Rosa rugosa	Shrub Rose
Rubus idaeus	Wild Red Raspberry
Sambucus pubens	Native Red-berried Elder
Salix >Bebbiana=	Bebb=s Willow
Salix purpurea nana	Dwarf Arctic Willow
Symphoricarpos albus	Snowberry
Symphoricarpos oreophilus	Mountain Snowberry
Syringa vulgaris	Lilac
Yucca glauca	Yucca

Appendix 2
Colorado State Forest Service Publications 6.302 and 6.303