

GENERAL DEVELOPMENT GUIDELINES- *“ADOPTED ON February 17, 2014”*

These Design Review Guidelines (the "Guidelines") have been prepared to provide a framework to guide the design and construction of all improvements in Four Mile Ranch and to assist each buyer of a home site in Four Mile Ranch to maximize the quality of the living experience in the neighborhood. The purpose of the Guidelines is to enhance the aesthetic experience in Four Mile Ranch, promote harmonious residential design and to protect and enhance property values.

All building and landscape development within Four Mile Ranch shall conform with the Guidelines, the Declaration of Protective Covenants for Four Mile Ranch Subdivision (the "Covenants"), and to Garfield County requirements. The Association's Design Review Committee ("DRC") has adopted these Guidelines in accordance with the Covenants. The DRC's role is to provide assistance to all homeowners and their chosen design professionals and to ensure that the design process is a smooth and satisfying experience. The Guidelines may be amended from time to time by the DRC and it is the responsibility of buyers or their representative to obtain and review a copy of the most recently revised Guidelines. Where there are conflicts between the Guidelines and County codes the most restrictive will govern. Where there are conflicts between the Guidelines and the Covenants, the Covenants will govern.

An Owner may apply for a building permit from the Garfield County Building Department at any time; provided, however, the plans submitted to the Building Department shall not differ in any substantial way from, or be less restrictive than, the plans approved by the Design Review Committee. If the plans approved by the Building Department differ in any substantial way, or are less restrictive, as determined by the Design Review Committee, then all approvals of the Design Review Committee shall be deemed automatically revoked. Owners must comply with all applicable Garfield County zoning and subdivision regulations, including those concerning off-street parking.

DESIGN PHILOSOPHY

The design philosophy at Four Mile Ranch is to create a cohesive neighborhood based on contemporary interpretations of the traditional and common design styles of Glenwood Springs and other western communities in the first half of this century. Within that architectural focus, a diversity of architectural designs and creativity will be encouraged. While these guidelines do not dictate one specific architectural style, all buildings will share a number of common design elements. These design elements include site design solutions based upon lot sizes, natural topography, residential proportion, massing and scale of buildings, traditional roof forms, integrated outdoor living spaces, consideration of surrounding architecture, and compatible materials and colors.

1. DESIGN REVIEW COMMITTEE

1.1 COMMITTEE MAKEUP

1.1.1 The DRC will consist of a minimum of three members and a maximum of five members. Each person will hold office until such time as they have resigned, are removed, or a successor has been appointed. Members shall be appointed by the Four Mile Ranch Homeowners Association Executive Board and serve at their pleasure.

1.1.2 Any member of the DRC may resign from the DRC at any time upon written notice to the Association stating the effective date of the member's resignation. Any member may be removed at any time by a majority vote of the members of the Association Executive Board with or without cause.

1.1.3 There are no formal criteria for service on the DRC and members may include members of the Executive Board, owners or members of the Association, or third parties. The DRC is encouraged to have members with architectural, planning, landscaping and/or construction-related experience.

1.2 FUNCTIONS OF THE COMMITTEE

1.2.1 The principal functions of the DRC are:

- To review proposals or plans submitted to it in accordance with the Design Review Procedures established in these Design Guidelines.
- To amend the Design Guidelines as deemed appropriate.
- To perform any duties assigned to it by the Association as set forth in this document and the Declaration of Protective Covenants.

1.2.2 The Association may hire or appoint a secretary for the DRC, and shall provide appropriate compensation for any such secretarial services. The DRC shall have the right to establish one or more sub-committees to perform one or more of the functions of the DRC.

1.2.3 The Association may hire such professional consultants, including but not limited to architects, engineers and planners, as may be needed to aid the DRC in the performance of its responsibilities.

1.3 DRC MEETINGS

1.3.1 The DRC will meet as needed to perform its duties. The DRC's actions on matters will be by a majority vote. Any action required to be taken by the DRC may be taken without a meeting if consent in writing, setting forth the action so taken, is signed by a majority of the DRC members.

1.3.2 The DRC will keep and maintain a record of all actions taken by it, and report in writing to the Association Executive Board all final actions. The powers of the DRC relating to design review will be in addition to all design review requirements imposed by Garfield County.

1.4 COMPENSATION

1.4.1 The Association Executive Board has the right to set compensation for DRC Members. Compensation may be revoked or changed at any time by the Executive Board with or without cause. Professional consultants retained by the DRC to assist them in carrying out their responsibilities may be paid such compensation as the Board determines appropriate.

1.5 AMENDMENT OF DESIGN GUIDELINES

1.5.1 The DRC may, from time to time adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of the Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Guidelines. Each Owner is responsible for obtaining from the DRC a copy of the most recently revised Design Guidelines.

1.6 NON-LIABILITY

1.6.1 Provided that DRC members perform their duties in good faith, neither the DRC nor any member will be liable to the Four Mile Ranch Homeowners Association, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

- Approving or disapproving any plans, specifications and other materials, whether or not defective;
- Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials:
- The development or manner of development of any land within the Subdivision;
- Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct; and
- Performing any other function pursuant to the provisions of the Guidelines or the Protective Covenants.

2. DESIGN REVIEW PROCEDURES

2.1 APPLICABILITY/SCOPE

2.1.1 These Guidelines apply to any person wishing to construct any improvements or

undertake any construction or development within Four Mile Ranch, including but not limited to the construction or renovation of all new dwelling units, garages, driveways or parking areas, fences, walls, outdoor play or recreation structures, landscaping, excavation, drainage or grading work, or lighting, unless otherwise specifically exempted by these Guidelines or the Covenants.

2.1.2 The DRC shall keep and safeguard for at least five (5) years complete permanent written records of all approved applications, including one (1) set of the final approved architectural and site development plans, and of all actions of approval or disapproval and all other formal actions taken by it.

2.2 PROCESS

2.2.1 The construction process takes place in six (6) steps:

- Pre-Submission Conference;
- Preliminary Design Review;
- Final Design Review;
- Pre-construction Conference;
- Inspections
- Notice of Satisfactory Completion of Improvements to Property

2.3 PRE-SUBMISSION CONFERENCE

2.3.1 Prior to submission of any design materials for review by the DRC, a pre-submission conference is required between a DRC representative and the homeowner and/or his representative. The purpose of the conference is to familiarize the homeowner with the procedures and submittal requirements for design review and to familiarize the DRC with the proposed scope of the project. For smaller projects the applicant may request at the time of the pre-submission conference that the DRC consider processing the application in a combined Preliminary/Final review. The decision whether to process a combined Preliminary/Final application remains in the discretion of the DRC.

2.4 PRELIMINARY DESIGN REVIEW

2.4.1 Following the pre-submission conference, a homeowner will initiate Preliminary Design Review by submitting a review request form, preliminary design graphics and materials, along with a fee to the DRC.

2.4.2 A checklist of all preliminary design graphics and material required for review is included in Appendix “C”.

2.4.3 The DRC will not accept incomplete applications for review.

2.4.4 Upon receipt of a complete application, the DRC representative will schedule a formal Preliminary Design Meeting to review all submittal material for conformance with the design guidelines.

2.4.5 Submittal materials are required to be submitted a minimum of two business days before any regularly scheduled DRC meeting.

2.4.6 Owners and/or their representatives are encouraged but not required to attend the DRC meeting.

2.4.7 The DRC will prepare a written summary of their preliminary design review within fifteen (15) business days of the meeting.

2.4.8 The site development plans shall contain all information required by the applicable section of these Guidelines. If the proposed development work includes structural work, grading, impact to drainage or topography, or otherwise requires engineering review the submitted plans should be stamped by a licensed Colorado professional engineer.

2.4.9 The DRC may ask for such supplemental information as would be reasonably necessary to determine compliance with these Guidelines.

2.4.10 Preliminary design review summaries are valid for a period of six (6) months, subject to extension by a vote of the DRC for up to an additional six (6) month period.

2.5 FINAL DESIGN REVIEW

2.5.1 Owners will initiate Final Design Review by submitting a review request from, final design graphics and materials, along with a fee to the DRC. Final Design Review must be initiated no later than six (6) months from the date of the preliminary design review summary, unless such period is extended by the DRC.

2.5.2 A checklist of all final design graphics and materials required for review is included in Appendix "D".

2.5.3 The DRC will not accept incomplete applications for review.

2.5.4 Upon receipt of a complete application, the DRC will schedule a formal Final Design Meeting to review all submittal materials for conformance with the design guidelines.

2.5.5 Submittal materials are required to be submitted a minimum of two business days before any regularly scheduled DRC meeting.

2.5.6 Owners and/or their representatives are encouraged but not required to attend the DRC meeting.

2.5.7 The DRC will prepare a written summary that approves, denies, approves with conditions, or requests additional information concerning the final design within fifteen (15) business days of the meeting.

2.5.8 Final design approval is valid for one year from the date of the written notice, is site specific and is non-transferable. Re-submittal for final design approval shall be required should more than one year elapse.

2.5.9 All changes, modifications, or deviations from the final design approval are subject to review and approval by the DRC and must be submitted in written and/or graphic form prior to proceeding with any of all revisions.

2.5.10 The DRC has discretion to determine that both the esthetic and quantitative requirements contained within these Guidelines are met for any given application.

2.6 INSPECTIONS AND CLOSEOUT

2.6.1 As more fully outlined in section 5, below, there will be two inspections: a framing inspection and a final inspection.

2.6.2 Upon satisfactory construction of the improvements the DRC will issue a written Notice of Satisfactory Completion of Improvements to Property subject to the requirements of section 5, below.

2.7 APPEALS PROCEDURE

2.7.1 The owner has the right to appeal any or all decisions by the DRC to the Executive Board.

2.7.2 An aggrieved owner shall submit a written request to the Executive Board within fifteen (15) days of the date of the written decision of the DRC sought to be appealed.

2.7.3 The Executive Board shall hold an appeal hearing within thirty (30) days of the written appeal request. The owner or its representative has the right to be present at that hearing and to present information on its behalf.

2.7.4. The Executive Board will review the decision(s) of the DRC for compliance with these Guidelines. The Executive Board will uphold the decision of the DRC unless it finds that the DRC acted or applied these Guidelines in an arbitrary or capricious manner, or if the DRC otherwise abused its discretion.

2.7.5 No later than fifteen (15) days after the meeting the Executive Board shall prepare a written summary of their decision on the appeals request.

2.7.6 All decisions rendered by the Executive Board regarding appeals are final.

2.8 VARIANCES

2.8.1 The DRC may, by an affirmative vote of a majority of the members, allow reasonable variances these Guidelines. No variance shall be granted which contravenes any provisions of these Restated Covenants or which violates the Garfield County Land Use and Building Codes.

3. SITE AND LANDSCAPE DESIGN GUIDELINES

The goal of the site and landscape design is to assure the integration of a building with its site and surroundings. Each project design should strive to create a building and landscape design that is complimentary to the natural setting and topography.

3.1 SITE DESIGN

3.1.1 The site design of each residence shall first and foremost take into consideration the natural topography of each site. All residence designs shall be required to minimize the amount of grading necessary to allow for vehicular and pedestrian circulation. Each residence design shall be integrated into the natural topography and appear to be of the land as opposed to on the land.

3.1.2 Each residence shall be sited to remove as little of the woody vegetation as possible.

3.1.3 Each residence shall be sited to maximize views, minimize view impacts to neighboring structures, and wherever possible, positioned and designed to create private outdoor spaces.

3.2 LOT CHARACTERISTICS

3.2.1 Residences designed for uphill lots shall attempt to reduce the height of the building from the downhill side.

3.2.2 Residences designed for downhill lots shall attempt to reduce the large amount of roofing areas exposed to view from the uphill side. Roof forms are required to be interrupted to prevent large expanses.

3.2.3 Residences designed for flat lots shall relate to the topography and meet natural grade at logical outdoor transition spaces at the entry and outdoor yard spaces.

3.3 GRADING

3.3.1 Site grading should integrate the home with the site and adjacent lots. Grading should be designed as a combination of cuts and fills designed as an extension of existing topography on the site.

3.3.2 Site grading is preferable to retaining walls although imposed severe grade changes or steep berms are not permitted.

3.3.3 Graded slopes should not exceed four feet horizontally by one foot vertically unless the lot contains a topography issue that would otherwise severely restrict development. For slopes greater than 4:1 the DRC may require the applicant to provide additional engineering and mitigation measures.

3.3.4 Grading is not permitted beyond individual lot property lines as shown on the Final Plat.

3.4 RETAINING WALLS, LANDSCAPE WALLS AND FENCES

3.4.1 When feasible, retaining and landscape walls should be designed as an extension of the home or as an extension of the natural landscape.

3.4.2 The top and ends of walls should be designed to blend with natural contours to visually tie the wall to the surrounding landforms. Walls are to be constructed of boulders or laid stone, logs, timbers or interlocking blocks. Railroad tie walls are not permitted.

3.4.3 Retaining walls shall not exceed 4' in height. Where retaining walls exceed 4' tall, they shall be stepped to form benches which shall not exceed 4' tall and which can be softened with landscaping.

3.4.4 Landscape walls designed to create freestanding privacy boundaries shall not exceed 4' in height and shall not exceed 20' in length.

3.4.5 Fence materials shall be compatible with materials used on the home. Chain link, aluminum or vinyl-fencing materials are not permitted.

3.4.6 Fencing shall not exceed 4' in height.

3.4.7 Fencing shall be constructed with consideration of Colorado Parks and Wildlife recommendations, shall be of a round rail variety, shall not have more than three (3) horizontal poles, the bottom pole of which shall be at least eighteen (18) inches off the ground, and no two (2) poles shall be less than eighteen (18) inches apart.

3.4.8 Enclosure perimeter fencing of an entire lot will not be allowed.

3.4.9 All site walls and screen walls shall be approved by the DRC.

3.5 DRAINAGE

3.5.1 Whenever practical existing natural drainage courses should be maintained and protected. Natural drainage courses may be required to be upgraded to prevent erosion.

3.5.2 New drainage patterns shall not drain water to adjoining home sites or open spaces in excess of historic flow. All new drainage courses shall be created to appear as natural and integrated into the natural landscape as is possible.

3.5.3 Impervious surfaces for drainage courses are discouraged.

3.5.4 Design of, maintenance of, and repairs to all drainage patterns shall be the sole responsibility of the lot owner, and approval of the drainage patterns by the DRC shall not relieve the owner of these responsibilities.

3.6 DRIVEWAYS AND GARAGES

3.6.1 Driveway grades shall not exceed 10%.

3.6.2 Driveway width at the curb cuts and along continuous runs shall not exceed twelve feet but may thereafter fan to access wider garages.

3.6.3 Driveways may only be surfaced in asphalt, concrete, stone pavers or brick. Curb, gutter, valley pans and sidewalks must be concrete.

3.6.4 Only one driveway entrance is permitted for each home site.

3.6.5 Where space permits, curving driveway alignments are preferred over linear alignments.

3.6.6 All damage to the common area improvements such as landscaping, irrigation, curb and gutter and street paving caused by construction shall be repaired at the sole expense of the homeowner.

3.6.7 Each lot shall contain a minimum of three parking spaces, two of which shall be enclosed within a garage. Unenclosed spaces must be located within the building envelopes shown on the Final Plat. The minimum size for a parking space is 9' x 20'. Tandem spaces are allowed.

3.6.8 Boats/rafts, motorcycles, ATV's, trailers, snowmobiles, motorhomes, buses, campers, and all other similar vehicles may be stored outside only if operable and properly licensed and/or placed on a licensed and operable trailer. Any outdoor storage shall be for appropriate seasonal use only and shall be screened from public rights-of-way and pedestrian trails by the use of landscaping or other means. Outdoor storage areas and their proposed screening shall be included on any site or building plans at the time of development or construction.

3.6.9 Garage doors shall not dominate the streetscapes. When garage doors face the street, garage doors shall be set back a minimum of five feet from the front of the building or the entry porch projection.

3.6.10 At least a two-car garage shall be built and attached to each home. Detached garages are prohibited.

3.6.11 Single width garage doors of up to ten feet wide maximum are allowed. Double width garage doors are not permitted unless they are designed to appear as two individual doors. At a minimum, double width garage doors shall be required to be detailed with applied trim to appear

as two single wide garage doors. Double width garage doors shall be sheathed in siding material and trim to help break down the scale of the doors.

3.6.12 Garage door colors shall match or be complimentary to the predominant building color. Contrasting garage door colors are not permitted.

3.7 OUTDOOR LIVING SPACES

3.7.1 Outdoor living spaces can provide an effective transition between a home and the outdoors and also reinforce the visual connection of the home and the landscape.

3.7.2 Terraces, verandahs, patios, porches, courtyards, paths, walkways and other similar on-grade features should be an integral element of the design of the home and the landscape by blending with existing topography. Materials should be consistent with materials used on the residence.

3.8 LANDSCAPE DESIGN AND MATERIALS

3.8.1 The goal of landscape design and landscape materials selection is to preserve as much of the existing plant material, topography, and drainage patterns as is practically feasible.

3.8.2 Landscape design concepts are encouraged that:

- a. Preserve the integrity of the existing native vegetation
- b. Provide new plantings that complement the native vegetation
- c. Provide new plantings that are appropriately regional and drought tolerant
- d. Provide new plantings that define outdoor spaces which create privacy while framing and maintaining views
- e. Provide new plantings that reduce the use of chemical weed controls
- f. Limit the amount of lawn area and use drought tolerant lawn species

3.8.3 At the time the dwelling unit is constructed each homeowner is required to submit a Landscape Plan for review by the DRC.

3.8.4 The landscaped area should attempt to preserve as much of the existing natural vegetation on the lot as possible, and be focused within the building envelope.

3.8.5 Plant materials shall be selected from Appendix F, Appropriate Plant Material, or be similar in nature.

3.8.6 Removal of existing trees found on the lot prior to development is prohibited unless approval is granted by the DRC in the Landscape Plan.

3.8.7 A minimum of six (6) trees shall be planted for each lot. Three of the required trees shall meet the minimum standards for “larger” trees. A minimum of three shrubs per 1,000 square feet of building pad area shall be planted for each lot. A minimum of 25% of the required shrubs shall meet the minimum standards for “larger” shrubs.

3.8.8 It is recommended that all lawn seed or sod for lawn be a lawn variety that is deep-rooted with durable wear and drought tolerance.

3.8.9 Lawn and garden irrigation is limited to 2,500 square feet per lot total and water use may not exceed an average daily usage of 750 gallons per lot. Raw water shall be used for landscape purposes. The DRC can permit up to 500 square feet of irrigation from a potable source if necessary.

3.8.10 Each homeowner shall install an automatic landscape irrigation system that will be supplied by the subdivision raw water supply system.

3.8.11 Landscaping should be planned and installed in such a manner so as not to interfere with adjacent property owner views, or otherwise obscure existing solar PV systems.

3.8.12 Minor changes to the Landscape Plan such as replanting dead or dying material, new planting within the existing landscaped area, re-sodding existing lawns, adding rocks, placing small water features, or a reduction in the overall amount of landscaping in favor of a return to native vegetation are permitted without additional DRC review so long as such changes adhere to these Guidelines. Within six (6) months of installation an adjacent owner may request DRC review of minor landscape changes if such changes adversely impact the appealing owner’s use of their property, including impeding view planes or access to solar devices. Substantive revisions to the Landscape Plan such as large areas of planting, installation of five (5) or more new trees, or an overall increase in the landscaped area, require DRC approval of a revised Landscape Plan.

3.9 LIGHTING

3.9.1 Exterior lighting should be minimized and should be downcast and “dark sky” compliant where possible. Where outdoor lighting is required, fixtures shall be covered so that no light source is directly visible from the street at a height of five (5) feet from the ground plane to the light source.

3.9.2 Lights which produce a warm effect rather than a cool effect should be used. Incandescent, color corrected high-pressure sodium and metal halide lights are appropriate. Some types of fluorescent and mercury vapor lights may not be appropriate.

3.9.3 Up lights and floodlights of any kind are not permitted.

3.9.4 Lighting required by code for entry doors shall be directed down and the shade shall be

translucent. Transparent glass shades are not permitted.

3.9.5 Holiday lighting and decorations may be installed the weekend prior to Thanksgiving and must be removed by January 15. Holiday lighting shall not be left on all night. Holiday lighting for all other holidays shall be in place no more than two weeks before or one week after the holiday.

3.10 EASEMENTS, UTILITIES, SERVICE AREAS AND SATELLITE DISHES

3.10.1 Easements have been provided throughout the subdivision to allow for the installation and maintenance of utilities. All utility lines to serve a home shall be located underground.

3.10.2 Satellite dishes up to 36” in diameter may be installed and all equipment greater than 18” in diameter shall be screened. All equipment locations are subject to review by the DRC. Dishes should be located in unobtrusive locations. Roof top installations are not permitted.

3.11 SIGNS

3.11.1 A maximum of one (1) real estate sales sign or General Contractors sign per lot is permitted. Such signs shall be removed immediately when the property is sold or the project completed. All signs shall be or a prescribed consistent design specified by the DRC.

3.11.2 Temporary signs advertising garage sales or community events shall not be allowed.

3.11.3 Signs advertising commercial ventures of any type are prohibited.

3.12 EXTERIOR MECHANICAL EQUIPMENT AND SERVICE AREAS

3.12.1 Outdoor equipment such as HVAC or mechanical equipment must be completely screened from off-site views by using walls and/or fences and incorporating them into the building design.

3.12.2 All other service areas including garbage can storage shall be screened from public views.

3.12.3 Garbage cans are required to be resistant to wildlife.

3.13 LAWN ORNAMENTS, SCULPTURE AND FLAGPOLES

3.13.1 Lawn ornaments and sculpture are permitted within the building envelope shown on the Final Plat.

3.13.2 Flags may be displayed on structures mounted to the residence. Flags or flagpoles may not be mounted on the roof of any structure.

3.14 LANDSCAPE STRUCTURES, STORAGE SHEDS AND PLAY EQUIPMENT

3.14.1 All structures, except those outlined in Article 2.14.3, not attached to the principal residence are prohibited.

3.14.2 All structures including landscape structures gazebos, trellis and/or pergola structures, storage sheds, basketball hoops and dog runs, are subject to approval by the DRC.

3.14.3 All swing sets, play equipment, climbing apparatus, slides, and/or jungle gyms do not require DRC approval; however, structures are subject to DRC and Association inspection for compliance with these Guidelines.

a. Freestanding swing sets, play equipment, climbing apparatus, slides and/or jungle gyms must meet the following:

- Be made primarily of natural wood material
- All colors must be natural earth tones
- Must only be located within the rear yard or side yard and behind the front plane of the residence.
- Shall not cover a ground space of more than 400 square feet
- Shall not exceed 12 feet in height
- Should be located no more than 25 feet from residence at closest spot
- Must be maintained in good condition

b. Trampolines must be installed in ground so that surface does not extend more than 12 inches above the ground surface

c. Noncompliant structures must be removed or modified to meet compliance.

3.15 SWIMMING POOLS, SPAS and TENNIS COURTS

3.15.1 The location and types of all pools, spas and tennis courts are subject to approval by the DRC.

3.15.2 All pools and spas shall be screened from public view by the use of fences, walls or courtyards. All mechanical equipment related to pools or spas shall be screened from public view per 2.12.

3.15.3 Pools and spas must be constructed and fenced per all applicable state and local codes if required.

3.16 ADDRESS MARKERS

3.16.1 All residences are required to have at least one address marker that is visible and legible from the nearest public right-of-way.

3.16.2 Structural dimensions for freestanding signs shall not exceed 2' in width or depth or 3' in height.

3.16.3. Address markers attached to the residence should be incorporated into the overall design of the principal structure.

4. ARCHITECTURAL GUIDELINES

Within the parameters of these Guidelines, owners have the latitude to express a range of architectural styles. The DRC may employ an architect to review any proposed building plans to ensure that they meet the intent of these Guidelines. Examples of acceptable designs are evident throughout the community and are generally those that employ some of the following design elements:

- Lower-pitched gabled roofs, occasionally hipped (6:12-8:12 roof pitch) or steep pitched gable roofs (8:12-12:12)
- Wide, unenclosed eave and rake overhangs or shorter eave and rake overhangs of 2' minimum
- Exposed roof rafters
- Decorative or structural beams or braces at gable ends
- One-story covered porches, either full or partial width with gabled, shed or hipped roofs
- Porch columns, square or tapered, with pedestals sometimes extending to grade
- Shed or gable dormers
- Primary design elements symmetrical or asymmetrical
- Different base material (brick, stone) with wood siding or shingles above
- Window trim and corner boards
- Vertical-oriented windows
- Wood siding and/or shingles
- Porch railings to define outdoor spaces

- Roof dormers and bays to break-up massing of larger roof and wall planes

The Guidelines also intend to protect the aesthetic values of the community through elimination of those architectural styles and those building materials that detract from the appearance of the neighborhood as a whole. Prohibited styles are characterized as being incompatible with regional and traditional vernacular designs.

A lists of prohibited styles include:

A-frames

Geodesic Domes

Mediterranean

Tudor

Chalet

Ornate Victorian

Chateau

Gothic

Colonial (Spanish, New England, Southern, Dutch, or French)

Georgian

Roman

Greek

Egyptian

Pueblo

Missions

All other eccentric styles

4.1 BUILDING HEIGHT AND MASS

4.1.1 Guideline Goal

In general terms, the goal of the Guidelines is to promote the design of a variety of homes through the varying of proportion, massing and scale of building forms. Home designs are required that avoid the appearance of either single story or double story boxes. Building designs

are required that are sympathetic with human scaled proportions and avoid super-size proportions. Building design forms are required to be relaxed and asymmetrical, as opposed to rigid and symmetrical.

4.1.2 A minimum of three district masses are required for each home.

4.1.3 Building walls, roof planes, and roof ridges with uninterrupted horizontal length greater than 30' (not including the distance required for roof overhangs) are discouraged.

4.1.4 Exterior elevations may not exceed two-stories in height without some form of plane break in the wall or other architectural element to interrupt the wall plane.

4.1.5 Exterior elevations of two-stories in height may be required to contain some form of plane break in the wall.

4.1.6 Sloped site may require stepping the house massing to connect the home to the site.

4.1.7 The second story portion of the home shall not exceed 60% of the ground floor square footage. The floor area of all double height volume spaces when the interior ceiling plane is greater than 6' above the floor plane of the second story shall be included in the total area of the second floor. Ground level garage area, covered deck areas and trellis areas shall not be included in the total area of the first floor.

4.2 BUILDING FOOTPRINT

4.2.1 Guideline Goal

In general terms, the goal of the Guidelines is to promote a variety of building footprint sizes that comply with a minimum standard for two-story buildings and a maximum standard for one-story buildings. One-story homes with walk-out basements are encouraged; three story facades are discouraged.

The "Building Footprint" is defined as the outline of the proposed structure with certain exceptions listed below.

The "Building Envelope" is defined to be the building envelope in the shape, size and location as shown on the current applicable plat of Four Mile Ranch for the lot at issue.

All Building Footprints must be within the applicable Building Envelope, subject to the exceptions listed below and in consideration of any easements.

4.2.2 For the purposes of building footprint area, the following minimum criteria shall govern:

a. For multi-story dwelling units the minimum floor area of the main living level of the residence, excluding the garage, shall be 1,500 square feet. The main living level of the

residence shall be the level entered from the closest uphill or downhill adjacent natural grade to the principal entry point of the residence.

b. For single story designs, such as “ranch style” dwellings, the minimum floor area of the main living level, excluding the garage, shall be 2,000 square feet.

4.2.3 For the purposes of building footprint area, the following maximum criteria shall govern:

a. For multi-story dwelling units the maximum floor area of the main living level of the residence, excluding the garage, shall be 3,000 square feet.

b. For single story designs, such as “ranch style” dwellings, the maximum floor area of the main living level, excluding the garage, shall be 4,000 square feet.

c. Garages of up to 625 square feet are exempt from this maximum footprint area. All garage area above 625 square feet shall be included in the maximum building footprint area.

d. Covered on-grade patios and/or elevated decks are exempt from this maximum footprint area.

4.3 BUILDING FORMS AND MATERIALS

4.3.1 Foundations. In order to “ground” a building with its site, a minimum of exposed foundation concrete is desired. Masonry materials may help ground the building where foundation walls are above grade. Siding should be extended to within 12” of finished grade to minimize exposed foundation concrete. A parged finish or stucco coating (finished concrete) or masonry veneer may cover the exposed foundation concrete to allow a finished surface to exceed the 12” minimum exposure. Landscape walls may also be used to minimize exposed concrete foundation walls.

4.3.2 Building Walls. Building walls should not exceed two stories in height. Hard board composition siding approved by the DRC is allowed, but may not exceed thirty percent (30%) of all exterior wall surface area. Stucco is allowed, but may not exceed thirty percent (30%) of all exterior wall surface area. Natural stone must be used on a minimum of ten percent (10%) of all exterior wall surface area. Prohibited wall materials include vinyl siding and T-111 siding. While full log walls and log homes are prohibited, structural and decorative log elements are allowed.

4.3.3 Combinations of up to three different materials are encouraged. Columns, posts and balconies are to be of wood, stone or finished concrete (parged or stucco). Concrete “Sonotube” column foundations may be exposed a maximum of 12”.

4.3.4 Masonry elements are limited to regional Rocky Mountain stone or fired clay brick, not exceeding 50% of all wall surface area.

4.3.5 A sample board of exterior materials to be used will be required for submission to the DRC at the time of preliminary plan review phase.

4.3.6 All homes shall have sloping roofs in the range of 6:12 to 12:12 for the main mass of the home. Secondary roof elements may have roof pitches between 2:12 and 12:12. Flat roofs are not permitted for more than 15% of the roof area.

4.3.7 Roof fascia and rake trim shall, where provided, be a minimum of 6" nominal, (5 ½" actual) in width. Multi piece trim of heavier massing is encouraged, where appropriate in proportional scale with the overall building mass. Exposed rafter designs are encouraged and the fascia dimension may be less than the 5 ½" required of all other roofs.

4.3.8 The following roof materials will be permitted: Slate, non-reflective metal (subject to review and approval of DRC), fiberglass/asphalt shingles in limited thickness styles with a minimum 30-year warranty and a minimum weight of 340 pounds per 100 square feet and minimum thickness of 3/8". Cedar shingle, cedar shake or all other wood roofing systems are prohibited. Composite materials designed to resemble cedar shingles may be approved by the DRC subject to review for fire resistivity. Other roofing materials will be considered by the DRC on a case by case basis.

4.3.9 Exposed structural elements, such as beams, purlins, rafters and columns are encouraged to be expressed in all buildings. Structural expression should be consistent throughout all elements of a building – the foundation, the walls and the roof. Glass should never appear to be supporting beams or other structural elements of a building.

4.4 WINDOWS AND DOORS

4.4.1 Windows and doors provide an opportunity to reinforce building scale and to add interest and individual expression to a house. Windows and doors should be designed as an integral architectural element of the home. All windows and doors should be or appear to be recessed and large areas of glass should be shaded by overhangs, balconies or similar features in order to establish shadow patterns to reduce reflectivity of the glass.

4.4.2 Windows and doors shall be designed in proportion with the overall structure and form of the home. The treatment of all windows and doors should be consistent on all sides of a building. Windows and doors must have trim around them. Window frames should appear as substantial building elements. The substantial cross section of framing and trim around windows and doors creates shadow lines that add interest to a building's façade. Windows of unusual shapes and sizes, the use of colored, highly tinted or mirrored glass is prohibited.

4.4.3 A minimum of one third of all windows should be of the divided light variety.

4.5 COLORS

4.5.1 An underlying goal of Four Mile Ranch is for all buildings to be designed in harmony with the natural surroundings of Glenwood Springs. All building colors should be selected to achieve this goal.

4.5.2 The colors of all exterior building materials shall be in quiet harmony with the natural landscape and the surrounding hillsides. Natural finishes or transparent or semi-transparent stains may be used on wood materials. The use of paint requires muted colors, somewhat darker tin value, for the background colors. Generally, natural colors of the river and the hillside landscape are desired. Accent colors can be used to add interest to a home, but in no case should accent colors call undue attention to any single element of a building. Accent colors should be taken from natural colors found in the immediate surrounding area.

4.5.3 Acceptable roof colors are weathered greens, grays and browns selected in concert with the colors and textures of the building.

4.5.4 All exterior colors are subject to DRC approval.

4.6 FIREPLACES, CHIMNEYS, VENTS, FLUES AND GUTTERS

4.6.1 Per County regulations, fireplaces are limited to gas or electric devices only. Open-hearth solid-fuel burning fireplaces are prohibited. Chimneys should be designed in proportion to the home and generally reflect a simple, understated appearance. Flat profile chimney caps to conceal flues are encouraged. All other rooftop equipment and vents should be consolidated, concealed and/or painted to match the roof color. Gutters, when used, shall blend in with the building color.

4.7 PORCHES, BALCONIES AND DECKS

4.7.1 A one story high front porch with a minimum width of ten feet is required. In lieu of a front porch, a covered one-story entry element with a minimum width of ten feet can be provided.

4.7.2 Balconies and above grade decks provide outdoor living space and add interest and scale to a home. Above grade balconies and decks should be designed as an integral element of the building. Balconies and decks should be designed within the mass of a building, or when designed as a cantilevered element of the building, should be supported by substantial structural elements such as timber columns. In no case shall projecting decks be supported by narrow posts or columns.

4.7.3 The underside of balconies and decks visible from adjacent properties shall be treated or stained to match the residence. Railings on balconies, decks, stairs and porches should be made of materials that appear to be natural extensions of the building. "Trex" decking and "Trex" deck rail elements for decks are allowed

4.8 DORMERS

4.8.1 The use of dormers should be considered to establish residential scale to roof forms and to break up the appearance of large roof planes. When used, dormers should be in scale and proportion with the rest of the home.

4.9 SKYLIGHTS AND SOLAR PANELS

4.9.1 Skylights are discouraged except where they are clearly integrated into the architectural composition.

4.9.2 Per Colorado state statutes, solar panels and “solar energy devices” are allowed subject to the following conditions:

a. The DRC has the legal right to impose esthetic requirements that are reasonable and do not significantly increase the cost of installation.

b. Esthetic requirements imposed by the DRC may include limiting size, quantity, location, color, reflectivity, and type of solar panels. Flush mounted solar panels that do not project more than 6” above the roof plan are required. The top surface of the panels shall be installed parallel to the roof plan surface. All proposed exposed-to view components for solar energy systems shall be submitted to the DRC for review and approval.

c. The DRC esthetic requirements shall not increase the cost of the solar energy system by more than 15%, or decrease the efficiency of the solar energy system by more than 10%, whereby the increased cost of the solar energy system shall include the cost of the equipment and installation labor, but shall not include the cost of design or long-term operating expense of the solar energy system.

4.10 ACCESSORY DWELLING UNITS

4.10.1 Accessory Dwelling Units as defined in the Garfield County Unified Land Use Code are prohibited.

4.11 NON-REPETITION OF DESIGNES

4.11.1 Floor plan and/or elevation design schemes may not be repeated within the subdivision.

4.11.2 The use of exterior materials, details, and/or massing schemes may be limited by the DRC when they are appearing to frequently or in too close proximity.

4.12 MODULAR/MOBILE HOMES

4.12.1 No modular or mobile homes shall be placed within the subdivision. Certain pre-fabricated structures that are constructed off-site and brought to the property may be approved if, in the opinion of the DRC, they otherwise conform to these Guidelines.

5. CONSTRUCTION REGULATIONS

5.1 PRE-CONSTRUCTION CONFERENCE

5.1.1 The General Contractor or any separate prime contractors shall schedule a pre-construction conference with the DRC or its designated representative prior to commencement of all approved construction or development of property within the subdivision. The Contractor shall be responsible for complying with all provisions outlined in the Covenants and the Guidelines and construction regulations contained herein as well as compliance with all local, state, and federal laws and approvals applicable to their project.

5.2 CONSTRUCTION INSPECTIONS

5.2.1 The construction inspections occur as follows:

- a) Framing Inspection
- b) Final Inspection

5.2.2 Framing inspection occurs once the framing of the building is complete. The inspection shall identify that all form and massing elements, as well as window and door openings conform to the approved final DRC approval documents.

5.2.3 Final Inspection occurs once the building, landscaping, and all other site improvements are complete. The inspection shall identify that all elements of the project as completed, conform to the approved final DRC approval documents.

5.2.4 The DRC representative shall prepare written inspection reports of both framing and final inspections within fifteen (15) days of the inspection date.

5.2.5 The written inspection reports of both framing and final inspections will identify whether a project conforms or does not conform to the approved final DRC documents. Sufficient detail information shall be included in the report to identify unauthorized changes, modifications, or deviations from the approved final DRC documents.

5.2.6 Within fifteen (15) days of receipt of the report, the homeowners will submit written and/or graphic information to the DRC identifying the corrective measures to be performed for conformance with the approved final DRC documents.

5.2.7 All matters regarding non-conforming inspection reports, not satisfied within 15 days shall be referred to the Association for further disciplinary measures.

5.3 CONSTRUCTION IMPROVEMENT/CLEANUP DEPOSIT

5.3.1 Each builder, prior to beginning any construction, shall provide a cash deposit in an amount to be determined by the DRC. In the event of action by the Association or the DRC to remedy shall be charged against the deposit. Following issuance by the DRC of a Notice of Satisfactory Completion of Improvements to Property including all approved landscape improvements, any funds held by the Association in said builder's deposit shall be released to builder within fifteen (15) days. Under no circumstances shall construction of projects, including installation of all finished landscape improvements, exceed eighteen (18) months.

5.4 PROTECTION OF PROPERTY

5.4.1 The Contractor shall take precautions as necessary to protect all existing work in place including but not limited to, landscape, landscape irrigation, curbs and gutters, street paving, sidewalks and site lighting on all adjacent properties and public right-of-ways. All existing trees within five feet of the building envelope shall be protected from damage. Temporary access to the building envelope and material staging areas shall be clearly identified on the Construction Documents and approved by the DRC prior to start of construction.

5.5 EROSION CONTROL

5.5.1 The Contractor shall provide hay bales and silt fences are required to preclude site drainage from crossing over adjacent properties or over the public right-of-way. Temporary measures for erosion control including details shall be clearly identified on the Construction Documents and approved by the DRC prior to start of construction.

5.6 VEHICLES AND PARKING

5.6.1 Vehicles used during construction activities shall be licensed and operable and conform to all applicable County regulations. Vehicles shall not be stored on site. Unless otherwise approved by the DRC all construction parking shall be entirely within the lot boundaries and shall not obstruct any traveled roadway, trail or easement.

5.7 CONSTRUCTION EQUIPMENT, MATERIALS, TRASH AND DOGS

5.7.1 Temporary placement of construction equipment on site will be allowed, however storage of construction equipment beyond the duration of need for such equipment to be on site shall be prohibited. Temporary storage of building materials on site shall be allowed in the approved temporary staging area. The site shall be kept free of construction debris at all times. Temporary placement of debris on site shall be contained within a dumpsters located in the approved staging area. Dogs and outdoor radios shall not be allowed on the construction site at any time.

5.8 DUST, NOISE AND HOURS OF CONSTRUCTION

5.8.1 The Contractor shall take precautions as necessary to abate dust generation due to construction activities at all times. The Contractor shall take precautions as necessary to abate

excessive noise generation at all times. The use of explosives on the construction site is prohibited. If required, use of driven steel foundation piles shall be subject to approval by the DRC prior to the start of construction. Construction activities shall only occur during the hours of seven A.M. to five P.M. Monday through Friday and nine A.M to five P.M. Saturday. Written authorization from the DRC must be secured for extended or Sunday hours.

5.9 TEMPORARY STRUCTUERS AND SANITARY FACILITIES

5.9.1 The Contractor is allowed to maintain one temporary construction trailer on site for the duration of the project. The trailer shall not exceed twelve feet wide by thirty feet long. The contractor is required to provide temporary sanitary facilities on site in the approved staging area for the duration of the project.

5.10 SIGNS

5.10.1 In addition to required inspection signs, the Contractor is allowed to post one sign, for identification of the project and the construction company. All other signs are prohibited. Refer to Section 2.11, Signs, for specific limitations on the permitted sign type and size.

6. ENFORCEMENT

6.1.1 In the event the DRC believes that a provision of these Guidelines or the Covenants have been violated the DRC shall issue a written notice to the owner and/or contractor detailing the scope of the violation and requesting a cure within a reasonable period as determined by the DRC.

6.1.2 In the event the cure is not affected within the applicable period, or if in the opinion of the DRC the violation constitutes an immediate threat to the health, safety, or welfare, the DRC may refer the issue to the Executive Board for enforcement. The Executive Board will review any requests for enforcement from the DRC and may take such steps as the Executive Board deems necessary in order to correct the violation. Potential enforcement actions include, but are not necessarily limited to

(1) Issuance of a Stop Work Order on the project. Upon issuance all work being performed on the property must cease immediately until the issue is corrected to the satisfaction of the Executive Board

(2) Issuance of a Show Cause Order summoning the owner before the Executive Board to show cause why the design approvals should not be revoked, suspended, or additional conditions imposed. At such hearing the owner or its representative may present testimony or offer other evidence on its behalf.

(3) Filing the necessary court action(s) to abate or enjoin the violation.

These proposed enforcement mechanisms are coextensive, and nothing herein prohibits the Executive Board from pursuing such other remedies as may be available at law or in equity.