

BUCKHORN RANCH
CRESTED BUTTE, COLORADO
DESIGN GUIDELINES

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DESIGN GUIDELINES
OF
BUCKHORN RANCH

1. INTRODUCTION

1. Relationship to Protective Covenants and Other Regulations

The Design Guidelines are supplemental to restrictions and processes established in the Declaration of Protective Covenants for Buckhorn Ranch recorded in the records of Gunnison County, Colorado (Declaration). Under the terms of the Declaration, The DRB does hereby establish these Design Guidelines for the Buckhorn Ranch. 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.

2. Authority of Design Review Board (DRB) Authority of Design Review Board (DRB)

No Family Residence, Caretaker Living Unit, Garage, Building, Hanger 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.

2. DESIGN REVIEW PROCESS

The process for establishing the DRB and defining the specific duties and powers conferred on it is defined in the Buckhorn Ranch Declaration of Protective Covenants. The DRB has approved these Design Guidelines and Construction Regulations for the Buckhorn Ranch.

The DRB reserves the right to revise these Design Guidelines as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community while enhancing property values. These Design Guidelines are specific for the single family lots. Any development of multifamily lots (M-1, M-2 and M-3) or commercial / lodging development on Lots C-1, C-2, C-3, 1 and 3 will require special

review by the DRB on a case by case basis. Setback or other Gunnison County requirements may vary for such lots due to size of lots, clustering, etc.

All construction that is to be undertaken in this community, whether new residential construction, hangar construction, subsequent exterior renovations, or site construction such as walks, driveways, drainage improvements, or landscape planting is subject to review under this process, the Design Guidelines. After approval through this process, the appropriate building permit(s) may be applied for, and when approved, construction begun.

All Owners (hereinafter referred to as "Owners", but including all Owners, builders, consultants, and any other designated representatives) shall comply with the following process, in order to gain approval from the DRB for any construction.

1. Review and Approval

No single-family residence, Caretaker Living Unit, Garage, Building, Hanger 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 therefor have been submitted to and approved in writing by the DRB in the manner hereafter set forth.

2. Pre-Design Meeting

1. Prior to preparing preliminary plans for a proposed residence, it is required that the Owner and/or their designated representatives, meet with a Committee member to discuss proposed plans. This informal review is to offer guidance prior to initiating preliminary design, and shall not be binding on either party. Minutes of the Pre-Design Meeting will be sent to the Owner, Builder and Architect, and will be filed in the Committee office:
2. No fee shall be charged for this meeting.
3. An appointment for a Pre-Design Meeting should be made by appointment by calling the DRB office, (303) 740-8142
4. 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.

3. Review Process

The review process shall be as follows:

a. **Preliminary Plan Review**

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

b. **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 E.

4. **Preliminary Plan Review**

1. Following the Pre-Design Meeting, the Owner shall develop preliminary architectural and site plans. They should meet the following requirements:

1. All plans (Preliminary Plans) shall be the same sheet size and shall include:

- (1) Lot, Block and Filing numbers with Owner and Builder's name.

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 on topography with a two (2) foot contour line interval should be demonstrated at a scale of 1" = 20 feet or larger. All site information should extend to all property lines of the lot and beyond to include any right-of-ways, setbacks, legal restrictions, easements or drive access easements directly adjacent to the lot.

Roof and floor plans at a scale of 3" = 1 foot or larger.

- (2) Architectural elevations indicating both approximate existing and proposed grade lines, finish floor elevations, and top of slab elevations.
- (3) Any other proposed improvements (i.e. decks, awnings, gazebos, greenhouses, tennis courts, pools, hot tubs, etc.).

- (4) Wall selection and exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
 - (5) Samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" board (1/8" thick) clearly marked with the Owner's name, and Lot, Block and Filing numbers.
 - (6) Cut sheets for exterior lighting must also be submitted. In addition, a typed schedule of samples, or specifications of exterior materials and colors must be included on the Final Plans.
 - (7) Complete landscape and irrigation plans.
 - (8) Staking of major corners.
2. A perspective sketch will be required as a visualization aid. A scale model may be requested at the option of the DRB.
 3. Statement from architect or engineer will be submitted stating that the height of proposal building (s) are in accordance with FAA standards for setbacks from centerline of runway, where required. Information for this restriction will be provided by DRB.
 4. Procedures
 1. After preparing the appropriate plans, the Owner shall submit the plans to the DRB.
 2. The DRB will then review the Preliminary Plans at a meeting called for such purpose, and will provide a written response no later than 14 days after the submittal. Applicant has the right to schedule a personal presentation at the meeting of the committee. Any other Association member wishing to review such plans may do so by contacting the DRB office at (303) 745-8828. Any comments which the Association member wishes the DRB to consider in its review shall be submitted to the DRB in writing prior to the final submittal review.

5. There will be a fee of \$125 for review of Design as described above.
6. 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.
7. At the meeting and following a review of the preliminary plan, the DRB will advise the applicant that it (1) generally approves the preliminary plan and the applicant may proceed to final plan review; (2) generally approves the preliminary plan application with conditions and upon compliance with the conditions the applicant may proceed to final plan review; or (3) disapproves of the preliminary plan application.
8. If the DRB approves or approves with conditions the preliminary plan application, the applicant may proceed to final plan review. If the DRB disapproves the preliminary plan application, the applicant may resubmit an application for preliminary plan review and approval.

5. Final Plan Review

1. Upon submittal of a complete final plan application by an applicant containing such information as is required by the Design Guidelines, the DRB shall:
 1. 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 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 Buckhorn Ranch.
 2. 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 14 days of the receipt of the complete final plan application, unless the applicant would request a hearing date more than 14 days after the date of submittal.

3. 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.

2. Hearing on Final Plan Application

1. 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.

2.

3. 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.

4. 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.

3. 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 and these Design Guidelines.

6. **Review Fees**

Any resubmittals and/or problematic submissions requiring significant additional review time by DRB will be charged a review fee of \$250.00 or an amount less than this figure as determined by the DRB to be fair for time expended by the DRB or consultants to the DRB. This fee will be assessed for any submittals beyond the second disapproval.

7. **Construction Period Reviews**

The DRB may inspect all work in progress and give notice of non-compliance. Absence of such inspection or notification during the construction period does not constitute either approval by the DRB of work in progress or compliance with these Design Guidelines or the Declaration of Protective Covenants. Any DRB visits are in addition to standard inspections required by other jurisdictions throughout the construction process.

8. **Improvement Survey**

1. A licensed, registered Surveyor (hired by the Owner) shall provide an Improvement Survey attesting that:
 1. the building foundation is located as approved (+2 feet tolerance) by the in the final submittal; and
 2. the building foundation elevation is as approved (+1 foot tolerance) by the DRB in the final submittal.
2. If outside above tolerances, owner may submit a statement of justification for change.
3. The Improvement Survey must be filed in the DRB office prior to commencement of framing.

9. **Project Completion Review**

1. Upon completion of any residence or other improvements for which Final approval was given by the DRB, the Owner shall give written notice of completion to the DRB. In addition, an updated improvements survey must be submitted which shows final site drainage and final site grades surrounding all structures.
2. Within such reasonable time as the DRB may determine, but in

no case exceeding ten days from receipt of such written notice of completion from the Owner, or his duly authorized representative, it may inspect the improvements. If it is found that such work was not done in strict compliance with the approved plans, it shall notify the Owner in writing of such non-compliance, and shall require the Owner to remedy the same.

10. Other Conditions

1. Approval of plans by the DRB shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and shall be the responsibility of the Owner or the duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the Owner or his representative to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the DRB and local jurisdictions, where applicable.
2. The covenants, conditions and restrictions as established by the applicable Declarations shall remain in force as the legal restrictions governing all construction.
3. Neither the DRB nor its assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every owner or other person who submits plans to the DRB for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the DRB or its individual members to recover damages.
4. Final approval of plans is valid for twelve (12) months at which time construction will have commenced. A submittal of a different dwelling on the same lot requires the review process begin with the Pre-design procedure and submittal fees as described above.
5. The DRB reserves the right to waive or vary any of the procedures or Design Guidelines set forth herein at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

11. Professional Assistance

It is strongly recommended that all persons proposing any construction subject to review under these Design Guidelines seek the assistance of qualified design professionals, with skills appropriate to the task at hand, such as an architect, landscape architect, soils engineer, civil engineer, surveyor, etc.

3. SITE DEVELOPMENT STANDARDS

1. Site Planning

Each building site in this community has its own specific qualities and characteristics. The DRB will be looking very critically at site plans to determine whether existing features are respected and sensitively utilized. A preference will be expressed for plans which minimize disturbance of existing terrain, and drainage patterns, while taking advantage of short and long views and maximizing solar exposure. Respect for adjacent development is also essential; coordination of elements such as building massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage, and access will help make for better neighbors.

2. Easements

1. There shall be an easement 10 feet in width, surrounding the exterior boundary of each lot or tract. Within each clear zone easement, no improvements of any nature may be constructed, except only landscaping, fencing and driveways.
2. Variances can be granted for unusual site conditions at the discretion of the DRB.

3. Setbacks

1. There will be a general setback of 15 feet from all exterior boundaries except as noted below.
2. No residential or building structures of any kind may be constructed nearer than 20 feet to that boundary of such lot which adjoins a platted road.
3. Lots adjoining runway shall setback according to FAA requirements for a private airstrip, which may change from time to time. Current FAA requirements will be provided by DRB members on request.

4. Retaining Walls

Should any retaining walls be desired on the site, they should be as low as possible, and if higher than 4 feet, should be terraced to minimize impact. Any walls exceeding 4 feet in height must be designed by a registered, professional engineer. Materials used should complement the natural surroundings and the architecture, with use of natural stone, masonry units or treated wood products.

5. Fencing & Privacy Screens

1 In order to define Buckhorn Ranch, individual residential lots, and outdoor use areas, a system of fencing and privacy screens has been developed for this project. To allow a more open, spacious feeling for the community and project open space, perimeter lot fences will be controlled as follows. Low split rail fences will be allowed. Barbed wire fences are prohibited except for ranch perimeter fence and in areas necessary for restricting livestock as approved by DRB. Stockade fences are not allowed for perimeter of homesites, but may be used as described under Privacy Screens.

Categories and corresponding types of allowed fences or screens are as follows:

1. Project Fence

(1) The Buckhorn Ranch project perimeter, edges, open spaces and entry features may be defined with a system of barbed wire with wood posts as set by ranching operations in the past. Any changes or upgrading will be approved by DRB and in keeping with a ranching open appearance.

2. Individual Site Perimeter Fencing

(1) These areas may be enclosed with:

(i) Two or three rail, jumbo split rail fences not to exceed 4 feet in height, or

(ii) Limited visibility wire mesh fence may be fastened to the inside of split rail or rail fences, to improve containment.

All fence posts, rails and/or pickets must be

Painted or stained to compliment the structure, and must be maintained by the homeowner.

- (2) Special fences for retaining large animals will be reviewed on a case by case basis by DRB.

3. Privacy Screens

- (1) Outdoor privacy areas including entry courts, decks, patios, hot tubs, etc. may be enclosed by solid fences or privacy screens not to exceed 6 feet in height.
- (2) Materials and finish must be harmonious and compatible with the main structure(s). These enclosures shall be limited to the residential building envelope and shall be closely associated with the residential structure. If fully enclosed the privacy screens shall not exceed 800 square feet in coverage, unless otherwise approved by the DRB.
- (3) Landscaping screens are encouraged to replace fences wherever possible and practical to maintain rural nature of area.

4. Swimming Pool and/or Hot Tub Enclosure

- (1) Although reasonable sized hot tubs will be allowed for single family residences, swimming pools will be restricted to use for congregate residences as defined by Uniform Building Code and for multifamily areas unless special permission or variance is justified as determined by DRB. This is in keeping with a philosophy of water conservation and implementation of water augmentation plan as filed with Water Court in District #4.
- (2) See Privacy Fences for type of fences allowed in pool areas.

5. Tennis Court Enclosure

- (1) Tennis courts, where appropriate, may be enclosed

with vinyl clad chain-link fencing. Vinyl clad chain-link colors will be black, dark brown or green and all posts, support rails, gates and associated hardware shall be vinyl clad or painted to match. Tennis court fence height shall not exceed 12 feet in height.

6. Pet Enclosures

- (1) Since Buckhorn Ranch is an active wildlife and ranching area, domestic pets must be strictly restricted from roaming at will. Homeowners with outdoor pets are required to restrict pets by leashing or confining pets in appropriate pet runs.
- (2) Dog runs or pet enclosures shall be restricted to the side and/or rear building envelopes of residential lots, and shall not exceed 300 square feet in coverage.
- (3) These areas must be enclosed with black, dark brown or green vinyl clad chain link fence framed with 4 x 4 posts, 2 x 4 top rail, and lower tension wire not to exceed 6 feet in height. All enclosures must be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc..

6. Lighting

All exterior lighting shall be non-obtrusive in nature, minimizing light spill onto adjacent properties. Such fixtures, used for illumination of driveways, walks, address signage and general landscape purposes, shall be compatible with the architecture of the structure(s). Tennis court lighting on residential lots shall be strictly prohibited.

7. Signage

- I. No signs whatsoever shall be permitted within any lot, with the exception of those listed below:
 1. Signs required by legal proceedings.
 2. Residential address/identification signs constructed of materials which are compatible with the architecture of the area. These signs must be approved by the DRB prior to erection. Such signs shall not exceed a total face area of three square feet, unless by special approval of the DRB.

3. Signs of the type used by architects, lenders, contractors, subcontractors and tradesmen will not be allowed on any lot. A single sign to advertise For Sale, the builder, and the lot address will be provided in standard form by the developer. No other signs will be allowed without prior written consent of the DRB.
4. For Sale signs may be erected upon a lot, provided that no more than one sign is erected and that this sign does not exceed a total face area of five square feet unless otherwise approved by the DRB.
5. No signs whatsoever shall be attached or fastened to any fences or natural features including trees. In addition, no sign shall exceed a height of four feet from grade.

8. **Trash Receptacles**

All areas used for storage of solid waste shall be screened from off-site views, using materials and forms complementary to the main structure(s), and shall utilize bear proof trash receptacles.

9. **Mailboxes**

1. At the inception of development of the Buckhorn Ranch project, no mail delivery will be available to individual houses. Offsite areas will be selected by the U.S. Postal Service.
2. However, in the event that postal service to individual residences is implemented, a standard mailbox design and detail will be provided by DRB members. Design and location will be identified by the developer and/or homeowners association in conjunction with the U.S. Postal Service.

10. **Utilities**

Construction of utilities shall be carefully coordinated with existing site conditions so that minimal disturbance occurs. All utility construction, including storage of excavated and backfill materials, shall respect all neighboring lots and boundaries of areas to be preserved.

11. **Hangar Construction**

1. Hangar construction on lots adjoining the Buckhorn Ranch

runway or with taxiway access will be allowed. Care will be taken to limit height of Hangar to conform with FAA setback standards for a private airstrip, as will the main structure of the lot.

2. Consideration to the location of all Hangars in proximity to the main structure (whether they will be attached or detached) will be given regarding minimal visual impact of neighbors views wherever reasonably possible, without loss of consideration to the realization that Buckhorn Ranch is an aviation oriented community. Hangars will be constructed with materials identical with or compatible to the main structure.
3. Design of all Hangars will be subject to all applicable governing codes and the Declaration.
4. Attention will also be given to location of a Hangar, in order to augment the solar advantage of the main structure.
5. Landscape planning shall include Hangar area in order to soften visual impact of Hangar.
6. All visible repairwork to airplanes will be confined to the enclosed Hangar area. Temporary repair of airplanes outside of enclosed Hangars will be approved by the Association for a specific, limited period of time. Therefore, design of Hangar space should reflect this restriction in the early conceptual stages.

4. LANDSCAPE STANDARDS AND IRRIGATION DITCH PRESERVATION

1. Intent

1. Buckhorn Ranch is located on a 280 acre ranch in a valley setting with rolling meadows covered by wild grasslands and sage brush. Two irrigation waterways cross the property and must be minimally impacted in order not to disturb historic irrigation rights owned by various ranching entities in the area. Consequently, any structure placed on the land is in itself a landscape element. Residential construction will dominate the land until such time as landscape materials, such as trees and shrubs, mature and reduce the mass appearance of the residential structures.
2. To this end a residential Landscape Master Plan must be prepared which addresses the entire residential site including but not limited to front, side and rear yards, outdoor use areas, landforms, drainages, screens and privacy buffers, refined lawns,

major tree plantings, shrub beds, landscape lighting, swimming pools, tennis courts or any other such elements. Planting of grass and lawns shall be limited to areas immediately around structures as approved by DRB. Natural sage vegetation shall be minimally impacted and predominant. Treatment of special areas disturbed by the construction process will be given special consideration by the DRB on a case by case basis.

2. Plan Preparation

1. Because landscaping is important to the DRB, the Landscape Plan will be reviewed in great detail by the DRB. It is required that the Landscape Master Plan be prepared by qualified professionals. Unprofessional, poorly prepared landscape plans are not acceptable.
2. The Landscape Plan must be prepared at a scale of 1"=20 feet or larger and must include the existing roads, rights-of-ways, easements, property lines, building envelopes, proposed plant material with a plant list to include quantities, common and botanical plant names, and sizes. It may be incorporated as a part of the site plan.

3. Landscape Concept

1. The landscape concept should be refined, elegant landscape which will provide a maintained and manicured appearance. The concept should produce a quality appearance which harmonizes with the surrounding neighborhood and architecture to conform with a rustic elegance theme. Special attention should be paid to earthforms, site drainage, softscape plant forms and placement, hardscape materials and design, and ground plane treatments. The concept should include development of outdoor use areas and spaces through the use of landscape berms, plant groupings, screens and hedges.
2. Earthforms and landscape berms can add significantly to the overall quality and appearance of a landscape design and are strongly encouraged by the DRB. These grading forms should be smooth, gently rolling elements which appear to blend naturally with the Final Finished Overlot grade.

4. Livestock

1. No livestock will be maintained at the residences on an overnight basis, although daily riding in the subdivision is allowed. An

equestrian area may be identified for housing of horses, etc. on a fee for services basis provided by either the Association or others.

5. **Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.

6. **Materials**

1. Softscape materials including trees, shrubs, ground covers, vines, lawns, seasonal color, etc. must be of a quality, quantity and size appropriate to the mass, scale and proportion of the building. All materials should conform with American Association of Nurserymen, and Colorado State Standards and should be installed per industry standards.
2. Hardscape materials such as paving and deck surfaces, mulches, steel edging, sculpture, site lighting, etc. should be compatible and harmonious with the architectural design of the structure and surrounding neighborhood.
3. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. No stone or gravel may be used as a ground cover except in planting beds not to exceed 100 sq. ft. per bed.

7. **Gardens**

Flower gardens are a desirable landscape element in the Buckhorn Ranch community, and as such are strongly encouraged by the DRB. Wildflower planting is highly encouraged.

8. **Landscape Irrigation**

1. In the landscaping of residential and other development sites, it is urged that plant materials, irrigation systems, and maintenance practices be utilized which conserve water.
2. An automatic landscape irrigation system or drip irrigation system will be strongly suggested for all residences within the Buckhorn Ranch community. Because water conservation is a desired

community goal, system designs should utilize the most current state-of-the-art water conservation technologies. Digital controllers, low water consumption irrigation heads and micro-jet spray heads are just a few examples of the technology currently available.

3. All systems must be designed and installed according to all applicable codes and regulations. Because of the high altitude growth patterns, professional assistance is strongly advised.

9. Approvals/Completion

All landscape and irrigation plans must be reviewed and approved by the DRB prior to installation. In addition, all landscape improvements must be completed in one year or by special approval by the DRB.

10. Performance Guarantee for Landscaping Installation

It is extremely important that the owner complete and maintain the landscaping as promised in the Design Plan. The DRB will have the right to remedy nonperformance on the part of the owner by completing landscape plan, maintaining improperly maintained landscaping, and/or replacing dead plants and bill the owner for the expense. In the event that the owner does not reimburse DRB for this service within 45 days, then DRB will have the right to lien owners property for the cost of such work.

11. Variances

Where circumstances, such as topography, location of property lines, location of trees or brush, or other matters require, the DRB may allow reasonable variances as to any of the provisions contained in this instrument on such terms and conditions as it shall require; provided, that no such variance shall be finally allowed until 30 days after the DRB shall have posted a notice of such variance and published such notice in a newspaper of local circulation in Gunnison County, all at owners expense. After the 30 day period has elapsed, the DRB shall consider all objections raised and make a final decision on the variance. Before the variance is allowed, the Board of Directors of the Buckhorn Ranch association shall consider the decision of the DRB and make a final determination.

5 ARCHITECTURAL STANDARDS

1. Intent

1. These Design Guidelines have been assembled to encourage an elegant and harmonious expression of individual tastes. Creative solutions and quality design are expected of all submittals to the DRB. Accordingly, it is strongly suggested that the services of competent design professionals be secured.
2. These Design Guidelines have been developed with attention toward general goals and concepts and less attention toward detail in order to allow individual expression within a visually cohesive neighborhood. It is the duty of the DRB to consider submittals within this context, and to encourage overall quality through well conceived and balanced detailing.
3. Emphasis on a particular style is inconsistent with the goals of the DRB. However, individual submittals will be reviewed with respect to their harmonious relationship toward their neighbors and their ability to evoke a sense of rustic elegance and quality. Nevertheless, the rural nature of the Buckhorn Ranch community should be observed in regard to use of materials, utilization of colors, and architectural design.

2. Siting

1. When considering a plan's suitability to a particular site, the DRB will review whether the building has been placed with sensitivity toward the individual assets of the specific site. It is suggested that the Owner consider the qualities of the site, especially the visual and climatic exposure created by the combination of existing slopes, vegetation, and orientation.
2. It is expected that submittals will make use of existing vegetation and topographic features to enhance the design of the building and site improvements. The design of such spaces should be coordinated with the building construction and design, extending similar material where feasible and using creative paving that is compatible in color and texture to the particular residence (brick, concrete pavers, slate, and treated wood are acceptable).

3. Roofing Materials

1. Roofing materials should be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. Concrete or clay tile, wood shingle or shakes, and slate are the materials of choice, while consideration may be given to copper roofs. Some asphalt shingles are allowed. Finished or standing seam metal roofs will be considered under certain circumstances. Unfinished metal roofing will not be acceptable. All roofs shall be designed for a total live load of 100 pounds per square foot. The DRB will consider retention and non-retention of snow loads in its evaluation of roof design. Roofs shall be of a single color which shall be harmonious with muted earth tones. Roofs with overhangs to deflect rainwater and block summer sun are encouraged.
 2. Careful attention should be made paid to roof slope, snow shed areas, flashing and roof accessories. Plumbing stacks should be grouped in attics to minimize the number of required penetrations. Furnace and fireplace flues and chimney caps shall be finished to blend with the architecture. Spark arrestors are recommended for all chimneys.
 3. Solar collectors are allowed only when they are fully integrated with the roof design and will not be approved when supported on contrived platforms. All roof furnishings, accessories and flashing shall be painted to match the roof or be of copper construction.
 4. Attention should be paid to overall building height especially near airstrip. Chimneys may project beyond this height only as required by code.
4. Exterior Materials and Finishes

1. Homes within the Buckhorn Ranch should be designed with a high level of detail and a sophisticated combination of materials. Materials should be used boldly and with careful attention to the interfaces between materials. Quality materials such as natural stone masonry, stucco, natural wood including full round, large diameter, high quality log, and creative use of glass will be encouraged within the development in keeping with the upscale image of the community and the desire for visual harmony.

2. A high percentage of natural or cut stone masonry is encouraged within the project. Brick will be considered on individual basis, as

long as the mountain character is preserved. Exposed concrete block is not permitted unless by special approval of the DRB. Synthetic stone materials will be reviewed by the DRB which reserves the right to reject them. As each mason's style tends to be distinct and can have significant impact on the overall look of stone masonry, masonry work may be reviewed by DRB during construction for style and quality.

3. The use of stucco will be considered. When used as a secondary material, careful consideration must be given to creating a natural fit with the balance of the building.

4. Sidings made of plywood, vinyls and masonite-type will not be approved except for use in building soffits.

5. **Insulation Requirements**

6. Insulation will be required in roofing areas to a minimum of R-30 and in walls at a minimum of R-19.

7. **Exterior Colors**

Careful color blending will also be a requisite. Natural or earth tone colors shall be encouraged for all buildings and structures, such as greys, tans, browns, greens, muted rusts and unpainted wood. Highlighting with more intense colors in areas of trim will be considered by the DRB and approved where the DRB deems it to be tastefully done and appropriate.

8. **Reflective Finishes**

Reflecting or contrasting finishes are not acceptable, and all exposed metals such as facias, flashing, wall and roof vents, metal enclosures and other items shall be anodized or painted an approved color.

9. **Reflective Glass**

Reflective glass windows are not permitted.

10. **Doors and Windows**

Unpainted metal doors are prohibited. Exposed metal trim on windows shall be painted an approved color.

11. Foundations

Concrete or block foundation walls may not be exposed more than three feet above the finished grade line, and shall be faced or stained to match exterior wall materials. Visibility of a concrete or block shall be minimized by foundation plantings.

12. Other materials not addressed in these standards shall be reviewed on an individual basis for which the DRB retains the right of refusal. These include, but are not limited to, manufactured, artificial, simulated, or imitation sidings. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the DRB.

13. Minimum and Maximum Size of Residential Units

The total gross single family (R-3 classification as defined by Uniform Building Code) residential floor area shall not be less than 2000 square feet excluding a caretakers apartment, porch, garage, hangar and basement for single family units. Buildings of more than one story shall have a first floor gross residential floor area of not less than 1500 square feet excluding a caretakers apartment.

Maximum of the total gross single family residential floor area of all structures shall be the lesser of the following two criteria:

1. All structures shall not exceed 12,500 square feet including square footage of all accessory buildings, including, but not limited to garages and hangars, or
2. Square footage of all structures shall not exceed 20% of the gross square footage of the homesite.

Note: Commercial areas and Multifamily areas on Lots M-1, M-2 and M-3 will be considered on a case by case basis regarding size of units and roofing heights.

14. Roofing Height

1. Height of all buildings or improvements shall be limited to 30 feet from finished grade to highest roof point, unless this height is in conflict with FAA restrictions on heights effecting buildings adjoining the runway.
2. Cupolas, 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 at its highest point.

15. Exterior Antennae

No exposed antennae, disks, or other radio or television receiving or transmitting devices shall be permitted without being considered and approved by the DRB prior to installation.

16. Housing Numbers

Each single family unit shall have a house or unit number adjacent to the driveway entry, conforming to a design and location approved by the DRB.

17. Solar Access

Buildings or structures on any lot shall be designed and sited so that they do not substantially diminish access to sunlight for solar energy use on adjoining lots.

18. Accessory Structures and Utilities

1. Accessory buildings or facilities such as hangars, gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc., shall adhere to the standards outlined for buildings and site planning. It is important that the massing and scale, as well as forms, materials, and other detailing should be well coordinated with the main structure(s) on the site. No temporary structures will be allowed without a special use permit from the DRB for a set period of time.

2. All exterior utility equipment shall either be incorporated into the main building or hangar or, along with other detached structures, be architecturally compatible with the residence. All utility equipment shall be painted to match the color of the wall to which it is mounted. Electrical and gas meters shall be screened from view of the streets within practical limits determined by the DRB. All utility connections shall be carefully coordinated to minimize site disruption.

3.

19. Fireplaces and Woodburning Devices

Each Building 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 contained in the Colorado Department of Health and Environment's Regulation No. 4, as it may be amended, or applicable requirements then in effect. A complete list of such devices is available through the Colorado Department of Health or will be provided by DRB members. All others installed shall be subject to restricted use or non-use on non burn days at the discretion of the association and/or local county officials. All others shall be gas log fireplaces to minimize pollution. All wood burning fireplaces are requested to be plumbed for gas service

20. Fire Protection/Interior Sprinkling Systems

Interior sprinkling systems will be required for all buildings to maximize fire protection at Buckhorn Ranch. This requirement will be reviewed from time to time by the DRB and may be waived when alternate effective fire protective equipment and/or devices become available.

6. SUMMARY

As expressed earlier, the intent of these Design Guidelines is to provide a basis for harmonious treatment of visible development within this unique environment, so that all who live here can expect to continue enjoying their surroundings.

At the same time, the desire of individuals to develop a living space that contains some personal expression must be considered.

Accordingly, these Design Guidelines have been developed with a great deal of attention paid to goals and concepts and less attention to detail, except where such detail is considered essential. It will be the duty of the DRB to interpret these goals and concepts in a consistent manner, always attempting to keep the best interests of the Buckhorn Ranch community in mind. With the cooperation of all Owners, this should be an attainable goal.

APPENDIX

SUPPORTING DOCUMENTS

Owners should thoroughly review all portions of the following documents applicable to their property:

Master Development plan for the Buckhorn Ranch

Buckhorn Ranch Declaration of Protective Covenants.

Final Plat for the specific Filing of Buckhorn Ranch.

Design Guidelines for Buckhorn Ranch

7. CONSTRUCTION PERIOD REGULATIONS

In the interest of all Owners and contractors, the following regulations shall be enforced during the construction period. These regulations shall be part of the construction documents contract for each residence, and all contractors and Owners shall abide by these regulations.

1. General Restrictions

All work done in this subdivision will be subject to all governing codes and regulatory agencies where applicable.

2. Construction Limits

The DRB may require the contractor to provide a detailed plan of construction limits prior to construction. The plan shall include size and location for construction material storage areas, limits of excavation, access area, parking, chemical toilet location, dumpster, fire extinguisher, utility trenching, and a construction sign.

3. Construction Trailers, Sheds, or Temporary Structures

Any construction shelters shall be approved by the DRB as to their size, configuration, and location. All temporary structures shall be removed upon completion of construction.

4. Excavation

Excess excavation material shall be removed from the property and shall not be placed in common areas, roads, or other Lots (except as approved on a site specific basis by the DRB). Excavation, except for utility trenching, shall be on the Owner's site only. Contractors are discouraged from spreading excess debris or material over the remainder of the Lot.

5. Debris and Trash Removal

Regular cleanup of the construction site is mandatory. All trash and

debris shall be stored in a fenced trash disposal area and shall be removed from the trash disposal area on a weekly basis or when full. Contractors shall make special efforts to avoid trash accumulation in irrigation ditches throughout the subdivision. All soil and debris flowing into the street(s) or open spaces from the construction site shall be cleaned as needed.

6. **Vehicles and Parking**

All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on community roads overnight.

7. **Pets**

Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site.

8. **Blasting**

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting site.

9. **Restoration and Repair**

Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

10. **Dust, Noise and Odor**

Every effort shall be made to control dust, noise, and odor emitted from a construction area. The contractor will be responsible for watering, screening or oiling dust problem areas as well as controlling noise and offensive odors from the lot.

11. **The following items are prohibited in the community:**

1. Changing oil of vehicles and equipment without proper receptacles and removal procedures.
2. Concrete equipment cleaning or concrete dumping shall be confined to the lot.
3. Removing any rocks, trees, plants, or topsails from any portion of the property other than the Owner's lot without approval of

Association.

4. Use of spring, surface, or irrigation water for any purpose.
5. Signs other than approved construction or real estate signs.
6. Careless use of cigarettes or flammable items.
7. Firearms.