

RIVER GREEN

Design Guidelines

Preface

The River Green Property Owners Association is the entity designated by the Declaration of Protective Covenants, RIVER GREEN, having the responsibility for enforcement and implementation of the Covenants. The Covenants were adopted with recognition of the impracticability of addressing all issues which could prospectively arise concerning the use and enjoyment of property within RIVER GREEN, and in recognition of the desirability of being able to address problems as they arise, granted to the River Green Property Owners Association the power and authority to adopt Design Guidelines not inconsistent with the Declaration of Protective Covenants, for the purpose of enhancing and perfecting the value, desirability, and attractiveness of RIVER GREEN. The Design Guidelines set forth herein, and as subsequently amended from time to time, are declared by the Declaration of Protective Covenants to have the same force and effect as if originally contained in the Covenants.

Owners are advised that the Design Guidelines do not address every requirement or obligation imposed by the Covenants. Therefore a knowledge of the Covenants as well as these Design Guidelines is important for understanding all regulations for conduct within RIVER GREEN.

ARTICLE I

PURPOSE OF DESIGN GUIDELINES

It is the intention of this instrument to set forth certain standards for the construction of housing and other structures, driveways and parking areas, drainage improvements, and the installation of landscaping and other screening features within RIVER GREEN. The "Design Guidelines" have been developed to be utilized in conjunction with the "Declaration of Protective Covenants" for RIVER GREEN. The Design Guidelines have been designed to see that all improvements within RIVER GREEN, conform and harmonize with the natural rural surroundings as to design and materials.

The Board of Directors of the River Green Property Owners Association as defined in the Declaration of Protective Covenants shall have the authority and responsibility to enforce the articles and provisions of this instrument. Also, the Board of Directors of the River Green Property Owners Association shall have the authority to change, modify, or amend this instrument as it deems necessary.

The Design Guidelines shall also set forth the various fees to be charged property owners for review of plans and specifications.

ARTICLE II

DESIGN REVIEW PROCESS

1. Approval of Design Review Committee Required No building or other structure including but not limited to dwellings, barns, stables, outbuildings, swimming pools, tennis courts, parking areas, fences, walls, garages, drives, flagpoles, curbs, patios and walks, shall be constructed, erected or maintained on any lots, nor shall any addition to or alteration or change therein be made, nor shall any vegetation be altered or destroyed on any lands, nor any landscaping be performed on any tract or lot, until complete plans and specifications meeting the submission requirements set forth below have been submitted to the Design Review Committee and approved by said Committee prior to the commencement of such work.

Compliance with the standards and procedures set forth in this document does not constitute compliance with any applicable Gunnison County building codes or regulations. An owner or his representative must consult with the Gunnison County Building Department with reference to compliance therewith.

2. Submission and Decision Procedure
 - A. Preliminary Approval Persons or entities who anticipate constructing improvements on lands within RIVER GREEN, whether an owner in RIVER GREEN, or who are contemplating becoming an owner, may submit preliminary sketches of such

improvements to the Design Review Committee for informal and preliminary approval or disapproval. Any persons or entities not record owners must have the written consent of the record owner before submission of such preliminary sketches. The Design Review Committee shall never be finally committed or bound by any preliminary or informal approval or disapproval until such time as complete plans and specifications are formally submitted and approved or disapproved.

B. Plan Submittal and Review No submittal shall be considered complete until receipt of a plan meeting all plan submission requirements under Article IV below.

Submission Place and Date Plans shall be submitted by delivery to the Design Review Committee office or by certified mail to said office. If hand delivered, plans shall be stamped with the date of delivery which shall be the submission date for purposes of determining the time limit for Committee action. If sent by registered mail, the date of receipt shall be the submission date.

Committee Review The Design Review Committee or designated representative shall review all the plans and materials submitted, and may also make a site visit to ascertain plan accuracy and to obtain a visual sense of the site. The Committee shall review the plans for compliance with the general design objectives, the specific design requirements, and the general use requirements set forth in the Declaration of Protective Covenants and Design Guidelines.

Committee Action Within 30 days of the date of plan submission, the Design Review Committee shall, in writing, either:

- a. Approve the items submitted, in which case the applicant may proceed with construction, subject to the provisions herein regarding performance bond, and any other provision of these Design Guidelines or the Declaration of Protective Covenants and subject to any requirement of Gunnison County to obtain Gunnison County approval.

b. Conditionally approve the items submitted, in which case the applicant must revise the items submitted to comply with the stated conditions, and file the revised items with the Design Review Committee for its endorsement prior to commencing construction.

c. Disapprove the items submitted, with written statement as to the reasons for disapproval and any suggestions as to changes that would make the designs acceptable. In this case, the applicant will be required to submit new plans and fees as requested by the Design Review Committee. Disapproval shall be by majority action of the Committee, and shall be premised on a finding that the proposed construction does not comply with general objectives and provisions of the Design Guidelines and Covenants, and return one set of drawings, together with a copy of the Committee's decision and requirements to the applicant.

If upon the expiration of 30 days from the date of submittal of adequate plans to the Committee, the applicant has not received notice of either approval or denial of his application, the same shall be considered approved, and the owner may commence construction, subject to the River Green Covenants and Design Guidelines, and after obtaining the applicable Gunnison County Building Department approvals; EXCEPT THAT the applicant may agree in writing to an extension of the 30-day decision period at the request of the Design Review Committee.

3. Requirements Upon Plan Approval

a. If any plan changes were made as part of plan approval, and if the Design Review Committee has previously required staking of the locations of improvements, improvement shall be revised accordingly.

b. Performance Guarantee

i. For Single Family

Upon the approval of construction plans, the lot owner shall be required to escrow funds to guarantee completion

of landscaping and site cleanup on said lot. A deposit of \$1,500.00 for each single family lot, shall be submitted to the Design Review Committee, which shall hold said deposit in a trust account. Those escrow funds shall be returned to the lot owners after the landscaping has been in place in satisfactory condition for a one year period. If at the end of this period, landscaping is judged by the Design Review Committee to be incomplete or unsatisfactory, the Committee is hereby authorized to use the escrow funds to properly landscape said lot.

2. Appeal In the event the Design Review Committee shall disapprove any plans and specifications, the person or entity submitting such plans and specifications may appeal the matter to the next regular or special meeting of the Board of Directors of the River Green Property Owners Association, where a majority vote cast at said meeting shall be required to change the decision of the Design Review Committee.
3. Variances Where circumstances, such as topography, location of property lines, location of trees and brush, or other matters require, the Design Review Committee 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 Design Review Committee shall have posted a notice of such variance and published such notice in a newspaper of local circulation in Gunnison County and notified adjacent property owners of variance request. After the 30-day period has elapsed, the Design Review Committee shall consider all objections raised and make a final decision on the variance. Before the variance is allowed, the Board of Directors of the River Green Property Owners Association shall consider the decision of the Design Review Committee and make a final determination.

4. Plan Changes Any changes to the approved plans before, during or after construction of a dwelling must first be submitted to the Design Review Committee for approval.
5. Design Review Committee and Board of Directors Not Liable
Neither the Design Review Committee nor the Board of Directors of the River Green Property Owners Association shall be liable in damages to any person or firm submitting any plans and specifications for approval, or to any owner or owners of lands within RIVER GREEN, by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such plans and specifications. Any person or entity submitting plans to the Design Review Committee for approval, by so doing does agree and covenant that he or it will not bring any action or suit to recover damages against the Design Review Committee, its members as individuals, or its advisors, employees or agents.
6. Written Records The Design Review Committee shall keep and safeguard for at least five years complete permanent written records of all applications for approval submitted to it (including one set of all plans and specifications so submitted) and of all actions of approval or disapproval and all other actions taken by it under the provisions of this instrument.
7. Pre-Construction Check At least three days prior to commencement of construction the owner shall notify the Committee so that it can make a visual inspection of the Lot to insure that the final building layout and staking is in accordance with the final plan approved by the Committee. Engineering certification of foundations and the securing of a building permit is the responsibility of the Owner and/or Builder. Construction documents (working drawings and specifications) are to be in accordance with the design approved in the final submittal. Construction shall not commence until all of the above requirements are satisfied. Additional construction, landscaping or other improvements,

to a dwelling and/or changes after completion of an approved structure must be submitted to the Committee for approval prior to initiating such changes and/or additions.

8. Work in Process The Design Review Committee may inspect all work in progress and give notice of non-compliance. The absence of such inspection and notification during construction does not constitute either approval of the Committee or compliance with the Declaration of Protective Covenants or Design Guidelines.

9. Completed Work: Single Family

A. Upon completion of any dwelling or other improvement for which final approval has been given by the Committee, the Owner shall give written notice of completion to the Committee.

B. Within such reasonable time as the Committee may determine, but in no case exceeding ten (10) 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 all construction is complete and in full compliance with the final plans approved by the Committee, then a written certificate of compliance shall be issued to the owner of the improvements, with a copy retained in the Committee's files. If it is found that such work was not done in strict compliance with the final plan submitted or required to be submitted for the Committee's prior approval, it shall notify the Owner in writing of such noncompliance within such period, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.

C. If upon the expiration of thirty (30) days from the date of such notification by the Committee, the Owner shall have failed to remedy such non-compliance, the Committee shall notify the Owner, and it may take such action to remove the non-complying improvements as is provided for in the Declaration of Protective Covenants.

D. If, after receipt of written notice of completion from the Owner, the Committee fails to notify the Owner of any failure to comply with its directives within the period provided in Paragraph 113 above, the improvements shall be deemed to be in accordance with the final plan.

ARTICLE III

1. Plan Submission Requirements

A. Contents: The lot owner must submit, as a minimum, the following:

1. Site Plans: One (1) reproducible original and three (3) copies, at a scale of 1 inch equals 20 feet or larger including:

Name, address and phone number of lot owner, lot identification number from RIVER GREEN,

North arrow;

Boundaries of lot or lots to be built upon, with indication of required setback lines as a fine dotted line;

Existing topography as a solid line and proposed topography as a dashed line, with two foot contour intervals, in the area of the proposed structure or structures and extending fifty feet from all sides of the proposed structure, and also, in any area where earthwork is proposed such as along access driveways, fills, and regraded areas;

All significant existing vegetation with notations as to which is proposed to be removed or cut down; and which is to be retained;

General features such as rock outcrops and meadows, existing drainage courses;

Outlines of all proposed buildings and structures including decks, porches, patios, walls, fences, storage and utility areas, enclosures, hallways, breezeways, sheds, garages, dog runs, pools, paths, walks, steps;

Proposed driveways and parking areas with notation as to grade, surfacing materials, and snow storage.

Proposed location of all underground utility connection lines including water, sewer, phone, power, cable television, and drainage culvert (if any).

Proposed landscaping including the varieties and approximate sizes of plants, trees, and grass or other vegetation to be planted.

Proposed exterior lighting fixtures such as flood lights.

Utility easements

2. Building Plans One (1) reproducible original and three (3) copies, of complete architectural plans and specifications for each building or structure, to include:

Four principal elevation drawings at a scale of 1/8 or 3/4 inch equals one foot with notations indicating materials, textures, and colors of exterior siding, foundation, roofs, fascia boards, corner trim, gutters, eaves, windows and window frames, chimneys, porches, decks, attached accessory structures, and solar equipment.

Floor plans at a scale of 1/8 or 1/4 inch equals one foot in sufficient detail to determine whether minimum square footage requirements are being met.

A specification list relating to all materials proposed for use, including color samples of paints and stains to be used on any exterior surfaces.

All other data required by the Gunnison County Building Department prior to issuance of a building permit.

A detailed foundation plan with all necessary information to determine adequacy of foundation to support proposed structures.

A site specific geology and soils report must be prepared by a Professional Engineer registered in the State of Colorado which should address building foundation requirements, driveway and parking lot cover requirements, and problems which may be encountered during development of the lot.

3. Development Schedule A statement of planned starting and completion dates for dwelling, landscaping, and utility hookup.

4. Erosion Control Plan A statement of proposed methods of erosion and sedimentation control both during and after construction, if required by the Design Review Committee.

5. Submission Fee The Design Review Committee shall be authorized to charge a reasonable fee for the review of plans and specifications, which fee shall be paid at the time of submission of the plans and specifications. The submission fee shall be used for the administration and enforcement of the plans and specifications review process. The exact fee to be charged will be established

by the Board of Directors of the River Green Property Owners Association. Said fee may vary for different building sites dependent upon the cost incurred by the Design Review Committee in obtaining adequate professional advice regarding any problems inherent to any particular site being reviewed.

6. The Committee may require submission of any other materials or information it deems necessary to enforce the provisions and intentions of these Design Guidelines.

ARTICLE IV

1. General The Design Review Committee, in its plans and specifications review process, will specifically review every structure and building proposed to be constructed within RIVER GREEN for compliance with these Design Guidelines. The Design Review Committee's goal shall be to encourage variation within an overall theme of interesting architecture using natural materials, colors, and textures, shapes suited to solar exposure and high snowfall, and multiple levels to adapt to topography, with site design that maximizes protection of the mountain environment, views, rural quality, and privacy. "Stock" or "catalog" plans and specifications are discouraged and will receive critical scrutiny to assure compatibility with the site.
2. Set Back Restrictions The following set back restrictions shall apply within RIVER GREEN:
 - A. There shall be a clear zone easement 10 feet in width, surrounding the exterior boundary of each lot or tract, the exterior boundary of which clear zone easement shall be immediately contiguous to the exterior boundary line of each such lot or tract. Within said clear zone easement, no improvements of any nature may be constructed, except only landscaping, fencing, and driveways, in addition, no residential or building structures of any kind may be constructed nearer than 25 feet to that boundary of such lot which adjoins a platted road. The set back for all

structures and improvements from all other lot boundaries shall be 15 feet.

B. No permanent structures or buildings of any kind shall be permitted to be constructed upon any utility easements without the written consent of the Design Review Committee

3. Minimum Size of Dwelling Units

A. Single Family Lot The total gross residential floor area shall not be less than 1,450 square feet excluding porch, garage, and basement. Buildings of more than one story shall have a first floor gross residential floor area of not less than 1,000 square feet. There shall be a two car, attached garage with each dwelling.

4. Building Location All buildings and structures shall be located on the lot or tract so as to minimize the impact on the natural beauty of the land. Particular attention will be paid to building location, views from adjacent lots or tracts, roads, sun direction, and orientation during the design review process.

5. Continuity of Construction All buildings and structure construction and alteration work shall be pursued diligently. Each primary structure shall be entirely completed within fifteen (15) months after commencement of construction.

6. Repetitive Design and Continuous Wall Restrictions

A. Monotony of design shall be avoided. Variations of detail, form and location shall be used to provide visual interest.

B. House designs that are essentially identical to either nearby houses (such as a series of house built by one contractor from standard plans or pre-fabricated kits) will not be permitted. In the case of single family units of a similar design, there must be significant external individual variations making each unit unique.

7. Building Height Maximum building heights shall be measured from average finished grade to highest roof point, and are as follows:

A. Single Family

Twenty-eight (28) feet.

8. Exterior Siding For all housing units, accessory buildings, and garages, wood shingles, clapboard, vertical or diagonal boards, with wood corner boards, brick, and stone siding are encouraged. Asbestos shingle, imitation brick or stone, concrete or cinder block, poured concrete, and aluminum or metal exterior siding will not be permitted.
9. Exterior Colors Natural or earth tone colors shall be encouraged for all buildings and structures, such as greys, tans, browns, greens, muted rusts, and unpainted wood.
10. Reflective Finishes Reflecting or contrasting finishes are not acceptable, and all exposed metals such as roofs, fascias, flashing, wall and roof vents, metal enclosures, and other items shall be anodized or painted an approved color.
11. Reflective Glass Reflective glass windows are not permitted.
12. 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 wall shall be minimized by foundation plantings.
13. Roofs All roofs shall be designed for a total live load of 100 pounds per square foot. Roofing materials consisting of fire-proofed wood shingle, approved colored metal, slate, tile, or clay are encouraged. Roofs shall be of a single color which shall be of a muted earth tone within the range established for the exterior walls of buildings. Roofs with overhangs to deflect rainwater and block summer sun are encouraged.
14. Chimneys No exposed reflective metal cylinder chimneys shall be permitted. Metal chimneys shall be enclosed in a casing of a material compatible with the house siding material in a manner not creating a fire hazard, or anodized in a color compatible with adjacent roofing materials. Stone or brick chimneys are encouraged. Chimney material

and design shall be selected to withstand high wind conditions and heavy snowfall typical of mountain weather.

15. Doors Unpainted metal doors are prohibited.
16. Windows Exposed metal trim shall be painted and approved color.
17. Accessory Structure Structure such as garages, sheds, porches and greenhouses shall be of similar construction materials and quality as the principal building. Garages shall be attached to the main structure. Greenhouses must be constructed of permanent materials and must be connected to the main structure.
18. Storage Areas Site design shall provide for storage areas for trash cans, utility transformers, snow, firewood, and tanks, hidden and screened from the view of vehicular or pedestrian ways and adjacent properties via plantings, enclosures, fences, berms, or by virtue of location.
19. Spark Arrestors Spark arrestors are required for all chimneys.
20. Exterior Lighting One approved exterior light may be placed between the residence and the road right of way. All exterior lighting shall be approved by the Design Review Committee for harmonious development and the prevention of lighting nuisances to other lands in RIVER GREEN. Fixtures shall direct light downward. Wood standards are required for lights on poles and light source shall be no more than eight (8) feet in height.
21. Exterior Antenna No exposed antennas, disks, or other radio or television receiving or transmitting devices shall be permitted.
22. Grading Grade changes, cut, fill and soil removal, shall be minimized in site design. Cut and fill slopes should be no steeper than 2:1 (horizontal to vertical). Cut and fill slopes should have good surface drainage and must be revegetated with native ground covers and terraced or controlled by retaining walls to protect against erosion and sedimentation.

23. Retaining Walls Retaining walls may be constructed of brick, stone, wood, railroad ties, or formed poured concrete. The use of concrete or cinder block and/or stucco is discouraged. Weep holes must be provided to release trapped drainage water.
24. Solar Access Buildings or structures on any lot or tract shall be designed and sited so that they do not substantially diminish access to sunlight for solar energy use on adjoining lots or tracts.
25. Fences The design and location of fencing shall be submitted and approved by the Design Review Committee prior to installation. No fences shall exceed eight feet in height fences shall be either constructed totally of natural stone and/or wood materials or faced with natural stone and/or wood material so that no non-wood or -stone materials are visible. Two general types of fences shall be permitted:
- A. Boundary fences, which shall be of post and rail construction, may be constructed on the lot boundaries. such fences may not exceed four feet in height, and shall be of a design to allow maximum transparency.
 - B. Privacy fences of a design, size, and location screening a portion of a yard, patio, pool, or dogrun, not more than eight feet in height, which, have been approved by the Design Review Committee, and are harmonious with the exterior design and materials of the residence, and so not to obstruct the natural view of adjoining properties.
26. Awnings All awnings shall meet the following criteria:
- A. Frames shall be constructed of wood or metal.\
 - b. Cover materials shall be of wood or canvas.
27. Pools Above ground swimming pools, except hot tubs, shall not be allowed. The top surface of any swimming pools must be not more than 12 inches above the final grade. All pool equipment shall be screened from view of neighboring lots, tracts, roads, or golf course. All pool equipment shall be

located or sound-attenuated in such a manner as not to disturb the occupants of adjacent or nearby properties.

ARTICLE V

CONSTRUCTION REGULATIONS

1. Construction The following restrictions apply to the construction of all buildings and structures within RIVER GREEN:

A. Construction Trailers, Portable Field Offices Owners or contractors who desire to temporarily set a construction trailer or field office on a construction site must first obtain written approval from the Design Review Committee. The Design Review Committee will designate a specific location and maximum period of use.

B. Storage of Materials and Equipment Owners or contractors are permitted to store construction materials and equipment on an approved construction site during the construction period. All equipment and materials shall be neatly stored or stacked, properly covered and secured, and are the responsibility of the owner or contractor. Owners or contractors will not disturb, damage, trespass or store materials or equipment on other lots, tracts, roadway rights of way, or utility easements.

C. Debris and Trash Removal Owners and contractors shall clean up all trash and debris on the construction site. Trash and debris shall be removed from the site at least once a week to the nearest solid waste disposal site approved by Gunnison County. All persons are prohibited from dumping, burying or burning trash anywhere in RIVER GREEN.

D. Sanitary Facilities Each owner or contractor shall be responsible for providing adequate sanitary facilities on site for his construction workers.

E. Parking Areas Construction crews or other construction personnel shall not park on public roads or use other lots or tracts for parking purposes during construction.

F. Excavated Materials Excess excavated materials shall be hauled from RIVER GREEN, or placed in areas approved by the Design Review Committee.

G. Damaged Property Damage to or scarring of other properties, including but not limited to other lots, roads, driveways or other improvements is not permitted. If damage occurs, it will be repaired promptly by the person or persons responsible.

H. Blasting If any blasting is to occur, the Design Review Committee shall be informed in writing forty-eight hours in advance to allow it to make such investigation as it deems appropriate to confirm that adequate protective measures have been taken prior to blasting.

I. Conduct and Behavior All property owners in RIVER GREEN, shall be responsible for the conduct and behavior of their representatives, builders, contractors and subcontractor.

J. Stop Work Authority The Design Review Committee shall at all times have the authority to stop all work on any construction site within RIVER GREEN. Contractors or contractors' personnel violating any of the provisions of this instrument or the Declaration of Protective Covenants shall be just cause of stopping all work. A stop work order will be issued directly to the lot owner in writing and posted at the work site.

K. Housing No construction worker or lot owner shall set up a temporary residence on any construction site in a trailer, motor home, or tent. All construction workers must be housed in permanent housing within or outside RIVER GREEN.

ARTICLE VI

LANDSCAPING AND SCREENING

1. General It is the intent of this article to improve the natural appearance of RIVER GREEN, and maintenance of such appearance, and maximize the seclusion of each homesite from other homesites, insofar as possible. Landscaping is

encouraged but the types and treatment of plant materials are subject to approval of the Design Review Committee. The intent is to reinforce the natural setting through well designed native and adapted plant materials.

2. Clearing of Trees and Vegetation No trees or brush growing on any residential tract shall be felled or trimmed nor shall any natural areas be cleared or formal lawn areas planted or landscaping performed on any residential tract without the prior written approval of the Design Review Committee. Any trees cleared from any lot shall be disposed of by the owner of said lot in such a way that all lots, whether vacant or built upon, shall be kept free of accumulations of cut brush, logs or other materials that may constitute a fire or insect infestation hazard or render a lot unsightly, provided, however, that this clause shall not prevent owners from stacking firewood in neat stacks on their lots.
3. Conservation of Landscape Materials Owners and contractors are apprised of the fact that lots contain fragile native plants and other landscape materials that should be salvaged before and during construction such as topsoil, rock outcroppings and native shrubs, grasses and trees. Materials that cannot be removed should be marked by flagging and protected by barriers.
4. Landscaping Required The landscaping of lots within RIVER GREEN, is required and must be completed in conjunction with the construction of buildings and other structures within 18 months after issuance of a building permit. In accordance with the "Plan Submission Requirements" set forth herein, all proposed landscaping must be indicated on the "Site Plan" or "Tract Development Plan" submitted to the Design Review Committee for review and approval, and the landscape performance guarantee must be posted as a condition of plan approval. Required landscaping is set forth as follows:
 - A. Single Family Lots As a minimum, landscaping or remaining natural growth after construction shall include

not less than 140 vertical feet of deciduous trees and/or conifers. This minimum shall be in addition to any foundation plantings. Irrigated lawns shall be kept to a minimum and are discouraged in order to promote water conservation within RIVER GREEN. However, irrigated lawns are not prohibited and lawn areas, not to exceed 6,000 square feet in gross area, will be allowed for each single family lot.

5. Screening Electric meters, garbage and rubbish areas, clotheslines, air conditioning equipment, pool filters, dog runs, and any other improvements which the Design Review Committee deems unsightly shall be screened or enclosed from view from public roads, and other lots. Screening enclosures or fences shall be of materials and colors which conform with this instrument and are harmonious with the primary buildings or structures on the lot. If plantings are used for screening, they shall be of species equally effective in winter or summer. Roof equipment such as ducts, ventilators, or chimneys shall be anodized, painted, or screened in an acceptable manner.

ARTICLE VII

DRAINAGE

1. General There are some minor drainageways that work their way across RIVER GREEN. A detailed drainage study covering RIVER GREEN has been prepared and must be utilized in planning for drainage on individual lots. Local storm drainage must be provided for in the design of proposed improvements on any lot within RIVER GREEN./
2. Single Family Lots Where private access driveways approach the public road system, provision must be made to prevent blockage of the roadway ditch system. Therefore, a side culvert must be provided at all private driveways where they meet the existing public road. Normally a twelve (12) inch diameter corrugated metal pipe (CMP) will adequately handle expected storm flow. However, under certain circumstances where large tributary areas exist or perennial flows are

present, a larger culvert will be required. The Design Review Committee, by referring to RIVER GREEN, Drainage Study should be able to identify areas where larger culverts are required and specify the size culvert required during the plans and specifications review process. All private driveway culverts will be installed at the flow line of the roadway ditch in line with that ditch or where the fillslope meets the native ground when a ditch does not exist. No house, garage, or other structure can be built within a drainage easement nor any fill material which will impede the flow of storm drainage, placed in a channel or swale along any identified drainageway.

ARTICLE VIII
DRIVEWAYS AND PARKING AREAS

1. Single Family Lots. Access to primary dwelling units on single family lots shall be by driveways that allow easy access to the public road system. Since the public roads themselves do not take up the entire roadway right of way, a portion of each driveway will lie within the roadway right of way. It is with this portion of driveway that the Design Review Committee will be most concerned. Within the roadway right of way the surface of the driveway must be finished with a Hot Bituminous Pavement (HBP) or concrete surface course if the public roadway itself is paved. When driveways are considered during the design review process, the following factors will be taken into consideration:
 - A. Good visibility and sight distance along the public roadway and a degree of intersection as close to 90 degree as possible.
 - B. Gradients should be at or near 10% along the driveway and must be at or near 2% within 20 feet of the public roadway shoulder.
 - C. As noted above, the portion of the driveway within the right of way must be paved (if the roadway itself is paved); however, requirements for surfacing of the remainder of driveways are not being made. A good grade of road base

gravel is recommended for proper drainage and ease of maintenance.

D. Driveway on steep terrain should not run perpendicular to land contours, and all cut and fill slopes should be as flat as possible and revegetated. Interference with natural drainage flows should be avoided.

E. Parking A minimum of two parking spaces per single family dwelling.

ARTICLE IX

POWER, PHONE, AND CABLE TELEVISION

Individual lot owners are responsible for providing for the extension of private utilities to buildings or structures. Extensions should be provided for through the appropriate private utility company or their contractors. All extensions must conform completely with the rules and regulations of the private utility companies. All power, telephone, and cable television cables must be installed underground in all areas throughout RIVER GREEN. Overhead lines or wires, poles or any other aboveground appurtenances, except junction boxes, are strictly forbidden within RIVER GREEN.

CERTIFICATION

The foregoing Design Guidelines were duly adopted by the Board of Directors of River Green Property Owners Association, a Colorado non-profit corporation, at a meeting duly held pursuant to notice on August 13, 1992 at which a quorum was present and voted thereon unanimously in the affirmative.

RIVER GREEN PROPERTY OWNERS ASSOCIATION
A Colorado non-profit corporation

By: Karen Samulis-Andress
Secretary