

ARCHITECTURAL DESIGN GUIDELINES
FOR
CALLICOTTE RANCH

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1. INTRODUCTION AND OBJECTIVES

1.1 INTRODUCTION

Callicotte Ranch was designed and planned to take full advantage of a truly exceptional site with significant natural beauty, remarkable views, and abundant wildlife to present a select group of owners with an opportunity to live in an extraordinary community. The purpose of the Architectural Design Guidelines is to ensure that the full potential of this distinctive opportunity is realized.

In general terms, the aim of the Architectural Design Guidelines is to encourage aesthetics and design congruous with the natural environment while allowing owners to express their individuality with the opportunities provided by each unique building site. The Architectural Design Guidelines shall govern all construction, alteration and improvements on all Lots within the Property.

The following pages contain the standards that describe the design review process and provide direction as well as assistance to the owners of parcels with respect to design guidelines. The Architectural Review Committee (ARC) will consider modifications to these Guidelines if the owner can demonstrate to the ARC that the overall intent is being adhered to and the situation prevents compliance with these Guidelines.

1.2 THE ARCHITECTURAL REVIEW COMMITTEE

The ARC shall mean the Board of Directors of the Association, or a subcommittee appointed by the Board to act as the ARC, which subcommittee shall consist of at least three (3) members (said members may, but need not be, members of the Board). The ARC shall have all authority provided for in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Callicotte Ranch Subdivision (Declaration).

The ARC will meet on an as needed basis to review all submitted plans and requests. Section 2.1.8 of these Guidelines outlines the required ARC timeframe for review and response to applicants.

The ARC encourages Lot Owners and their Architects to discuss proposed projects at their initial stages of planning with a member of the Committee. However, a positive reaction to any initial discussion does not constitute Architectural Approval. Please review Appendix A for an overview of the process.

1.3 OBJECTIVES

Callicotte Ranch has been designed in harmony with the natural environment and all amenities/structures have been designed accordingly. It is the expressed desire of the ARC that each dwelling unit should contribute to the overall beauty of the development in conjunction with the natural environment. It is also the expressed desire of the ARC that all owners consider the views of neighboring lots when placing homes within the prescribed building envelopes. Finally, the ARC wishes to encourage creativity in design, sensitivity to the natural environment and respect for the abundant wildlife on the property.

1.4 CONSIDERATIONS

It is the responsibility of all Owners and their Architects to read and understand the information contained in this and all applicable documents inclusive of the Declaration, Bylaws, and Callicotte Ranch Subdivision Resolution 2004-67. Any questions must be submitted in writing to the Board of Directors of the Callicotte Ranch Owners Association, Inc. or to the ARC.

The Declaration contains material relevant to the design process. Specifically, of

note, is Section 6 "Use and Building Restrictions" and Exhibit C "Wildfire Mitigation Plan."

2. DESIGN REVIEW PROCESS

2.1 OVERVIEW OF REVIEW OF PLANS AND APPROVALS

2.1.1 Approval by ARC. No improvements of any kind, including but not limited to, dwelling houses and structures, barns, outbuildings, swimming pools, tennis courts, ponds, parking areas, fences, walls, garages, drives, or flag poles, shall be erected, altered or permitted to remain on any Lot without ARC review and approval. Nor shall any excavating or clearing be done in conjunction therewith on any Lot, unless the architectural plans and specifications and a site plan showing the location and orientation thereof and proposed site improvements, grading and clearing plans for such erection or alteration and landscaping are approved by the ARC prior to the commencement of such work. The ARC shall be guided by the Declaration, the Wildfire Mitigation Plan, and these Architectural Design Guidelines in evaluating and approving the materials to be used and the external features of said buildings or structures, including exterior colors, harmony of external design with existing structures within the properties, visibility and impacts upon neighboring properties, location and height with respect to topography and finished grade elevations and harmony of landscaping with the natural setting and native trees, bushes and other vegetation within the properties. In the event the ARC shall disapprove any architectural plans, the person or legal entity submitting the same may appeal the matter at the next annual or special meeting of the members of the Association, where an affirmative vote of at least a majority of the members' votes entitled to be cast at said meeting shall be required to change the decision of the ARC.

2.1.2 Variances. Where circumstances arise, including, without limitation, topography, soil conditions, location of property lines, location of trees and brush, proposed construction plans, or other matters, the ARC, by a majority vote, may allow variances as to any of the Architectural Design Guidelines, on such terms and conditions as it shall require.

2.1.3 General Requirements. The ARC shall exercise its best judgment to see that all improvements, construction, landscaping, and alterations on the lands within the properties conform and harmonize with the natural surroundings and with existing structures as to external design, materials, color, siting, height, topography, grade, and finished ground elevation, as may be made in more detail in the Architectural Design Guidelines. The ARC shall protect the surrounding and natural view of each residential lot insofar as reasonably possible in the development of the properties pursuant to these Guidelines.

2.1.4 Pre-Design Review. Any person or legal entity who anticipates constructing improvements on lands within the properties, whether they already own such land or are contemplating the purchase of such land, may submit conceptual sketches of such improvements to the ARC for informal review. All sketches shall be submitted in at least two sets, shall contain a proposed site plan and shall contain sufficient general information on all the aspects to allow the ARC to act intelligently on giving an informed review. The ARC shall not be finally committed or bound by any informal review.

2.1.5 Architectural Plans. The ARC shall disapprove any architectural plans submitted to it which are not sufficient for it to exercise the judgment required of it by the Declaration or these Guidelines.

2.1.6. ARC Not Liable. The ARC shall not be liable in damages to any person or other legal entity submitting any architectural plans for approval, or to any owner of a Lot, by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, with regard to such architectural plans. Any person or other legal entity acquiring the title to any Lot, or any person or legal entity submitting plans to the ARC 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 ARC, its members as individuals, or its advisors, employees, or agents.

2.1.7 Written Records. The ARC 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 Final approved plans so submitted) and of all actions of approval or disapproval and all other actions taken by it under the provisions of these Guidelines.

2.1.8 Timeframe for Response for both the Preliminary Review and Final Review. Upon receipt of plans, the ARC will review all plans and respond in writing within 14 business days whether the application is complete or what is required to complete the application. After the application is found to be complete an ARC meeting will be scheduled within 14 business days. In the event the ARC fails to take any action within 45 business days after complete architectural plans for such work have been submitted to it, then all such submitted architectural plans shall be deemed approved. Responses to submissions shall include:

- i. Approved
- ii. Approved with Changes
- iii. Disapproved; Resubmit

2.1.9 Submittal Contact Information. During the period of Declarant control, Applicant will submit all materials to and fees to:

Callicotte Ranch Owners Association, Inc.
Care Of: Silver Mountain Properties
326 Highway 133, Suite 120
Carbondale, CO 81623

Note: the process will not proceed unless the fees and deposit have been paid.

2.1 SUBMISSION OF PLAN REQUIREMENTS

Before submitting any plans, owners should carefully read the Declaration and ensure that their design development team does the same. This document is referred to in your Title Commitment and issued at closing. Applicant is responsible for obtaining the most recent version of these Design Guidelines, building envelope maps, and Declaration, all of which will be posted on the Association's web-site.

2.2.1 General Submission Requirements:

a) Signed and Dated Application for Preliminary Review and again for Final Review, Appendix B.

b) Site Plans must be certified by a licensed surveyor in the State of Colorado. Minimum Scale: 1"= 20' and contain the following:

1. Existing Site Contours
2. Driveway(s) compliant with the Declaration Exhibit C: Wildfire Mitigation Plan.
3. Property Lines

4. Building Envelope Setbacks
5. Easements of Record
6. Utility Lines
7. Propane Tank
8. Leech Field Location
9. Tree Removal Plan & Drawing
10. Trash Enclosures (where applicable)
11. Retaining Walls (where applicable)
12. Exterior Lighting not attached to Dwelling
13. Designate North Direction
14. Clearly State the Scale of the Drawing
15. Lot Number

c) Drainage and erosion control plan developed and stamped by a registered professional engineer with the State of Colorado.

d) Tree Removal Plan and Drawing

2.2.2 Preliminary Submission to Include:

a) 2 Sets of materials outlined above and below, including two complete copies of plans (24x36), three reduced sets (11x17) and an electronic file provided to the ARC Administrator.

b) Plans must include Architect's Registration Stamp

c) Cross section: Must indicate finished floor elevations of building with respect to existing contours of lot.

d) Floor plans

e) Roof plans

f) Exterior Elevations, call out all Exterior Finishes.

g) A site specific geotechnical study conducted by a registered professional engineer with the State of Colorado per Section 5.12 of the Declaration.

h) Fee: \$3500 Application Fee made payable to: Callicotte Ranch Owners Association, Inc. Include reference to Lot #.

i) Upon completion of preliminary review the ARC will provide a summary of the review and outline changes and/or additions necessary for Final submittal review within 5 business days of the ARC review.

2.2.3 Final Submission to Include:

a) Submissions shall include two (2) full sets (24x36) of plans: one set for ARC records and one for the property owner's file and one digital set, PDF format. The set of plans shall include all the items outlined in Sections 2.2.1 and 2.2.2 above and a Final Review Application, Appendix C.

b) Color Samples: Small Material Board will suffice and to include window cladding, siding material and colors, roofing material and color, trim and fascia colors, stone sample.

c) Exterior Lighting Detail Sheet.

d) Landscaping Plan. All landscaping improvements shall meet the wildfire mitigation criteria defined in the Colorado State Forest Services (CSFS) document 6.302 Creating Wildfire-Defensible Zones and those provisions found in the Declaration Exhibit C: Wildfire Mitigation Plan.

e) Renderings. One or more of the following, is required:

1. A computer generated 'fly by' of the street side elevation and community way elevation. Laptops are allowed at the meeting to demonstrate the completed home.
2. A color rendering of the street side elevation and community way elevations.
3. A massing model.

f) At the discretion of the ARC the property and the house corners will be staked.

g) All trees and native vegetation proposed for removal shall be flagged.

2.2.4 Submission Changes. Significant changes which require review by the ARC will be subject to a fee of \$200 per requested change.

3. DESIGN CONTROL GUIDELINES

3.1 SITE DESIGN

3.1.1 General Design Parameters. Structures shall be designed to fit the site, both in character and in function. Home design and massing should follow the natural contours of the site. Location within the building envelope should consider the visibility of the home from neighboring property. Colors should respect the natural colors of the surrounding environment and materials should blend in the pinion/juniper forest. The arrangement of spaces on the site shall consider views, solar access for passive solar and/or solar panels for their own lot while respecting the same of adjacent owners. When possible, garage doors should be located away from the view of roadways and adjacent owners.

3.1.2 Building Location. Building Envelopes are designated on recorded plats that are available to all owners. All structures and development activities shall be constructed only within the Building Envelope for each Lot.

3.1.3 Grading. To preserve and protect all existing water rights and water laws for the Callicotte Ranch, Owners shall restrict all grading to that necessary for positive drainage around dwelling structures and building access. Grading outside the Building Envelope or not related to building access or drainage shall be subject to a request for a variance.

3.1.4 Driveways and Parking: (please refer to the Declaration Exhibit C: Wildfire Mitigation Plan for a review of these standards)

a) All private driveways shall:

1. Be kept to a maximum grade of 12% for acceptable year-round use.

Grades more than 8% are discouraged.

2. Be a minimum of 16 feet in width with a minimum clearance of 13.5 feet.
3. Keep removal of existing trees and shrubbery to a minimum in consideration of existing wildlife. Please reference the Declaration Exhibit C: Wildfire Mitigation Plan attached to the while designing all driveway cuts through existing trees and shrubbery.
4. Alignment should be sensitive to terrain and vegetation features.
5. If crossing a bar ditch, contain a culvert measuring a minimum of 18”.
6. Intersect with the subdivision road(s) as near as possible to 90 degrees (perpendicular) with no driveway intersection allowed that is more than 7 degrees from the desired 90 degrees (in a driveway with two entry points, both entry points shall comply with this provision).
7. Provide 10-foot-wide and 30-foot-long turn-outs in driveways in excess of 400 feet in length
8. Provide a 50-foot radius turnaround or a hammerhead turnaround with a minimum of 60 feet across the top at the end of any driveway more than 150 feet in length.

b) Garages are required. Each lot shall provide a garage for two enclosed vehicle spaces. Minimum size of each space shall be 9 feet by 18 feet unobstructed.

c) Each Lot Owner will provide for adequate off-street parking to accommodate regularly anticipated guest vehicular traffic. The ARC recommends at least two off-street spaces be provided by each lot owner.

3.1.5 Trees. Unwarranted tree and/or vegetation removal is expressly not allowed. Owners will provide a proposed tree removal map and plan as part of the Submittal Package to the ARC. Any proposed tree removal must be consistent with the Declaration Exhibit C: Wildfire Mitigation Plan. *It is the Owner's responsibility to manage all noxious weeds on his/her property.*

3.1.6 Fences. To maintain aesthetic quality within the Property, no Owner shall erect, maintain or suffer to exist a fence, wall or other structure of like nature on any Lot or upon any portion of the Common Property, unless such fence, wall or other structure of like nature is specifically approved by the ARC and consistent with all local codes and regulations and the Division of Wildlife standards. Rail fencing should be held to a maximum height of 42” with at least 18” between two of the rails. Wire fencing is prohibited. Mesh fencing is prohibited except when used for a dog run approved by the ARC. No perimeter fences on lot boundaries shall be permitted.

a) Construction fencing must be installed on all sides of the property along or within the building envelope during construction. A chain link fence anchored into the ground no shorter than six feet must be used. An opaque fabric mesh must be attached to all fencing that faces a community way and on sides of the building envelope that can be viewed from a neighboring property. Construction fencing may be removed at the time of final grading and landscape installation. Construction fencing must be removed before the ARC final inspection.

b) Screening fences adjoining Residences (e.g. for a courtyard or hot tub), and safety fences for swimming pools, shall be permitted, but subject to review and approval of the ARC for design and aesthetic qualities

c) A fence for kenneling a dog may be erected within the building envelope and immediately adjacent to or connected to the Residence following approval of the ARC. Electric fences shall not constitute a kennel fence but may be used in lieu of a kennel.

3.1.7 Exterior Lighting. All exterior lighting shall be the minimum amount necessary, shall conform to Garfield County lighting code, if any, and all exterior lighting shall be directed downward.

a) Safety lighting may be used to light vehicular and pedestrian circulation areas that are used only when receiving guests or circulating outdoors and may light the intersection of a private driveway with the common roadway. No safety light shall be permitted to remain on past midnight.

b) Security lighting is bright illumination lighting intended for use during emergency situations only.

c) No “floodlight” illumination shall be permitted anywhere on the Property or landscape and façade uplighting.

d) Night Sky standards shall be considered for all lighting: no exposed bulbs, LEDs must be in the Kelvin range of 2500-3000, and lights should be turned off by midnight except for special events. All exterior lighting packages shall be submitted to the ARC as part of the review process.

3.1.8 Trash Screening. Trash containers must be located within the dwelling structure or adequately screened by solid fencing that is approved by the ARC and located out of view of any road right-of-ways or neighboring property. Screening of the fencing with vegetation is also required to render the same not visible from neighboring property. If screening trash containers, owners will be cognizant of human-bear interactions and to ensure that trash containers meet bear proof standards.

3.1.9 Enclosure of Unsightly Facilities and Equipment. All unsightly structures, facilities, equipment and other items, including, but not limited to, those specified below, located or placed on any Residence or Lot shall be enclosed within the Residence or, subject to written approval by Declarant or the ARC enclosed in a solid, covered structure and screened from view. Any utility meter or other utility facility, gas, oil or water tank, service area, storage pile, or area for hanging clothing or other household fabrics on any Lot shall be enclosed or appropriately screened from view by planting or fencing approved by the ARC and adequate to render the same not visible from neighboring property. Per Section 6.13 of the Declaration, parking of vehicles and recreational vehicles is limited and any proposed screening must be approved by the ARC.

3.1.10 Landscaping. Landscape irrigation from the domestic water system is limited to a maximum allowable planting area of 2,500 square feet per lot. Landscaping shall comply with all provisions of the Declaration Exhibit C: Wildfire Mitigation Plan.

3.1.11 Alteration to HOA property.

If a property owner, when proposing to develop their property, needs to use or connect to a common utility in a manner that alters HOA common property (for

example a road cut may be necessary to tie into the water line in Callicotte Ranch Drive), the Architectural Review Committee (ARC) shall require the following to be submitted for review and consideration:

1. A proposal developed by a professional expert in the field in which the improvement is proposed i.e. a licensed civil engineer or service provider such as Holy Cross. The requirement to obtain a professional expert may be waived in the event the ARC believes that the design/development team has sufficient subject matter expertise or experience with the specifics detailed in the proposal such that an outside opinion is deemed unnecessary. Regardless of this determination, the details shall be outlined on a plan submitted with the preliminary or final plan ARC submittal set.
2. For all events that alter the HOA common property, repairs and replacements of such property must meet established Garfield County or other relevant guidelines or standards as may be determined to be reasonable. A certified and stamped report must be prepared and submitted by a relevant third party attesting to the fact that affected common property has been satisfactorily repaired/replaced consistent with those guidelines or standards.

3.2 BUILDING DESIGN

3.2.1 General. It is the expressed intent of the ARC to encourage creativity in design which is responsive to the natural environment. Additionally, the ARC is charged with protecting owners of Callicotte Ranch and property values from ill-suited design.

Regional influences such as the ranching heritage of the Roaring Fork Valley and Rocky Mountain vernacular are acceptable design “styles”. Architectural styles that would be discouraged would include but not be limited to; Mediterranean, Greek Revival, and English Tudor. Regardless of the architectural style, the design of the architectural components shall consider; massing, proportion/ scale, and repetition of the residence.

- Massing of the home should use primary elements with secondary massing. Changes in building massing would be appropriate locations for changes in materials or colors.
- Proportion/Scale means the relationship of various objects to one another and the whole.
- Repetition means the repetition of small elements over the entire design shall be considered in the design of the home. For example, the use of one type of roof dormer would be acceptable where the use of a different roof types on each dormer is not acceptable. Symmetry does not have to be used.

3.2.2 Materials. Building materials shall reflect the local community and the location of Callicotte Ranch in the high pinion/juniper forest. The number of materials used on one house shall be limited. Less is more, is the desired approach. The materials used on the exterior of a home shall match its style and be appropriate to the environment. The scale and proportion of the material shall be appropriate to the building mass it is on.

3.2.3 Square Footage. All dwelling structures shall contain a minimum of 3,000 square feet exclusive of garages and basement. However, habitable space that is

above the garage can be included within the 3,000 square foot minimum. Habitable space shall mean heated, finished space in which the ceiling height, for sloped roofs, is not less than 5 feet, and for a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling. A portion of the basement may also be included in the 3,000 square foot minimum provided it is a habitable space and at least one entire elevation of the basement is a walk out and above natural or finished grade. Only the rooms on the walkout elevation would count towards the minimum square footage. Separate rooms stacked behind the walk out elevation do not count toward the minimum square footage. Minimal, emergency egress openings typically required for basements, will not count as a walk out feature. Habitable space for basement areas must be heated, finished and not less than 7 feet in height.

3.2.4 Definition of Finished Area. The finished space must be contiguous and directly accessible from the balance of the living area. Finished space that lacks permanent stairs or direct access, such as plant shelves, are not considered living area. Finished spaces only accessed by ladders, such as lofts, are not considered living area.

Finished area is defined as "an enclosed area in a house that is suitable for year-round use, embodying walls, floors, and ceiling that are similar to the rest of the house." Suitable for year-round living requires permanently installed heat with a continuous power source (electricity, natural gas, permanently installed propane tank, or heating oil). Through-the-wall heating units and permanently installed baseboard heaters meet the requirement, but window units and portable space heaters do not. The walls and ceiling must be finished. The floors must be completely covered with an installed covering (carpet, vinyl, wood, tile, laminate or stamped or stained concrete), painted plywood is not considered a finished floor. *Source: ANSI voluntary Standard Z765-1996:*

3.2.5 Height Limits. Measured vertically from any point of the existing natural grade adjacent to the dwelling structure, the maximum allowable height for a dwelling structure shall not exceed 25 feet per Garfield County zoning and as measured by Garfield County methodology for height calculations.

3.2.6 Exterior Elevations. Exterior elevations shall be of high-quality design and not offensive to the eye or the environment. Natural materials are encouraged and lap siding is not allowed. A mix of materials such as rock and wood is encouraged. All exterior roof vents, stacks, flue caps, boxes, ducts etc. shall be finished with a color that matches or coordinates with the exterior colors of the home.

3.2.7 Exterior Walls. Exterior walls shall be constructed of at least ½ inch nominal sheathing or equivalent material with a fire resistance rating of one or two hours and shall extend from ground to roofline. Stucco, brick and rock are recommended on sides of structures where the wildfire hazard may be higher.

3.2.8 Columns/Posts and Trusses. Wood posts shall be stone covered or heavy timber wood posts and shall be a minimum size of 8"x8". Truss elevations and details shall be provided to ensure that the size and heft of the truss elements are in proportion to the massing of the home.

3.2.9 Colors. Color will be taken into consideration on an individual basis. The ARC recommends colors harmonious to the natural surroundings. The predominant tones should tend toward muted, warm, earthy hues. Bold or dramatic colors may be used provided they are used sparingly and confined to entries and walls of recessed areas hidden from views from common areas or neighboring property. Conversely, colors

that stand in stark contrast to the natural environment are discouraged. Color samples are required with the Final submittal.

3.2.10 Roof. All roof materials other than low-end asphalt shingle shall be considered and shall meet a fire resistance classification of “Class C” (as defined in the Uniform Building Code). Metal roofs shall be non-reflective. No wood or shake shingles shall be allowed due to wildfire concerns. Roof design is considered important due to the varying terrain of Callicotte Ranch and the potential of view overlook. Roof ridges should be broken to minimize long expanses. Sloped roofs on primary masses shall have pitches no less than 8 in 12. Secondary slope roof masses shall have roof pitches no less than 4 in 12. Flat roofs are allowed. Please consider their construction and design with the wildfire mitigation plan.

3.2.11 Vents. Under eave vents shall be located near the roofline rather than near the wall to prevent flames from entering the house through these openings. The vents shall be screened with corrosion resistant, noncombustible wire mesh with the mesh not to exceed, on a nominal basis, ¼ inch in size.

3.2.12 Overhangs. Eaves, the underside of cantilevered balconies and similar undersides of overhangs including stilt supported decks shall be enclosed with materials that equal or exceed ½ inch nominal sheathing. Eaves shall be a minimum of 18” wide. Plywood soffits or facias are not permitted. Tongue and groove is the preferred style.

3.2.13 Glazed Openings. Dual pane or triple pane glazing or its equivalent is recommended on all glazed openings. Fire resistant shutters, which can be closed in the event of a fire, are recommended on sides of the structures exposed to wildfire threat.

3.2.14 Fireplaces. No open hearth, solid fuel fireplaces or fire pits shall be permitted on any Lot or on any Common Element. One (1) new solid-fuel burning stove, as defined by C.R.S. 25-7-401, et. seq., and regulations promulgated thereunder, shall be allowed in any Residence. No open fires or burning shall be permitted on the property at any time and no incinerators or like equipment shall be placed, allowed or maintained on the property. All Residences shall be allowed an unrestricted number of natural gas burning stoves and appliances.

3.2.15 Chimney and Flues. Chimneys and flues which serve solid-fuel appliances shall be equipped with an approved spark arrester. Chimney caps are required for all chimneys. Roof saddles and downdraft preventers are required for all chimneys.

3.2.16 Liquid Propane Tanks. All liquid propane gas tanks shall be buried.

3.2.17 Construction Materials. Dwellings are to be of high-quality construction and materials. Buildings shall be well insulated. The use of plywood, plywood based materials for soffits or any other exterior trim is strictly prohibited. Alternative materials will be reviewed on a case by case basis.

3.2.18 Exterior Rock Veneer. All stone shall be real stone or thin cut stone. Thin cut stone shall return on all corners. Stone veneer shall return to inside corners of buildings. The edges of stone shall not be exposed.

3.2.19 Garages and Garage Doors. Garage doors shall be oriented away from common property and roads if at all possible. Garage doors shall be of high quality material. The use of plywood, plywood based material, or (cheap looking) man-made materials intended to imitate solid wood is strictly prohibited.

3.2.20 Radio and Television Signal Collection Devices and Solar Energy.

a) Except for one (1) satellite television receiver dish not to exceed eighteen (18) inches in diameter, no "satellite dish" or television or radio reception device, antennas, aerials or other such items may be placed or located on, upon or about any Residence or the Lot if the same shall be visible from neighboring property. Any such item must be approved by the ARC.

b) Solar collection or energy devices or equipment are allowed, but shall be integrated into the design of the Residence. Any solar panels shall be flush with the slope of the roof. No solar collection or energy device or equipment shall be erected in a "stand alone" manner (e.g. on a pole separate from the Residence).

3.2.21 Building Codes. Owners must adhere to applicable state and local building codes and guidelines in addition to those parameters set forth in this document and the Declaration. Approval of your plans by the ARC shall precede approval by local building authorities. The ARC will provide a Certificate of Architectural Approval prior to construction of any structure. This Certificate is to be submitted to Garfield County Community Development Department when application is made for a building permit.

3.3 MISCELLANEOUS CONSIDERATIONS

3.3.1 House Numbers. House numbers shall be approved by the ARC. Every lot shall construct at the point of driveway entry an address pilaster. Design of and materials used shall be approved by the ARC. The size of monument shall be less than 3'x3'x 6' tall. The location shall be shown on the site plan and not impede road maintenance or snow plowing operations. Any other entry feature or pilaster shall be approved by the ARC.

3.3.2 Signs. Up to two job identification signs, each having a face area not larger than four square feet, are allowed during the time of construction or reconstruction or repair of any Residence or other improvement.

3.3.3 Road Damage. The owner is responsible for any damage to public or private roads directly relating to the construction of his/her dwelling. Damage includes, but is not limited to, that caused by utility cuts in roads, washout, mud tracked on the road within Callicotte, runoff damage or damage caused by failure to install culverts. Lugged vehicles are not permitted on Callicotte Ranch roads. Utility stubs shall be utilized where provided to avoid unnecessary cuts into Callicotte Ranch roads.

3.3.4 Accessory Dwelling Units. Accessory Dwelling Units are not permitted in Callicotte Ranch.

4. CONSTRUCTION

4.1 PRELIMINARY

Before any construction or excavation begins, the following considerations must be satisfied in addition to obtaining a Building Permit from Garfield County:

4.1.1 Certificate of Architectural Approval. Upon successful review & approval of plans at Final Review, the ARC will issue a signed Certificate of Architectural Approval (Appendix D).

4.1.2 Construction Deposit. After the Certificate of Architectural Approval has been issued and before the commencement of any construction, the general contractor or owner must place a Construction Deposit in the amount of \$10,000 with the

Callicotte Ranch Owners Association, Inc. The Construction Deposit is for the express purpose of ensuring against damage to public or common land; ensure compliance with approved plans, adherence to the construction rules, and adequate construction site clean-up. The ARC or the Board of Directors, at its sole discretion, can cause the restoration and/or repair of public or common-owned property as well as cause the clean-up of a construction site the costs of which will be deducted from the deposit. Upon successful completion of construction, the deposit, minus any deductions, will be returned to the applicant.

4.1.3 Pre-Construction Meeting. Upon receipt of the Certificate of Architectural Approval, owners will have the corners of the excavation site staked and 'red flag' the trees and shrubs subject to removal. The construction fence shall be erected on the building envelope. A member of the ARC or Board will meet with the contractor on site to review the Violations and Fines Schedule and confirm that the site is ready for construction. A Site Inspection Compliance Report (Appendix E) will be issued for the files.

4.2 CONSTRUCTION STANDARDS & COMPLETION

4.2.1 Individual Septic Disposal Systems. All residences must use an Individual Septic Disposal System (ISDS) for the treatment of waste water and solids from the plumbing facilities of the residence. ISDS design, installation, and maintenance will be the responsibility of the individual lot owner. Percolation tests and soil profile evaluations must be done in accordance with local regulations prior to individual designs. Details on design criteria, testing and maintenance protocols, and compliance with Garfield County codes and regulations must be consistent with those shown in the Declaration Exhibit D.

4.2.2 Material Storage. All construction materials shall be stored on site in a neat and orderly fashion within the construction fencing. Storage of materials in common areas or open spaces is not allowed. Contractors are responsible for any damage caused to existing trees and foliage.

4.2.3 Cleanliness. Construction sites shall be kept in a neat and orderly fashion. All construction debris shall be removed to an on-site trash dumpster- daily or as often as necessary to prevent unsightly appearance and to control all trash. Dust control measures will be taken as necessary to prevent dust from blowing across to adjacent properties.

4.2.4 Time of Construction. Construction must not begin earlier than 7:00 AM MST and must cease no later than 7:00 PM MST. No work is allowed on Sundays or nationally recognized holidays.

4.2.5 Chemical Toilets. All chemical toilets shall be placed in locations which minimize sight and smell offensiveness to adjacent properties and located within parameters of the construction fence.

4.2.6 Construction Fencing. Upon agreement between the ARC and the applicant, protective fencing around trees or shrubs may be installed to ensure their preservation during the construction process. Short plastic fencing is not allowed due to wildlife concerns. Fencing to preserve vegetation shall be a chain link fence or similar anchored into the ground no shorter than six feet in height and should be established around the drip line of the tree or shrub to preserve the root structure between the

construction activity and the vegetation that is intended for protection.

4.2.7 Adequate Road Base. An adequate base must be installed prior to construction to minimize tracking mud and construction debris throughout the development and onto adjacent county roads. Those found out of compliance will be fined for debris removal and street cleaning as appropriate.

4.2.8 Timely Completion. Upon receiving a Certificate of Architectural Approval, owners will have 24 months to complete all residences. Should any planned Residence exceed 24 months' completion time, owners must remit a written request to extend the time to the ARC or the Board of Directors.

4.2.9 Final Site Inspection and Certificate of Completion: Site Construction. With the completion of site improvements, the applicant shall request a Certificate of Completion: Site Construction. Upon request, the ARC or the Board of Directors will inspect the site and, upon satisfactory review and compliance, the ARC or the Board of Directors will issue the Certificate of Completion: Site Construction (Appendix F).

Issuance of the Certificate will ensure that all site improvements were completed in compliance with the Declaration, the Architectural Design Guidelines, and the approved building plans. The Construction Deposit will be returned when the Certificate is issued and an Improvement Location Certificate/Survey and Certificate of Occupancy have been provided to the ARC.

4.2.10 Post Completion.

- a) No construction, addition, alteration, or improvement of a lot shall be made without the prior written approval of the ARC.
- b) Within one year after any construction activity is complete, including any alteration, addition or improvement, all disturbed slopes and any other part of a Lot must be effectively revegetated with plants and other vegetation indigenous or adapted to the area.

APPROVED AND ADOPTED by the Board of Directors this _____ day of, _____ 20____

Callicotte Ranch Owners
Association, Inc.

By: _____
Leann Katchuk
President

STATE OF COLORADO)
)SS.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this _____ day of December 2016, by Leann Katchuk, President of Callicotte Ranch Owners Association, Inc.

Witness my hand and official seal.

My commission expires: _____
Notary Public