

**ARCHITECTURAL DESIGN GUIDELINES  
FOR  
CALLICOTTE RANCH**

**TABLE OF CONTENTS**

<b>1.</b>	<b><u>INTRODUCTION AND OBJECTIVES:</u></b> .....	<b>3</b>
1.1	<u>INTRODUCTION:</u> .....	3
1.2	<u>THE ARCHITECTUAL REVIEW COMMITTEE:</u> .....	3
1.3	<u>OBJECTIVES:</u> .....	3
1.4	<u>CONSIDERATIONS:</u> .....	3
<b>2.</b>	<b><u>DESIGN REVIEW PROCESS:</u></b> .....	<b>4</b>
2.1	<u>REVIEW OF PLANS AND APPROVALS:</u> .....	4
2.2	<u>SUBMISSION OF PLANS; REQUIREMENTS:</u> .....	5
2.3	<u>SUBMISSION OF PLANS; PROCESS AND FEES:</u> .....	6
<b>3.</b>	<b><u>DESIGN CONTROL GUIDELINES:</u></b> .....	<b>7</b>
3.1	<u>SITE DESIGN:</u> .....	7
3.1.1.	<i>General Design Parameters:</i> .....	7
3.1.2	<i>Building Location:</i> .....	7
3.1.3.	<i>Grading:</i> .....	7
3.1.3	<i>Driveways and Parking:</i> .....	7
3.1.5.	<i>Trees:</i> .....	7
3.1.6.	<i>Fences:</i> .....	8
3.1.7.	<i>Exterior Lighting:</i> .....	8
3.1.8.	<i>Trash Screening:</i> .....	8
3.1.9.	<i>Enclosure of Unsightly Facilities and Equipment</i> .....	8
3.1.10.	<i>Landscaping:</i> .....	8
3.2	<u>BUILDING DESIGN:</u> .....	8
3.2.1	<i>General:</i> .....	9
3.2.2.	<i>Square Footage:</i> .....	9
3.2.3.	<i>Height Limits:</i> .....	9
3.2.4.	<i>Exterior Elevations:</i> .....	9
3.2.5	<i>Roofs:</i> .....	9
3.2.6.	<i>Color:</i> .....	9
3.2.7.	<i>Construction Materials:</i> .....	10
3.2.8.	<i>Building Codes:</i> .....	10
3.3	<u>MISCELLANEOUS CONSIDERATIONS:</u> .....	10
3.3.1.	<i>House Numbers:</i> .....	10
3.3.2.	<i>Road Damage:</i> .....	10
3.3.3.	<i>Accessory Dwelling Units:</i> .....	10
3.3.4.	<i>Mail Boxes:</i> .....	10
<b>4.</b>	<b><u>CONSTRUCTION:</u></b> .....	<b>10</b>
4.1	<u>PRELIMINARY:</u> .....	10
4.1.1.	<i>Certificate of Architectural Approval:</i> .....	11

4.1.2.	<i>Construction Deposit:</i>	11
4.1.3.	<i>Staking and On-site Inspection:</i>	11
4.2	<b>CONSTRUCTION:</b>	11
4.2.1.	<i>Material Storage:</i>	11
4.2.1.	<i>Cleanliness:</i>	11
4.2.2.	<i>Time of Construction:</i>	11
4.2.3.	<i>Chemical Toilets:</i>	11
4.2.4.	<i>Timely Completion:</i>	12
4.2.5.	<i>Certificate of Completion: Site Construction:</i>	12
4.2.6.	<i>Post Completion:</i>	12

APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS THIS \_\_\_ DAY OF  
NOVEMBER, 2007. .... 12

## **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 following pages contain the standards which 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 contained herein.

### **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 Declaration of Covenants, Conditions and Restrictions for Callicotte Ranch Subdivision.

The Architectural Review Committee meets monthly on the first Thursday (of the month) to review all submitted plans and requests. Should the first Thursday fall upon a Holiday, the Committee will meet on the following Thursday.

The Architectural Review Committee encourages Lot Owners and their Architects to discuss proposed projects at the preliminary stage of planning with a member of the Committee. However, a positive reaction to any initial discussions does not constitute Architectural Approval.

### **1.3 OBJECTIVES:**

Callicotte Ranch has been designed in harmony with the natural environment and all amenities/structures (by the Developer) 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 take into consideration 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 found 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. Any questions must be

submitted in writing to the Developer, the Board of Directors of the Callicotte Ranch Homeowners Association, or the ARC.

The “Declaration of Covenants, Conditions and Restrictions for Callicotte Ranch Subdivision” contains material relevant to the design process. Specifically, of note, is Section 6 “Use And Building Restrictions”.

## **2. DESIGN REVIEW PROCESS:**

### **2.1 REVIEW OF PLANS AND APPROVALS:**

a) Approval by ARC. No improvements of any kind, including by 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, 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 and these Architectural Design Guidelines for Callicotte Ranch Subdivision 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 Member’s votes entitled to be cast at said meeting shall be required to change the decision of the ARC.

(b) 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 covenants and restrictions contained in this instrument, or in the Architectural Design Guideline for Callicotte Ranch Subdivision, on such terms and conditions as it shall require; provided that no such variance shall be finally allowed until 30 days after the ARC shall have mailed a notice of such variance to each Member. In the event the Members representing ten per cent (10%) or more of the votes entitled to be cast at the last preceding annual meeting of the Association shall notify the ARC in writing of their objection to such variance within said 30-day period, the variance shall not be allowed until such time as it shall have been approved by a vote of a majority of the Members.

(c) 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, sitting, height, topography, grade, and finished ground elevation, as may be made in more detail in the Architectural Design Guidelines for Callicotte Ranch Subdivision. 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 covenants.

(d) Preliminary Approvals. 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 preliminary sketches of such improvements to the ARC for informal and preliminary approval or disapproval. All preliminary 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 that will be required to be in the complete architectural plans and specifications to allow the ARC to act intelligently on giving an informed and preliminary or informal approval or disapproval. The ARC shall not be finally committed or bound by any preliminary or informal approval or disapproval until such time as complete architectural plans are submitted and approved or disapproved. The ARC may adopt fees for the review of preliminary plans, not to exceed \$500.

(e) 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 these covenants or the Architectural Design Guidelines for Callicotte Ranch Subdivision.

(f) 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.

(g) 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 all preliminary sketches and all architectural plans so submitted) and of all actions of approval or disapproval and all other actions taken by it under the provisions of this instrument.

(h) Timeframe for response. Upon receipt of plans, the ARC will review all plans and respond in writing within 5 business days of the regularly scheduled meeting. In the event the ARC fails to take any action within 45 days after complete architectural plans for such work have been submitted to it, then all of such submitted architectural plans shall be deemed approved. Responses to submissions shall include:

- I. Approved.
- II. Approved with Changes.
- III. Disapproved; Resubmit.

## **2.2 SUBMISSION OF PLANS; REQUIREMENTS:**

Site Plans must be Certified by a Licensed Surveyor in the State of Colorado. Minimum Scale: 1" = 20'

All submittals must include two complete copies of plans and specifications and shall contain the following:

- a) Existing Site Contours
- b) Driveway(s)
- c) Drainage

- d) Exterior Lighting not attached to Dwelling
- e) Property Lines
- f) Building Envelope Setbacks
- g) Easements of Record
- h) Utility Lines
- i) Propane Tank
- j) Leech Field Location
- k) Tree Removal Plan & Drawing
- l) Trash Enclosures (where applicable)
- m) Retaining Walls (where applicable)
- n) Designate North Direction
- o) Clearly State the Scale of the Drawing
- p) Lot Number
- q) Owner's Name & Legal Mailing Address
- r) Architect's Registration Stamp, Address, & Telephone Number

### **2.3 SUBMISSION OF PLANS; PROCESS AND FEES:**

Before submitting any plans, owners should carefully read the Declaration of Covenants, Conditions, and Restrictions for Callicotte Ranch Subdivision and have all designers and architects do 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 any and all design documents, building envelope maps, and Covenants.

During the period of Declarant control, Applicant will submit all materials to:

Callicotte Ranch, LLC  
 56 Steele St.  
 Denver, CO 80206

First Submission/Preliminary Submission to Include:

- a) 2 Sets of materials outlined in Section 2.2: Submission of Plans, Requirements.
- b) Cross-section: Must indicate finished floor elevations of building with respect to existing contours of lot.
- c) Rendering: Show exterior elevations, 4 views. Call out all Exterior Finishes.
- d) Fee: \$100 Application Fee made payable to: Callicotte Ranch HOA. Include reference to Lot #.

Second Submission to Include:

- a) Materials outlined in Section 2.2: Submission of Plans, Requirements.
- b) One set of working drawings.
- c) Color Samples: Small Material Board will suffice.
- d) Exterior Lighting Detail Sheet.
- e) Landscaping Plan.
- f) Fee: \$250 Final Review Fee made payable to: Callicotte Ranch HOA. Include reference to Lot #.

Submission Changes: Significant changes which require review by the committee will carry a Fee of \$100 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.

##### **3.1.2 Building Location:**

Building Envelopes are demonstrated on recorded plats which are available to all owners and shall be complied with in locating dwelling structures.

Additionally, owners should consider view corridors and other lots when selecting locations for dwelling structures. The ARC would prefer owners consider the impact to the overall development when selecting a building location.

##### **3.1.3. Grading:**

The developer has gone to great length to research all existing water rights and water laws for the Callicotte Ranch Development. Owners shall restrict all grading to that necessary for positive drainage around dwelling structures and building access. Grading not related to building access or drainage is strongly discouraged.

##### **3.1.3 Driveways and Parking:**

Driveway grades should be kept to a maximum grade of 12% for acceptable year-round use. Grades in excess of 8% are discouraged.

Driveway cuts which encompass removal of existing trees and shrubbery shall be kept to a minimum in consideration of existing wildlife.

Please consider a Wildfire Defensible Zone while designing all driveway cuts through existing trees and shrubbery.

Any driveway or access crossing a bar ditch shall contain a culvert measuring a minimum of 18".

Driveways shall have adequate base installed prior to construction in order to minimize tracking mud and construction debris throughout the development and on to adjacent county roads. Those found out of compliance will be fined for debris removal and street cleaning as appropriate.

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 native vegetation removal is expressly not allowed. Owners will provide a proposed tree removal map & plan as part of the Submittal Package to the ARC. Any proposed tree removal must be part of a Wildfire Mitigation Plan (Guidelines provided in the Declarations of Covenants, Conditions and Restrictions for Callicotte Ranch Subdivision, Section 6.6:

Guidelines for Protecting Structures from Wildfires). It is the Owner's responsibility to manage all noxious weeds on his/her property.

3.1.6. Fences:

In order 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 Declarant or the ARC and consistent with all local codes and regulations. 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. No perimeter fences on lot boundaries shall be permitted. A fence for kenneling a dog may be erected within a building envelope in connection with a Residence following approval of the ARC. Electric fences shall not constitute a kennel fence. No wire fences shall be permitted. Any other fencing, including perimeter fences surrounding the Property shall comply with the Division of Wildlife standards for fences in rural areas. Fences throughout the Property shall have a maximum height of 42 inches.

3.1.7. Exterior Lighting:

All exterior lighting shall be congruous with design statements for each particular home so long as it is not obtrusive to other lots. All exterior lighting packages will 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. If screening trash containers, owners will be cognizant of human-bear interactions and take necessary precautions to avoid such exchanges.

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 or 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.

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.

**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.

Design and architectural solutions are encouraged to follow the slope of the natural terrain.

3.2.2 Radio and Television Signal Collection Devices; Solar Energy:

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. Federal rules with regard to communications antennas that would pre-empt the restrictions in this Section 6.21 shall have precedence.

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).

3.2.2. Square Footage:

All dwelling structures shall contain a minimum of 3,000 square feet. Any unit containing over 3,600 square feet (exclusive of the garage) shall contain an automatic fire suppression system in accordance with NFPA 13 D, Standards for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes.

3.2.3. 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 35 feet.

3.2.4. 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.

3.2.5 Roofs:

All roof materials other than low-end asphalt shingle shall be considered.

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.

3.2.6. Color:

Color will be taken into consideration on an individual basis. The ARC recommends colors harmonious to the natural surroundings. Conversely, colors

which stand in stark contrast to the natural environment are discouraged. Color samples are required with the Second Submittal.

3.2.7. Construction Materials:

Dwellings are to be of high-quality construction and materials. Double pane windows are strongly encouraged. Buildings shall be well insulated.

3.2.8. Building Codes:

Owners must adhere to applicable State & Local Building codes and guidelines in addition to those parameters set forth in this document and the Declaration of Covenants, Conditions, and Restrictions for Callicotte Ranch Subdivision. Approval of your plans by the ARC shall precede approval by local building authorities. The ARC will provide a Certificate of Approval prior to construction of any structure. This Certificate is to be submitted to Garfield County Building Dept. 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 according to the specifications set forth in Exhibit A. Any other entry feature or pilaster shall be approved by the ARC.

3.3.2. 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, 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.

3.3.3. Accessory Dwelling Units:

Accessory Dwelling Units are not permitted in Callicotte Ranch.

3.3.4. Mail Boxes:

Owners shall retrieve their mail at one of two grouped mail huts located in the development. Lots 1 – 10 shall retrieve their mail at the location on Callicotte Ranch Drive and Lots 11 – 28 shall retrieve their mail at the location on Sopris Lane. Mail keys will be provided by the USPS located in Glenwood Springs, CO.

**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, the ARC will issue a signed Certificate of Architectural Approval (Exhibit B). When your plans have been approved and your Certificate issues, a notice to this effect will be recorded.

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 \$3,000 USD with the Callicotte Ranch Homeowners Association. The Construction Deposit is for the express purpose of assuring against damage to public or common land and adherence to 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. Upon completion of Construction, the lot owner may request a refund of the Construction Deposit by submitting Exhibit C; Certificate of Completion: Site Construction. Upon submittal, a member of the ARC or the Board of Directors will inspect the site and, upon satisfactory review, cause the entire or unused portion of the deposit to be returned to the posting party.

4.1.3. Staking and On-site Inspection:

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. A member of the ARC or Board will inspect the site for compliance with approved plans and, upon successful compliance, issue a Site Inspection Compliance Report (Exhibit D) and record a copy of the same against the property.

**4.2 CONSTRUCTION:**

4.2.1. Material Storage:

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

4.2.1. 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.

4.2.2. Time of Construction:

Construction must not begin earlier than 7:00 AM MST and must cease no later than 7:00 PM MST.

4.2.3. Chemical Toilets:

All chemical toilets shall be placed in locations which minimize sight and smell offensiveness to adjacent properties.

4.2.4. Timely Completion:

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

4.2.5. Certificate of Completion: Site Construction:

Upon successful completion of site improvements, owners shall request (Exhibit C) a Certificate of Completion: Site Construction. Upon satisfactory compliance, the ARC or the Board of Directors will record a copy of the same (Exhibit C) against the property. This recording will ensure that all site improvements were completed in compliance with the Declaration of Covenants, Conditions, and Restrictions for Callicotte Ranch Subdivision, the Architectural Design Guidelines, and the approved building plans.

4.2.6. Post Completion:

No construction, addition, alteration, or improvement of a lot visible from neighboring property shall be made without the prior written approval of the ARC.

Any alteration or disturbance of slopes or vegetation shall be revegetated within one year of completion of construction and site improvements.

APPROVED AND ADOPTED by the Board of Directors this \_\_\_\_ day of November, 2007.

Callicotte Ranch Owners Association, Inc.

By: \_\_\_\_\_  
Eric Bush, President

STATE OF COLORADO            )  
                                                  ) ss.  
COUNTY OF GARFIELD        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of November, 2007, by Eric Bush, President of Callicotte Ranch Owners Association, Inc.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public