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# **HIDDEN VALLEY RANCH**

## **Design Guidelines**

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## **I. INTRODUCTION TO HIDDEN VALLEY RANCH GUIDELINES**

These guidelines have been promulgated pursuant to Article V of the Declaration of Covenants, Conditions, Restrictions, and Easements for Hidden Valley Ranch. The Design Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage or plant life thereof. The Design Guidelines are administered and enforced by the Design Review Committee in accordance with the Declaration and the procedures herein and therein set forth. The Design Guidelines may be amended from time to time and it is the responsibility of each owner or other person to obtain and review a copy of the most recent revised Design Guidelines.

## **II. PURPOSE OF THE HIDDEN VALLEY RANCH GUIDELINES**

The Hidden Valley Ranch Design Guidelines have been written to implement Hidden Valley Ranch's design goals by providing a guide for the design and development of homes and improvements. These Design Guidelines include specific site planning, architectural, landscape and construction standards planning, to ensure an aesthetically and environmentally sensitive approach is taken in the development of individual homes. These Design Guidelines provide the principle tool for maintain the design continuity of Hidden Valley Ranch's built environment.

One of the major objectives of these Design Guidelines is to encourage a unified design philosophy for Hidden Valley Ranch. These Design Guidelines are not intended, however, to suggest that all homes in Hidden Valley Ranch must be designed the same or use identical building materials. Rather, these Design Guidelines are written to encourage architectural harmony in the materials. Rather, these Design Guidelines are written to encourage architectural harmony in the design of homes and their relationship to the environment. It is the intention of these Design Guidelines that no single structure or improvement stand apart in its design or construction so as to detract from the overall environment and appearance of Hidden Valley Ranch.

The Hidden Valley Ranch Design Guidelines contain relatively few absolute design standards. Rather, most design concepts are expressed in fairly broad terms. This has been done in order to allow for individuality and a variety of architectural expressions while at the same time ensure compliance with the Hidden Valley design theme.

The six major objectives of the Hidden Valley Ranch Design Guidelines are:

1. To provide owners with clearly defined standards of what is expected in terms of architectural and landscape design and home construction.
2. To foster a unified design philosophy for the community while also allowing for individual architectural expression defined by the desires of the property owner.

3. To protect each owner's investment in their home by requiring that every property owner comply with the same high level of design and construction standards.
4. To ensure that the delicate mountain environment will be preserved and enhanced over time.
5. To assist owners and their design teams with the design review process and with the many technical factors that must be considered when designing in mountain environments.
6. To provide visual and graphic images of the character of the community and how it will look in the future.

The Design Guidelines have been written with room for self expression to allow every owner in Hidden Valley Ranch the latitude to build the home of their choice. Inherent in this concept, however, is the understanding that all homes must be designed within the parameters outlined in these Design Guidelines in order to maintain design compatibility throughout the project, preserve economic values and enhance the environmental quality of the community.

As Hidden Valley Ranch develops over time, so will these Design Guidelines, The Hidden Valley Ranch Design Guidelines are a dynamic document that will continue to evolve along with the changing condition and character of the community. This document contains detailed sections on the design review process and project construction regulations. The actual design guidelines are outlined in three different sections:

Site Planning Design Guidelines outline standards for the siting and orientations of homes and improvements on a lot.

Architectural Design Guidelines address the architectural style, materials, form and finish of a home.

Landscape Architecture Design Guidelines cover all site improvements and the landscaping of a site.

Although addressed separately, the design concepts in these three sections are clearly inter-related and must be considered as a whole when designing a home. A successfully designed home will achieve a balance between the various design standards outlined in each of these three sections.

While this document provides the primary guide to be used in the design and development of homes in Hidden Valley Ranch, over time supplemental information may be prepared by the Design Review Committee to further assist owners and designers with the design process.

### **III. THE DESIGN REVIEW AND APPROVAL PROCESS**

There are two important steps that every owner should take prior to selection a lot and beginning the design of a new home. The first is to become familiar with the Hidden Valley Ranch's environment. Hidden Valley Ranch includes many different types of lots characterized by a variety of terrain, orientation and vegetation. These lots present different opportunities and challenges in the design of a home. The second is to spend time reviewing these Design Guidelines.

One of the fundamental objectives of the Hidden Valley Ranch Design Guidelines is for homes to be designed in response to the natural features of a site. The unique characteristics of each lot will dictate its own unique design solutions. A preconceived design should not be arbitrarily "force" onto a site. For this reason it is advisable to give some thought to the type of home that is desired before purchasing a lot. If feasible, it may be helpful to retain an architect prior to making a final decision on a home site. Design professionals can help potential owners visualize different styles of homes and how they will fit on a particular lot.

#### **The Design Review Committee**

The design review process involves a series of meetings between the owner, their design team and the Hidden Valley Design Review Committee ("DRC"). This process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meeting, or check points, designed to ensure a smooth and efficient review of the home design. The DRC is committed to assisting owners through the design review process. As opposed to a "regulatory review agency," the DRC should be thought of as a member of the owner's design team.

The DRC is comprised of three members who are selected to represent a cross-section of design professionals and others familiar with Hidden Valley Ranch and with the challenges involved with designing and building in mountain environments. The Committee meets on a monthly or as needed basis and is responsible for reviewing all new construction and modifications to existing homes.

The DRC evaluates all development proposals on the basis of the Hidden Valley Ranch Design Guidelines. Most of the design guidelines outlines in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the DRC. Other guidelines such as roof height, roof form and exterior wall materials are more clearly stated as definitive, or absolute design parameters. It is the intention of this design review process that all home designs comply with these absolute standards.

It is also recognized that each lot has its own unique characteristics and that each owner has their own individual needs and desires. For this reason, the DRC has the authority to approve deviations from any of the design standards in these guidelines. It should be understood, however, that any request to deviate from these guidelines will be evaluated at the sole discretion of the DRC and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRC approving any deviation from a design guideline, it must be demonstrated that the proposal is

consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining lots or Hidden Valley Ranch as a whole.

Prior to the DRC evaluation any request for a variance or deviation from the Design Guidelines, the Owner shall submit a request for a variance in writing to the DRC. The written request shall describe the requested variance and the reasons therefore, and shall address any adverse impacts that the variance may cause to any adjoining Owner. The DRC shall notify the Owner in writing of any decision to vary or deviate from the Design Guidelines. If the variance or deviation is approved, the DRC shall notify the Owner in writing and state the reasons why such variance was granted. If the variance is denied, the DRC shall notify the Owner in writing and shall state the reason for such denial.

### **The Design Review Process**

The following sections describe the major steps involved in the Hidden Valley Ranch design review process. The DRC may, at the request of an owner or at their own discretion, modify any of these submittal requirements.

### **Other Development Regulations**

While these design guidelines constitute the primary tool for controlling the development of Hidden Valley Ranch, other material must also be considered during the design process. In addition to these guidelines, the approval of Hidden Valley Ranch included the approval of a development guide, preliminary and final subdivisions plats, and subdivision covenants. Each of these documents establish regulations which control the development of Hidden Valley Ranch. In some cases, there will be conflict provisions within each of these control documents. In the event of such conflict, the most restrictive provision shall apply.

### **Modifications to Existing Homes**

DRC approval is also required for any exterior modifications to an existing home or lot. This would include improvements such as changes to color, landscaping, or the addition of new windows or an outdoor patio. The review of modifications to existing homes will generally be limited to plans, written information, material samples, or color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, owners are encouraged to contact the DRC to outline a review process and submittal requirements for the modification.

### **Step One: The Introductory Meeting**

The Introductory Meeting provides an opportunity for the owner, their design team and DRC to have an informal discussion of the Hidden Valley Design Guidelines. Items to be discussed at this meeting are the design for Hidden Valley Ranch, the design review and construction process, and

specific site planning, architectural and landscape guidelines. This meeting also gives the owner and their design team an opportunity to share their initial design concepts with DRC. This dialogue is an important first step to identify any major issues with the initial design concept prior to the owner expending large amounts of time and money on design.

**Step One: Introductory Meeting Submittal Material**

The Introductory Meeting may be held any time after a contract has been accepted on a lot. The meeting may be held with any single member of the DRC and does not have to take place as a regular meeting of the Committee. During the course of this meeting, owners are encouraged to visit the home site with the DRC to discuss site specific issues relative to these Design Guidelines.

<b>Required Submittal Material:</b>
There are no formal submittal requirements for the Introductory Meeting. A variety of material has been prepared to supplement these Design Guidelines. It is the responsibility of the architect to obtain all supplemental guidelines and information prior to initiating formal design work.

**Step Two: Final Review**

After the introductory meeting, the following material shall be submitted to the DRC for final review of all construction plans. The purpose of the review of all construction plans is to ensure that final construction plans and documents are consistent with Hidden Valley Ranch Design Guidelines. A formal meeting between the owner and the DRC is not required. However, the general contractor shall meet with a representative from the DRC prior to initiating any construction or site preparation. The purpose of this meeting is to ensure that the general contractor is aware of all construction regulations and the Construction Clean-up Deposit.

A written Notice to Proceed will be issued by the DRC for all plans that are consistent with Design Guidelines. The DRC shall issue the Notice to Proceed within fifteen days from the date complete Final Construction Plans are submitted. Prior to initiating construction, owners are responsible for obtaining a building permit from Archuleta County.

If construction plans deviate from approved Design Guidelines, the DRC may approve such deviations and issue a Notice to Proceed or may disapprove the construction plans. In the event that construction plans are not approved, the DRC shall provide a written explanation of why the plans were denied within fifteen days from the date complete Final Construction Plans are submitted.

## **Step Two: Final Review Submittal Material**

### **Required Submittal Material:**

One set of the following is to be submitted:

1. Construction plans including floor grading plan, foundation plan, framing plan, floor plan, roofing plan, building elevations, site plan, landscape plan and all specifications and material and colors schedules.
2. Final Construction Management Plan.
3. List of all sub-contractors to be employed on the project.
4. \$350 Final Review Application Fee.
5. Construction clean-up deposit of \$1500. This deposit is to be paid by the general contractor prior to the issuance of a Notice to Proceed.
6. Site to Building Location Survey.

## **Step Three: Construction and Inspections**

Inspections are performed by the Hidden Valley Ranch DRC throughout the construction process. The purpose of DRC inspections is to ensure that the residence is being built according to the approved plans and that construction is in compliance with the approved Construction Management Plan. The Archuleta County Building Department will also inspect construction to ensure compliance with the Uniform Building Code and other County regulations. Both the DRC and Archuleta County have the authority to enter a construction site at any reasonable time during construction after notice has been given to the owner.

It is very common for the design of new homes to be refined during the construction process. Any changes to approved plans require review and approval by the DRC. Owners are required to contact the DRC prior to initiating such changes. Submittal requirements and the review process will vary depending upon the nature of proposed changes.

Before occupying a new home, owners must request a Certificate of Compliance from the Hidden Valley Ranch DRC. If the home, landscaping and all site improvements are completed in accordance with approved construction plans, the DRC shall issue a Certificate of Compliance and refund any unused portion of the Construction Clean-up Deposit to the general contractor. The owner is also responsible for obtaining a final Certificate of Occupancy from Archuleta County.

In the event a home is completed prior to the completion of all landscaping and site improvements, an owner may occupy the home if a temporary Certificate of Compliance is obtained from the DRC and a temporary Certificate of Compliance in accordance with the provisions of the

Declaration of Covenants, Conditions, Restrictions and Easements for Hidden Valley Ranch. Archuleta County will issue a temporary Certificate of Occupancy if all pertinent building code requirements have been addressed.

Required Submittal Material:
There are no formal submittal requirements during the construction process.

#### **IV. SITE PLANNING DESIGN GUIDELINES**

Hidden Valley Ranch was planned and designed to blend people and structures with a pristine mountain setting. Properly siting a home and other improvements on a lot is a critical first step to successful design process. Effective site planning involves creatively integrating the design of a home with the natural features of the lot. The characteristics of each lot will vary, and in response to these characteristics, site planning design solutions will also vary. A successful site planning process should find the delicate balance of preserving and enhancing the natural features of a site while at the same time accomplishing the design objectives of the owner.

A number of specific steps have been taken to assist owners with the site planning process. The following sections outline these steps and other design and planning considerations to be addressed during the site planning process. These considerations include where the home and improvements are located, the orientation of the home on a lot, the manner in which access is accomplished, site grading, limits of construction, parking and utilities.

##### **Building Envelope**

The Building Envelope defines the recommended location for all buildings and improvements on a lot. The Building Envelope is designated by the Declarant at the time of the first closing of the lot from the Declarant to an owner and will be shown on a survey with an approximate area of 8 to 10 acres. The Declarant, in its discretion and at its option, may design “split” Building Envelopes on a lot. All Building Envelopes must be fenced, in a manner satisfactory to and approved by the DRC, by the owner to the commencement of construction on a lot.

The location of the Building Envelope was determined based on site specific considerations of each lot. The first objective for defining the Building Envelope was to identify the portion of each lot that would allow the design of a home to optimize views, privacy, solar orientation and other attributes of the lot. Secondly, the location of the Building Envelope minimizes the visual impact of development and maximizes the physical separation between home sites. Third, the Building Envelope encompasses a “buildable” portion of the site that also has the potential for convenient access from the Hidden Valley Ranch road system. Finally, the Building Envelope directs construction away from environmentally sensitive areas and natural features of a lot such as drainage courses, stands of trees and rock outcroppings.

It is the intention of these Design Guidelines that all structures and site improvements such as patios, pools, accessory buildings and landscape features be located within the Building Envelope. At the same time, however, the Building Envelope should be thought of as a guide and not a “hard line.” It is recognized that the design team for a new home may develop suitable design solutions that require construction outside of the Building Envelope. In such cases, the DRC has the discretion to approve deviations for improvements outside the Building Envelope in the DRC’s sole discretion.

Prior to approval of a project that modifies or relocates the Building Envelope; an owner shall demonstrate that the proposed modification does not adversely impact any surrounding lot. For example, the modification shall not affect view corridors from other lots, appreciably increase the visibility of the proposed home, or substantially reduce the distance between adjacent Building Envelopes. In addition, the proposed modification must be sensitive to the environment and natural features of the lot, provide a sensitive driveway design, and be consistent with the overall design objective of Hidden Valley Ranch.

The development of a single-family residence is permitted within the Building Envelope of each lot in Hidden Valley Ranch. The minimum size requirement for a residence is 3,500 square feet of enclosed heated space. In addition, the development of a guest house (or caretaker unit) and a barn is also permitted on each lot. The maximum size permitted for the guest house is not more than two-thirds of the enclosed heated space of the residence on the lot. The guest house may be integrated into the main residence, be designed as part of a free-standing garage or be a free-standing building. While the guest house may serve as a residence independent of the main residence, the guest house and barn cannot be rented, licensed, subdivided or sold separately from the main residence.

### **Undisturbed Area of a Lot**

The Undisturbed Area is the portion of a lot located substantially outside of the Building Envelope or substantially removed from the home. The Undisturbed Area provides a physical buffer between homes, protects sensitive environmental or natural features of a lot and provides a natural unifying landscape element throughout Hidden Valley Ranch. The Undisturbed Area of a lot is to be maintained in a predominantly natural state and defined with a gradual transition line between other more formal landscaped areas of the lot. In most cases, some degree of maintenance of the Undisturbed Area will be required by the DRC.

Requirements for maintaining the Undisturbed Area will vary depending upon the unique characteristics of each lot. Generally, maintenance of the Undisturbed Area may include the limited removal of deadfall, the planting of indigenous landscape material, and the removal of noxious weeds. Activities not permitted in the Undisturbed Area include the removal of any existing vegetation and trees (unless specifically approved by the DRC), the introduction of manicured lawns, and the mowing of native grasses.

## **Building Siting and Site Access**

Homes should be sited and designed to be integral with the natural characteristics of a lot. Existing terrain, vegetation, rock outcropping and other natural features should be preserved and when appropriate incorporated into the design of a home. While responding to all of these considerations, a home should also be located and oriented on a lot to take full advantage of the site's attributes. Privacy, short-range and long-range views, sun exposure and orientation should be carefully considered during the site planning process.

Access to a home site is a critical element in the site planning of a lot. For this reason, the Lot Diagrams include a recommended access point for each lot. Unless modifications are approved by the DRC, access to all buildings shall be consistent with the access corridor indicated on the Lot Diagram. In all cases, access to the Building Envelope shall minimize grading and the modification of existing site contours. The maximum grade of driveways should not exceed 10%. The maximum width of a driveway surface, excluding parking areas immediately adjacent to garages, should not exceed 12 feet.

Culverts shall be provided in accordance with Hidden Valley Ranch standards.

## **Site Contours, Grading and Drainage**

The grading and modification of existing site contours should be no more than necessary to accommodate the development of a home. Existing natural drainage courses should not be altered. When grading is required, it shall be designed to blend with the natural contours and landscape of the site. This can be accomplished by feathering all cuts and fills into the existing terrain of the site. To the extent possible, if grading is required around the perimeter of a site, it shall interface with the existing contours of adjacent properties. In order to preserve existing vegetation, it is important that grading around trees be minimized.

Cuts and fills should be minimized by proper site planning and design. However, when necessary, the slope of cut-and-fill banks should be determined by soil characteristics to avoid erosion and promote revegetation. In all cases, cut and fill banks should be limited to a maximum slope of 2:1. When retaining walls are required, such improvements shall be consistent with design standards and materials outlined in the Landscape Architecture Design Guidelines.

## **Limits of Construction**

Also important to the design of a home is the manner in which the home is constructed. This is particularly important for preserving existing vegetation and minimizing the impacts of construction on a site. It is important for the design team to consider how construction will be completed during the design process.

## **Parking**

Each residence shall contain spaces for a minimum of two automobiles within an enclosed garage. One additional enclosed space shall be required for a guest or caretaker unit. Garages may be integrated into the design of a residence or detached from the residence.

Overnight parking on Hidden Valley Ranch roads is not permitted. While large expanses of paved surfaces are to be avoided, the need for on-site parking in addition to these requirements should be considered during the design process.

## **Utilities**

All utility lines and related utility equipment shall be installed underground. Utility connections from main service lines to homes should be designed to minimize disruption of the site and existing vegetation. The precise location of a utility line shall not be based on the shortest distance between the main service line and the home. Rather, the location of utility lines should be determined in order to minimize impacts to the site. All utility boxes should be located to minimize their visual impact from the residence, adjacent lots and roadways. When appropriate, utility boxes should be screened with landscaping.

## **V. ARCHITECTURAL DESIGN GUIDELINES**

The essence of the Architectural Design Guidelines is that homes in Hidden Valley Ranch should be designed to belong in the Colorado Rocky Mountains. The character of structures in Hidden Valley Ranch should be casual and draw inspiration from the traditional design of buildings in the Rocky Mountain region. Rather than attempt to define this style, these guidelines outlined a number of specific architectural concepts that are to be followed during the design process.

Architectural concepts for Hidden Valley Ranch involve principles such as designing with the existing characteristics of a lot, incorporating natural materials into the design of a home, designing buildings that express a sense of mass, the use of a limited number of unassuming colors and finishes and the integration of man-made landscaping with the natural landscape. As homes are developed over the years, these fundamental design concepts will define Hidden Valley Ranch architectural style.

The following sections outline the specific architectural design guidelines used to evaluate proposed development in Hidden Valley Ranch.

### **Building Height, Massing and Scale**

Building elevations on all Parcels shall not exceed 35 feet from ground level of the specific elevation.

In keeping with the Hidden Valley Ranch's design philosophy of designing with the site, buildings should step with the natural contours of a lot. Accordingly, building height is measured as the difference between the elevation of any major roof ridge and existing grade directly below such ridge. With this method of calculating height, the maximum ridge elevation of a home will vary depending on the existing grade below the ridge line.

While the massing of a home should be designed in relationship to its lot, all homes in Hidden Valley Ranch should be designed with an understated human scale. This can be achieved a number of different ways. For example, a composition of smaller structures may have a much more comfortable scale than a single larger structure. The mass of a structure can also be reduced by stepping building heights as described above or by providing offsets in building elevations. Large expanses of continuous vertical wall planes should be avoided.

The DRC has the authority to grant exceptions to a lot's height limitation when site characteristics and the design of the home demonstrate that increased height is appropriate. For example, homes with a 12:12 roof, a building design that effectively "breaks up" the mass of the structure, lots with irregularities in site contours or other unique site conditions may provide justification for permitting increased height. No variance shall be granted by the DRC for a building height in excess of 35 feet if the increase in height will be visible from any other Parcel.

A number of considerations must be satisfied for the DRC to approve an increase to allowable height limits. First, in the opinion of the DRC, the overall design, scale and massing of the proposed home must be appropriate for the site. A 12:12 roof alone is not justification for increased building height. Rather, it is the relationship of the site to the entire home design that will be considered when evaluating such requests. Secondly, the owner must demonstrate that the proposed residence does not adversely affect adjacent properties. Finally, the proposed design must be consistent with all other design guidelines.

## **Roofs**

All major roofs of a structure shall have a minimum roof pitch of not less than 5:12. While the recommended range of acceptable roof pitch is 5:12 to 9:12, roof pitches of up to 12:12 may be approved by the DRC. Roof forms shall be strictly limited to gable, gambrel and hip-type roofs. Flat and shed roofs are not permitted in Hidden Valley Ranch. However, shed roofs may be permitted as secondary roof forms provided they are attached to the primary building form and have pitched no less than 5:12.

Roof overhangs and dormers are encouraged to add interest and variety to roof forms. When used, dormers should be integral part of the roof form and designated in proportion to the overall scale of the roof. Dormers may be either gable, gambrel, hip or shed forms.

Roof material shall be unit pieces such as slate, flat-profile unglazed concrete tile, cedar shingles, treated copper shingles, asphalt (designer series) shingles and standing scene color metal roofs. Glazed tiles, metal roofing, and other asphalt shingles are not permitted in Hidden Valley Ranch. Tile colors

shall be limited to blue-gray, green-gray or brown-gray, and should have a weathered appearance. Exposed aluminum flashing are not permitted.

All finished roof surface material is required to be a minimum Class B rating. For wood shakes and shingles, the Class B rating must meet standards NFPA 256 and ICBO-UBC 32-7 for fire rating and permanency of the fire retardant polymers. Archuleta County Fire Department should be contact for additional information on minimum ratings for roof materials.

Snow diverters and retainers may be necessary on certain roof forms. If used, they should be designed as a decorative element consistent with the overall design of the residence.

When skylights are used, they should be integrated with the roof form to be as unobtrusive as possible. Roof mounded solar panels shall be installed flush with the roof line and trimmed to match the main residence.

### **Exterior Walls and Surfaces**

As the major supporting element of a structure, exterior walls should lend the feeling of strength and mass. The use of exterior wall materials should therefore be selected and designed with consideration of the “visual weight” the wall must carry. The feeling of strength and mass can be accomplished with judicious use of “solid” materials such as rock, timber or stucco. At a minimum, such materials should be used around the base of the structure to create a “mass wall.” Foundation walls must be concealed to finished grade with one of these materials. Window openings in mass walls should preferably be relatively small in scale and be used in an informal pattern on the wall with deep-set reveals and varied proportions.

In contrast to the mass walls of a structure, vertical wood siding is an appropriate material to be used as a sheathing, especially at gable ends and upper levels of a structure. Appropriate exterior siding includes natural wood (western cedar, redwood, spruce or pine) with sound tight knot or better. When such materials are used, they may be treated with natural preservatives, semi-transparent stains, pigment stains or paint. When pigment stains or paint is used on siding, heavy trim, beams or other exterior wall materials, colors should be selected in concert with other building materials and natural colors found on the site. Glass may also be used to contact directly with the mass walls, but such an application is most appropriate on southern exposures. In all cases, heavier “mass walls” materials such as stucco, timber or rock shall be used below the lighter wood-sheathed elements so as to visually support the upper levels of the structure.

In order to express community and simplicity in the structure, no more than three exterior wall materials should be used on a structure. When stucco is used, light muted colors are most appropriate.

Window casing shall be wood and exterior window trim shall relate to the other building material. Acceptable finishes are natural, stained, painted or clad.

### **Fenestration**

Opening for window and doors should be designed in proportion to the structure and form of the residence. Larger panes may be permitted by the DRC if properly detailed with heavy wood or masonry or with deep recesses from the face of the exterior wall. Large “banks” of windows are permitted provided adequate mullions separate individual panes. Openings of unusual shapes and sizes that distract from the overall design of a home should be avoided. The use of colored, reflective or mirrored glass is not permitted.

### **Decks and Balconies**

Above-grade decks and balconies can reduce the scale of a home and add interest to the design of a building. These types of features are encouraged and, when used, should be incorporated into the structure and detailed with materials and colors consistent with the overall design of the home. When locating decks and balconies, consideration should be given to sun/shade, snow shedding and exposure to the natural elements.

### **Chimneys, Roof Vents, Flues and Arrestors**

Chimneys are often prominent visual and structural elements of a home. They should be designed in proportion to the rest of the structure and be constructed of materials that lend a substantial and stable appearance. Building-height limitations do not apply to chimneys and related roof elements. All chimneys and flues should be designed with down-draft reflectors and spark arrestors.

Roof vents and flues should be grouped and concealed from view by enclosing such features in a manner compatible with the design of the residence. A false chimney is one example of how this can be accomplished. Under no circumstances are unpainted flues or vents permitted.

### **Trim and Accent Colors**

All trim work, mullions, soffits, fascia, flashing and other exterior finishes shall be consistent with the materials and color of the residence. Accent colors should be used to provide visual interest to a residence, but should not call undue attention to any single element of a building. Trim and accent colors should be selected to reflect the natural colors found on the site. The use of bright colors should be avoided. In all cases, trim and accent colors are subject to approval by the DRC.

### **Accessory Uses and Structures**

All accessory structures such as pool houses, gazebos, kennels and similar features shall be integrated with the design of the main residence. Integration can be achieved with the use of similar materials, colors, architectural style and form. When feasible, accessory structures should be visually or physically connected with the main structure by landscaping, walls or walkways.

Enclosed or screened areas shall be provided for trash containers, maintenance and recreational equipment, and the storage of seasonal equipment such as patio furniture. These areas shall be screened from view from public roadways and adjacent properties. Trash-storage areas shall not be exposed to free access by wildlife. All utility meters and connections shall be enclosed or incorporated into the design of the structure.

Entry pylons may be installed at the driveway entrance in order to identify the residence. Custom pylon designs are subject to approval by the DRC and shall reflect the same style and materials used in the alternative designs. Pylon locations should be integrated into the landscaped entry of the residence.

Antennas and satellite dishes are subject to the discretion and approval of the DRC. The DRC may approve such devices provided they are appropriately located and screened from view from adjacent lots and roadways. In order to minimize the visual impact of the dish, the use of the mesh dishes is encouraged. Satellite dishes shall also be painted to further minimize their visual impact.

## **Specific Design Guidelines for Log Homes**

### Log Building Material

Hand-crafted logs can be left round or hewn on one or more sides, but in either case the basic timber size and individual characteristics such as grain and dimension should be reflected in the final product. Care should be taken to ensure the logs are of consistent diameter and that adjoining logs are of uniform size. A 3"–4" difference in the diameter of a log 20'0" in length is an acceptable standard.

### Exterior Walls

The overall architectural expression in Hidden Valley Ranch includes a sense of mass in exterior walls that is accomplished by using "heavy" materials around the base of structures. Log building in Hidden Valley Ranch are to respect this overall design direction by including areas of stone or stucco on exterior walls. These materials express mass and can be used effectively to merge the building with its site, to provide an effective transition from slope to structure and to provide a strong visual base or buttressing for log framing or stacked log walls.

In addition to the stone or stucco base, the upper portions of exterior walls may include rough-sawn wood siding.

### Roofs

Design guidelines for roofs shall be as outlined above.

### Fenestration

Openings should be proportioned and shaped to complement the overall building design while responding to the structural demands of logs. Large expansive openings can be successfully framed with vertical logs to off-set the effects of shrinkage and provide a complementary proportion between

opening and frame. Narrow stacks of horizontal logs between windows should be avoided. Large panes of uninterrupted glass can be out of proportion and scale with log dimensions. Multiple windows with varied size of lights is encouraged.

Doors present an opportunity for creativity and innovation. Detailing such as iron and straps and hardware on wood planks, glass with sculptured iron and bronze, carved figures in wood panels, lintels or side trim are encouraged. Pegged connections, interlocking joinery and ornamental surrounds will be appreciated as fine log craftsmanship when incorporated into entry doors.

### Detailing and Joinery

Log structures by their vary nature portray an expression of craftsmanship and understanding of wood as a building material; structure and architecture are conceived and expressed together. However, the true skill of the log designer and builder is expressed in details and joinery. Many design objectives can be achieved in the detailing of balcony support system; rafter, beam and perlin connections; railings and balustrades; post and lintels; door and window frames, and trim; log ends, molded contouring and decorative carving of logs and panels.

### Colors for Log Homes and Structures

Natural color stains should be used for logs and siding. Accent colors may be used on trim material, but in no case should accent colors call undue attention to a single element of a residence.

## **VI. LANDSCAPE ARCHITECTURE DESIGN GUIDELINES**

Hidden Valley Ranch lies within a unique and sensitive mountain environment. This ecosystem is populated by rich and diverse native wildlife highlighted by migrating herds of deer and elf, and plant communities of mature aspen groves, dense stands of pines and colorful spring carpets of meadow grass and wildflowers. The site offers unparalleled views of surrounding mountains and valleys.

The challenge of landscape design in Hidden Valley Ranch is to integrate the built environment with this spectacular setting. In this regard, the use of landscape materials immediately adjacent to a home is relatively unrestricted. In other areas removed from the home, however, the introduction of plant materials is limited to species currently found in the local plant community. The integration of the man-made and natural landscape is a key aspect of these Landscape Design Guidelines.

### **Landscape Design Considerations**

The scale of landscape materials and the overall landscape design shall be integrated with the natural mountain landscape and local plant communities. New planting shall complement existing plant communities and be located to visually extend existing vegetative edges. The functional uses of plant materials for buffering westerly winds, providing seasonal shade and screening of undesirable views should be considered. The judicious use of color and texture should also be considered in the selection

of landscape materials. The present and mature size of new landscaping materials should be considered when selecting landscaping materials. Due to the relatively short growing season at Hidden Valley Ranch, large-caliper deciduous trees and mature evergreens are strongly recommended. Landscaped areas on a lot that require periodic water sprinkling will be limited to not more than 10,000 square feet of area per lot. If an Owner elects to design an exterior water design/landscaping feature or if an Owner for any reason, as determined by the DRC, is using excessive water for such Owner's property, the DRC, at its option, meter the usage and charge the Owner and additional fee if such Owner's usage exceeds the average usage of other owners in Hidden Valley Ranch.

### **Landscaping Within the Building Envelope**

Within the Building Envelope or in areas immediately surrounding a home, landscape materials should be used to complement the architecture of the home, define outdoor spaces, frame both on-site and off-site views, establish background and foreground balance and knit the home to the site. The use of plant materials in areas immediately adjacent to a home which are not visible from neighboring homes is relatively unrestricted and may include introduced and non-native plants.

### **Undisturbed Area**

The Undisturbed Area is very important to the success of Hidden Valley Ranch. In addition to providing a buffer between homes, this area also provides a natural landscape connection throughout the entire community. While the specific treatment of the Undisturbed Area will vary depending on the characteristics of the lot, the goal of every landscape plan should be to establish a natural transition between the Undisturbed Area and other landscaped area of a lot. Modifications to the Undisturbed Area shall be limited to activities described in the Site Planning Design Guidelines.

### **Decks and Patios**

Decks and patios should be designed as an integral element of the design of the home. Materials used for decks, patios and other hard landscape surfaces shall be consistent with the materials and colors of the residence and other site improvements such as retaining walls. When appropriate, the use of natural stone is encouraged.

### **Driveways**

Driveways shall be constructed of either asphalt, pavers or gravel.

The maximum grade of driveways should not exceed 10% the maximum width of paved driveway surface, excluding parking areas immediately adjacent to garages, should not exceed 14 feet.

## **Retaining Walls**

When retaining walls are required, they shall be constructed of materials consistent with the materials and colors of the residence and other site improvements. The use of native stone is encouraged. When appropriate, retaining walls should be designed as an architectural extension of the home. Maximum total vertical exposure of a retaining wall shall not exceed six feet. The use of plantings to soften the visual impact of retaining walls is encouraged.

## **Fences**

Fences, walls and barrier devices may be used for privacy and screening purposes within the Building Envelope. When used, such features must be incorporated into the structural and architectural design of the residence. The DRC shall review the design, size, materials, color and construction of such structures in relation to the proposed residence and its neighboring sites.

The construction of fences, walls and barrier devices outside the Building Envelope is not allowed.

## **Boat Docks**

Boat docks may be allowed on lots that are adjacent to the Lake, subject to the advance approval of the DRC. No covered boat docks are allowed. The DRC shall review the design, size, material, color and construction of such docks.

## **Lighting**

The design, location and type of any exterior lighting requires approval by the DRC. Lighting at the end of the driveways to identify homes is encouraged, but in all cases shall be low level down lighting incorporated into a pylon approved by the DRC. Indirect sources and horizontal cutoff fixtures are recommended to reduce glare and provide general ambient light. No exterior lighting in which the direct source is visible from a neighboring property or which produces excessive glare to pedestrian or vehicular traffic shall be permitted. When exterior lighting is used, the use white exterior lights are encouraged. With the exception of down-lighting along a driveway, lighting outside of the Building Envelope is prohibited. Low level landscape lighting immediately surrounding a home may be permitted.

## **Water Features**

Architectural or landscape water features may be approved subject to review by the DRC. No water features shall be permitted within the Undisturbed Area.

No owner or contractor shall interfere with or direct the natural course of any drainage and runoff, nor construct any improvement, place any landscaping or allow the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow to or across the land of another, except to the extent that such alteration in drainage pattern or runoff is approved in writing by the DRC.

### **Swimming Pools and Other Amenities**

Swimming pools and related features must be located substantially within the Building Envelope. Such improvements should be designed to complement the residential structure and should be located so as to minimize impact on adjacent lots and the surrounding natural area.

### **Wildfire**

It is important that Hidden Valley Ranch home owners be aware of the possibility of wildfire. However the threat of wildfire can be greatly reduced with thoughtful planning and preventative landscape maintenance.

The goal of fire-safe landscaping is to reduce the amount of potential fire fuel immediately surrounding a home. This need not result in a barren or unattractive landscape.

Along with the use of fire-resistant plant material, a 30-foot safety zone in all directions around a home is recommended. The following actions are recommended within this zone:

- Dispose of trash and debris left from thinning.
- Stack firewood away from the home.
- Maintain irrigated greenbelt.
- Mow dry grasses and vegetation.
- Remove dead limbs, leaves, needles and other materials. This should also be done in areas outside of the safe zone.

These suggestions are intended only as general guidelines. Specific fire-safety considerations will vary based on the characteristics of each lot.

### **Revegetation Plans**

All areas of a lot disturbed during construction must be revegetated to blend with the non-disturbed landscape. Plant materials used for revegetation shall be from Table 1 of the Approved Landscape Material List.

## **Easements**

Easements are located at various points throughout Hidden Valley Ranch for the installation and maintenance of utilities and drainage facilities. No grading, structures, plantings or other materials that may damage or interfere with utilities or drainage shall be permitted within these easements. However, revegetation of all easements disturbed during the installation of utilities shall be required.

## **VII. CONSTRUCTION REGULATIONS**

### **VIII.**

Careful management and control of construction activity is a critical element in the successful design and development of Hidden Valley Ranch. Architecture and site design are only the first steps in successfully integrating a home onto a site. Equally, if not more important, are the methods used to construct the project. The most sensitively planned project can quickly become a disaster if care is not taken to manage the construction process.

There are two significant reasons for regulating construction. The first is to protect the site and adjacent sites from potential damage by construction equipment and activity. The second reason is to protect Hidden Valley Ranch property owners. There will always be a certain level of disturbance from construction, but if all owners comply with the same stringent standards, the impact on neighbors can be greatly minimized.

Regulations and programs to manage construction in Hidden Valley Ranch include the following:

### **Construction Management Plan**

A Construction Management Plan shall be submitted during Preliminary Review and finalized prior to the submittal of final construction plans. The plan shall consist of narrative and graphic materials (plans drawn at the same scale as the project site plan) in sufficient detail to address the following considerations. Refer to Figure #2 for additional information on the Construction Management Plan.

### **Limits of Construction**

The physical limits of all construction and all construction-related activity shall be indicated on the Construction Management Plan. Prior to initiating construction, grading or any modifications to the site, the limits of construction shall be delineated on site. All construction activity, storage of all construction materials, temporary construction trailer and sanitary facilities, vehicle parking, dumpsters and any other construction equipment or facilities shall be located within the Limits of Construction area.

### Protection of Existing Vegetation

Methods for protecting existing vegetation, particularly vegetation within the Limits of Construction Management Plan. All protective measures shall be implemented prior to initiating construction.

### Location of Construction Trailers

No more than one temporary construction trailer shall be permitted on a job site. Trailers should be located within the designated limits of construction. However, under certain circumstances the DRC may grant approval to locate construction trailer on Hidden Valley Ranch roads. Such approval shall be limited to cases where site characteristics make it difficult or impractical to locate a trailer on the lot. Signs are not permitted on construction trailers.

### Temporary Sanitary Facilities

Job sites shall be equipped with sanitary facilities. Such facilities shall be screened from view from adjacent properties and roadways.

### Project Construction Schedule and Phasing

A construction schedule indicating the estimated start and completion date of all major phases of construction shall be submitted.

### **Construction Clean-up Deposit**

A Construction Clean-up Deposit of \$1,500 dollars shall be required prior to beginning new construction or site preparation in Hidden Valley Ranch. The deposit shall be paid directly by the general contractor. The deposit shall be made payable to Hidden Valley Ranch Association and shall be used as security to ensure that contractors comply with the approved Construction Management Plan and the following performance standards. In addition to this deposit, the Declaration of Covenants, Conditions, Restrictions and Easements for Hidden Valley Ranch includes other conditions under which liens may be placed on a property to ensure compliance with these regulations during the construction process.

### Maintenance of the Job Site

Job sites shall be cleaned up daily to remove construction material and debris. Any debris that cannot be temporarily stored in dumpsters shall be removed from the site daily. Concrete remaining from the clean-up if trucks shall be removed from the site within seven days.

### Excavation Material

All excavation material not used for final grading shall be removed from the construction site and the development within one month after excavation.

### Dust and Noise Control

Reasonable noise and dust level shall be maintained at all times. When necessary, mitigating measures may be required by the DRC to reduce noise or dust levels. Approval from the DRC shall be required prior to any blasting in Hidden Valley Ranch.

### Construction Signs

Temporary constructions signs are not permitted in Hidden Valley Ranch.

### Hours of Construction

Hours of construction shall be limited to 7:00 a.m. through 6:00 p.m. Monday through Saturday. Sunday construction may be permitted with approval from the DRC.

### Road Repair

During construction of any Improvements on any parcel, if the roads within Hidden Valley Ranch are damaged by construction traffic, the Declarant, or the DRC, shall notify the Owner and the Contractor of such damage. The Contractor and Owner, or their authorized representatives, shall meet with the Declarant or representatives of the DRC, to assess the damage and the cost of the necessary repairs and the Contactor and Owner shall be given a written notice of such cost. Owner and/or the Contractor shall be responsible for the payment to the Association of the reasonable cost to repair such damage and such payment shall be made within fifteen days of such meeting. If the Owner disagrees with the charges required by the Association, Owner shall appeal such charge to the Board within fifteen days of such meeting and the Board shall make a final determination of the amounts owed.

### **DRC Inspections**

Members of the DRC will conduct inspections of the job site throughout the construction process. The purpose of these inspections is to ensure that all site work and construction are consistent with approved plans. The DRC has the authority to access a job site at any point during construction. In the event that the project is not in compliance with approved plans, the DRC will work with the owner, their design team and contractors to resolve any discrepancies. In the case of severe deviations from approved plans, the DRC may issue a "Stop Work Order", at which time all construction activity on the site is to be suspended, construction may resume only after all discrepancies have been resolved with the DRC.

In addition to periodic inspections by the DRC, owners are responsible for obtaining all required building permits from Archuleta County. The Archuleta County Building Department will also conduct inspections during construction. The owner and their contractor are responsible for requesting all required inspections from Archuleta County.

## **IX. MISCELLANEOUS**

### **Signage**

All “For Sale” or “For Rent” signs will be subject to the advance written approval of the DRC. Such signs will be approximate 24 inches in width and 30 inches in length and will be green and white in color and other requirements of the DRC.

### **Gatherings**

Any rallies or public gatherings within Hidden Valley Ranch will be subject to the advance written approval and requirements established by the DRC from time to time.

**X. APPENDIX**

(Following this page)

**HIDDEN VALLEY RANCH  
FINAL DESIGN REVIEW APPLICATION**

Project \_\_\_\_\_ Submittal Date \_\_\_\_\_

Lot \_\_\_\_\_ Review to be completed by \_\_\_\_\_

Address \_\_\_\_\_ To be completed by DRC

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Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Owner's Representative \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

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General Contractor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

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Project Architect \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_

Landscape Architect \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_

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A written Notice to Proceed will be issued by the DRC for all plans that are consistent with approved Preliminary Review plans, the DRC shall issue the Notice to Proceed within fifteen days from the date complete Final Construction Plans are submitted. Prior to initiation construction, owners are responsible for obtaining a building permit from the County of Archuleta.

1. A comprehensive set of construction drawings.
2. Final Construction Management Plan.
3. DRC Final Review application fee of \$350.00 dollars.
4. Construction Clean-up Deposit of \$1,500.00 dollars.
5. Site and Building Survey.

Prior to the issuance of a Notice to Proceed, the general contractor shall meet with a representative of the DRC. The purpose of this meeting is to ensure that the general contractor is aware of all Hidden Valley Ranch construction regulations.