

DESIGN GUIDELINES

RIVER RIM SUBDIVISION GUNNISON COUNTY, COLORADO

1. **PURPOSE:** The goal of these Design Guidelines (hereinafter sometimes referred to as "Guidelines"), and the review procedures prescribed herein, is to ensure development of a consistently high quality and the maintenance of harmonious relationships among structures, vegetation and topographic features, thereby protecting and enhancing the investment and property values of all residents within RIVER RIM.
 - a. These Guidelines set forth specific criteria regarding residential building construction and site development. They do not supersede, but rather supplement the declaration of Covenants, Conditions and Restrictions ("Declaration") for River Rim, and any other regulations of the County of Gunnison which may be in effect. Where the Guidelines and the declaration are in conflict with the County of Gunnison Regulations, the more stringent requirements shall apply. The purpose is to establish a standard of quality and to ensure adherence to the general design principals described herein.
2. **DESIGN COMPATIBILITY:** Compatibility is defined as harmony in architectural style, quality of workmanship and similarity in use of materials, fenestration, color and construction details. The proposed constructions shall be compatible with these Guidelines, as approved by the **Architectural Control Committee** ("Committee"). The creation of a distinctive neighborhood identity is one desirable aspect of design compatibility. Within the sense of distinctive community identity, however, innovation and creativity are encouraged.
3. **PROTECTION OF NEIGHBORS:** Proposed construction/improvements shall contain reasonable provisions for surface water drainage, sound and visual buffers and shall further maintain reasonable view corridors from neighboring lots. It should be noted that River Rim Venture, Inc., the developer of River Rim, and the Committee do not guarantee a view from each of the individual lots, but acknowledge that wherever feasible, a reasonable view corridor for adjacent lots should be maintained. It shall be the responsibility of the owner proposing construction to demonstrate the "reasonableness" of adjacent view corridors. Owners of adjacent lots are encouraged to work together to determine reasonable view corridors.
4. **DESIGN REVIEW PROCEDURES:** The following review and approval procedures provide the framework by which the Committee will review, process and approve construction and improvements within River Rim. Plans and specifications shall be submitted to the Committee in accordance with the following procedures.
 - 4.1 **Approval Required:** All non-exempt construction, reconstruction, refinishing or alteration of any part of the exterior of any building or other improvement in River Rim is

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prohibited until an owner, or the owner's designated representative, first obtains written approval as provided herein. All improvements shall be constructed in accordance with approved plans and specifications.

a. Every violation of these Design Guidelines including, without limitation, any construction, reconstruction, refinishing or alteration of any improvement or landscaping in River Rim or landscaping without the approval by the Committee or the alteration of any improvements or landscaping in River Rim not in conformance with plans and specifications that have received approval from the Committee, are declared to be and to constitute violation of the Declaration and every remedy allowed by law or in equity against a lot-owner or developer/builder shall be applicable against every said violation.

b. The River Rim Homeowners' Association ("Association" or "Homeowners' Association") reserves the right to correct any violation of the Declaration after serving the owner or developer/ builder written notice. After serving written notice, the Homeowners' Association may contract to correct the violations and back-charge the owner, or developer/builder the cost for the correction. If the owner, or developer/builder fails to pay the cost of such corrections in the specified time the Homeowners' Association may file a lien against the property and pursue an appropriate foreclosure action. The owner, developer/builder will be liable for all related costs incurred above and beyond the actual construction costs, including, but not limited to, consultant fees, legal fees, managerial fees and accounting fees.

4.2 **Exemptions:** The following types of changes, additions or alterations do not require approval of the Committee (although exempt from review of the Committee, all work must proceed in accordance with all applicable federal, state and Gunnison County codes, ordinances and regulations and the intent of these Design Guidelines):

- a. Addition of vegetation to a property in accordance with a previously approved Landscape Plan.
- b. The addition of permanent planting materials that do not conform to an approved landscape plan as long as the mature size of the planting does not exceed thirty-six inches (36") in height, including flowers and vegetable gardens.
- c. Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of the structure.
- d. Re-roofing, repainting and/or re-staining within original color tones.
- e. Repairs to a structure in accordance with previously approved plans and specifications.

- f. Seasonal decorations if removed within thirty (30) days following the holiday.
- g. Removal of dead or diseased vegetation shall be done as soon as possible after the discovery of the diseased condition. Such vegetation shall be replaced as soon as possible with materials of similar size and appearance.
- h. Installation of permanently mounted natural gas or propane grills.

Only these items listed above are exempt from the residential Design Review Process. All other types of residential construction, development, landscaping, site modification, and other such items must comply with the Procedures and Guidelines contained herein.

4.3 Removal of Non-Conforming Improvements: The Committee may require an offender and/or owner to remove any improvements constructed, reconstructed, finished, altered or maintained in violation of these Guidelines and/or the Committee's approval. The owner thereof shall reimburse the Committee or Association for all expenses incurred by the Association or by the Committee in connection therewith.

5. PLAN REVIEW:

5.1 Plan Review - Submittal Contents: It is suggested that Builder or Owner submit a schematic plan or request a pre-design conference so that preliminary approval or direction can be given to Builder or Owner prior to a major expenditure of time and money. An application for architectural approval must be accompanied by a \$150.00 application fee, the appropriate clean up and the following documents and exhibits:

- a. Clean up and hillside deposit.
- b. Site grading and drainage plans including provision for disposition of surface drainage on or off site.
- c. A site plan, drawn at a scale of 1" = 20' or larger showing the existing and proposed layout of buildings and other structures, including decks, patios, canopies, fences and walls. The site plan shall show the locations of landscaped areas, service areas, storage areas and pedestrian areas. The site plan shall indicate the locations of driveways, the location of each parking space, and the areas for turning and maneuvering vehicles. The site plan shall show locations of utility hookups and any above ground utility lines or other installations.
- d. A preliminary landscape plan drawn at a scale of 1" = 20' or larger as required by the landscaping provisions. The landscape plan shall show locations of existing trees and shrubs proposed to be removed and/or retained. The location and design of proposed landscaped areas, the varieties and approximate sizes of plant materials to be planted

therein, and the location and design of swimming pool areas, patios, play areas, recreation facilities and other useable open space.

e. Architectural plans drawn at a scale of 1/4" = 1' or larger including floor plans in sufficient detail to permit determination of whether all requirements of the regulations based on floor area will be met. Architectural plans shall include all elevations or proposed structures as they will appear on completion, and one or more perspective sketches or a scale model as necessary to illustrate the overall appearance of the buildings, grounds, and other major site development features. All exterior surfacing materials and colors shall be specified, and samples shall be supplied upon request.

f. A foundation plan which conforms to the recommendations of a soils report for the site.

g. The Architectural Review Committee may require the submission of additional plans, drawings, specifications, samples and other material if deemed necessary to determine whether a project will comply with the purposes prescribed.

5.2 Review Time Table: The Plan Review shall be made at least ten (10) calendar days prior to needing review comments or approval. Plan Review approval must be obtained from the Committee prior to applying for a Building Permit from the County of Gunnison and prior to any construction. If, in the opinion of the Committee, the submittal complies with these Guidelines, written approval shall be granted. If the submittal is found not to be in compliance with these Guidelines, the Committee shall provide the applicant with a written description of the aspects in which the submittal does not comply. The applicant must then present required revisions to the Committee and follow the same review procedures. **Should modifications be required, approval will be granted only after such changes have been incorporated into the final plans.**

5.3 Changes After Final Review: There may be occasions when an applicant desires to make a change during construction which affects the exterior of the improvements or building site. When an applicant wishes to make a change which deviates from the plans as approved by the Committee, the applicant must submit a written request to the Committee along with three (3) "redlined" sets of plans clearly delineating the proposed change. The Committee shall review and respond to such requests within ten (10) calendar days from the receipt of the request. No changes will be made unless approved in writing by the Committee.

5.4 Construction Period and Project Completion Review: An on-going periodic review of the construction of the improvements will be undertaken by Committee or its representatives with the purpose of monitoring exterior appearance of the improvements and ensuring conformity to the design and construction documents as approved by the Committee. Any significant deviations, in the opinion of the Committee or its representatives, will be brought to the attention

of the applicant, along with measures that the Committee requires to mitigate or eliminate the deviation.

5.5 Approval Timing: Committee approval is good for one (1) year from date of final approval, unless changes are made to the approved final plans, which will require re-submittal and review. At the sole discretion of the Committee, extensions may be granted for mitigating circumstances.

6. FEE SCHEDULE: At this time, there is a \$150.00 fee charged for initial submittal reviews for the construction and erection of the original residential improvements. The Homeowner's Association reserves the right to change the review fee to pay for review costs should that become necessary.

7. APPEAL PROCEDURES: If an applicant wishes to appeal any decision of the Committee, he or she may do so by submitting a written appeal to the Committee within thirty (30) calendar days of the original Committee decision. The Committee will then schedule a meeting with the applicant at which time the appeal will be reviewed. The applicant will have the opportunity to be heard prior to the Committee rendering a final decision. Within seven (7) days of the decision regarding the appeal request, the Committee shall give notice of their decision to the Owner. All decisions of the Committee shall be final.

8. DESIGN GUIDELINES: These Guidelines are divided into three major divisions as follows: *Site Planning Guidelines, Architectural Design Guidelines, and Landscape Design Guidelines.*

9. SITE PLANNING GUIDELINES:

9.1 Site planning shall respect the relationship to existing landforms and vegetation. Natural topography shall be maintained wherever possible.

a. Excessive grading or disturbing of natural turf is discouraged for building sites, access drives, off-street parking, pool sites, recreation areas or other improvements.

b. Cut and fill slopes should be sculptural in form and contoured to blend with the natural, undisturbed terrain.

c. Removal of trees, shrubs, and non-hazardous native plant materials generally should be limited to removal of those essential for development of the site.

d. All grading and excavation scars should be planted with natural or other materials that will harmonize with the natural landscape.

9.2 An attempt should be made, when siting the footprint of the residence, to vary the front yard and side yard setbacks (within the standards specified herein) as well as to offer a variety of building forms and elevations along the street wherever possible.

- a. The location and configuration of buildings should maximize the privacy of surrounding dwellings and should intrude into their views to the minimum extent feasible.

9.3 When siting structures, the following guidelines should be considered:

- a. Avoid siting structures in natural drainage channels.
- b. Distant and close-in views looking into and out of adjacent sites to mountains should be maintained where possible and landscaping should be designed to maintain the same. It is not the intent of these Guidelines to "guarantee" that each and every lot owner have a clear and unobstructed view to the mountains. Adjacent lot owners are encouraged to work together to preserve views from their respective lots.
- c. Residential improvements do not have to parallel front street lines.
- d. There is sufficient distance between residential improvements to allow side wall windows as well as the more standard front and rear wall windows.
- e. Any accessory buildings generally should be attached to the main building either directly or by means of a continuous fence, wall, or screen at least 4 feet high of the same or a complimentary material as the main building's exterior finish.
- f. Snow plowing of driveways and snow storage from driveways should be considered.

9.4 Setbacks: All setbacks are measured from the lot property line unless otherwise noted. Setbacks shall generally be in conformance with applicable Gunnison County Regulations. The minimum setbacks in River Rim shall be 35' front, 25' rear, 15' side, and 25' side on corner lot.

Gunnison County has required that on Lots 1-13 Block 2 that no part of the house or decks can hang over the edge of the hillside of the river. The County requires that no foundation footing be closer than 10' horizontally to the edge of the hill as identified and recorded on the Final Plat, or a deck pier be closer than 3' to the edge. Roof line or building cantilever will not extend beyond 5' from the 10' setback line as identified on the recorded final plat. The deck may cantilever to the edge of the hill. A bond or cash deposit sufficient to insure performance of these assurances or effect a clean up and revegetation of the hillside would have to be paid to the Architectural Committee at the time of application for Plan Review.

9.5 Driveways and Walks: Driveways shall be designed with careful consideration of existing slopes and final grades. Gravel or paving materials for driveways, paths, steps, patios and other areas should have a dull, non-reflective hard surface that blends with the natural surroundings. The use of interesting paving patterns, circular drives, colored or exposed aggregate concrete as well as precast pavers is encouraged. The use of asphalt is prohibited.

a. Where concrete is used, it shall be adequately reinforced and provided with adequate control and expansion joints to minimize cracking. Gravel or concrete driveways and parking areas shall be a minimum of four inches (4") in thickness to support vehicle wheel loadings, and properly reinforced. Other slab thickness and reinforcing are allowed provided the engineered soils report clearly describes the engineer's recommendations.

9.6 Parking: The provision for off-street parking in driveways is required (See CARPORTS/GARAGES under the Architectural Guidelines section below).

a. Particular attention should be given the landscape design of off-street parking lots to soften their harsh, barren appearance. Cars, as seen from grade and from higher elevations, should be screened as much as possible by trees, shrubs, hedges, fences, mounds and similar landscape features. Plant materials used for screening generally should be evergreens.

9.7 Fencing: Fences shall be constructed so that all structural components are on the interior (lot side) of the fence so as not to adversely impact the adjacent lot.

a. Rectangle wire mesh may be used on open rail fence to contain pets and small children within the site. The wire mesh shall be 2" x 4", 9 gauge galvanized wire installed on the interior (lot side) of the fence.

b. Perimeter fence rails shall not be higher than five feet (5') above finish grade. Posts shall be 4" x 4" nominal rough sawn pressure preservative treated or redwood and set a minimum of two feet in concrete. Privacy and screening fences may not be constructed without the written approval of the Committee. Privacy and screening fences shall be no more than six feet (6') high and shall match the general detailing, coloring and construction of the residence or be constructed according to the standard fence details. The existing boundary fence behind Lots 1-13 Block 2 must be maintained by the lot owners sufficiently to assure no trespass of livestock or people across the property line from either side.

c. All proposed fencing installations shall be detailed on landscape plans submitted for approval, and shall show locations, typical sections and other pertinent details of design and construction.

d. No fences will be allowed in the twenty foot snow storage easement.

9.8 Screening: The purpose of the screening requirement is to ensure a neat and orderly appearance without superfluous visual clutter that detracts from property values and overall community clutter. The following items shall be screened with approved fencing or with approved plant materials:

- a. Vehicles: Automobiles shall be the only vehicles parked in the street or in visible areas on private property within River Rim Subdivision. Unscreened and uncovered on site storage or long term parking for boats, trailers, RV's and other types of recreational vehicles shall be prohibited. Temporary parking while the vehicles are visiting or shortly (10 days) being used is allowed. Vehicles shall not be parked adjacent to drives, in set-backs or in front of the front building line. Any type of repair of any vehicle shall take place only within the garage. No repair work shall be done on the driveway. Any vehicles in an inoperable condition shall be stored in garages.
- b. Exterior Storage Areas: Exterior storage shall be located in an area not visible from the street and screened from the view of all other sites in the subdivision. (See fencing requirements for the visual screen requirements.) Storage areas shall be identified and the method of screening identified on site landscaping plans and are subject to approval or rejection by the committee.
- b1. Any visible exterior stored materials and/or equipment may be removed and stored by order of the Homeowner's Association or the Architectural Control Committee. The owner of such stored materials or equipment shall be responsible for the cost of the removal and storage of materials removed from his site. Neither the Homeowner's Association or the Architectural Control Committee shall be responsible for the method of removal and damage or loss of the stored materials removed from the site.
- b2. No accessory buildings may be constructed or placed for storage unless the Committee has reviewed and approved all criteria related to the accessory building.
- c. Dog Runs: Dog runs shall not be a nuisance to the neighbors, either auditory, visual or odorously. Dog runs and related yards shall be kept clean and free of pet waste and odor at all times. Dog runs shall be located on the required landscape plans and the screening shall conform with the fencing and screening standards. Location of dog runs shall be approved by the Committee before construction begins.
- d. Mechanical Equipment: Air conditioner or heat-pump condensing units, propane tanks, or other exterior mounted mechanical equipment devices, not directly connected to the residential improvements shall be screened from view, and located in either the rear yard or one of the side yards. In no case shall such equipment be located in an area visible from adjacent streets.
- e. Firewood: Firewood shall be neatly stacked, in one location, in rear or side yards unless located in the confines of an adequate screened enclosure.

f. **Service Areas:** Outdoor storage, drying yards, garbage cans and trash storage areas should be screened from adjacent properties, streets and other public areas by fences, planting, or other suitable means.

g. **Storage Areas:** for boats, trailers, campers and off-road vehicles shall either be completely enclosed or screened from adjacent properties, streets and other public areas by fences, planting and other suitable means.

9.9 Antennas: All rooftop and tower mounted radio, TV and microwave antennas are prohibited. Satellite receiver dishes are prohibited unless specifically approved by the Committee. The use of attic space for antenna mounting is strongly encouraged.

9.10 Exterior Lighting: Exterior lighting shall be used only for security, visibility and decorative effect. Exterior lighting shall not be directed in such a manner as to create an annoyance to adjoining properties and shall not be directed outside the property boundaries of the owner. Exterior lighting shall also consider light pollution and be screened accordingly. The use of unshielded or globular luminaries is prohibited. General area floodlights are expressly prohibited, unless used with colored lights as part of a temporary, seasonal lighting display and directed toward the residence. The use of low-voltage, "bollards", for decorative site-lighting, is encouraged. The use of photo-cell or time-clock controlled exterior lighting is also encouraged. Whenever possible, night lighting shall illuminate the street address numbers of each home.

9.11 Play Equipment: Where visible from public streets or rights-of-ways, play equipment may be erected within a screened or fenced area, and shall be in appropriate scale, of quality materials, and kept in good repair. Brightly colored or metal equipment is prohibited.

9.12 Ancillary Structures: All ancillary structures, such as greenhouses, arbors, patio covers, cabanas, gazebos, swimming pools, etc. shall be sited and designed to be compatible with the residence and/or fences. All such items will require Committee approval.

9.13 Basketball Backboards: Basketball backboards and any supporting materials shall be painted or stained to match the exterior color of the residence.

9.14 Exterior House Numbers: Address numbers are required to be mounted on the house and shall be legible and visible from the fronting street. Mounting in a location that is lit by a "porch light" is encouraged. Individual numbers shall be a minimum of 5" in height and of a style appropriate for the architectural style of the building.

9.15 Mail Boxes: Only mail boxes approved by the Committee may be used and plans shall be submitted as a part of the construction and/or landscaping plans. No additional boxes, newspaper tubes, etc. shall be installed or affixed to the original mail box structure.

9.16 Services: All electric, gas, telephone, cable television and other such utility services shall be installed underground and shall be connected in accordance with appropriate utility company requirements, as provided herein. Meters shall be installed on the side of residence to the rear of the set back line.

9.17 Construction Site: Specifications for all construction activities shall include provisions to include the following, and shall be strictly enforced by the Applicant:

- a. During construction of any kind, the site must be kept clean, neat and orderly. All materials shall be stored in an orderly manner and all debris and materials shall be securely stored in a covered enclosure to prevent materials from blowing off of the site. The owner of record will be required to pay for any clean up performed by the Homeowner's Association or developer's staff or maintenance contractors. The blame for any littering of the project will be allocated to the owner as the responsible party for the construction of the house.
- b. No construction parking will be allowed in front of completed residences, nor will overnight parking of any construction vehicles be allowed within River Rim Subdivision except construction trailers specifically approved by the Committee.
- c. All trash and debris shall be cleaned daily and stored in an enclosed area until removal.
- d. There shall be no construction activity before 7:00 a.m. or after 7:00 p.m. on weekdays, or before 8:00 a.m. or after 4:00 p.m. on Saturdays. Construction activities shall be prohibited on Sundays and recognized National Holidays.
- e. Any dogs on the construction site must be on a leash or within the body of a vehicle and shall not be allowed to constitute a nuisance.
- f. Any mud or debris from a site that is carried onto streets must be removed within 24 hours. The owner of record will be required to pay for any clean up performed by the Homeowner's Association or developer's staff or maintenance contractors. The blame for any littering of the residential improvements will be allocated to the owner as the responsible party for the construction of the residential improvements.
- g. No concrete trucks will be allowed to "clean-out" off the site on which they were called. It shall be the contractor's responsibility to remove all concrete debris upon completion of construction and prior to landscaping.
- h. Sanitation facilities must be provided on or for each construction site.

i. Contractors shall be required to protect exposed areas of the project site, adjacent properties and streets, from erosion damage until completion of construction. Erosion damage includes silt washing onto streets, the ditch and adjacent lots. The use of temporary ditches, dikes, basins, vegetation and/or mulching is encouraged to protect exposed and adjacent areas during the course of construction.

j. Construction shall commence within three years after closing on the lot and shall be completed within twelve months of the issuance of the building permits unless a variance is specifically approved by the Committee.

9.18 Signage: Owners/builders/contractors shall be required to utilize approved marketing signs. No other signs shall be placed on any lot without the Committee's prior written approval. Only one sign shall be posted on the site during construction. Any advertising, special events, banners, open-house and similar signage shall be in strict accordance with the Sign Code. A copy of all permits will be furnished to the Committee prior to installation of the sign(s).

10. ARCHITECTURAL DESIGN GUIDELINES:

10.1 General: Building design and construction shall create a structure with substantially equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the remaining side elevations. Any accessory buildings and enclosures, whether attached to or detached from the main residence, shall be of similar, compatible design and materials.

a. Building location, configuration, architectural design, materials, and colors shall be harmonious with the mountain setting and the scale of River Rim.

b. Structures should not visually dominate the neighborhood or call undue attention to themselves.

10.2 Building Height: The maximum building height for all structures is thirty-five feet (35'), measured in accordance with the County of Gunnison Land Use Resolution.

a. Structures or portions of structures exceeding the height limits prescribed herein, as permitted should be limited to chimneys, clock towers, church steeples, and similar harmonious architectural forms.

10.3 Style: The following structures are expressly prohibited: Domes of any kind, underground houses, modular houses and 'A'-frames. Mansard roofs and flat roofs are also prohibited from use on the building lots within River Rim. Lodge, camp, timber frame, chinked round logs, mountain contemporary, farm house and styles with deep overhangs and covered porches are encouraged.

a. Natural, rustic, interesting "warm-feeling" houses with heavy structural elements showing are preferred. Log or rough sawn roof beams, posts and railing details are encouraged. Deck, railing and porch posts must be a minimum of 6 x 6 in size. Whatever style is chosen, the attention to detailing and trim should be such that the finished home is a high quality, realistic, complete example of the type of style attempted.

10.4 Committee Discretion: The Committee shall have, in its sole discretion, the authority to approve and to reject any or all applications from owners, builders, designers and architects for proposed construction in River Rim. While the use of an architect is not an express requirement of these guidelines, owners are strongly encouraged to utilize the services of a competent architect or, at the minimum, to use a design prepared by an experienced, competent design-builder.

10.5 Foundation and Drainage Plans: A foundation and drainage plan shall be submitted for review by the Committee. Said review shall be conducted pursuant to recommendations set forth by a qualified soils engineer. Any variations from said recommendations of the foregoing report shall require certifications from appropriate Colorado Licensed Engineer(s) that such deviations will not adversely affect either the design of the residential improvements or the structural integrity of adjacent properties.

a. Foundation and drainage plans shall provide adequate information as required to illustrate conformance to the foregoing report, particularly regarding basement groundwater protection.

b. Committee review of foundations and drainage plans is to determine conformance to the foregoing report. If approved, such approval does not constitute an opinion of the Committee, or any of its members, of the design suitability of the drainage plan nor of the design and structural integrity of the foundation design as submitted.

10.6 Massing: Whenever possible, buildings should step down on all sides to minimize walls two stories or greater in height. Roof lines should be varied, with dormers or other such items, used to break up long roof lines.

a. No "one box" designs with four straight sides will be allowed. Articulated, cantilevered, pleated, winged or otherwise "broken up" massing is encouraged. Floor plates that are "L", "U", "T", "H" or "Cross" shaped are encouraged. Covered decks, covered porches, breezeways, and large overhangs are encouraged. Wide footprints that present a lot of elevation to the street are encouraged.

10.7 Minimum Size: The following are minimum sizes for the main living unit:

Single Story/Ranch Style

1,500 square feet (on the main level, not including area in the basement).

Two or Multi-Story

1,600 square feet (on the main levels, not including area in the basement).

An ancillary living unit between 600 and 1,000 square feet connected to the main house is allowed.

10.8 Roof Design: Roofs are very important to the overall integration and compatibility of River Rim. Their design must be given careful consideration as they will be highly visible from streets, other buildings and neighboring sites. Preferable roof designs are those designed with multiple gables, hip roofs and dormers. Minimum roof overhangs shall be 16 inches at the gable end and 24 inches at the eave.

a. The use of major rooftop elements such as dormers, chimneys or skylights should enhance the roof form and be an integral part of it. Special attention should be given to the design and placement of mechanical systems (i.e., vents, fans, etc.) on roofs. Exposed roof-top mounted mechanical equipment, such as evaporative coolers, etc., is prohibited. Attic fans may be allowed, provided they do not project more than 12 inches above the roof surface and are located on the "rear" elevation. Solar equipment is discussed in a separate section below. In all cases, exposed mechanical devices, metal flashings and other such items shall be colored to match the color of roofing materials or trim. The use of step flashing at masonry is discouraged; when used, it should present a quality appearance in its final installation.

b. Acceptable roof designs are as follows: the minimum roof pitch allowed on major roof forms is 6:12 (6 vertical units per 12 horizontal units); steeper roof pitches are highly encouraged. The pitch of minor elements, such as porches, dormers, etc., may be lower if consistent with the architectural design and the roofing materials of that element. The roofs shall use consistent, compatible roofing materials to achieve overall design continuity. Medium cedar shakes and anodized metal are the standard for type and appearance. Other materials which match the color and general appearance of weathered cedar shakes will be considered by the Committee. The following alternative roofing materials have been pre-approved for use:

- i. Elk Prestite Plus (40 year life), in colors of Antique Slate and Weathered Wood.
- ii. Timberline Ultra (40 year life), in the colors of Weathered Wood Blend, Slate Blend, and Heather Blend.
- iii. Tamko Heritage Premium (40 year life), in the colors of Birchwood, Weathered Wood, Rustic Black or Rustic Slate.

c. The following roofing characteristics, materials and products are expressly prohibited in River Rim: Asphalt composition shingles with either "conventional 3-tab", "T-lock", or "no cut-out" designs and built-up tar and gravel roofs. Brightly colored roofing materials of any type are prohibited.

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d. Roofs should have a design and be covered with materials that are harmonious with their surroundings.

e. Deep eaves, overhangs, canopies and other building features that provide shelter from the elements in winter and provide shade in summer should be encouraged.

10.9 Chimneys: Chimneys are very strong roof elements. They shall have proportions compatible with the design, form and style of the residential improvements. No more than one (1) foot of exposed chimney pipe will be allowed. Square topped chimney caps and chimney fences are encouraged. Artificial "brick-look" and other similar chimney caps are expressly prohibited. The chimney height shall comply with Building Codes.

10.10 Exterior Walls: In designing floor plans and exterior elevations, care should be taken to create exterior wall surfaces of varying planes. It is desirable to avoid long, uninterrupted walls. Covered entryways, bay windows, angled walls and nooks, wall projections, covered porches and cantilevers (if consistent with the form of the building) are encouraged. Round walls will be allowed only with the express approval of the Committee.

a. Building materials should be predominately natural, such as wood siding, shingles, and stone. Brick is acceptable. Where stucco is used, gross textures and surface features that appear to imitate other materials should be avoided. Concrete surfaces should be minimized. Incorporating more than one material on exterior walls may be desired, but special care should be taken so that materials do not detract from the building's overall design, form and style, and should be continued to other visible elevations. Large expanses of exposed concrete foundation walls are prohibited. Where necessary, siding materials must be continuous to within 6" of finished grade on any elevation, or exposed foundation walls shall be finished with brick or stone. Non-articulated window and door openings and corners (those without trim) are strongly discouraged; with masonry the use of quoining, soldier, stretcher and rowlock coursing is encouraged to provide definition to openings and corners. Materials must be appropriate for the scale of a building, and compatible with adjacent structures. The juxtaposition and size of various areas of different types of wall materials is critical to the design of the home and of special importance to the Committee. The extent and type of wall materials shall be clearly defined on the drawings of all elevations of the home.

b. The use of masonry as a major exterior building material is encouraged and shall be integrated into the architectural design. Brick or stone masonry finished are encouraged on all elevations of the residential improvements and twenty percent (20%) of the area of the front elevation shall be required. Other materials which are acceptable are as follows: redwood siding, cedar siding (with horizontal lines) painted or treated hardboard, stucco and high quality, chinked logs. Horizontal siding must have no more than an eight inch (8") exposure. Material shall not end abruptly at exterior corners. The

corner shall be wrapped a minimum of approximately two feet, zero inches (2'0") with the better quality material, i.e., wrap with brick rather than wood siding.

c. All exterior painting or staining shall be done in compatible colors and shall harmonize with the existing homes in the area. Building elevations should indicate areas that are to be painted/stained and the color proposed. Colors must be complimentary, and not of high contrast. Only those areas that were painted/stained originally shall be repainted/stained. The use of low-maintenance materials is strongly encouraged. Natural colors (earth tones and white) would be favored. Exposed metal flashing or trim should be anodized to be non-reflective.

d. Fenestration should be suitable for the climate and for the orientation of the particular building elevation in which the fenestration occurs. Windows shall be painted, stained or pre-finished insulated wood or other materials architecturally integrated in color and placement. All exterior doors shall be architecturally compatible and coordinating in color with the design, form and style of the residential improvements. Storm doors shall be integrated architecturally with the design of the residence.

e. Design of accessory structures, fences, walls and other structural landscape features should be harmonious with the main structure or structures on the site.

f. The use of the following materials does not achieve the desired quality and are prohibited:

- Metal siding of any kind.
- Multi-colored masonry when applied in a random pattern throughout the building walls.
- Concrete or concrete masonry (except as required for foundation walls).
- Plywood or composite sheet siding, with the exception of use for soffits.
- Bright, "loud" or primary colors.
- Man made, i.e., synthetic, not fired clay, brick or brick appearing panels.
- Mirrored glass or very dark glass, with the exception of "low E" glass where appropriate.
- Non-anodized (mill finish, silver) aluminum or unpainted metal windows, doors or gutters and down spouts and flashings.

10.11 Carports/Garages: Due to their size, garages are also major elements of a residential structure and should be as carefully designed as the residence to either be a part of, or compatible with the main building. It is recognized that the main intent of a garage's function is for the storage of vehicles, and while not a specific requirement, owners are strongly encouraged to use

garages for this intended use. As a result, if a garage is also going to be used as a workshop or storage area or other such use, it should be designed with an adequate area to serve for both vehicle storage and the ancillary use. While carports are allowed in place of a fully enclosed garage, they must be designed to fully screen the vehicles from view of the street.

- a. Carports or garages shall be a minimum of a two car size. Single car garages are prohibited. The design of the garage portion of the residential improvements shall be compatible in materials and detailing to the main residence, including the use of masonry, windows and window trim and roof slopes and materials. If an ancillary living unit is included in the house, a three car carport or garage is required.

10.12 Surface Mounted Equipment: The location and finish treatment of items mounted on the exterior surfaces of the building(s) should be carefully planned and detailed. Such items include, but are not limited to, skylights, solar panels, vents, mechanical equipment, access ladders, electrical equipment or meters, gas meters, etc. In no case should these items give the appearance of simply being mounted on the exterior surface of the building(s) with no relationship to the surrounding elements. The location of these items shall be indicated on all drawings submitted during the Preliminary and Final Plan phases of the River Rim design review process.

- a. All solar panels and related equipment, whether part of original construction or retrofitted at a later date, shall be designed as an integral part of the architectural form. Roof panels shall be mounted with the top surface not more than 8" above the roof surface and parallel to the plane of the roof. All appurtenances, piping, ducting, etc, shall be concealed in attic spaces. All sides of the panels shall be flashed and finished to blend with the roof and which they are installed. Should individual solar orientation preclude this technique, ground or wall mounting of solar equipment is encouraged. If panels are mounted on the ground or walls, compatible materials shall be used so that the panels appear as integrated and natural extensions of the wall surface or building design.

10.13 Water and Energy Conservation: Water and energy conservation techniques are encouraged where appropriate in River Rim through complying with federal minimum Energy Codes and water usage requirements. Site planning and landscape design for energy conservation should be considered, such as planting deciduous trees on the southern exposures to provide summer shading and solar gain in the winter, and evergreen planting on northwestern sides to act as a wind buffer for winter winds. Irrigation systems should be designed with water conservation in mind.

10.14 Maintenance: All owners or occupants of property shall maintain all buildings, drives, easements, rights-of-way and other structures or improvements located upon said property in good and sufficient repair and otherwise maintain the property and structures thereon in an aesthetically pleasing manner. Any structure, driveway, patio, deck or other such items that are damaged by

the elements, vehicles, fire or any other cause shall be repaired as promptly as the extent of damage will permit.

11. LANDSCAPE DESIGN GUIDELINES:

11.1 Design Intent: The design intent of the River Rim master landscape plan and overall theme of the development is that of natural and informal groupings of plant materials in order to unify River Rim into a cohesive neighborhood. To the greatest extent possible, utilizing natural landform and native or hardy landscape materials is encouraged. Landscaping includes, but is not limited to, trees, shrubs, mulches (bark and river rock), turf, planting areas and gardens, patios, decks, retaining wall structures, "lawn sculptures", gazebos, arbors, water features, ponds, swimming pools and other such items.

- a. The native grass, trees, sage, wildflowers and plants on the lots should be preserved as much as possible.
- b. On Lots 1-13 Block 2, the hillside and stream bank of the river must be maintained in its present condition with the exception of a single trail to and along the bank of the river to insure minimum impact on the hillside from foot travel.
- c. Removal of trees, shrubs, and non-hazardous native plant materials generally should be limited to removal of those essential for development of the site.
- d. Landscaping should be designed to harmonize with natural landforms and native trees and other plant materials.
- e. In general, lawns, geometric plantings, and other formal, urban landscape features should be avoided.

11.2 Landscaping Plan: Landscaping shall be installed pursuant to a professionally prepared landscaping plan prepared by a qualified professional with experience in the State of Colorado. The use of a qualified landscape architect is highly encouraged.

- a. A final landscape plan, indicating location and numbers of plantings, location of plant beds, berms, fences (including typical sections of all fence types), and other information as required to demonstrate compliance with these Design Guidelines shall be approved by the Committee prior to installation of landscaping.
- b. The landscape plan shall include all proposed landscaping improvements including: Fences, shrubs, turf, planting areas and gardens, patios, mulches (bark, river rock, etc.), landscape structures (decks, retaining walls, gazebos, arbors, built-in barbecues, etc.), swimming pools, ornamental features (water features, statuary, etc.), garden areas and any other such feature, as well as a general description of the irrigation system.

c. Final landscape plan shall include a schedule, indicating botanical names, common names, quantity and size of all plant materials, excluding flower beds and gardens. In addition, landscape plans shall include property lines, easements, building envelopes (including ancillary structures), locations of special areas to be screened with either fences or vegetation and service line locations.

d. Consistent landscape design from the front yard to side yards and the back is strongly encouraged in order to give a uniform appearance to the lot, similar to the requirements for uniform building elevation design as listed above. This is particularly important for corner lots, or those lots which do not have privacy fencing between adjacent lots, and are therefore visible from surrounding properties or public access areas and streets.

e. To keep the look of landscaping consistent, it is highly encouraged that the mulch beds be either bark and peat or river rock and cobble to give the beds a natural look.

f. Landscaping design should keep in mind view corridor recommendations as outlined herein; specifically with location of ultimately tall trees and, more importantly, ultimately large evergreens. (Deciduous trees allow views in the winter months while evergreen trees would block views year round.)

11.3 Grading/Drainage: Natural drainage patterns must be respected. Berms should not obstruct drainage channels, divert drainage onto adjacent properties or toward building foundations. Finish grading should be designed to avoid ponding on the site, allow 10% slopes away from the residential improvement for a distance of at least 10 feet, avoid excessive run-off at a point onto adjacent sites, and maintain existing drainage patterns/channels. The final landscape plan shall indicate contours and/or finish grade elevations showing and assuring that the proper drainage is indicated and retained through the construction of the landscape.

11.4 Irrigation System: Each and every lot shall be provided with an automatic irrigation system capable of watering all landscaped areas containing plant materials to ensure the continued survival of plant life. Irrigation systems shall be equipped with a time clock to provide for automatic irrigation of areas to allow watering during periods of minimum evaporation. The irrigation system shall be designed by a qualified individual or installer. The final landscape plan shall indicate irrigation system head placement and pattern for Committee review. Irrigation systems should be designed to minimize over-spray onto adjacent lots and to conserve water. Native grass and plant areas preserved on the lot does not have to be irrigated, but any trees planted in those areas must be served by a drip system.

11.5 Ornamentation: The utilization of non-living objects (such as ornaments) in the landscape is not permitted. Such ornamentation includes animal skulls, wagon wheels and "kitsch sculpture" (flamingos, deer, cherubs, ducks, etc.).

11.6 Maintenance: All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant materials, removal and/or elimination of weeds and noxious grasses, treatment of diseased plant material and removal of trash. Native grass and plant areas do not have to be watered or mowed regularly but must be otherwise maintained. Maintenance of vacant lots shall be the responsibility of the lot owner. Such maintenance may require occasional mowing of "natural" vegetation and removal of noxious weeds.

11.7 Installation: Landscaping shall be installed in accordance with the approved final landscaping plan. Front yard landscaping (from the street to the front of the residential improvements) shall be installed within 180 days of the issuance of the Certificate of Occupancy. The remainder of the lot shall be landscaped within one year or one growing season, whichever time period is shorter.

11.8 Minimum Plant Material Quantities: The following landscaping quantities are the minimum requirements. The Committee strongly encourages additional plantings to complement and add to these minimums and to be consistent with the Guidelines. In addition, the use of flower beds, with variety to promote seasonal color, is also strongly encouraged. Each lot within River Rim shall comply with the following minimum planting requirements:

- a. Three, two and one-half inch (2 1/2") caliper Narrowleaf cottonless Cottonwood trees in the front yard; 10 feet in from the front lot line, 16 feet from each property line and spaced as close as possible to 32 feet apart. Wide lots and corner lots must use the number of trees to attain this approximate spacing along all street frontage narrow lots must use the extra tree elsewhere. The 2 1/2" caliper size will be required during the 1994 and 1995 planting seasons. In 1996, the required size will increase to 3". In 1997, the required size will be 3 1/2", and any lots not yet built on must install the trees and provide sufficient supplemental water for the trees to thrive until the landscaping for that lot is completed.
- b. Six, one and one-half inch (1 1/2") caliper trees in the yard (five foot conifers may be substituted for deciduous trees).
- c. Twenty, five gallon shrubs in shrub beds located in the front yard.
- d. Ten, five gallon shrubs in a shrub bed in either the back or side yard that is visible from adjacent lots, public ways or streets.
- e. All disturbed areas not in shrub beds, designated garden/flower bed areas, areas planted with acceptable ground cover materials, patios, decks or other hard surface areas shall be seeded with a high altitude, a low maintenance or a predominately Kentucky Bluegrass mixture.

f. It is recommended that trees not be planted closer than seven and one-half feet (7 1/2') to sidewalks, driveways or patio slabs, to minimize potential root damage to the concrete.

g. Landscape plans should designate all plant materials at approximately two-thirds of their final, mature size.

RIVER RIM HOMEOWNERS ASSOCIATION

Architectural Review Application

This application and three sets of plans are to be submitted to the Architectural Review Committee at least ten (10) days prior to needing review comments. Once this application is approved, you have one year to complete this building project. If the project is not completed in this time, your building/clean up/hillside deposit will not be returned.

Application Fee: \$150.00

Building/Clean Up Deposit: \$1,000.00 or \$0.50/sq. ft., whichever is greater.

Lots 1-13 Block 2 Hillside Deposit: Depends on plans and setback; \$1,000 minimum

**** NOTE: The building/clean up/hillside deposit is returned after the job is completed - **
see notes above.**

Owner Name _____ Phone _____

Building Lot _____ Block _____ Structure Type _____

Address _____
_____ Single Family

Lot Size _____
_____ Single Family with
ancillary living unit
between 600 and 1000
s.f.

Contractor _____ Phone _____

_____ Remodel/Addition

_____ Other _____

Square Footage

Living Area _____ Decks and Porches _____

Carports/Garages _____ Accessory Buildings _____

Off Road Parking Spaces (9' x 18' - 1 space) _____

Construction Materials

Foundation Construction _____

Exterior Wall Construction _____

Siding Material _____ Color(s) _____

Trim Material _____ Color(s) _____
 Roof Material _____ Color(s) _____
 Accent Material _____ Color(s) _____

**** PLEASE INCLUDE SAMPLES OF ALL MATERIALS AND COLORS. ****

Heat Source

Primary _____ Secondary _____

IF PRIMARY OR SECONDARY HEAT SOURCE IS PROPANE, THE TANK MUST BE CONCEALED. INDICATE THE SIZE AND LOCATION OF ANY SUCH TANK ON THE LANDSCAPE PLAN DRAWING.

<u>Setbacks</u>	front	rear	side	side	corner lot side
Minimums	<u>35'</u>	<u>25'</u>	<u>15'</u>	<u>15'</u>	<u>25'</u>
House & accessory buildings	<u>35'</u>	<u>25'</u>	<u>15'</u>	<u>15'</u>	<u>25'</u>

Rear setback for Lots 1-13 Block 2 will be 5 feet from the edge of the hillside as recorded on the final plat for all parts of the house structure except decks which can go to the edge of the hillside. The minimum setback for foundation walls are ten feet and foundation piers are three feet from the edge.

Checklist (to be submitted with this application)

- | | |
|--|---|
| <input type="checkbox"/> \$150.00 application fee | <input type="checkbox"/> <u>Architectural Plans</u> (1/8" = 1" or larger) |
| <input type="checkbox"/> Building/clean up/hillside deposit | <input type="checkbox"/> Foundation Plan |
| <input type="checkbox"/> Site Plan showing legal setbacks (1"=20') | <input type="checkbox"/> Floor Plans |
| <input type="checkbox"/> Topographic Map (5' contours) | <input type="checkbox"/> Exterior plans (all elevations) |
| <input type="checkbox"/> Site Grading and Drainage Plan | <input type="checkbox"/> Perspective (or scale model) |
| <input type="checkbox"/> Landscape Plan (1"=20') | |

NOTE: Minimum tree sizes are seven (7) feet for aspens, and three (3) feet for evergreens.

I hereby certify that I have read and examined this application and set of instructions and that all information in this application is true and correct.

Owner Signature _____

Date _____

RIVER RIM HOMEOWNERS ASSOCIATION
2955 VALMONT, SUITE 310
BOULDER, CO 80301
(303) 939-9867

Builder's Checklist:

1. Submit plans and architectural review application with the \$150.00 fee and Building/Cleanup deposit, as specified by Section 3 of the Architectural Review Guideline, to the Architectural Review Committee. Copies of the guidelines are attached hereto.
2. An application for tap-in privileges, also attached hereto, must be completed and submitted with the tap fee for acceptance by the Crested Butte South Metropolitan District. This should be submitted directly to the Metro District office.
3. After plans have been accepted and tap fee accepted, you will receive a letter of approval which is then submitted to the Gunnison County Building Inspector.
4. A \$50.00 service line inspection fee will be charged after service lines are connected to the Crested Butte South Metropolitan District's water and sewer mains.

CRESTED BUTTE SOUTH METROPOLITAN DISTRICT

RIVER RIM SUBDIVISION

Application for Tap-in Privileges

OWNER:

Date: _____

Name _____

Mailing Address _____

Phone _____

TYPE OF STRUCTURE

_____ **Single Family**

_____ **Single Family with ancillary living unit**