

DESIGN GUIDELINES

FOR

HIDDEN RIVER RANCH

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DESIGN GUIDELINES

HIDDEN RIVER RANCH

1. INTRODUCTION. Hidden River Ranch is situated in an area of outstanding natural beauty and possesses some of the most spectacular views in the State of Colorado. The goal of these Design Guidelines is to maximize the natural beauty of Hidden River Ranch and to minimize the affects of building as they relate to the natural beauty. The purpose of these Design Guidelines are to protect the quality of views from one Building Site to another Building Site and to insure the quality of the overall community.

2. BUILDING SITE. All Buildings on any Ranch Site shall be located and constructed within the Building Site except only as follows:

2.1 On Ranch Site 13, barns, stables, community center and similar type buildings for Equestrian and Recreational Activities may be constructed on that portion of the Ranch Site designated therefor.

2.2 On any Ranch Site for which a Horse Pasture has been designated, a stable, barn or shed not exceeding 400 square feet in size may be constructed upon approval of the Design Review Board (DRB).

3. PROTECTIVE COVENANTS. The Declaration of Protective Covenants of Hidden River Ranch recorded in Book ____ at page ____ of the records of Gunnison County, Colorado is the controlling document concerning the construction of any Buildings or Improvements on a Ranch Site. The owners of each Ranch Site must review the Protective Covenants as well as these Design Guidelines prior to the submission of an application to the DRB.

4. BUILDING PERMIT PROCESS. Compliance with the Design Review Process is not a substitute for compliance with the building permit process of Gunnison County, Colorado. The owner of each Ranch Site is responsible for obtaining all approvals, licenses and permits as may be required by Gunnison County, Colorado prior to the commencement of any construction.

5. AUTHORITY OF DESIGN REVIEW BOARD. No building, structure or improvement shall be commenced, constructed, erected or

maintained upon any Ranch Site, nor shall any landscaping be done, nor shall any exterior addition, change or alteration be made to any existing structure, until the plans and specifications have been submitted to and approved in writing by the DRB as required by the Protective Covenants and these Design Guidelines.

6. BASIC DESIGN GUIDELINES. The following basic Design Guidelines shall apply within Hidden River Ranch:

6.1 All Buildings shall be designed and constructed to function at the climate and altitude of Hidden River Ranch.

6.2 All building design shall be of timeless almost traditional nature and modern or trendy type architecture is discouraged.

6.3 All Buildings should show continuity in materials as to form and color, particularly with respect to roofs and walls.

6.4 Log construction consisting of logs with a minimum of 10 inch diameter is strongly encouraged.

6.5 If Buildings are not of log construction, then log and log accents are highly encouraged.

6.6 If a Building is not of log construction, then the following criteria shall apply:

6.6.1 Stone of native color and style shall be used for a minimum of 10% of the exterior walls.

6.6.2 Exterior wall materials shall include good quality wood siding, heavy timbers and/or glue laminated beams. Not more than three different building materials should be utilized for exterior walls and trim.

6.6.3 Use of plywood or composition paneling and siding is not allowed on exterior wall surfaces.

6.5 Concrete foundations should be covered with stone or other materials. Retaining walls should be faced with stone or other facing material to remove the appearance of concrete.

6.6 No building shall have reflective surfaces other than glass in windows and doors. Any metal flashings, chimney caps, light fixtures, etc. shall be finished in non-reflective coating to match the building.

6.7 Soft natural colors in hues of tan, mushroom, brown, or redwood are strongly encouraged.

6.8 All roof surfaces shall be greenish in color and tone so as to blend with the surrounding meadows and trees.

7. SUGGESTED DESIGN STYLES. Attached to these Design Guidelines are photographs of some suggested design styles for Hidden River Ranch.

8. LIMITED USE AREA. A limited use area is authorized within 50 feet of the boundary lines of the Building Site. The following uses will be permitted within such limited use area:

8.1 Fencing of a type and material that blends with the environment and is approved by the DRB.

8.2 Decks, patios and retaining walls constructed at finished ground elevation. A gazebo with earth tone colors may be approved by the DRB.

8.3 Play equipment of earth tone colors approved by the DRB.

8.4 Barbeques and accessory equipment for outdoor entertainment of a type, size and color approved by the DRB.

8.5 Lawns and non-native landscaping as approved by the DRB. A list of trees and shrubs for suggested planting and landscaping is set forth in the following paragraph.

The limited use areas will help protect and enhance the natural landscape. Limiting the structures, uses, and colors of materials in such areas will minimize the visual impact from adjoining Building Sites.

9. MANDATORY LANDSCAPING. In accordance with the Landscape and Berming Plan of Hidden River Ranch, on Ranch Sites 1, 2, 12 and 14 through 17 the Owner of such Ranch Site shall plant not less than 8 - Evergreens 8' - 10' high, 8 - Deciduous 8' - 10' high, and 8 - Evergreens 4' - 6' high in the location shown on the Landscape and Berming Plan, and shall construct the berm as set forth on the Landscape and Berming Plan. Such planting and construction shall be accomplished within 12 months of the date of commencement of construction of the Family Residence or Caretaker Living Unit on a Ranch Site, whichever occurs first.

10. RIGHT TO CONSTRUCT CARETAKER LIVING UNIT FIRST.
At the option of the Owner of a Ranch Site, the Owner may construct a Caretaker Living Unit on a Ranch Site prior to the commencement of construction of the Family Residence on such Ranch Site subject to the following terms and conditions:

10.1 The Owner has submitted the required application and obtained Design Review Board approval for the construction of both the Caretaker Living Unit and the Family Residence on the Ranch Site in the manner provided by Article 6 of the Protective Covenants.

10.2 The Caretaker Living Unit will be constructed in a manner that it may be attached in the manner provided by the Protective Covenants to the Family Residence upon the completion of construction of the Family Residence in accordance with the approved application.

10.3 The Owner commences the construction of the Family Residence in accordance with the approved application within 18 months after the commencement of construction of the Caretaker Living Unit.

10.4 The required two car Garage is constructed as a part of the construction of the Caretaker Living Unit.

10.5 In the event that the Owner of a Ranch Site fails to commence the construction of the Family Residence as provided in subparagraph 10.3 above, the Association, in addition to all other rights and powers afforded to it under the Protective Covenants, shall have the right to order the Owner of the Ranch Site to cease the occupancy of the Caretaker Living Unit until such time as the Owner commences the

construction of the Family Residence in accordance with the approved application.

11. FOUNDATION DESIGN. All applications for approval of a Building within Hidden River Ranch shall be accompanied by a report from a qualified soils and foundation engineer as to the foundation design for any such Building.

12. SUGGESTED LIST OF LANDSCAPE TREES AND SHRUBS.

Trees:

Lodgepole Pine
Englemann Spruce
Douglas Fir
Colorado Blue Spruce
Douglas Fir
Rocky Mountain Maple
Quaking Aspen
Mountain Ash
Narrow Leaf Cottonwood
Native Willow

Shrubs:

Willow
Mountain Alder
Serviceberry
Dogwoods
Potentilla
Chokecherry
Sumac
Currants
Honeysuckle
Juniper