

## SILVER SAGE ARCHITECTURAL DESIGN PREFERENCES

These guidelines supplement the guidelines specified in the covenants and the Architectural Committee Guidelines, Sec. 7

1. Plans must be drawn and stamped by an architect licensed by the State of Colorado, or by a qualified drafts person or engineer. Please include a letter of qualifications.
2. No trailer-like appearance in house design.  
These features are considered architecturally inappropriate:
  - A. Shallow roof pitch, less than 5/12 (apply for variance)
  - B. Continuous, unbroken line stretching the entire house length, including roof lines.
  - C. Siding that resembles a mobile home.
  - D. Less than 12" eaves and gable ends.
  - E. Less than 4" wide window trim. (apply for variance)
3. Landscaping:
  - A. Tree groupings on at least 3 sides of the house.
  - B. Disturbed areas to be re-vegetated within one year of the completion of home.
  - C. All plants must be living and landscaping must be obvious for return of deposit.
  - D. All landscape plans submitted with site plan.
4. Driveways will be completed within one year of completion of home (weather permitting). Driveway must be upgraded from road base to concrete, asphalt or pavers.
  - Return road and shoulders back to original condition.
5. All changes to plans must be submitted to Board for approval **before** enacting change. If proposed change is major, it may be necessary to repeat the entire architectural review process. The performance deposit will be forfeited if you fail to notify the Board before making the changes.
6. Setbacks: Lots 1 through 5 have 15 ft. setbacks on front and side and 0 ft. setback on golf course side. Lots 6 through 23 have 15 ft. setbacks all around.
7. Maximum height not to exceed 35 ft. from average grade of lot (see section 7 E II)
8. Only small satellite TV dish permitted.

9. Roofing preferences: Standing seam, 20yr. warranted color finish rib panel. KYNAR brand or equal. Proof or Fire Retardant Shingles or Fire Retardant Treated shingles must be presented with any other type of roofing.

10. One wood burning device allowed per building site. See approved stoves.