

SPRUCE VALLEY RANCH FOUNDATION

ARCHITECTURAL GUIDELINES

Prepared For:
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Signed: 
Luis Balenko, Board President

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1.0 SCOPE AND ADMINISTRATION

1.1 INTENT The Board of Directors of the Spruce Valley Ranch Foundation have developed a set of architectural standards ("Standards") for Spruce Valley Ranch (the "Ranch") in order to:

- a) Preserve the highest quality of development and construction.
- b) Sustain harmony within the natural surroundings of the Ranch.
- c) Insure compatibility with the purpose and intent of The Declaration of Covenants, Conditions and Restrictions (the "Declaration").

These Standards will establish a clear path for the entire building process, helping to eliminate subjectivity. These guidelines will also provide clear direction on the construction process in order to minimize disturbances to the environment, and other Owners.

The Ranch is a diverse community where individual architectural designs are welcomed, as we all bring our own style and story to our home from wherever we have come. For this reason, we have allowed many designs to cohabitate if they are compatible and pleasing in their individual natural surroundings.

These Standards:

- a) Assure compatibility and harmony of exterior colors, materials, and design.
- b) Relate proposed improvements to the natural features of the land, and to neighboring structures and other improvements.
- c) Conforming the plans and specifications to the purpose and general plan and intent of the Declaration.
- d) Preserve the surrounding environment.

Compliance with these Standards and approval by the Committee does not constitute compliance with any applicable building codes and regulations.

These Standards are in addition to and augment the Declaration. They are not intended to narrowly restrict choices, but to allow variation within a framework of compatibility.

To the extent the completion of construction improvements on a site, including but not necessarily limited to Dwellings, Landscaping, Driveways, and Accessory Structures, does not coincide with the Owner's request to obtain approval from the Committee and the local building inspector for a Certificate of Occupancy. The Committee shall require that the Owner provide the Committee with a performance bond or letter of credit as a guarantee that all requirements of the Committee's approval will be met. In the event any one or more of the provisions contained in these Revised Architectural Standards shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions of these Revised Architectural Standards, but these Revised Architectural Standards shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

2.0 DEFINITIONS

2.1 GENERAL Unless the context otherwise specifies or requires, the following words or phrases when used in this text shall have the following specified meanings.

2.2 DEFINITIONS

Board of Directors means the governing body of the Foundation that performs the obligations of the Foundation relative to operation, maintenance, and management of the Ranch.

Builder/Contractor means a person or entity engaged by an owner for the purpose of constructing a dwelling on such owner's lot. The contractor and owner may be the same person or entity.

Building Zone for Filing 1 & Filing 2 means the portion of a Lot covered by a Dwelling, Accessory Structures, and all patios, decks, walkways, and parking. This portion meets all said setback requirements and allows for any easements that have been predetermined. All improvements and site disturbance must be contained within the Building Zone, except utility connections, driveways, and retaining walls.

Committee means the Board of Directors of the Spruce Valley Ranch Foundation until a separate Architectural Review Committee is established pursuant to the Declaration.

Common Area means all land, improvements, and other properties now or hereafter owned or leased by the Foundation for the common use and enjoyment of the Owners on a nonexclusive basis.

Construction Site shall mean and refer to such portion of the Ranch (including but not limited to a Site) on which authority is given by the Committee to construct improvements or store materials or equipment.

Declarant means Spruce Valley Ranch Associates, a Colorado general partnership, its successors, and assigns.

Declaration means the Declaration of Covenants, Conditions and Restrictions for the Spruce Valley Ranch recorded by Declarant.

Development Guide means the plan prepared by the Committee which illustrates height restrictions, setbacks, permitted siting of dwellings and driveways and other special limitations on specific sites.

Dwelling means a residence constructed or proposed to be constructed on Site in the Ranch and any improvements constructed in connection therewith.

Guest House means the secondary residential structure on any site in the Ranch.

Improvement means any changes, alterations, or additions to a Site from its condition at the time of purchase from the Declarant.

Owner means the record owner, whether one or more persons or entities, of the fee simple title to any Site which is a part of the Property, but shall not mean or refer to any person or entity who holds such interest merely as security for the performance of a debt or other obligation, including

a mortgagee or beneficiary under a deed of trust, unless and until such person has acquired fee simple title pursuant to foreclosure or other proceedings.

Owner's Residence means the primary residence to be built on any site in the Ranch, which is subject to the minimum Floor Space requirements under Paragraph 3 of Section III, Basic Building Restrictions.

Property means that certain real property more particularly described in Exhibit A attached hereto and such additions thereto as may hereafter be brought within the terms of these Standards.

Site means a platted lot or building site within the Ranch.

The Foundation means the Spruce Valley Ranch Foundation, a Colorado nonprofit corporation, its successors, and assigns.

The Ranch means the Spruce Valley Ranch, a planned subdivision consisting of 49 residential sites, roads, open spaces, recreational and other related facilities.

3.0 DESIGN APPROVAL PROCESS

3.1 Any changes to the following site or home for the following items **MUST** be approved by the Committee prior to any work beginning by Homeowner or vendors on behalf of Homeowner.

Homeowner requests for approval fall into two categories: minor and major change requests. For all design change requests, Homeowner shall submit an email to: _____, or the ACC Chair. The Committee will determine in its sole subjective discretion if the project is a minor or major project categorization.

For minor projects, such as reroofing, painting, decks or landscaping, there will not be a review fee. Homeowners must fill out the Minor Project Request Form found in Appendix E, outlining product name, vendor, color or finish, timing of work to be performed, and permit number if applicable. Please allow 14 days for the Committee to review your submissions prior to hiring contractors.

For all major projects, including additions and new homes, a design review fee will be passed to the Homeowner for outside professional review of all design plans, permits and work to be done. Homeowners must fill out the Major Project Request Form found in Appendix E.

- a) Design review and initial response from the Committee to be received within 21 business days of receipt of written request.
- b) Initial design review meeting to be coordinated with Architectural review, if any, Committee, the Homeowner, and any pertinent Vendors within 21 of initial design request.
- c) Homeowner to provide two (2) sets of plans to be provided 14 days prior to any project.
- d) Homeowner to provide a copy of any and all permits required for the project.
- e) The Committee reserves the right to have a mid-project site walk-through to ensure continuity of the project related to the ACC guidelines.
- f) The Committee shall provide a written copy formally approving the work to begin prior to any work beginning.
- g) The Homeowner and Committee to conduct a final walk through, as needed and Homeowner to be provided written Final Approval Notification within 14 days of mutually agreed upon walk through date, in the event there are no changes deemed necessary by the Committee.
- h) Final Certificate of Occupancy to be provided to Committee prior to final written approval of project by Committee to Homeowner.
- i) For all minor or major projects, Homeowner to ensure that all vendors abide by the Ranch Rules and Construction Guidelines in Section 7.0.

Any changes to the approved plans before, during, or after the construction of a Dwelling must first be submitted to the Committee for approval before the alteration may be implemented.

3.2 PRE-DESIGN CONFERENCE Owner and/or Architect will meet with the Committee and the Forestry Committee Chairperson on site. The objective will be to walk the Building Zone to insure the house placement conforms to the Architectural Guidelines. The Architect will provide a sketch with the placement of the Dwelling so that the Committee can evaluate the site location, and verify that the setbacks are met, and site disturbance and tree removal will be minimized.

3.3 CONCEPTUAL DESIGN CONFERENCE Owner and/or Architect to meet with the Committee to review initial design concepts and ensure the project is on track to follow all Architectural Standards. Architect to submit conceptual floorplan with square footage and overall dimensions noted. A minimum of one conceptual elevation is required so the Committee can understand the overall architectural style being presented.

3.4 FINAL DESIGN SUBMITTAL Owner and/or Architect to provide 2 full sets of plans, and material sample boards for final presentation to the Committee. The Committee will have two weeks after the meeting to approve the drawings or send the drawings back with comments for revision.

3.5 PRE-CONSTRUCTION CONFERENCE Builder, Architect, and/or Owner to meet with the Committee and a member of the Forestry Committee on site. Purpose of the meeting will be to review the areas to be fenced and protected, review Construction Guidelines, and to finalize trees to be removed.

3.6 FINAL INSPECTION Upon completion of construction, the owner or contractor must promptly request in writing a Final Inspection by the Committee. This inspection will determine if the completed building follows the approved plans and will identify any deficiencies to be completed to receive a final release. If deficiencies are found, the owner must notify the Review Board representative when all conditions have been completed for a follow-up inspection to occur. The corrections must occur within ninety (90) days from the date of the final inspection. When all conditions are satisfied, a Final Release will be issued. If all conditions are not completed within the time allowed, then the Committee reserves the right to assess fines as outlined in Appendix E.

4.0 SITE DEVELOPMENT GUIDELINES

4.1 LOCATIONS OF DWELLINGS & SETBACKS Location of Dwellings will be in accordance with the recorded plat and the Development Guide. All Dwellings, however, will be set back a minimum of seventy-five (75) feet from all public roads in Filing No. 1 and a minimum of one hundred-fifty (150) feet from all roads in Filing No. 2. Setbacks between Property Owners in Filing No. 1 and No. 2 should be a minimum of 50 feet from the property line. Such distance shall be measured from the nearest projection of any part of the improvement, including, but not limited to, porches and decks. Because there are no two Sites exactly alike in the Ranch, the Committee will review each plan for a Dwelling in relation to the specific characteristics of the particular Site and its surroundings. What might be considered appropriate for one Site might be inappropriate for another. For this reason, the Declaration, which applies to all Sites, permits the flexibility that is essential to the appropriate use of widely varying Site conditions and topography. The basic objective is that the Dwelling be compatible with the particular Site.

The Committee intends to discourage, and has the right to prohibit, the construction of any Dwelling or other structure which would appear excessive in height when viewed from the roads, drives, or other Sites. Dwellings whose masses are generally parallel to the natural terrain of the Sites will be encouraged. In all cases, the appearance of Dwellings-from the Common Areas, other Sites and roads will be an important factor.

4.2 ACCESSORY STRUCTURES Accessory structures as permitted by the Declaration shall be architecturally compatible with the Dwelling. The construction of high-quality, well-designed guesthouses, and/or greenhouses is encouraged. Temporary shelters, tents, and metal storage units are prohibited.

The construction or installation of swing sets, outdoor climbing gyms, children's playhouses, treehouses, basketball backboards, and swimming pools will be reviewed at the discretion of and subject to the approval of the Committee. Criteria for the review of such items will be their location relative to the view from adjoining streets, common areas, or neighboring lots; color, setbacks, size, height, blending the installation into the natural surroundings, and screening when deemed appropriate by the Committee. Owners shall submit plans and specifications and obtain approval from the Committee prior to the installation or construction of any such item. The Committee shall contact any adjacent Property Owner's to obtain their approval if the improvement is visible to their neighboring lot.

Building pet enclosures or dog runs is prohibited.

4.3 UTILITIES All utility lines and connections shall be located underground. All sewer and water lines shall be located at a depth adequate to protect against freezing. The installation of water and sewer lines on a Site, including backfill, compaction, topsoil, seeding and netting (if necessary) shall be completed as early as possible in the construction season and in no event later than the first day of November. Any subsequent settling of the backfill shall be regraded and seeded upon notice from the Committee.

All meters, tanks, and utility boxes shall be screened from sight and from other Sites, Common Areas, and roads. All new 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 and utility boxes must be painted to blend into the background.

4.4 SITE DISTURBANCE All permanent site disturbance is to be minimized and must take place within the Building Zone except for those caused by driveway construction, underground utility connections, retaining walls and drip irrigated landscaping. A 10' Disturbance Area is allowed around improvements such as structures and patios. All disturbed areas are to be revegetated in accordance with Section 6.7. The Disturbance Area needs to have a continuous barrier of construction fencing around side and rear of property excluding area from right-of-way or private road easement to Building Zone. Fencing is to go up once staking is approved. Outside the Disturbance Area, the Site is to remain in an essentially natural condition and is to be maintained to blend with the adjoining natural areas. No permanent grading can occur outside of the Building Zone. Only if an Owner combines two or more Homesites, a new Building Zone location, size, and shape shall be proposed to the Committee for review, based on the new property lines. In addition, the Owner must submit an application to the Town of Blue River for an amended plat to vacate the property line and modify the Town approved Building Zone, as designated on the approved plat. All structures and site Improvements, excluding those listed above, such as driveway turnarounds, parking areas and patios are to be located within the Building Zone.

4.5 SITE DRAINAGE & GRADING To be planned and executed as a combination of cuts, fills, and retaining walls that protect stands of trees and blend into, and/or appear to be extensions of the existing natural landscape. 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 re-vegetation. 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.

Site drainage will be done with minimum disruption to the Site and shall not drain to adjoining Sites, nor cause a condition that could lead to soil erosion on Common Areas. The Committee will review any proposed road cut or other grading and the Site drainage plan for the adequacy of its reclamation provisions. In cases where drainage is required to accommodate building site or driveway cuts or to mitigate subterranean drainage, the Committee will require plans and specifications prepared by a registered engineer. In situations where grading on a Site is proposed to extend beyond the Site line and onto the Common Area, prior approval and permission must be obtained in writing from the Committee and the Foundation. In such cases, the owner must promptly restore and/or landscape the disturbed Common Area at his expense, and as required by the Committee and the Foundation.

4.6 RETAINING WALLS Guidelines: Site walls are to be built of laid Siloam stone, river rocks, or equal, reinforced where required. All walls shall appear to be extensions of building foundations walls or flow with natural rock terrain. Railroad tie or other timber walls will not be permitted. Stepped-back or terraced wall structures are to be used where grade changes exceed 6 feet. Retaining walls must be contained within the Building Zone unless part of driveway or related to landscaping. Higher walls at driveways may be approved by the Committee when, due to site topography, they would significantly reduce overall impacts to the site. Any walls in excess of 4 feet in height are to be designed by a professional engineer registered in the State of Colorado and be permitted by the Town of Blue River.

4.7 CULVERTS & DRAINAGE SWALES A galvanized culvert pipe, with an engineer specified diameter shall be installed beneath each access driveway, between the road shoulder and the property line, unless otherwise approved by the Review Board. The invert flowline of the pipe shall be aligned and sloped so that the borrow ditch/drainage way storm flows will continue smoothly and unimpeded beneath the driveway crossing.

4.8 DRIVEWAYS & PAVED AREAS Every effort should be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements described herein. All driveways are to be paved with a minimum of 100 feet in length, and a maximum width of 14' wide, except where they provide a turnaround at a garage, and /or additional parking. Driveways and/or parking surfaces may not encroach into any side setback without specific approval of the Review Board; some limited encroachment may be considered where unique terrain, vegetation constraints, or limited lot width may warrant.

To ensure proper drainage, the recommended maximum driveway grades are 6% for the first twenty (20) feet from the roadway, and 10% on all other portions of the driveway. The driveway grade may be increased to 12% when approved by the Town of Blue River. In addition, driveways are to be designed with a minimum 2% cross slope to allow for drainage.

If driveway and drainage improvements cannot be completed due to weather conditions in a particular building season, the Owner shall provide the Committee with a performance bond or letter of credit prior to issuance of a Certificate of Occupancy as a guarantee that all driveway and drainage requirements will be met during the next building season or as soon as weather permits.

Snow storage shall be provided at a minimum of ten feet beyond either side of the driveway, plus additional stacking area of more substantial setback.

Materials used to create special paving patterns are not allowable for driveways, but may be considered for entries, patios or walkways. When building improvements are completed, a minimum of two enclosed parking spaces and two guest parking spaces per dwelling are required.

4.9 FENCES & GATES The construction of fences is discouraged and shall be allowed only in such limited circumstances and upon such terms and conditions as the Committee may approve. Any proposed fence location and design must be submitted and approved by the Committee prior to construction.

Chain link fences visible from other Sites, Common Areas, or roads will not be permitted.

4.10 PARKING Each Dwelling at the Ranch shall contain a minimum of two covered parking spaces, and two exposed parking spaces. Covered parking shall be defined as a garage enclosure including a garage door for vehicular access. There shall be one additional covered parking space to any guest dwelling constructed on the Site, and one exposed parking space. Parking and turnaround areas are to be located within the Building Zone.

4.11 EXTERIOR MECHANICAL EQUIPMENT All exterior mechanical equipment shall be either incorporated into the overall form of the Dwelling or be permanently enclosed by material approved by the Committee other than plant material.

4.12 STORAGE TANKS All fuel tanks, water tanks or similar storage facilities must be shielded from view by walls or structure. No underground storage tanks are permitted without approval of the Committee.

4.13 ANTENNAS & SATELLITE DISHES Antennas or satellite dishes are discouraged. Any dish or equipment must be sufficiently concealed or screened to not be visible from any neighboring property, tract, or right-of-way. The use of white dishes is discouraged. Gray dishes are available which are less visible in the natural setting in most cases.

4.14 EXTERIOR LIGHTING It is the intent of the Committee to have lights which are functional, and which enhance the overall appearance, but will not be disturbing to the community.

Floodlighting is permitted under special consideration of the Committee. It must be assured that the angle of the lighting does not in any way disturb any neighbors, or common area usage. All decorative exterior fixtures shall be full cut off fixtures which have indirect light sources or light sources that are recessed within the fixture. All direct rays shall be confined to the site on which the lighting is located. Except for subdued downlighting located along drives, parking areas, walkways, and decks immediately surrounding the home, all exterior lighting shall be attached to the home. All exterior decorative fixtures shall be submitted to the Committee for review and approval.

Tasteful holiday lighting is permitted during the months of November through April, in coordination with The Town of Breckenridge Holiday Lighting. It is not allowable to use Holiday lighting outside of these months.

4.15 OUTDOOR STORAGE Outdoor structures enclosing trash containers, service equipment, or yard maintenance storage shall conform to the Architectural Style of the home on the property and must well screened on the property from neighboring Homeowners. Quality, prefabricated, stand-alone storage sheds, may be approved by the Committee, if they comply with the material finish requirements in Section 5.8. Firewood shall be stored in an unscreened area provided it is neatly stacked in an inconspicuous location and meets the applicable standards.

4.16 OUTDOOR EQUIPMENT All boats, recreational vehicles, and trucks, other than pickup trucks, shall be stored in a garage or otherwise totally screened in a manner consistent with the design of the Dwelling and the location of the lot. Construction equipment and other outsized machinery and equipment shall not be stored in the Ranch.

4.17 OUTDOOR FIRES All wood-burning devices, including but not limited to: indoor and outdoor fireplaces, fireboxes, stoves, chimney, etc. must be certified solid fuel-burning devices as defined by local building code amendments. Unscreened or uncovered open flame wood-burning outdoor fire pits of any kind are prohibited. Natural gas fueled fire pits are allowed. Barbecues are permitted, provided they are lidded cookers. All other types of uncovered portable or freestanding barbecues are prohibited. All chimneys must be equipped with an U.L. or I.C.B.O. approved spark arrestor, including outdoor fireplaces.

4.18 EASEMENTS Access Easements extending to and across all lots shall be preserved. No grading, structures, plantings, or other improvements that may damage or interfere with the right of access to a lot shall be permitted within these easements.

5.0 ARCHITECTURAL GUIDELINES

5.1 STYLE & QUALITY It is the intent of the Committee to promote architectural design that is compatible with the unique natural characteristics of the Ranch, while maintaining the high-quality construction standards that currently exist. Since there is not a mandatory “style” of architecture in the Ranch, the only constant is a harmonious communion with the natural setting of each individual site. Dwellings that are of an unfinished rustic nature or A frame style of architecture are not permitted. Energy saving features and considerations are encouraged.

5.2 FLOOR SPACE Dwelling floor space shall not be less than 3,000 square feet for the Owner's Residence, excluding garage areas, patios, decks, guest dwelling and unfinished basement.

- a) Floor space is measured as gross floor area measured from the exterior side of wall studs.
- b) the Committee shall have the right to waive this minimum square footage requirement, but only in situations where the square footage requirements cannot be met reasonably with all of the other parameters mentioned in Section 4.0. An exception may be approved by two thirds vote of the Committee.

5.3 DETACHED STRUCTURES A maximum of one detached building will be permitted on each homesite.

- a) The gross floor area of detached structures shall not exceed 2500 square feet.
- b) The detached structure shall be consistent in materials and colors to the main dwelling.
- c) Buildings connected by breezeway elements shall be considered separate detached buildings for this purpose.

5.4 GUEST DWELLINGS The Committee's intent for specific restriction on guest dwellings is to emphasize the priority for construction and occupancy of an Owner's Residence. Construction of guest dwellings will not proceed prior to the construction of the Owner's Residence. Guest dwellings shall not be occupied prior to the completion and occupancy of the Owner's Residence.

5.5 HEIGHT OF STRUCTURES No portion of a structure (except for chimney elements) shall exceed a true Vertical height of thirty-five (35) feet above original natural grade directly below. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit. Rather, building height and massing shall be designed in relationship to the characteristics of the topography. Form and massing shall step with the natural grades.

- a) The Committee will consider the possible screening effect of any structure on an existing or proposed solar heating mechanism on adjacent sites.

5.6 FOUNDATIONS All Dwellings shall have poured concrete or block foundations designed by a licensed Architect or Engineer. Concrete or block foundation walls shall not be exposed and shall be finished with one or more of the following materials: textured stucco, masonry installed native rock, brick, or wood.

- a) Foundation walls which occur under a skirted deck such that they are no longer visible, are exempt from the facing requirements stated above.
- b) Phased foundations are not allowed.

5.7 EXTERIOR WALLS As the major supporting element of a structure, exterior walls shall lend the feeling of strength and mass. This can be accomplished with the judicious use of "solid" materials such as timber and native stone. At a minimum, such materials shall be used around the base of the structure to a level +36" above adjacent finished grade.

- a) SINGLE STORY BUILDING WALLS (defined as an eave wall with a maximum nominal plate height of twelve (12) feet or less), shall not exceed an unbroken length of forty (40) feet without a perpendicular horizontal offset of thirty (30) inches or greater, or without a bend of 30 degrees or greater in the wall plane.
- b) TWO STORY AND GABLED WALLS shall not exceed an unbroken length of twenty-four (24) feet without a perpendicular horizontal offset of thirty (30) inches or greater, or without a bend of 30 degrees or greater in the wall plane.

5.8 EXTERIOR MATERIALS Exterior surfaces should generally be a combination of materials that are compatible with the unique natural landscape of the Ranch. The aesthetic merits of any combination of exterior materials are subject to review and approval by the Committee to maintain the architectural integrity and consistent visual experience of the Ranch.

- a) Two or three exterior materials shall be used in combination to create added interest.
- b) Designs may make use of exposed beams, outriggers, or non-traditional trim widths and/or thickness.
- c) Material transitions from one material to another must occur at an inside corner. Transitions are not allowed at mid-wall or outside corners.
- d) Plywood or synthetic sidings, vinyl and fiberglass products are prohibited.
- e) Alternative composite materials are subject to Committee approval.
- f) The use of brick on exterior surfaces is not encouraged but will be considered on a case-by-case basis. G) Exterior chimneys are required to be finished in stone, metal, or stucco.
- g) Exposed aggregate or painted concrete surfaces are not acceptable.
- h) All soffits shall be finished with wood decking, metal paneling, or fiber cement siding. The use of plywood on exterior surfaces, including soffits, is prohibited.

SIDING MATERIALS - MUST MEET THE FOLLOWING QUALITY STANDARDS:

- a) WOOD SIDING Shiplap: 3/4" minimum, Select Knotty T & G: 3/4" minimum, "A" or better Board and Batten: 3/4" minimum, Select Tight Knot Channel Rustic: 3/4" minimum, Select Tight Knot Lap or Bevel: 7/8" minimum, "A" or better Shingle Siding: 7/8" minimum at butt end Shingle Paneling: 1/2" minimum at butt end *All materials shall be kiln dried and pre-stained on all sides. *Dimensions shown are actual.
- b) FIBER CEMENT SIDING to meet natural siding material aesthetic properties and conform to above standards.
- c) STONE CLADDING Stone cladding must be reflective of native stone materials in thickness and appearance. Stone thickness must be a minimum of 1-1/2 inches and corners must have a minimum 4-inch return. Simulated, synthetic or cultured stone products will only be allowed when, in the opinion of the Committee, the product and pattern proposed for use resembles its natural native counterpart to the degree that it will not appear obtrusive.
- d) BRICK AND TEXTURED MASONRY The use of brick or textured masonry block as an exterior finish material will be considered on a case-by-case basis and shall be limited to accent segments of the building façade.
- e) STUCCO As a rule, neutral toned stucco may be used only as a secondary or accent material.
- f) METAL CLADDING All metal (aluminum, corrugated steel, or copper) must be pretreated, pre-rusted or acid washed to avoid reflectivity. The use of metal siding in combination with other natural materials will be considered. Alternative materials such as pre-finished and/or factory finished metal may be considered with Committee approval conditioned on the submission of a sample.

- g) **WOOD TRIM** All wood trim material shall be 1-1/2" minimum in thickness. All exposed wood shall be finished with approved stain or paint.
- h) **DECK COMMITTEE MATERIALS** Deck boards shall be natural in character with color tones consistent with the overall aesthetic of the dwelling. High quality synthetic material may be used for decking material with Committee approval.
- i) **RAILINGS AND BALUSTERS** Exterior railings and balusters shall be constructed of natural materials and finished in color tones consistent with the overall aesthetic of the dwelling. No synthetic railing or balusters will be allowed. Metal or railings with glass panels may be used with Committee approval.

5.9 EXTERIOR COLORS The color of external materials shall be generally subdued to blend with the colors of the natural landscape. Earth tones are recommended, although occasionally accent colors used judiciously and with restraint may be permitted. All color schemes must be approved by the Review Committee prior to their application to any portion of a residential structure. Certain color schemes may require an on-site full sample approval from the Committee. If at any time a Homeowner wishes to change their color scheme, they must submit to the Committee for approval.

- a) Extreme contrast in colors of individual masonry units or between masonry units and their grout matrix should be avoided.
- b) All exterior wood surfaces shall be treated with natural preservatives, semi-transparent or semi-solid wood stains.
- c) All exposed metals (except for natural metals such as copper and zinc), sheet metals, or primed woods shall be painted to natural muted, non-contrasting colors.
- d) Colors for clad windows and other pre-finished materials shall be selected to complement other building materials.

5.10 ROOFS Roof forms shall be simple and utilize gable and hip configurations, except as noted. Shed roofs may be permitted as secondary roof forms provided, they are attached to the primary building form. The following minimum pitch requirements must be met:

- a) Major Roof Elements: (4) feet in twelve (12) and a maximum pitch of twelve (12) feet in twelve (12)
- b) Secondary Roof Elements: Up to 30% of the horizontal roof area of any residence may be allowed with a minimum pitch of two (2) feet in twelve, where approved by the Committee.
(Example: dormers, shed dormers and roofed entries to porches)
- c) Flat Roof Elements: Flat roof design will be considered when a more modern aesthetic is presented, or in combination with other roof types. However, due to the amount of snowfall in this area, for maintenance reasons they are not encouraged. Flat roof areas and all sloped roofs of a pitch of two (2) feet in twelve (12) or less shall be considered as a component of the 30% limitation of secondary roof elements.
- d) Ridge line lengths shall not exceed 45 feet maximum without a substantial break in plane in plane of 18 inches or more.
- e) Flat roof parapets shall not exceed 22 feet in height from adjacent natural grade.
- f) Mansard roofs are prohibited.
- g) The Committee encourages Owners to incorporate the use of ice hooks or snow slide diverters on roofs which face doorways, entry walks, exposed decks, or parking areas as a safety feature.
- h) Only flat glass skylights will be approved on sloped roofs. Bubble or gable skylights are discouraged but will be considered on a case-by-case basis for flat roofs.

ROOF MATERIALS A combination of roofing materials is encouraged. Roofing materials must be class A or comparable. Acceptable roof materials are:

- a) High-definition architectural asphalt shingles.
- b) Synthetic materials which simulate wood shakes, or slate.

- c) Metal Roofing (copper, copper coat, weathered steel, or pre-manufactured metal will be considered in combination with other roofing materials. Reflective metal roofing is not allowable.
- d) Flat Roof design will be considered with a more modern aesthetic and must be finished with colored aggregate ballast or cap sheet matching the walls or other roof material of the residence.
- e) The selection of roof color shall be harmonious with the environment.

FLASHING, GUTTERS AND DOWNSPOUTS Flashing, gutters, and downspouts are to be visually minimized. Where required, they are to be constructed of durable metals and finished to match the colors of adjacent materials.

5.11 CHIMNEYS, FIREPITS & OUTDOOR FIREPLACES Chimneys shall be designed in proportion to the rest of the structure and be constructed of natural stone or stucco.

- a) Any flues for fireplaces, boilers, or other devices which are exposed to view must be concealed within an enclosure. Exposed metal flue elements are not allowed.
- b) An architectural metal or masonry chimney cap must conceal the four sides of the chimney flue and termination cap. Open tops are encouraged with sides being a minimum of 50% solid for effective screening of the flue and termination cap within.
- c) All chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor, including outdoor fireplaces.
- d) All wood-burning devices, including but not limited to: indoor and outdoor fireplaces, fireboxes, stoves, chimney, etc. must be certified solid fuel burning devices.
- e) Unscreened or uncovered open flame wood-burning outdoor fire pits of any kind are prohibited at private residences. Natural gas fueled fire pits are allowed.

5.12 ROOF VENTS, FLUES & RADON PIPING Roof vents, flues, and radon venting are to be painted to match surrounding materials. Under no circumstances are unpainted roof vents, flues, or radon venting permitted. Roof vents and flues shall be grouped and concealed from view by enclosing such features in a manner compatible with the design of the residence.

5.13 WINDOWS & DOORS Openings for windows and doors shall be designed in proportion to the structure and form of the residence. Openings with unusual shapes, sizes, and colors that distract from the overall design of a home shall be avoided.

- a) Clad wood windows are recommended. Clad material colors are subject to the review and approval of the Committee.
- b) Storefront Glazing will be considered.
- c) Highly reflective glazing material and reflective sun screening films are prohibited for use in windows, glazed doors, skylights, or for other exterior applications.
- d) Exterior wood shutters may be considered by the Committee if they enhance the architectural styling of the home.

5.14 GARAGE DOORS Visual impact of garage doors shall be minimized by such measures as, but not limited to, sighting of the Dwelling, protective overhangs, or projections, special door facing materials or design, and/or landscaping.

- a) When garage bays exceed two, the third (or third and fourth) door(s) must occur in a secondary building plane, offset by thirty (30) inches minimum, to avoid a continuous uninterrupted wall of three or more garage doors.
- b) Wood paneled, wood sided, wood-faced, wood grain composite overlay or metal faced, insulated sectional overhead doors are strongly recommended. The use of fenestration or an applied panel pattern, is encouraged to provide visual relief.
- c) Lightweight hollow metal overhead doors are not allowed.

- d) Garage doors which are highly visible from the roadway must provide additional landscaping or appear secondary to the massing of the structure.
- e) All Garage Doors visible from the road need to be identical in material, finish, style and color.

5.15 BUILDING PROJECTIONS All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall match the color of the surface from which they project or shall be of an approved color. Radio, television, and other antenna shall be incorporated into the structure of the Dwelling and shall not project more than six feet there from. All building projections must be contained within the building setbacks.

5.16 GARAGES for each residence are required, either attached or detached, accommodating at least two automobiles. Garage doors shall not face directly toward the primary street frontage except for those circumstances where constricted Lot width, irregular Lot shape, or other restricting features of a Lot preclude the utilization of an angled or side entry approach to the garage.

- a) Conventional carports are prohibited.

5.17 ENTRY MONUMENTS Creativity is encouraged along the Ranch theme. Monuments may be erected at the driveway entrance in order to identify the residence, subject to the review and approval of the Committee. Entry monument locations should be integrated into the landscape design for the residence. All address markers need to fall outside of right-of-way or private road easement, snow stack or any other easements. Address markers should include visible address numbers. Low-level down lighting, subject to the review and approval of the Committee, is encouraged at the entry monuments to identify homes. Resident name(s) can also be included. The placard should be non-reflective cast metal.

5.18 OTHER SIGNAGE

- a) Real Estate Signage -Spruce Valley Ranch has an approved sign format that must be adhered to for all sales of Dwellings in the Ranch. The placement and location of the sign upon the lot shall be specified by the Committee on a site visit.
- b) No other signs shall be allowed, including but not limited to private property, no trespassing, for lease or for rent signs, or construction signage.

5.19 DECKS Where the vertical distance from the underside of a ground floor deck structure (along its perimeter edge) exceeds thirty (30) inches above finish grade below, the deck edge must be skirted with wood siding, or stone to screen the cavity beneath the deck, if any storage below the deck is to be allowed.

5.20 LIGHTNING ARRESTORS & POWER SURGE The Committee encourages Owners to install a lightning arrestor system on all dwellings and accessory buildings and power surge protectors to transformer boxes.

5.21 SOLAR Passive solar design considerations are encouraged whenever possible. Active solar applications are encouraged as an integral part of architectural design. Special consideration should be given to placement, finishes and reflective aspects of solar panels as they may affect neighboring sites. No solar panels should be visible from the street and should be hidden to the extent possible from neighbors.

5.22 ACCESSORY STRUCTURES All accessory structures such as gazebos and similar features shall be integrated with the design of the main residence. Integration shall be achieved with the use of similar materials, colors, architectural style, and form. When feasible, accessory structures shall be visually or physically connected with the main structure by landscaping, walls, or walkways. Refer to Section 4.14 for Outdoor Storage.

5.23 ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES Any changes to the approved plans before, during, or after the construction of a Dwelling must first be submitted to the Committee for approval before the alteration may be implemented.

6.0 LANDSCAPE GUIDELINES

Spruce Valley Ranch hosts one of the most prolific spruce forests in all of Colorado. We have trails that wind through groves of Engelmann Spruce, Lodgepole Pine, Subalpine Fir, and a few scattered Aspen Trees. In the midst of the forest, we also have meandering streams and high alpine meadow environments. Thus, each lot located in the Ranch has its own unique attributes and requires the special attention of the Committee to preserve each type of environment. The Ranch is also home to an abundance of native Colorado wildlife, including Moose, Elk, Mule Deer, Brown Bears, Mountain Lions, Bobcats, Coyotes, Pine Martins, Beavers, Snow Hares, and many different species of bird. At the Ranch we have the ultimate respect that we share our land with both the full-time native residents and those that migrate. Therefore, the Committee is passionate about the preservation and health of both our natural resources, and our wild inhabitants. Improvements to all lots shall be located where they least alter the natural terrain, tree cover, and wildlife corridors.

6.1 LANDSCAPE DESIGN CONSIDERATIONS OUTSIDE OF THE BUILDING ZONE Owners and their representatives are required to:

- a) Minimize disruption from grading.
- b) Revegetate and restore ground cover from erosion any disturbance, (including installation of replacement (topsoil).
- c) Use indigenous species of plant materials.
- d) Select manufactured elements that blend and are compatible with the land.
- e) Follow existing or natural drainage paths as much as possible.
- f) Consider and provide for snow storage and runoff in areas that will not cause disturbance to the natural surroundings.
- g) Conserve and protect trees, topsoil, rock formations, and unique landscape features.
- h) Prune dead branches on existing trees and remove stumps and slash from the entire Site.

The Committee requires complete landscaping plans to be prepared and submitted during the design review process. See Section 3 for information on landscape plan requirements. If landscaping cannot be completed due to weather conditions in a particular building season, the Owner shall provide the Committee with a performance bond or a letter of credit as a guarantee that all landscaping requirements will be met during the next growing season or as soon as weather permits.

6.2 LANDSCAPE DESIGN CONSIDERATIONS WITHIN THE BUILDING ZONE Within the Building Zone, in areas immediately surrounding a home, landscape materials should be used to complement the architecture of the home, define outdoor spaces, and blend the home to the natural surroundings. The use of plant materials in areas immediately adjacent to a home, is less restrictive and may include non-native plants. This would include flower gardens and hanging baskets. However, plants listed in Appendix B are not allowable anywhere in the Ranch.

6.3 APPROVED PLANT MATERIALS Only those plant species shown in Appendix A, Approved Plant List, shall be used for new or revegetated areas outside of the Building Zone. Further, specific plant species have been prohibited per Appendix B, Prohibited Plant List. Plants listed on the Prohibited Plant List are not allowable to be planted anywhere in the Ranch. Any proposed plant

species not shown on either Appendix A or Appendix B must be approved by the Committee before being brought on site.

6.4 LANDSCAPE COMPLETION For a Certificate of Occupancy issued between January 1 and June 30 of a given year, the landscaping must be completed by August 31 of that same year. For a Certificate of Occupancy issued between July 1 and December 31 of a given year, the landscaping must be completed by June 30 of the following year. The Committee has discretion to extend this deadline on a case-by-case basis.

6.5 TREES No tree (dead or alive) shall be cut down, destroyed, or removed from any Site until and unless the Owner of such Site first obtains the approval from the Forestry Committee as herein provided. Exceptions include the pruning of dead limbs and the cutting and removal of trees with a trunk diameter of three (3) inches or less measured thirty-six (36) inches above the ground. Trees shall not be cut, or tree roots disturbed for trenching without specific approval of the Committee. The removal of trees is only permitted at areas to be cleared for driveway and home construction. The Committee may only approve tree removal and/or selective tree thinning within the designated Building Zone upon Owner's presentation, in writing, of specific information and circumstances that warrant such removal, and after a site meeting with the Committee is held. Unauthorized removal or cutting of trees by Owner or Owner's contractor/representative is subject to fines, per Appendix E. In the event of any violation of this provision, the Owner is responsible for replacing any tree which has been improperly removed or destroyed with either a similar tree in type and size or with such other tree as the Committee may deem appropriate. The Owner of such Site shall be responsible for all expenses incurred in performing their obligations under this provision. Refer to Appendix C, Tree Removal Procedures, of this document.

6.6 TREE PROTECTION DURING CONSTRUCTION Trees adjacent to the construction area shall be fenced and protected during the construction period with a suitable material. It shall remain in place until all major outside work is completed, and the trees will no longer be subject to potential damage.

6.7 REVEGETATION OUTSIDE OF THE BUILDING ZONE All areas of a Site disturbed during construction must be re-vegetated to blend with the non-disturbed landscape. A minimum of three inches of topsoil is required in those areas to be re-vegetated. Depending on the location an appropriate native seed mix may also be required. Plant materials used for re-vegetation shall be from Appendix A of the Approved Landscape Material List.

6.8 BERMS are discouraged as they are not in keeping with the native environment. Special consideration for use of a berm with regard to a vehicular annoyance or privacy issue, may be reviewed by the Committee. A berm will not be allowed to impact other neighbors views, snowplowing, snow storage or drainage. A berm must adhere to the Town of Blue River Berm Application Process.

6.9 IRRIGATION All newly grassed, landscaped, or re-vegetated areas within the Building Zone or immediately surrounding a home shall be irrigated as recommended by a Landscape Architect or appropriate landscape professional. All newly planted trees and shrubs shall be on drip irrigation, where necessary.

6.10 RETAINING WALLS Isolated retaining walls shall be made of native stone, stained, or sandblasted concrete or other materials that are complimentary to the natural surroundings. Retaining walls shall be subject to the same criteria relating to color and materials as the residence itself. The maximum total vertical exposure of a retaining wall shall not exceed four feet (4'-0") when

visible from the street or Ranch common areas, and eight feet (8'-0") for all other conditions. All retaining walls shall be designed by a registered engineer.

6.11 PATHS, TERRACES, & OUTDOOR STAIRS Paths, terraces and outdoor stairs are to be designed to blend with the natural topography and vegetation and with retaining walls, fences, or building foundations. All such improvements shall be located within the Building Zone.

7.0 CONSTRUCTION REGULATIONS

To insure a safe, neat, and orderly construction site, the Committee has established certain construction and safety regulations for the benefit of all Owners and residents. It is of the utmost importance that anyone conducting construction activities in the Ranch exert extreme care in preventing conditions that are unsafe or that could constitute fire, wind, or other hazards. The Committee will not tolerate any activity that, in their opinion, constitutes such hazards.

7.1 BUILDING & DRIVEWAY STAKING Prior to commencing construction, the builder/contractor shall have all building corners and major components of driveways staked in the field for review and approval by the Committee.

7.2 HEALTH & SAFETY COMPLIANCE All applicable statutes, ordinances, or rules pertaining to safety, health, and environmental regulations and guidelines must be observed at all times

7.3 FIRE EXTINGUISHER At least a 10 lb. ABC rated dry chemical fire extinguisher shall be always present and available in a conspicuous place on the construction site.

7.4 DAILY OPERATION Working operation hours for each construction site, including the delivery of materials, shall be as follows: Monday through Friday: 8:00 a.m. to 6:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m. for quiet tasks only. Sunday: No construction activities are allowed on Sunday, any major holiday, or holiday weekend.

7.5 REPRESENTATIVES All Owners will be responsible for the conduct and behavior of their representatives, builders, contractors, and subcontractors.

7.6 TEMPORARY TRAILERS & FIELD OFFICES Upon commencement of construction, a temporary construction trailer or field office may be located on the building site within the Building Zone, clear of all setbacks with the approval of the Committee. The Committee must approve the type, size, color, and location of all such temporary construction trailers or field offices. The trailer or field office shall not be placed on-site earlier than two weeks prior to the actual onset of continuous construction activity. They must be removed within one (1) week of construction completion.

7.7 MATERIALS & EQUIPMENT STORAGE Owners and Contractors are permitted to store construction materials and equipment on the approved Construction Site during the construction period as approved by the Committee. The location of all such storage shall be shown on the building plans and approved by the Committee. It shall be neatly stacked, properly covered, and secured at all times.

7.8 SANITARY FACILITIES Each Owner and Contractor shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities shall be shown on the building plans and the location approved by the Committee. Portable toilets are not permitted to be visible from the road or other neighboring lots.

7.9 VEHICLES & PARKING All construction vehicles and machinery shall be governed by the following conditions:

- a) All proposed construction vehicle and machinery parking shall be designated on the building plans and approved by the Committee.
- b) Parking is limited to the Site where the construction is occurring.
- c) All vehicles shall be parked within the Building Zone.
- d) Vehicles shall not be parked on neighboring lots, in nearby driveways, open space, or common areas.
- e) During very busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the above restrictions, the overflow vehicles may be temporarily parked along **only the one side of the shoulder of the roadway on the same side as the lot**. During these limited occurrences, vehicles must be as far off the paved surface of the roadway or cul-de-sac as possible to allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. There must not be any overnight parking on the street or shoulder of the roadway, without special notification and permission from the Committee.
- f) Changing oil or other vehicle maintenance is prohibited.
- g) Roadways shall be kept clean of all construction debris daily. Washing of the roadways will be required on a periodic basis based on roadway and weather conditions.

7.10 CONSTRUCTION SIGNS Temporary construction signs are not permitted. One sign indicating the address or lot number may be permitted with Committee approval.

7.11 DUST & NOISE The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private roads that is the result of construction activity on the site. The sound of radios or of other audio equipment must not be audible beyond the property perimeter of any Lot. Violations of this provision could result in the total prohibition of any on-site use of radios or audio equipment during construction.

7.12 EROSION CONTROL It is required that all areas disturbed by construction be permanently stabilized with biodegradable mesh and the appropriate type of native seeding or planting. This planting must be approved by the Committee. Slopes that have an angle greater than 2:1 also are required to provide proper matting. Silt fences shall be installed at all lots where construction activities could result in impacts to any wetlands, common areas, or to neighboring downhill properties.

7.13 EXCAVATION MATERIALS Excess excavation material shall be hauled off the project immediately or placed only in areas approved by the Committee.

7.14 DEBRIS & TRASH REMOVAL During the construction period, each Construction Site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or affecting other Sites and the Common Area. The Construction site shall be cleaned of all trash and debris at the end of each day. An approved trash receptacle must remain on the site at all times in a location approved by the Committee. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse; disposal shall be at a suitable off-site facility. Lightweight material, packaging, and other items, shall be covered or weighted down to prevent wind from blowing such materials off the Construction Site. Owners and Contractors are prohibited from dumping, burying, or burning trash anywhere on the Ranch. All food residue, including meal packaging, must be removed from the building site each day because it attracts wildlife. It shall NOT be left in onsite trash receptacles or dumpsters. Heavy debris, such as broken stone, wood scrap, or the like must be removed from the site immediately upon completion of the work of each trade that has generated the debris. All concrete washout, from both trucks and mixers, must occur within the Building Zone of the Lot in a

location where it will be concealed by a structure or covered by backfill. Washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited. Dirt, mud, or debris resulting from activity on each Construction Site shall be promptly removed from public or private roads, Common Areas and driveways or other portions of the Ranch. Any clean-up costs incurred by the Committee or the Ranch in enforcing these requirements shall be payable by the Owner.

7.15 BLASTING If any blasting is to occur, the Committee shall be informed far enough in advance to allow it to make such investigation as it deems appropriate to confirm that all appropriate measures, including protective actions, have been taken prior to the blasting.

7.16 CONSERVATION OF LANDSCAPING MATERIALS Owners and Contractors shall take note that the Sites and Common Areas contain valuable native plants and other natural landscaping materials that shall be salvaged before and during construction, such as:

- a) Topsoil
- b) Rock (lichen rock and regular)
- c) Trees and Shrubs
- d) Weather wood or other rustic structures (where applicable)
- e) All trees removed for construction shall be promptly removed or treated to prevent beetle infestation. Any fallen, dead, beetle or mistletoe infected trees shall be removed from the Site.

Materials that cannot be removed shall be marked by flagging as salvageable and protected by flagging, fencing or barriers. The Committee shall prepare a list of plants and natural landscaping materials that shall be salvaged during its inspection of the Site for final approval. The Committee shall provide such list to the Owner, and it shall be the responsibility of the Owner, working in conjunction with' the Contractor, to salvage the material and provide for its use.

7.17 RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGED Upon completion of construction, each Owner and Contractor shall clean his Construction Site and repair all property which was damaged, including but not limited to: restoring grades, planting grass and trees as approved by the Committee, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, and fencing. Each Owner shall repair any damage to roads within the Ranch caused by construction vehicles used in connection with Owner's construction activity and shall keep all such roads free and clear of all materials rubbish and debris resulting from Owner's construction activity. No road cuts, deletions or additions shall be made without the consent of the Committee and the Town of Blue River. Owners and Contractors shall not disturb, damage, or trespass on other Sites or the Common Area. Should any such damage occur it will be restored and repaired at the Owner's expense. Refer to Section 6.7.

7.18 MISC. AND GENERAL PRACTICES The following practices are prohibited on the Ranch:

- a) Changing oil on any vehicle or equipment other than at a location designated for that purpose by the Committee.
- b) Allowing concrete suppliers and contractors to clean their equipment other than within the Building Zone.
- c) Removing any rocks, plant material, topsoil, or related items from any property of others within the Ranch, including construction sites without the approval of the Committee.
- d) Carrying any type of firearms on the property.
- e) Use of spring or surface water for construction except where designated for such use by the Committee.
- f) Using disposal methods or units other than those approved by the Committee.
- g) Careless disposition of cigarettes and other flammable material.

7.19 PETS Builders, contractors, and subcontractors are not permitted to bring pets to the Ranch. In the event of any violation of this provision, the Committee shall have the right to contact the proper authorities to impound the pets, or to refuse to permit such contractor or subcontractor to continue work on the Ranch property, or to take such other action permitted by law of the Declaration.

APPENDIX A - INDIGENOUS PLANT LIST OUTSIDE THE BUIDLING ZONE

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TREES

Latin Names

Abies lasiocarpa
Picea engelmannii
Picea pungens
Pinus aristata
Pinus contorta 'latifolia'
Populus tremuloides

Common Names

Subalpine Fir
Engelmann Spruce
Colorado Spruce
Bristlecone Pine
Lodgepole Pine
Aspen

SHRUBS

Latin Names

Alnus tenuifolia
Artocostaphyllus uva-ursi
Artemesia tridentate
Betula glandulosa
Chrysothamnus nauseosus
Juniperus communis
Lonicera involucrate
Mahonia
Potentilla species
Ribes alpinum
Ribes aureum
Ribes inerme
Ribes cereum
Rosa woodsii
Rubus idaeus v. strigosus
Sambucus pubens
Salix spp.

Common Names

Thin leaf Alder
Kinnikinnick
Bigleaf Sage
Bog Birch
Rabbitbrush
Common Juniper
Twinberry Honeysuckle
Creeping Mahonia
Native Potentilla
Alpine Currant
Golden Currant
Gooseberry
Squaw Currant
Wood's Rose
Wild Raspberry
Red-berried Elder
Willows

GRASSES

Common Names

Summit County Grass Seed Mix

FLOWERING PLANTS

Common Names

Alliums
Anthemis
Beebalm

Blue Bells (Mertensia)
Blue Flax
Campanula
Chives
Cinquefoil
Comfrey
Common Yarrow
Costmary
Creeping Phlox
Dianthus
Fernleaf Fleabane

APPENDIX A - INDIGENOUS PLANT LIST OUTSIDE THE BUIDLING ZONE

Page 2 of 2

Fireweed
Garden Sage
Gaillardia
Gentian
Jacob's Ladder
Horseradish
Hens '8& Chicks
Hybrid Columbine
Hybrid Geranium
Hybrid Geum
Hybrid Lupine
Hybrid Sedum
Iceland Poppy
Indian Paintbrush
Jacob's Ladder
Johnson's Blue Geraniums
Lovage
Maltese Cross
Marsh Marigold
Meadow Rue
Mints
Monkshood
Moneyflower
Monkeyflower
Native Delphinium
Native Lupine
Native Sedum
Old-Man-on-the-Mountain
Pasque Flower
Penstemon, Beard Tongue
Penstemons
Pink Plumes (Geum)
Pussytoes
Rocky Mountain Columbine
Rocky Mountain Locoweed
Rocky Mountain Penstemon
Rocky Mountain Thistle
Shooting Star

Showy Fleabane
Sticky Geranium
Sulphur Flower
Sweet Woodruff
Thyme
Veronica, creeping
Western Native Columbine
Wild Strawberry
Wolf's Alyssum

APPENDIX B - APPROVED PLANT LIST WITHIN THE BUILDING ZONE

Page 1 of 3

TREES

Latin Names

Picea engelmannii
Picea pungens
Pinus aristata
Pseudotsuga menziesii
Pinus contorta latifolia
Populus angustifolia
Populus tremuloides

Common Names

Engelmann Spruce
Colorado Spruce
Bristlecone Pine
Douglas Fir
Lodgepole Pine
Narrowleaf Cottonwood
Aspen

SHRUBS

Latin Names

Alnus tenuifolia
Artocostaphyllum uva-ursi
Artemisia tridentata
Betula glandulosa
Caragana arborescens
Chamaebatiaria millefolium
Chrysothamnus nauseosus
Cotoneaster acutifolius
Cotoneaster apiculata
Juniperus communis
Juniperus sabina 'Buffalo'
Hibiscus syriacus
Lonicera
Lonicera involucrata
Lonicera tatarica A.R.
Mahonia
Potentilla fruticosa
Potentilla fruticosa 'Abbotswood'
Potentilla fruticosa 'Gold Drop'
Potentilla fruticosa 'Jackman'
Potentilla species
Prunus cistena
Rhus trilobata
Ribes alpinum
Ribes aureum
Ribes inerme
Ribes cereum
Rosa foetida bicolor
Rosa woodsii
Rubus idaeus v. strigosus
Salix irrorata
Salix purpurea 'Nana'
Salix spp.
Sambucus cerulea
Sambucus pubens
Sambucus pubens

Common Names

Thin leaf Alder
Kinnikinnick
Bigleaf Sage
Bog Birch
Siberian Peashrub
Fernbush
Rabbitbrush
Peking Cotoneaster
Cranberry Cotoneaster
Common Juniper
Buffalo Juniper
Rose of Sharon
Honeysuckle
Twinberry Honeysuckle
Arnold's Red Honeysuckle
Creeping Mahonia
Native Potentilla
Abbotswood Potentilla
Gold Drop Potentilla
Jackman Potentilla
Cinquefoil (Many Cultivars)
Purple Leaf Plum
Three Leaf Sumac
Alpine Currant
Golden Currant
Gooseberry
Squaw Currant
Austrian Copper Rose
Wood's Rose
Native Raspberry
Blue Stem Willow
Dwarf Artic Willow
Willows (Blueste, Creeping, Mountain)
Blue Elderberry
Native Red Berried Elder
Red-berried Elder

Sambucua Canadensis aurea
Syringa x.prestoniae
Syringas.swegiflexa
Shepherdia argentea
Spireae 'Vanhouttei'
Syringa vulgaris

Golden Elder
Canadian Lilac
Miss Canada & James McFarland
Silver Buffalo Berry
Vanhoutte Spirea
Common Lilac

GROUNDCOVERS AND VINES

Latin Names

Cerastium tomentosum
Cotoneaster horizontalis
Humulus lup. neomexicanus
Mahonia repens
Polygonum affine
Potentilla anserina
Ranunculus repens

Common Names

Snow In Summer
Rock Cotoneaster
Native Hop Vine
Creeping Mahonia
Himalayan Border Jewel
Silverweed
Creeping Buttercup

FLOWERING PLANTS

Common Names

Alliums
Anthemis
Beebalm
Blanket Flower
Bleeding Heart
Blue Bells (Mertensia)
Blue Bells (Mertensia)
Blue Flax
Campanula
Chives
Cinquefoil
Common Yarrow
Comfrey
Costmary
Creeping Phlox
Daffodils
Dianthus
Dwarf Blanket Flower
Fernleaf Fleabane
Fireweed
Gaillardia
Garden Sage
Gentian
Hens '& Chicks
Horseradish
Hybrid Columbine
Hybrid Delphinium
Hybrid Geraniums
Hybrid Geum
Hybrid Yarrow
Hybird Sedums
Iceland Poppy
Jacob's Ladder

APPENDIX B - APPROVED PLANT LIST WITHIN THE BUILDING ZONE

Page 3 of 3

Johnson's Blue Geraniums
Lobelia
Lovage
Maltese Cross
Marigold
Marsh Marigold
Meadow Rue
Mints
Monkshood
Moneyflower
Monkeyflower
Native Delphinium
Native Lupine
Native Sedum
Old-Man-on-the-Mountain
Oriental Poppy
Pansy
Pasque Flower
Penstemon, Beard Tongue
Penstemons
Pink Plumes (Geum)
Pussytoes
Rocky Mountain Columbine
Rocky Mountain Locoweed
Rocky Mountain Penstemon
Russell's Hybrid Lupine
Sedum
Shooting Star
Showy Fleabane
Sticky Geranium
Sulphur Flower
Sweet Woodruff
Thyme
Tulips
Veronica, creeping
Virginia Creeper
Western Native Columbine
Wild Strawberry
Wolf's Alyssum
Yellow Clematis

APPENDIX C – PROHIBITED PLANTING LIST

Common Names

Absinth Wormwood
Black Henbane
Bull Thistle
Canada Thistle
Chamomile
Chinese Clematis
Common Mullein
Common Tansy
Dalmation Toadflax
Dame's Rocket
Diffuse Knapweed
Downy Brome
Field Bindweed
Hoary Cress
Horsetail
Houndstongue
Leafy Spurge
Musk Thistle
Myrtle Spurge
Orange Hawkweed
Oxeye Daisy
Perennial Pepperweed
Plumeless Thistle
Poison Hemlock
Russian Knapweed
Russian Olive
Salt Cedar
Scotch Thistle
Spotted Knapweed
Sulfur Cinquefoil
Yellow Toadflax
Wild Caraway

APPENDIX D - FORESTRY GUIDELINES

See separate pdf “*SVR - Forest Management Program 2003*”

APPENDIX E – 1: FORESTRY COMMITTEE REVIEW FORM

Page 1 of 2

SPRUCE VALLEY RANCH FOUNDATION

PROJECT INFORMATION:

Address: _____ Submittal Date: _____

Lot #: _____ Filing #: _____ Meeting Date: _____

Description of Project: _____

Trees Requested to be Removed:

Species	Quantity	Size
Lodgepole Pine		
Englemann Spruce		
Subalpine Fir		
Old Growth Lodgepole Pine		
Old Growth Englemann Spruce		
Old Growth Subalpine Fir		

Reason for Removal: _____

CONTACT INFORMATION:

Homeowner Name: _____

Mailing Address: _____

Email: _____ Phone #: _____

APPROVAL INFORMATION:

Review Date: _____

Trees Approved for Removal:

Species	Quantity	Size
Lodgepole Pine		
Englemann Spruce		
Subalpine Fir		
Old Growth Lodgepole Pine		
Old Growth Englemann Spruce		
Old Growth Subalpine Fir		

Continued next page

APPENDIX E – 1: FORESTRY COMMITTEE REVIEW FORM

Page 2 of 2

SPRUCE VALLEY RANCH FOUNDATION

Trees Agreed to be Planted:

Species	Quantity	Size

Review Committee Names: _____

Committee Representative Signature: _____ Date: _____

Red, White and Blue Fire Department Approval (if applicable): _____

Town of Blue River Permit Date (if applicable): _____

Town of Blue River Permit Number (if applicable): _____

APPENDIX E – 2: MINOR PROJECT ARCHITECTURAL REVIEW FORM

FOR NEW COLOR OR MATERIAL CHANGES ONLY
SPRUCE VALLEY RANCH FOUNDATION

PROJECT INFORMATION:

Address: _____ Submittal Date: _____

Lot #: _____ Filing #: _____ Meeting Date: _____

Description of Project: _____

Specification for Review (please provide manufacturer, product number, finishes/colors, etc.): _____

CONTACT INFORMATION:

Homeowner Name: _____

Mailing Address: _____

Email: _____ Phone #: _____

APPROVAL INFORMATION:

Review Committee Names: _____

Approval Signature: _____ Date Approved: _____

Town of Blue River Permit Date: _____ Permit #: _____

APPENDIX E – 3: PRE-DESIGN REVIEW APPLICATION
SPRUCE VALLEY RANCH FOUNDATION

PROJECT INFORMATION:

Address: _____ Submittal Date: _____
Lot #: _____ Filing #: _____ Meeting Date: _____
Description of Project: _____

CONTACT INFORMATION:

Homeowner Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Contractor Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Architect Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Landscape Architect Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

In order for an application to be considered by the Committee, a sketch with the placement of the Dwelling must be provided so that the Committee can evaluate the site location, and verify that the setbacks are met, and site disturbance and tree removal will be minimized. Completed application and sketch are to be submitted to the Committee at least two (2) weeks prior to scheduled meeting date.

APPENDIX E – 4: CONCEPTUAL DESIGN REVIEW APPLICATION

Page 1 of 2

SPRUCE VALLEY RANCH FOUNDATION

PROJECT INFORMATION:

Address: _____ Submittal Date: _____
Lot #: _____ Filing #: _____ Meeting Date: _____
Description of Project: _____

CONTACT INFORMATION:

Homeowner Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Contractor Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Architect Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Landscape Architect Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

In order for an application to be considered by the Committee, this form and all items listed below must be submitted at least two (2) weeks prior to the scheduled meeting date. Refer to the Architectural Guidelines for additional information on these submittal requirements.

- Conceptual site plan of the lot
- A topographic survey of the proposed building area
- A full-size set of plans and PDF version
- Preliminary Landscape Plan
- 3D computer model, perspective and/or other informational sketch of the proposed residence
- Photos of the site and surrounding area (images of existing conditions to be affixed or presented in 8 ½ x 11 format)
- Site staking and identification of trees to be retained and removed -
 - Flag all trees to be removed in red tape
 - Groves of trees to be removed can be wrapped in red tape
 - Trees to be saved must be wrapped in yellow tape and marked “SAVE” in both English and Spanish
- Any other drawings or information requested by The Committee
- Conceptual Review Application fee check made payable to: Spruce Valley Ranch Foundation. Refer to Appendix E – 10: Summary of Fees and Fines of the Spruce Valley Ranch Architectural Guidelines for fee amount

Continued next page

APPENDIX E – 4: CONCEPTUAL DESIGN REVIEW APPLICATION

Page 2 of 2

SPRUCE VALLEY RANCH

Owner Signature

Date

Architect Signature

Date

APPROVAL INFORMATION:

Review Committee Names: _____

Committee Chair Signature

Date Approved

SVR Board Member Signature

Date Approved

APPENDIX E – 5: OWNER/CONTRACTOR AGREEMENT

Spruce Valley Ranch Foundation
PO Box 1582
Breckenridge, CO 80424

By this letter, I hereby certify that I have read and understand the Architectural Guidelines and all construction requirements and construction regulations contained therein including, but not limited to, Committee inspections, compliance deposit requirements, construction fines, Stop Work orders, and final inspection. I agree that I, my employees, workers, subcontractors, and their employees will abide by the Guidelines and with any items noted on the Committee's inspection reports or otherwise identified.

Any exterior changes, however minor, to approve final plans require written permission from the Committee before implementation.

Owner Signature

Owner Printed Name

Date

Contractor Signature

Contractor Printed Name

Contractor Company Name

Contractor Phone Number

Contractor Address

Contractor Email

Date

APPENDIX E – 6: FINAL DESIGN REVIEW APPLICATION

Page 1 of 3

SPRUCE VALLEY RANCH FOUNDATION

PROJECT INFORMATION:

Address: _____ Submittal Date: _____
Lot #: _____ Filing #: _____ Meeting Date: _____
Description of Project: _____

CONTACT INFORMATION:

Homeowner Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Contractor Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Architect Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

Landscape Architect Name: _____
Mailing Address: _____
Email: _____ Phone #: _____

The purpose of this review is to ensure that final construction plans and documents consist with the plans approved at Conceptual Design Review. A written Notice to Proceed will be issued by the Committee after the Final Review approval is granted.

Prior to initiating construction, Owners are responsible for obtaining a building permit from the Town of Blue River. Refer to the Architectural Guidelines for full information on these submittal requirements.

The following material shall be submitted to The Committee for the Final Review Application.

- Signed approval of SVR Forestry Committee Review Form
- Signed Owner/Contractor Agreement
- One full-sized set of construction drawings and PDF version
- Exterior finish board with samples and colors
- Final Landscape Plan
- Layout of construction fencing
- Construction Management Plan (see figure 1) and Construction Schedule
- Final Design Review Application fee check made payable to: Spruce Valley Ranch Foundation. Refer to Appendix E – 10: Summary of Fees and Fines of the Spruce Valley Ranch Architectural Guidelines for fee amount
- Compliance Deposit made payable to: Spruce Valley Ranch Foundation. Refer to Appendix E – 10: Summary of Fees and Fines of the Spruce Valley Ranch Architectural Guidelines for fee amount

APPENDIX E – 6: FINAL DESIGN REVIEW APPLICATION

Page 2 of 3

SPRUCE VALLEY RANCH FOUNDATION

After final approval, but prior to any construction, the Owner and Contractor shall meet with the representative of The Committee. The purpose of this meeting is to ensure that the Owner and Contractor are aware of all Spruce Valley Ranch construction regulations, including, but not limited to, Committee inspections, compliance deposit requirements, construction fines, Stop Work orders, and final inspection.

Any exterior changes, however minor, to approve final plans require written permission from the Committee before implementation.

By signing below, I/we affirm that I/we have read and understand the Spruce Valley Ranch Architectural Guidelines and will comply therewith.

Owner Signature

Owner Printed Name

Date

Contractor Signature

Contractor Printed Name

Date

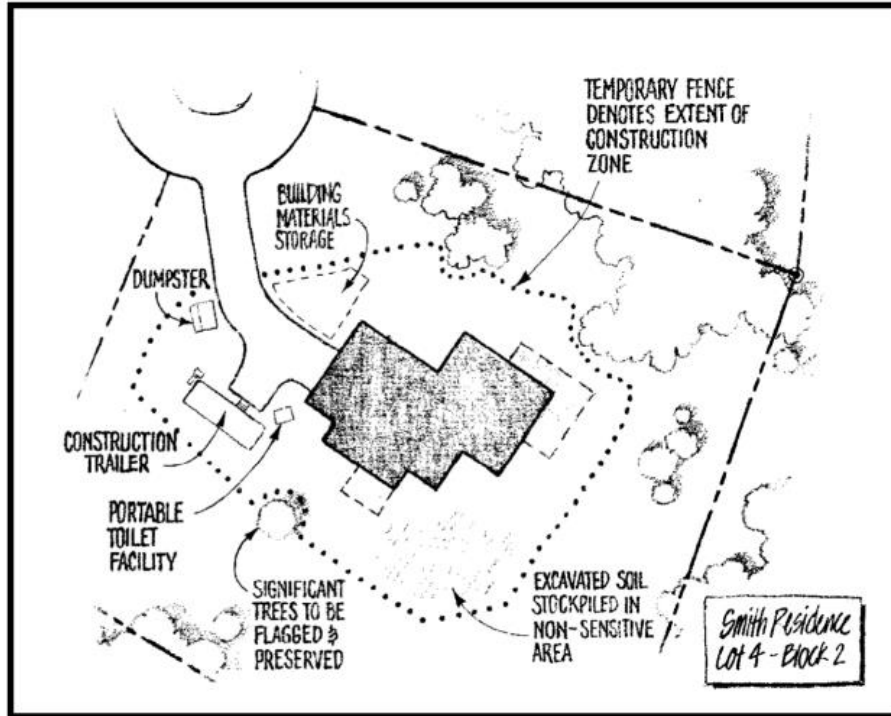
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APPENDIX E – 6: FINAL DESIGN REVIEW APPLICATION

Page 3 of 3

SPRUCE VALLEY RANCH FOUNDATION

Figure 1 - A Construction Management Plan shall be submitted with the final construction plans. The plan shall be drawn at a scale of 1" = 10' 0" or 1" = 20' 0" in sufficient detail to indicate the extent of all construction related activity. See diagram below for example:



APPROVAL INFORMATION:

Review Committee Names: _____

Committee Chair Signature

Date Approved

SVR Board Member Signature

Date Approved

APPENDIX E – 7: PRE-CONSTRUCTION MEETING CHECKLIST

Page 1 of 2

SPRUCE VALLEY RANCH FOUNDATION

PROJECT INFORMATION:

Address: _____ Submittal Date: _____

Lot #: _____ Filing #: _____ Meeting Date: _____

Description of Project: _____

CONTACT INFORMATION:

Homeowner Name: _____

Mailing Address: _____

Email: _____ Phone #: _____

Contractor Name: _____

Mailing Address: _____

Email: _____ Phone #: _____

Architect Name: _____

Mailing Address: _____

Email: _____ Phone #: _____

Landscape Architect Name: _____

Mailing Address: _____

Email: _____ Phone #: _____

APPROVAL INFORMATION:

Construction Staging Plan

- Construction fencing (chain link or hog wire)
- Limits of construction fences
- Trees to be removed flagged with red tape
- Trees to be saved flagged with yellow tape and marked "SAVE" in English and Spanish
- Fencing in place where required
- Building footprint staked and labeled
- Utility trenching location staked and labeled
- Construction trailer or office location, details reviewed
- Construction access area indicated
- Staging area(s) indicated
- Topsoil storage area(s), if allowed
- Equipment access identified
- Parking identified
- Portalet location indicated
- Dumpster location indicated
- Signage location for Lot #

APPENDIX E – 7: PRE-CONSTRUCTION MEETING CHECKLIST

Page 2 of 2

SPRUCE VALLEY RANCH FOUNDATION

- Review of Construction Schedule
- Review of Construction Regulations
- Review of Modifications process
- Review of Construction Fines
- Receipt of Certificates of Insurance
- Construction compliance deposit check made payable to Spruce Valley Ranch Foundation

Contractor acknowledges by signature of this form that he has reviewed the checked items above with the Committee representative assigned to this project and agrees to comply with all Spruce Valley Ranch Architectural Guidelines.

Any exterior changes, however minor, to approve final plans require written permission from the Committee before implementation.

Contractor Signature

Contractor Printed Name

Date

Committee Representative Signature

Committee Representative Printed Name

Date

APPENDIX E – 8: FINAL INSPECTION CHECKLIST

Page 1 of 2

SPRUCE VALLEY RANCH FOUNDATION

Homeowner Name: _____

Address: _____ Lot #: _____

Contractor: _____

Inspection Date: _____ Committee Representative: _____

1. Exterior structure:

- Color, window, stone, siding, and roofing materials approved
- Nothing protrudes beyond limits of building envelope except as approved in advance

2. Exterior utility meters, pipes, etc.:

- Affixed to walls – painted to blend with exterior colors of background materials
- Free standing utility boxes, etc. – landscaped so as to obscure/hide
- All extruding pipes, roof vents, dryer vents, plumbing vents, boiler vents, etc. painted to match the surrounding exterior color

3. Decks/patios:

- Within building envelope
- Materials and colors consistent with house

4. Driveway:

- Snow storage areas provided for
- Does not extend beyond lot boundary or encroach on prohibited area

5. Fences:

- No fences or privacy walls/structures except as approved

6. Exterior lighting:

- Source of lighting not visible to neighboring lots, no excessive glare to vehicular or pedestrian traffic
- Landscape lighting – low level, immediately around home, no up-lit trees
- Driveway lighting – down lighting
- Monument/end of drive address lighting – low level, down lighting

7. Landscaping:

- All dead, diseased trees removed
- Utility easement areas re-vegetated
- Planned trees/shrubs/plants planted
- All disturbed areas re-seeded
- Undisturbed areas – restored, re-seeded, retains natural look and vegetation
- Completed satisfactorily and in accordance with approved plan
- Deferred until _____ (retain compliance deposit)
 - o Until June 30 for homes finishing July 1 – December 31
 - o Until August 31 for homes finishing January 1 – June 30

Continued on next page

APPENDIX E – 8: FINAL INSPECTION CHECKLIST

Page 2 of 2

SPRUCE VALLEY RANCH FOUNDATION

8. Miscellaneous:

- No Dog Runs
- Portable toilet removed
- Area cleaned, trash removed, fence removed, etc.
- Public and private drive access cleared and cleaned of debris, mud, loose rock, dirt, dust, etc.
- Other: _____

9. Comments/notes: _____

This property has been inspected for compliance with the Spruce Valley Ranch Foundation Architectural Guidelines and, *check one below*:

- All work has been completed in full compliance with approved plans and Architectural Guidelines and a Certificate of Compliance is hereby issued.
- Work has not been fully completed or is not in compliance as noted below, but a Conditional Certificate of Compliance is hereby issued, and the compliance deposit will be retained until the required work, described below, has been completed.

Work Remaining: _____

- This property fails to comply with the approved plans and/or Architectural Guidelines

Work not in compliance: _____

Committee Representative Signature

APPENDIX E – 9: SAMPLE STOP WORK ORDER
SPRUCE VALLEY RANCH FOUNDATION

SPRUCE VALLEY RANCH FOUNDATION
STOP WORK ORDER

Address: _____

Lot #: _____ Filing #: _____

Effective Date: _____

By order of the Spruce Valley Ranch Foundation Review Committee and
pursuant to Declarations, Covenants, and Architectural Guidelines

**ALL CONSTRUCTION WORK OF ANY KIND MUST
CEASES UNTIL FURTHER NOTICE**

Failure to comply immediately with this order may subject the Owner(s)
and/or Contractor to fines, compliance deposit forfeiture, and liability for all
attorney's fees and other costs associated with Spruce Valley Ranch
Architectural Guidelines. For further information, contact the Committee.

Committee Representative Name

Committee Representative Signature

APPENDIX F - SUMMARY OF FEES & FINES

SPRUCE VALLEY RANCH FOUNDATION

Fees:

Modifications to existing homes:

Major modifications (e.g., building additions, building renovations, deck additions, etc.)	\$1,000 - \$5,000
Minor modifications (e.g., color changes or landscape improvements)	No Fee

Applications Fees:

Conceptual Review	\$500
Final Review	\$1,000

Compliance Deposits:

New construction	\$10,000
Major modification	\$1,000 - \$5,000
Minor modification	No Fee

Fines:

Fines may be levied by the Board of Directors or impartial decision maker for:

Construction start-up before required pre-construction meeting, unapproved modifications, instances of non-compliance to construction guidelines, and continuing instance of non-compliance.

Violation and Fine Schedule:

First Violation	Warning (discretionary)
Second Violation	\$200
Third Violation	\$300