

DOUGLASS RANCH DESIGN STANDARDS
AND CONSTRUCTION REGULATIONS

Revised December 3, 2000

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I. INTRODUCTION

Douglass Ranch is a quality, single family, residential community consisting of 42 lots. It is the desire of the community to create, maintain and improve Douglass Ranch as a pleasant and desirable environment in which to live, to establish and preserve a harmonious design for the community, and to protect and promote the value of the property and its well-established natural character. To this end, it is the intent of these Design Standards to provide guidance to designers, builders, and owners in developing appropriate architectural and site plans, which satisfy these concerns.

Pursuant to “The Declaration of Protective Covenants of Douglass Ranch”, the Board of the association reserves the right to revise these Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community while enhancing property values.

II. DESIGN REVIEW PROCESS

The process for establishing the Design Review Board and defining the specific duties and powers conferred on it is defined in the Declaration of Protective Covenants, Conditions, and Restrictions for Douglass Ranch. The Board of the Douglass Ranch Association, by resolution dated December 3, 2000, has adopted these Design Standards and Construction Regulations for Douglass Ranch.

All construction that is undertaken on Douglass Ranch including, but not limited to, new home construction, site and/or landscape construction or renovation and changes or additions to existing facilities or structures including construction of any type and changing of exterior color, shall be subject to review under these standards.

The following process shall be followed:

A. PRE-DESIGN

Prior to preparing detailed plans for a proposed residence, it is recommended that the owner/builder or his architect meet with the Design Review Chairman and/or his designee to discuss his development concept. This informal review will provide guidance, but will not result in any binding stipulations. No fee shall be charged. Appointments should be made at least one week in advance.

B. PRELIMINARY PLANS

Preliminary Plans must contain enough information for the Board to accurately assess impacts on the site and adjacent sites, and should give an exact indication of building location(s), building scale and materials, access, grading, limits of disturbance and erosion control methods. They should meet the following requirements:

1. All Plans shall be of the same sheet size and shall include the following:

a. A professional survey of existing conditions within the building envelope, including topography (at 2' contour intervals) existing trees (8" or greater caliper) and shrubs, drainage ways, and other natural features within the property boundaries. Legal restrictions, including building envelopes, right-of-way, easements, property lines, and setbacks, shall also be included, at a scale of 1" = 20' or larger.

b. A site plan of proposed improvements, indicating items such as building locations, driveway and parking areas, proposed grading, drainage features, location of all adjacent roads, and well and septic field locations, fences, walks, decks and any other proposed improvements, at a scale of 1"-20' or larger.

c. Roof and floor plans at a scale of 1/8"=1' or larger.

- d. All exterior elevations at the same scale as the floor plans.
 - e. Indication of all exterior materials and colors.
2. In order to assist the Design Review Board, the owner/builder shall provide accurate staking of all proposed building corners, driveway centerline, lot corners, easements (if any), and building envelopes. All stakes must extend at least 3' above grade and must be identified.
 3. At the owner/builder's option a perspective sketch and /or model may be prepared, as a visualization aid.
 4. After preparing the Preliminary Plans the owner/builder shall submit them to the Design Review Board along with a non-refundable Review Fee of \$800.00 payable to the Association. The Design Review Board will then review the plans and staking onsite. If the plans and staking are generally acceptable they will then be submitted to the Design Review Board's architectural and engineering firm. The firm will further review the plans for conformance with Douglass Ranch Design Standards and Construction Regulations, Jefferson County Regulations and construction standards for applicable governing jurisdictions. Owner/builder will be provided with redlined plans and a report summarizing the firm's recommendations. The Review Fee will cover the cost of the review and report and also one site visit by the engineering/architectural firm. Any additional plan reviews, site visits or extraordinary expenses shall be billed to the owner/builder at the firm's current applicable rate.

C. FINAL PLANS

Following Preliminary Plan approval, the owner/builder may develop final architectural and site plans incorporating the engineering/architectural and Design Review Board recommendations that are suitable for construction. These Final Plans should meet the following requirements:

1. All plans shall be of the same sheet size and shall include the following:
 - a. Update of the professional survey, as needed.
 - b. Update of the site plan, indicating all site improvements.
 - c. Detailed roof and floor plans.
 - d. All exterior elevations, in the same scale as the floor plans.
 - e. Exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
 - f. Samples of all exterior materials and finishes including windows and glass. Samples must be clearly marked with owner's name and lot number, and must be identified with manufacturer's name, color, and / or mixture.
 - g. Complete landscape plan, including:
 - (1.) Areas to be irrigated, if any and systems to be used.
 - (2.) Seed mixes to be used on revegetated areas.
 - (3.) Any additional plant material identified by common name.
 - (4.) All walks, retaining walls, lighting, signage, and other site amenities.
2. Any adjustment in site staking shall be made at this time.

D. PROCEDURES FOR REVIEWING FINAL PLAN

Once the Final Plans are approved by the Design Review Board, the Design Review Board will notify the owner/builder. The approval process will be typically completed in no more than 30 days from the time the Preliminary Plans are submitted. During the Final Plan review period any Association member wishing to review the plans may do so by contacting the presiding Chairman of the Design Review Board. Any comments, that any member wishes the Design Review Board to consider, shall be submitted to the Design Review Board in writing prior to final approval. In the event Final Plans are not approved the plans may be resubmitted by following the procedure detailed above. This resubmitted plan might require additional review fees paid for by the applicant.

E. CHANGES AND/OR ADDITIONS TO APPROVED FINAL PLANS

Any changes, or additions, to the approved Final Plans must be submitted to the Design Review Board for approval. No construction, with respect to changes or additions to the Final Plans, shall be performed prior to Design Review Board approval. The revised architectural and site plans must meet the same standards as Final Plans.

F. CONSTRUCTION DEPOSIT

Following approval of the Final Plans, but before construction begins, the owner/builder must submit to the Association a \$10,000.00 cash deposit or a \$10,000.00 irrevocable bank Letter of Credit drawn in favor of the Douglass Ranch Property Owner's Association. These funds may be used at the sole discretion of the Design Review Board as described in the "Construction Period" section below, either during or following construction to assure compliance with the Douglass Ranch Design Standards and Construction Regulations.

III. CONSTRUCTION PERIOD

A. COMPLIANCE

The Design Review Board may inspect all work in progress, and/or at completion, and give notice of non-compliance. However, absence of such inspection or notification during the construction period does not constitute either approval of the board with work in progress or compliance with these Standards.

If, at anytime, the Design Review Board determines that the project is not in compliance, the owner/builder will be notified and given reasonable time to correct the problem. If the problem is not corrected within the specified time frame, construction will be suspended until the Board and the owner/builder reach a resolution. If the parties cannot resolve the problem the Design Review Board may take action to bring the project into compliance. If necessary, Construction Deposit funds may be utilized. Any additional expenses to achieve compliance will be the responsibility of the owner/builder.

Upon completion of any residence or other improvement the owner/builder shall give written notice of completion to the Design Review Board. Upon notification, the Design Review Board, or its designee, will inspect the site within 10 days. If it is found that work was not done in strict compliance with the approved plans, the Design Review Board will notify the owner/builder of non-compliance specifying in reasonable detail the problem, and shall require the owner/builder to remedy the same within a specified time period. If the problem is not corrected within the specified time period, the Design Review Board will take corrective action. Construction Deposit funds will be utilized as needed and any additional cost incurred will be the responsibility of the owner/builder. If additional costs are not paid upon demand, penalties may be imposed, and /or a lien to enforce payment maybe filed, or any other remedies provided for under the "Douglass Ranch Covenants". Upon a satisfactory final inspection by the Design Review Board, any remaining Construction Deposit funds will be returned to the owner/builder upon written request.

B. CONSTRUCTION PERIOD REGULATIONS

In the interest of all owners and contractors, the following regulations shall be enforced during the construction period. These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and owners shall abide by these regulations.

1. OSHA

All applicable OSHA regulations and guide lines will be strictly observed at all times.

2. CONSTRUCTION LIMITS

The Design Review Board may require the contractor to provide a detailed plan of construction limits prior to construction, to be implemented with snow fencing, rope barricades, or like material. The

plan shall include size and location for construction material storage areas, limits of excavation, access areas, parking, chemical toilet location, dumpster, fire extinguisher, utility trenching, and a construction sign. Location of fire extinguishers should be clearly indicated at the site.

3. CONSTRUCTION TRAILERS, SHEDS, OR TEMPORARY STRUCTURES

The Design Review Board shall approve the size, configuration and location of any construction structures. All temporary structures shall be immediately removed upon completion of construction.

4. EXCAVATION

Excess excavation material shall be removed from the property and shall not be placed in common areas, roads or other Lots (except as approved on a site specific basis by the Board). Excavation, except for utility trenching, shall be on the owner's site only. Contractors are expressly prohibited, during backfill and final grading operations from spreading excess debris or material over the remainder of the Lot.

5. DEBRIS AND TRASH REMOVAL

Daily Cleanup of construction site is mandatory. All trash and debris shall be stored in a fenced trash disposal area or dumpster and shall be removed from the trash disposal area on an as needed basis. All soil and debris flowing or blowing into the street(s), open spaces or adjoining properties from the construction site shall be cleaned as needed.

6. VEHICLES AND PARKING

All construction vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape. Construction vehicles shall not be left on community roads overnight

7. CUTTING OF STREETS AND REPAIRS

Any time any county, or private Douglass Ranch, street is cut the street shall be filled in such a manner that the materials meet 100% compaction as compared to native soil adjacent to the filled area by Proctor test or flow-filled and the excess material disposed of by the contractor. The contractor shall be responsible for obtaining the Proctor test and presenting the written results to the Chairman of the Design Review Board, who shall enforce this rule.

8. PETS

Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site.

9. BLASTING

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting site.

10. RESTORATION AND REPAIR

Damage from construction activity to any property other than the owner's shall be promptly repaired at the expense of the owner/builder.

11. DUST, NOISE AND ODOR

Every effort shall be made to control dust, noise, and odor emitted from construction area. The contractor will be responsible for watering, screening or oiling dust problem areas as well as controlling noise and offensive odors from the Lot.

C. PROHIBITED ACTIVITIES

The following shall be prohibited:

1. Oil changing of construction vehicles and equipment without proper receptacles and removal procedures.
2. Concrete equipment cleaning or concrete dumping without proper cleanup and restoration.
3. Removal of any rocks, trees, plants, or top-soils from any portion of the property other than the owner's lot
4. Careless treatment of trees or preservation area.
5. Use of spring, surface or pond water for construction purposes.

6. Erecting signs other than approved construction or real estate signs.
7. Careless use of cigarettes or other flammable items.
8. Possession of firearms at construction sites.

9. Open burning of any kind.

IV. ARCHITECTURAL AND SITE DESIGN STANDARDS

A. BUILDING LOCATIONS AND SETBACKS

Each building site has its own specific qualities and characteristics. The Design Review Board will be looking critically at site plans to determine whether existing features are respected. Disruption of existing conditions shall be minimal. Where possible, all existing trees shall be preserved and existing drainage patterns shall be respected. Specific setbacks and building envelopes for each lot have been identified in the Douglas Ranch Plat Plan.

B. GRADING AND DRAINAGE

All site improvements should be designed to minimize the extent of grading required. Techniques for doing this include “stepping” buildings down slopes, providing access across slopes instead of down them, and using low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3:1, with steeper slopes permitted (if permitted by soils engineer) when excessive disturbance of ground would otherwise result. All graded slopes should be “rolled” back into existing slopes, so that, after revegetation, no sharp contrast exists between existing and disturbed slopes. All areas, which are to be preserved such as trees, shrubs, rock outcrops, etc., shall be marked and protected throughout the construction period. No grading shall extend beyond existing lot lines.

In addition to minimizing the extent of disturbed land, disruption to existing drainage courses should also be minimized. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner allowing water to percolate, instead of concentrate, while still allowing water to flow in a non-destructive course. If culverts or other drainage facilities are required, these should be detailed such that contrast with the existing environment is minimized.

C. EROSION CONTROL

During all disruptions, approved techniques for controlling erosion within the site and onto other sites shall be used. Methods include sedimentation basins, filtration materials such as hay bales or permeable geo-textiles, and slope stabilization fabrics or tackifiers. Proper re-vegetation shall be done after soil disruption and should be well established within one year after disturbance.

D. DRIVEWAYS AND PARKING

Access to each residence shall be via private drive or public road as referenced in the Douglas Ranch Plat Plan. The driveway should be sited to minimize earthwork, without overly emphasizing the parking area or garage. Off street parking shall be incorporated into the drive design and will not be allowed on private or public roads. Any planned use of site for regular parking of more than a total of three vehicles shall be specifically submitted to the Design Review Board for review and approval. Furthermore, RVs, boats, campers, snowmobiles, motorcycles, ATV's, commercial vehicle and any type of trailer or non day-to-day use vehicle regularly parked at a residence shall be garaged.

Drive grades should not exceed 8% slopes, except where use of short pitches up to 12% may lessen site impacts. All driveways shall have a paved, hard surface such as asphalt, concrete or masonry pavers. The driveway shall be paved within 18 months of issuance of Certificate of Occupancy.

E. ARCHITECTURAL DESIGN

No mandatory architectural “style” is required for this development. However, it is the intent of these Standards to encourage residences which are harmonious with the existing natural environment, suggesting design solutions which reduce the apparent visual mass, incorporate materials, colors and textures which generally blend with the landscape, and

develop proportions and details appropriate to the site

F. MINIMUM FLOOR AREA

Each single family dwelling unit constructed on a lot shall contain a minimum of one thousand eight hundred (1,800) square feet of fully enclosed floor area devoted to living purposes exclusive of unroofed or roofed porches, terraces, garages, unfinished basements, carports or other structures.

G. BUILDING HEIGHT

No building shall exceed 35 feet in height. Measured structure height shall be the vertical distance measure from the road level to the highest point of the roof surface, (if a flat roof) or to the deck line, (if a mansard roof) or to the mean height level between eaves and ridges (if a gable, hip or gambrel roof). However, where buildings are set back from the line, heights of buildings shall be measured from average elevation of the finished grade of the building. Chimneys, radio and television antennas, solar collectors, spires or bellfries may not extend more than 10 feet above the building height.

It is strongly suggested that the owner consider the qualities of the site, especially the visual and climatic exposure created by the combination of existing slopes, vegetation and orientation. Lower buildings are generally more appropriate on more exposed sites, while taller buildings can be incorporated into those sites which are less visible and/or more protected with vegetation.

H. ROOFS

The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the Design Review Board. Gable, hip, and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. However, these roofs and any other unique forms developed will be reviewed on their merits on a case-by-case basis.

Roof materials selected should be of a texture and color that harmonizes with the environment. Bright, shiny materials such as unfinished metal will be discouraged. Wood shingles and shakes will be prohibited on new construction and re-roofs after September 1994.

All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc., should be carefully located and finished to complement other elements of the design.

I. WALLS AND OPENINGS

The walls of a building are an important part of its overall visual impact and should be carefully detailed. Siding and trim materials should be consistently used throughout the building. Location, type, and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element.

J. EXTERIOR MATERIALS

All materials and finishes should be harmonious with the surrounding environment, with natural wood and stone generally being acceptable. Use of stucco and manufactured siding will require specific Board approval. The use of reflective building materials should be avoided.

K. COLOR

Exterior finishes shall be in subdued earth tones. Use of bold or striking colors is discouraged.

L. FOUNDATION WALLS

Foundation walls shall not be exposed, but shall be finished to blend with the other exterior materials.

M. ACCESSORY, UTILITY, AND SOLAR STRUCTURES

Accessory buildings or facilities such as detached garages, gazebos, greenhouses, tennis courts, pools, etc., shall adhere to the standards outlined for buildings and site planning and must be located within building envelopes. It is important that the massing and scale, as well as forms, material, and other detailing should be well coordinated with the main structure(s) on the site. Generally, no temporary sheds will be allowed.

All exterior utility equipment shall either be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. Well and septic locations shall be carefully coordinated to meet separation requirements and to minimize site disruption.

All solar equipment shall also be incorporated into the structure and be architecturally compatible with the residence.

N. FENCES AND SCREENING

The use of fences and screening will be discouraged except when used to define private "outdoor living areas" or to aid in confining pets to selected areas. When approved, such fences and screens shall be complementary in design to the main structure(s). Screens along property lines, in the form of fencing or formal planting, will be discouraged.

O. TRASH RECEPTACLES

All areas used for storage of solid waste shall be screened from off site view, using materials and forms complementary to the main structure(s).

P. MAILBOXES

Please see attached drawing for standard mailbox design. The owner/ builder in conjunction with the U. S. Postal Service will determine location.

Q. SIGNAGE

Signs attached or fastened to any natural features, including trees, are discouraged.

No signs whatsoever shall be permitted within any Lot, with the exception of those listed below:

1. Signs required by legal proceedings.
2. Directional informational signs installed by the Developer as allowed in the Official Development Plan.
3. Residential identifications signs constructed of materials, which are compatible with the architecture of the area, and these shall be subject to the approval of the Design Review Board prior to erection. Such signs shall not exceed a total face area of two square feet.
4. Signs of the type used by architects, contractors, subcontractors and tradesmen may be erected during the authorized time of construction, provided that no more than one sign is erected and that such sign does not exceed a total face area of five square feet unless otherwise approved by the Design Review Board.
5. For Sale or For Rent signs may be erected upon a Lot, provided that no more than one sign is erected and that such sign does not exceed a total face area of five square feet unless otherwise approved by the Design Review Board.
6. No sign shall exceed a height of four feet from grade, unless otherwise allowed in the Official Document Plan.
7. Informational, as well as security, signs as approved by Design Review Board.

R. LIGHTING

All exterior lighting shall be of a “sharp cut-off” design, minimizing light spilling onto adjacent properties. Such fixtures, used for illumination of walks, driveways, address signage, etc., shall be compatible with the building. Lighting should be soft and subdued.

S. ANTENNAS

Standard radio and television antennas shall be mounted in such a way as to minimize visual impact to surrounding residences. Low profile equipment, mounted close to the structure and painted a natural color will be required.

Satellite dish placement shall be done to effectively screen the dish from the surrounding residences and community. To this end additional landscape screening may be required.

T. LANDSCAPING

All introduced plant materials shall conserve and complement the existing vegetation. Areas immediately adjacent to buildings may incorporate some ornamental plants, but should quickly transition to more naturalized materials, which shall consist of grasses, ground covers, shrubs, and trees that are either similar to those on-site or are analogous in appearance and have low water requirements. Landscaping that requires substantial irrigation, such as blue grass, shall be limited and is discouraged.

The approved landscape plan, at a minimum, will call for revegetation of all areas disturbed by construction.

Irrigation systems when needed, should efficiently distribute water to those plants, which require it. Temporary, drip or other low-water consumption irrigation systems will be encouraged where appropriate.

Water usage shall comply with requirements set forth in the Declaration of Protective Covenants, Conditions and Restrictions.

U. OTHER CONDITIONS

Approval of plans, by the Design Review Board, shall not be deemed to imply compliance with the requirements of any local building, zoning, safety, health or fire codes. Such compliance shall be the responsibility of the owner/builder. Approval shall not waive any requirements on the part of the owner/ builder to comply with setbacks; height limits or other restrictions unless such waiver or variance is specifically requested at the time of submittal and provided that the Design Review Board may properly grant the waiver or variance.

The Protective Covenants, Conditions and Restrictions as established by the applicable Declaration shall remain in force as the legal restrictions governing all construction.

Neither the Board, nor its assigns, shall be liable in damages to anyone submitting plans to them for approval, or to any owner/builder by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every owner or other person who submits plans to the Board for approval agrees, by submission of such plans and specifications, that he will not bring action or suit against the Board to recover damages.

Final approval of plans is valid for eighteen (18) months. Construction must begin within this period. If not, plans must be resubmitted and reviewed again with possible further submittal fees. A submittal of a different dwelling on the same lot requires another review fee.