

**DRAFT WEST DALTON RANCH
ARCHITECTURAL AND LANDSCAPING GUIDELINES**

Dated: _____

These Architectural and Landscaping Guidelines (“Guidelines”) provide a framework for the Architectural Review Committee (“ARC”) to review, process and approve residential construction in West Dalton Ranch and are adopted pursuant to the Declaration of Covenants, Conditions, Restrictions, and Easements for West Dalton Ranch.

OVERVIEW

West Dalton Ranch offers a wonderful high country pastoral environment and has adopted the philosophy of the neighboring communities, revolving around a subtle blending of people, structures, and the existing valley locale into a harmonious and aesthetically pleasing residential community which places emphasis upon the preservation and enjoyment of the natural environment.

These guidelines have been created to implement this philosophy, particularly addressing architectural design and site planning, to provide direction to lot owners for the improvement of their properties. They will help to create a harmonious architectural approach compatible with the neighboring communities. The intent is not to create look-alike residences or improvements, nor to suggest that they all have identical colors and materials. However, no one residence, structure or improvement should stand apart in its design or construction so as to detract from the overall environment and appearance of the community.

These guidelines govern all construction, exterior additions, reconstruction or alterations to all improvements, along with all landscaping within West Dalton Ranch, and may be viewed by each Owner as their protection that the special environment of West Dalton Ranch will be preserved and enhanced over time.

DESIGN REVIEW PROCESS

This Section covers the design review process from submittal through final release. The Design Review Process is intended to operate concurrently with the plan review process required by La Plata County for obtaining a Building Permit. However, the West Dalton Ranch Design Review Process is independent of the La Plata County Plan Review and is solely intended to enforce these Guidelines.

The Architectural Review Committee (ARC) has been established and charged with the responsibility of ensuring that these principles are adhered to throughout all phases of construction. A Design Review Fee must be paid prior to review of preliminary or final design submittals. Submittals must include a receipt from the property management company showing that the review and site inspections fee has been received. *This amount will be finalized prior to closing and is expected to be between \$700 - \$1,500.*

Owners building in West Dalton Ranch must provide a cash deposit of \$2.00 per square foot of estimated livable area before work begins. This deposit can be paid at the office of the Property Manager. The deposit will be held in the general operating account of the WDRHOA until a maximum of 30 days after the successful completion of the construction and landscaping installation. The purpose of this deposit will be to cover any assessments for damage to WDRHOA property or violations of ARC rules caused by the Owner, the Owner's general contractor, their employees, or subcontractors (i.e., anyone performing work on the construction of the home and related site improvements for or on behalf of Owner). Upon completion of the project the ARC shall inspect the property and determine the amount of deposit that shall be returned to the Owner. If landscaping has not been completed at that time, the deposit shall be held until acceptance of the installation of the approved landscaping plan has been made.

Final Design Submittal and Review

Final design submittal shall include all the documents as outlined at the end of this section under "Final Design Submittal Requirements". No review will commence until the submittal is completed. Site and building plans should be provided within one attachment, and any other documentation be provided within a second attachment, rather than sending numerous individual files.

The ARC will review the submittal package and respond in writing within 21 days or sooner after the receipt of a complete final design submittal. Results of reviews will not be discussed over the telephone by members of the ARC with an Owner or his Architect or Builder, and no Owner, Architect or Builder shall have the right to attend any meeting of the ARC unless specifically requested by the ARC. Any response an Owner may wish to make regarding the results of a design review must be addressed to the ARC in writing by email.

Prior to the Final Design Submittal, preliminary architectural plans may be submitted for review and comment, however this is not a requirement. If a preliminary submittal is made it should include a Site Plan showing the entire property, location of the setbacks, the residence and garage, driveway, parking area and exterior elevations. Colors, if chosen, should be included as well. The preliminary design submittal must be made electronically. Site and building plans should be provided within one attachment, and any other documentation be provided within a second attachment, rather than sending numerous individual files. There is no additional charge for a preliminary submittal however the full review fee must be paid prior to a preliminary review. The ARC will review the package and respond in writing within 21 days or sooner after the receipt of the preliminary submittal.

Commencement of Construction

Upon receipt of final approval from the ARC, and having satisfied all La Plata County review processes, the Owner shall satisfy all conditions of approval and commence the construction of any work pursuant to the approved plans within two years of the date of such approval. If the Owner fails to begin construction within this time period, a request for extension of one year may be submitted and approval shall not be unreasonably withheld.

Completion of Construction

The Owner shall complete the construction of any improvement on their lot within fifteen months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, labor shortages, product availability, fires, national emergencies or natural calamities. A request for an automatic 6 (six) month extension may be applied for and shall include a schedule for final completion. One additional six (6) month extension may be applied for and must list reasons for delay and detailed schedule for final completion.

Inspections of Work in Progress

The ARC may inspect all work in progress for compliance with these Guidelines and give notice of noncompliance. The absence of such inspection or notification during the construction period does not constitute an approval by the ARC of the work in progress or compliance with these Architectural and Landscaping Guidelines.

Subsequent Changes

Additional construction or other improvements to a residence or lot, or changes during construction or after completion of an approved structure must be submitted to ARC for approval prior to making changes or additions.

Final Construction Inspection and Approval

A final inspection of the improvements will be required prior to obtaining a Certificate of Occupancy. Once a Final Construction Approval form from the ARC has been provided to the Builder and/or Owner, a Certificate of Occupancy may be requested through the County Building Department.

When approaching completion of any residence or other improvement, the Owner shall email notice of upcoming completion to the ARC and request a final inspection, two weeks prior to the expected completion date. A representative of the ARC will schedule an inspection of the residence or other improvements for compliance to coincide with the expected completion date.

At the time of the inspection, if all improvements comply with the approved plans, the ARC will issue a written approval to the Owner, constituting a final release of the improvements by the ARC. Said release to be issued within 15 days of inspection. If it is found that work was not done in strict compliance with the approved plans and these guidelines, the ARC may issue a written notice of noncompliance to the Owner specifying the particulars of noncompliance, said notice to be issued within 15 days of inspection. The owner shall have 30 days from the date of the notice of noncompliance within which to remedy the noncomplying portions of his improvement. The ARC shall have all enforcement mechanisms available to it as set forth in the Declaration.

Nonwaiver

The approval by the ARC of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification, subsequently or additionally submitted for approval. Failure to enforce any of the Architectural and landscaping guidelines shall not constitute a waiver of same.

Right of Waiver

The ARC reserves the right to waive or vary any of the procedures set forth herein at its discretion, for good cause shown.

Professional Design Services

It is strongly recommended that an Owner retain competent professional services for planning and design to ensure a thorough analysis and understanding of a particular lot and the Owner's special needs and living patterns, as well as to provide the ability to communicate to the ARC the concept and design of a proposed

residence or improvement. If an Owner elects to do his own design or to retain nonprofessional services and the result in either case is not approved by the ARC, the ARC has the right to require that an Owner thereafter utilize professional design services.

Final Design Submittal Requirements:

CERTIFICATE OF INSURANCE showing proof of Commercial General Liability insurance with minimum coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate, listing West Dalton Ranch Home Owner's Association as an additional insured (c/o AREM Property Management 1201 Main #103, Durango, CO 81301)

SITE PLAN showing the following:

- ◆ Entire site showing 1' minimum elevation contours of lot
- ◆ Location of all improvements with setbacks clearly delineated
- ◆ Proposed finished floor levels of all areas of the house, including decks and porches, with reference to existing grades
- ◆ Elevation of road at driveway and slope of driveway
- ◆ Natural and proposed drainage and grading
- ◆ All driveways, walks, decks and patio materials and colors, locations, and dimensions
- ◆ Utility sources and connections
- ◆ Size and location of culvert if required
- ◆ Location of concrete washout within lot lines, demonstrating that washout debris will be completely contained within the lot

BUILDING PLANS including the following:

- ◆ Floor plans showing finished floor elevations
- ◆ Roof plan showing all roof pitches
- ◆ Building section showing existing and proposed grade lines
- ◆ All exterior elevations showing both existing and proposed grade lines, plate heights
- ◆ Building height must be shown either on the section or on an appropriate elevation
- ◆ Construction details for fascia/soffit, window and door trim, porches, decks, railings, garage door and other material features

EXTERIOR MATERIALS AND COLORS – Provide specific information on exterior materials and colors including manufacturer, product name, photos or images and website links where possible embedded within a Word document or similar, including the following:

- ◆ Roof material (manufacturer name, type, and color)
- ◆ Stucco (manufacturer name, type, and color) with clear designation of application on elevations (sample may be required)
- ◆ Siding -- description of profile of siding style that includes dimensions, species and texture, with stain or paint (manufacturer name, type, and color)
- ◆ Stone – installation details including caps, terminations, and integration of sheet metal should be shown as well as stone type (manufacturer name, type, and color). For other than cultured stone, please submit a photograph and name of the stone.
- ◆ Beams, logs, eaves, soffits, trim boards and other architectural elements - a description with details as appropriate, plus color (manufacturer name, type, and color)
- ◆ Materials for decks and any other exterior elements – a description with details as appropriate, plus color (manufacturer name, type, and color)

- ◆ Exterior lighting plan and fixture information – (manufacturer name, model, and color or finish). Please note that dark skies fixtures are encouraged, and light must be directed down rather than out. Flood lights and motion sensor lights are not allowed.
- ◆ Exterior doors (manufacturer name, type, and color)
- ◆ Window type and color (manufacturer name, type, and color) and information on window trim if not detailed on plans.
- ◆ Garage door (manufacturer name, type, and color)
- ◆ Any other exterior element details

LANDSCAPE PLAN – showing size and type of all plants, square footage of areas of turf and type of turf, irrigation systems, all decorative materials or borders and all retained plants. See the section of this document on landscaping for additional information and a sample minimum landscaping template.

ARC may request a Builder's Resume showing two (2) years of building experience and requiring three (3) client references.

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ARCHITECTURAL GUIDELINES

No more than one single family residence may be constructed on any lot. If two lots are consolidated into one lot through the County process, a maximum of two single family residences shall be allowed on the consolidated lot. All improvements shall be constructed on site. Log homes, mobile homes, manufactured homes and any type of movable homes are prohibited. Prefabricated sheds are prohibited.

Building Envelope and Setbacks, Impervious Coverage

The building envelope is that portion of each lot within which all above ground improvements must be located and may not encroach upon any setbacks excepting the driveway. The building envelope is defined by the following setbacks: Front – 20', Sides – 10', Rear – 20'.

Impervious coverage of a lot may not exceed 60%. Impervious Coverage means the footprints (including roofs, decks, stairs, and other extensions) of improvements, and paved or artificially covered surfaces such as concrete, asphalt and other non-porous materials. Coverage by crushed stone, gravel and other porous pavement surfaces will not count toward impervious coverage calculations. For the smallest lot this limits coverage to 5,489 s.f.. For the largest lot this limits coverage to 9,487 s.f. A variance of up to 5% (for a total coverage of 65%) may be applied for on lots .25 acres and smaller.

Home Size

Homes shall have a minimum of 1,600 s.f. of heated livable space and not more than 4,500 s.f. of heated livable space. An applicant may apply for a variance to increase the maximum square footage by 20% by demonstrating that the additional space is created without adding bulk to the exterior and by demonstrating that the addition does not exceed the impervious coverage limitation. An example would be including an upstairs bedroom within the roof structure by use of dormers. Approval of any size variance is at the sole discretion of ARC.

Building Design

Designs with multiple turns, jogs, pop-outs or other 3D features are encouraged to create a more complex and interesting structure. Simple square or rectangular buildings are highly discouraged but will be considered if in keeping with an architectural style that also offers other architectural interest to compliment the simplicity of the design. Setting the garage back from the front of the house, or adding a significant front porch are examples of desired articulation.

Height of Structures

Ridge lines shall not exceed a height of thirty (30) feet above existing grade at any point of the structure. Flat roof parapets shall not exceed a height of twenty-two (22) feet above existing grade. Chimneys, vents and/or other approved roof projections will not count in the height calculation.

Foundations

Foundation walls must be finished in a material compatible with and repeated in the construction of the residence, or screened from view by backfill and landscape. No more than six inches of foundation may be exposed. Foundation waterproofing may not be exposed. Foundation piers must be screened from view by exterior wall materials continued to finished grade or through the use of skirting, backfill and landscape. Such applications shall be shown on construction plans.

Exterior Materials and Colors

The harmonious use of exterior materials will help provide both a sense of unity as well as individual expression. An important component in the architectural style is the inclusion of texture such as that provided by shingles, board and batten, stone and timbers.

Exterior Materials: Exterior elevations will preferably use a blend of at least three material types. Material types outlined below include stucco, siding, metal or concrete accents, stone, brick, decorative concrete block, timbers, logs, beams, steel trusses and steel columns. If only two materials are used, the architectural style shall incorporate an additional color or application.

Stucco: A hard coat or EIFS stucco can be used with a finish coat color approved by ARC. The stucco element must be used in conjunction with two other elements, perhaps applied in the soffit, fascia, wainscot, rockwork etc. Stucco may comprise the majority of the home provided the architectural interest is achieved through the design, material and color selections. Stucco bump-outs around windows are not allowed.

Wood and Synthetic Wood Siding: Wood siding in a variety of types including T&G, vertical board and batt, shiplap, channel rustic and similar patterns. Synthetic wood materials including, but not limited to hardi products (cementitious material) and LP engineered wood siding products used in lap siding, board & batten and/or shakes or shingles.

Accent Materials: Applications of non-shiny metal are allowed as accent materials. Rusted corrugated metal is allowed as an accent material. Flat rusted metal will also be considered. Rusted patina is required prior to installation. Powder coated non-shiny corrugated or flat metal will be considered as an accent material if appropriate based on the overall architectural design and character. Accent materials should comprise no more than 25% of any elevation. A variance of up to 40% coverage may be applied for.

Poured concrete walls: May be incorporated as an accent if stained an appropriate color.

Other siding components: Will be considered and reviewed on an individual basis.

Stone: The use of stone should be to help anchor the home and meet the variety of materials requirements. Uses of stonework to ground, lend strength to chimneys and other pop-outs, add richness to the street elevation, break up vertical features and strengthen columns are encouraged. Stones that blend with the approved materials of the palette will be considered for approval. No other exterior cladding material may be utilized directly below the stone. No stone panels may be used.

Brick: The use of brick will be considered provided the brick has a more “contemporary” look – in darker colors and with longer or flatter profiles. No artificial brick may be used.

Concrete Block: The use of concrete block will be considered provided the block is architectural grade, colored and/or sandblasted.

Timbers, Logs and Beams: Timbers, logs and beams are described as wood members 4x6 and larger. Using these materials to support porches or entry roofs, form exposed trusses, embellish dormers, trim window features and other similar uses are highly encouraged to promote richness of design, variety of material and community style.

Steel columns and trusses: These materials will be considered as they can add visual interest to the elevations.

Exterior Colors: The colors of exterior materials must generally be subdued to blend with the natural landscape. It is the intent to preserve the natural landscape and preclude the use of colors that would appear out of place and be visually distracting. Earth tones are recommended, although accent colors which are used judiciously and with restraint may be permitted with ARC approval. Drastic contrasts in value (light to dark) are discouraged but will be considered depending on the application. Primary colors will be considered only when they have limited applications and are integral with the architectural style of the home.

Window Colors: Darker colored frames are encouraged. Frames may not consist of reflective material that is left unfinished. For instance, aluminum frames must be anodized or finished with baked enamel.

Window Trim: Generally, all windows in elements other than stucco should have window trim. Windows without trim in a stucco element may be approved provided they are appropriate to the design of the home. Stucco bump-outs are not allowed.

Roofs

Large, unbroken expanses of a single pitch are not encouraged, unless the architectural style of the home lends itself to that type of design. Ideally, a roof will have a few different planes and pitches to create interest. Simpler roof forms can be approved with more scrutiny to proportions and fascia details, as well as the overall architectural character.

The maximum roof pitch allowed shall be 6/12. Flat roofs are allowed provided the architectural design has sufficient detail and features to compensate for the flat roofline. When combined with other pitches on a roof, the flat portion of the roof may comprise no more than 1/3 of the total roof area.

All roofs must be Class A Fire Rated. A variety of roof materials may be approved, including:

Composition Shingles: Architectural grade 30 year.

Metal Roofs: Standing Seam metal roofing.

Alternate Metal and Other Roofing: A wide variety of other roofing materials is available, including concrete or clay tiles. These will be reviewed individually on the basis of appropriateness to architectural style, color and the overall harmony of the exterior material palette. Corrugated metal with a rusted patina is allowed as an accent roofing material not to exceed 20%.

Prohibited roofing materials include 3-tab (flat) shingles, pro-panel roofing, 90 lb. rolled composition paper, wood shake and wood shingle.

Exterior Lighting

All exterior lighting must be of a low-level subdued intensity and must direct light downward rather than outward or upward. Dark skies compliant fixtures are encouraged. Fixture information must be included with plan submittal including manufacturer, model, type of bulb and finish. Motion sensor fixtures and flood lights are prohibited. See lighting section in Landscaping Guidelines for information regarding Site Lighting.

Fireplaces

Only natural gas fireplaces are allowed in homes within West Dalton Ranch. No woodburning fireplaces or woodburning stoves are allowed.

Building Projections

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the surface from which they project or must be of an approved and complimentary color. All building projections must be contained within the building envelope.

Garages, Garage Orientation, Carports, Garage Doors

A garage is required for each residence and must accommodate at least two automobiles. Two car garages may face the street or be at an angle of up to ninety (90) degrees to the front of the house. The maximum number of garage doors allowed is three.

Three Car Garages:

Three car garages are allowed on Lots 1 - 8 and Lots 23 – 51 provided they are at a ninety (90) degree angle to the front of the house, so that the garage doors do not face the street. Three car garages are allowed on Lots 9 – 22 and they may face the street or be at an angle of up to ninety (90) degrees to the front of the house, provided the architectural element is proportional.

Garage Width:

Regardless of whether the garage faces the street or is at an angle to the front of the house, the front façade of the house must be at least 4' wider than the garage element.

Carports:

Detached carports are not allowed. Attached carports will be considered. If a detached garage is adjacent to a home, a covered, paved area between the home and the detached garage may be utilized to park one vehicle. A carport is defined as having only two solid sides. The front façade requirements noted above in “Garage Width” also apply.

Garage Doors:

Garage doors are limited to 9' in height, however one single garage door may be 10' in height, to allow for a sprinter van or class B motorhome to be parked inside.

Driveways

The graded or paved surface of a driveway shall not exceed 16' in width within the front setback and the proposed surface is subject to approval by ARC. A variance of up to 4' in additional width may be approved if good cause is demonstrated. Where driveways cross drainage ways to enter any lot, the Owner must provide a culvert with concrete or stone head walls of a design subject to the approval of ARC. All driveways shall be concrete, concrete pavers, or similar. Asphalt is not allowed. Circular driveways are not allowed.

On Site Parking

Each lot must have an area for at least two surface guest parking spaces, excluding the enclosed garage. See Rules and Regulations relative to temporary RV parking on a driveway. No on-street parking is permitted within West Dalton Ranch.

Solar Applications

Passive and active solar applications are strongly encouraged. Active energy devices such as solar panels will be considered, may not cause excessive glare or reflection, nor reflect on adjacent homes or the golf course. Approved solar panels must be professionally installed and attached to the roof of the home and may not extend beyond roof lines.

Changes to Existing Homes and Landscaping

All significant changes to properties must be submitted for approval by ARC prior to any work being done. Some examples include painting or staining a structure a different color, addition to a home that will change any exterior façade, addition of a deck or walkway, adding plantings, etc. Work started or completed without approval is subject to removal at the Owner's expense. Refusal by the Owner to correct the matter will allow the WDRHOA to institute enforcement action including removal or correction at Owner's expense. In addition, failure to comply may be subject to penalties as established by the HOA Board of Directors. Repainting or restaining of structures with the original approved color does not require approval.

Material and Coverage Variances

It is the intent of the Association to consistently uphold these guidelines, however a superior design may support a variance, such as accent roofing square footage, or a siding material that is not specifically allowed. In these cases, the ARC shall use their professional judgement in determining and documenting what is approved. Such approval does not guarantee that what was approved in one situation will be approved in another.

SITE AND LANDSCAPING GUIDELINES

Site Work

No excessive excavations or fill will be permitted on any lot. Every attempt should be made to balance cut and fill with minimum use of retaining walls and engineered building pads.

Grading and Drainage

Site grading and drainage must occur with minimum disruption to the lot, without causing conditions that could lead to unnecessary soil erosion. Drainage must be directed to the front or back of the lot utilizing the drainage swales installed at or adjacent to both side lot lines. Drainage may not extend into an adjacent lot. Due to the varying levels of groundwater in the Animas Valley and existing soil conditions at West Dalton Ranch, French drains and/or crawl space drains are recommended in the construction of a home.

Utilities

Sewer and water lines have been provided for each lot at the front property line, and service lines should be brought to the residence via the shortest route within the lot. Any tap fees required are the responsibility of the lot Owner. Electrical service has been provided to the transformer cabinets near the property line. Trenching from the transformer cabinet to the residence is the responsibility of the Owner and shall be routed to minimize disruption to the existing landscape. All disturbed areas must be restored to their natural condition or addressed through installation of landscaping.

Sheds

Sheds must be submitted for review prior to installation. Size will be limited to a maximum of two hundred (200) square feet. Materials and colors shall be compatible with the home, and the shed may not pose a negative visual impact to neighboring properties. Generally, only stick built or custom sheds will be approved.

Greenhouses

Greenhouses can be an important addition to a home, providing opportunity for growing one's own food or enhancing the home's natural environment. It is important that they fit in the neighborhood and compliment other previously established guidelines. Greenhouses may not be placed on the front elevation of the home, nor within setbacks. It is encouraged that they be placed in back of the home, however locations on a side of a home will be considered, provided the unit is appropriately shielded from the street view.

Greenhouses that are detached can be no larger than two hundred (200) square feet. Greenhouses that are attached and incorporated into the home design will be reviewed on an individual basis but generally should not exceed three hundred (300) square feet. The review will take into consideration how well the greenhouse is incorporated into the home's footprint, as opposed to strictly being a "pop out".

Greenhouses need to be constructed in such a way that they become a permanent part of the property. Glass or polycarbonate panels are encouraged for the light transmission. If a polycarbonate is proposed, the material must have an expected lifespan of at least fifteen years and must be constructed in such a way that it can be replaced if it becomes discolored or hazy. The greenhouse structure needs to be placed on a permanent foundation and built with materials and colors to blend with existing home. No plastic may be used.

Once a greenhouse is approved and installed, the Owner is required to properly maintain the unit so that it is visually appealing, and is further required to either remove the unit or replace portions if notified by ARC that the unit or portions of the unit has become visually unappealing.

Play Equipment

Play equipment such as swings, slides and jungle gyms are permitted with the approval of ARC. Generally, these will be approved if located at the rear of the residence and if they are not obtrusive to adjacent lots or other amenity areas. Placement on the side of a home will be considered. In order to minimize their visual impact,

play structures, if possible, should be of muted colors. They are also encouraged to be screened through privacy panels or plantings, or contained within enclosed yard areas.

Walls and Fencing

Site walls or fences must appear as a visual extension of the residence, using similar materials and finishes. In no case will site walls or fences be permitted to arbitrarily delineate the building envelope, although it is understood that such walls or fences may define small yards, courtyards or terraces for the purpose of privacy. No lot shall have more than two thousand (2,000) square feet of area enclosed by fencing. Fencing options are included at the end of this document. Privacy or screen walls may also be utilized. If the fence construction includes a finished side, the finished side of the fence must face the neighboring properties. Fences may not exceed six (6) feet in height, measured from existing natural grade. Structural retaining walls may not exceed two (2) feet in height above grade and the design must be aesthetically pleasing as well as functional. Fencing installed along lot lines by the Declarant will not be considered in the limitations listed within.

Invisible Fencing for Dogs

Invisible fences are allowed on a limited basis and must be submitted for review prior to installation. Submittals must include a site plan showing the lot, footprint of the house, setbacks and the proposed area to be fenced. The area of the invisible fence should generally extend toward the rear property line, but remain at least 10' from the rear property line. Invisible fencing is not allowed in the front of the house and will be limited on the side(s) of a house. The maximum size shall be three thousand (3,000) s.f. Invisible fences shall be used only when the Owner is home and able to see the dog(s) and are not to be used when Owners are sleeping (day or night). Approval of any invisible dog containment fence may be revoked if dog(s) breach the boundary, intimidate passers-by, or cause a nuisance from barking.

Exterior Equipment

No roof mounted or wall mounted mechanical equipment is permitted. Any exterior mechanical equipment required must be ground mounted adjacent to the residence. Free-standing equipment, such as air conditioning compressors, shall be appropriately located and adequately screened. Adequate screening consists of landscaping and enclosure walls to prevent an unreasonable level of noise and to conceal the equipment from view of adjacent lots and road. Design and materials for shielding and screening must be shown on the plans.

Storage Tanks

Fuel tanks, water tanks and similar storage facilities are not allowed. Rain barrels will be considered and must be submitted for approval.

Satellite Dishes and Antennae

A satellite dish is allowed provided it is no larger than 24 inches in diameter. The dish shall be located as inconspicuously as possible. No antennae are permitted except that any on-site antennae required for the purpose of radio transmission related to fire protection or police/security matters, including satellite dishes, will be allowed.

Address Signs

Address numbers shall be attached to the home structure and shall be 6" or less in height. Alternate sizes will be considered. A detached address sign will be considered but must be submitted for review, and must receive approval before installation. There is no guarantee that alternate address signage will be approved and approval will be solely at the discretion of the ARC.

Construction Signs

Temporary construction signs for the builder or general contractor shall be limited to one sign per site, not to exceed seven hundred fifty (750) square inches of total surface area. The sign shall be free standing, not to exceed four feet in height above natural grade, and of a design and in a location within the site to be approved by the ARC. A temporary address sign may be placed during construction. Subcontractor signs are not allowed.

Site Lighting

Site lighting is permitted within the building envelope. Site lighting must be of a low-level subdued intensity and must direct light downward rather than outward or upward. Subdued lighting is defined as light fixtures with low wattage lamps, installed for the purpose of illuminating entrances, decks and driveways. Acceptable fixture types include fully recessed down lights, low voltage landscape lighting, step lighting or pathway lighting, and wall bracket lights with a completely shielded light source or that utilize a frosted or translucent material. Dark skies compliant fixtures are encouraged. Fixture information must be included with plan submittal. No light poles shall be allowed. Low landscape lighting shall not exceed 36" in height.

Flood lights are prohibited. Motion sensor lights are prohibited, however, a submittal incorporating a limited number of motion sensor downlight fixtures marking a walking path will be considered, provided the submittal can demonstrate that they are necessary for safety and that they will not negatively impact neighboring properties. Exterior lights may not be on timers.

Cameras and Security Equipment

Exterior cameras and security equipment must be submitted for approval prior to installation. Fixtures must be of a color that blends with the portion of the home on which they are installed to ensure they are not visually distracting.

Swimming Pools and Spas

Swimming pools and spas, if any, must be designed as a visual extension of the residence through the use of walls or courtyards and must be shielded from the view of adjacent properties. All pools and spas must be constructed according to La Plata County regulations and must be within the building envelope, whether surface or in ground.

Tennis and Sport Courts, Basketball Goals

Due to the area required by tennis courts and other sports courts, such courts are not permitted. Wall mounted basketball goals will be considered. Free standing basketball goals are not allowed. Small bocce ball courts or horseshoe pits proposed will be considered in areas other than the front of the home.

Firepits

Outdoor fire pits are allowed only with ARC approval, must be plumbed for natural gas and must be installed by a licensed plumber. Wood burning fire pits and chimeneas are prohibited.

Barbecue Grills

Barbecue grills are permitted, provided they are lidded cookers.

Plantings:

Two landscape templates are attached at the end of this document. These templates demonstrate the minimum required plantings for a lot, and may be utilized to develop a customized landscape plan. Plantings shall be chosen from the approved plant list that is attached at the end of this document, however some flexibility will be given for plantings within private areas. Private areas are the part of the building envelope which is shielded from view by site walls, fencing, privacy walls or structure.

Generally, front yards shall include turf grass lawn, two trees and shrub plantings. Back yards and private areas shall be fully landscaped and may be comprised of turf areas, areas of grasses utilizing the upland seed mix, patios, walkways and other hardscaping, and plantings of trees, shrubs and perennials, or may be more xeric in their landscaping.

Turf grass lawns can be Kentucky Blue Grass sod. Other acceptable bluegrass varieties include Thermal Blue Bluegrass/Fescue blend, Durablue and Thermal Blue Blaze, which offer lower water usage and heat resistance.

Updates to an Existing Landscape Plan:

Minor landscaping changes may not need approval. Adding up to 24 annuals during any calendar year will not require approval prior to planting. Minor rerouting of pathways (with no change in s.f. coverage) will not require prior approval. Addition of trees, shrubs or perennials need to be submitted for review prior to planting. Addition of all hardscaping, patios, decks, fencing, privacy panels and walkways need to be submitted for review prior to commencement of the work. If unsure whether your exterior project needs to be submitted for review, please contact the HOA for clarification.

West Dalton Ranch - Upland Seed Mix and Seeding Instruction

Common Name	Scientific Name	Growth Season	% of Mix	PLS lbs/acre
Slender Wheatgrass	<i>Elymus trachycaulus trachycaulus</i>	Cool		4.0
Sandberg's Bluegrass	<i>Poa secunda</i>	Cool		1.8
Indian Ricegrass	<i>Oryzopsis hymenoides</i>	Cool		1.0
Arizona Fescue	<i>Festuca arizonica</i>	Cool		2.0
Little Bluestem	<i>Schyzachyrium scoparium</i>	Warm		0.5
Canada Bluegrass	<i>Poa compressa</i>	Cool		2
Side-oats Grama	<i>Bouteloua curtipendula</i>	Warm		2.9
Blue Grama	<i>Chondrosium gracile</i>	Warm		0.5
Annual Rye	<i>Lolium multiflorum</i>			3.0
Lewis Flax	<i>Linum lewisii</i>	--		1.0
Total			100	18.7

Seeding rate based on 100 pure live seeds (PLS) per square foot, broadcast or drill-seeded.

General Soil Preparation Guidelines: Plants depend on the structure and properties of the soil in which they grow. All lots are expected to have the soil improved for planting. An initial investment in soil preparation goes a long way toward improving survival of plantings, reducing the need for fertilized and reducing irrigation requirements.

Test soils to be used within planting areas and amend based on the results. Plan on importing topsoil for pits smaller than five foot-wide and replacing soils with a pH above 10. Send sample to the CSU soil test lab for amendment recommendations:

Soil, Water and Plant Testing Laboratory - Soil Testing Lab (colostate.edu)

Import or amend soil to be fertile, friable, well-drained, or uniform quality, free of stones over one inch, sticks, oils, plaster, concrete and other deleterious materials. Apply compost and chemical additives based on soil test recommendations. Use compost that has a pH between 5.5 and 8.5, less than three mmhos/cm salt, and 30% organic content. Provide weed free statement and certification for all imported soils. Typical plantings: 6 CY compost/1,000 SF, Xeric plantings: 3 CY/1,000 SF, Turf: 6 CY/1,000 SF.

Templates and Plant List will be inserted

A Colorado State website will be referenced here for approved plantings, as that will be updated by the state from time to time

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