

**WEST DALTON RANCH
COMPREHENSIVE AMENDED AND RESTATED
ARCHITECTURAL AND LANDSCAPING GUIDELINES**

Dated: May 7, 2024

These COMPREHENSIVE AMENDED AND RESTATED ARCHITECTURAL AND LANDSCAPING GUIDELINES FOR WEST DALTON RANCH (the "Guidelines") are a consolidation, restatement and amendment of the existing Architectural and Landscaping Guidelines for West Dalton Ranch 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.

RECITALS

- A. Pursuant to Article XIV of the Declaration of Covenants, Conditions, Restrictions and Easements for West Dalton Ranch recorded on November 8, 2023 as Reception No. 1227394 of the records of the La Plata County, Colorado Clerk and Recorder's office (the "Declaration"), architectural and landscaping guidelines are established for the purposes of guiding the development of Improvements on Lots within West Dalton Ranch.
- B. The original West Dalton Ranch Architectural and Landscaping Guidelines were recorded on November 8, 2023 as Reception No. 1227395 of the records of the La Plata County, Colorado Clerk and Recorder's office (the "Guidelines").
- C. Pursuant to Section 14.15 of the Declaration, the Board of Directors of the West Dalton Ranch Home Owners' Association, a Colorado nonprofit corporation has the authority to amend, repeal, and augment the Guidelines from time to time.
- D. With these Comprehensive Amended and Restated Architectural and Landscaping Guidelines the Board amends, repeals, and augments the Guidelines to correct setbacks, adjust limitations on some materials and dimensions, to add approved plants, and to provide direction in areas not addressed in the original guidelines.

OVERVIEW

West Dalton Ranch offers a wonderful high-country pastoral feel, 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. Emphasis is placed on the preservation and enjoyment of the natural environment.

RETURN TO: WEST DALTON RANCH HOME OWNERS' ASSOCIATION
c/o AREM 1201 MAIN AVE, STE 103, DURANGO, CO 81301

Reception #: 1232419 5/21/2024 10:09:41 AM
La Plata County Recorder, Tiffany Lee Page 1 of 28
Rec Fee: \$148.00 Doc Fee: \$0.00 LK



These Guidelines provide direction to Owners for the improvement of their properties, implementing philosophy by providing standards for architectural design, site planning and landscaping. No individual residence or structure should stand apart in its design or construction so as to detract from the overall environment and appearance of the community. However, the intent is not to create look-alike residences or improvements, nor to suggest that they have identical colors and materials. Rather, these Guidelines are intended to promote harmonious diversity that also works well with our neighboring Dalton communities.

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 will continue to be enhanced over time.

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 one single family residence 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.

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 their own design work, or to retain nonprofessional services and the result in either case is not approved by the ARC, the ARC has the right to require an Owner to thereafter utilize professional design services.

Building Envelope and Setbacks

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. If the need is demonstrated, roof eaves may be approved to extend into the setback up to 18" and up to 24" on one side of the home. The building envelope is defined by the setbacks.

The Front Setback for all Lots is 20'. Other setbacks shall be 10' on the sides and 10' in the rear, or the width of the Drainage & Utility Easement(s) as shown on the Plat, whichever are larger. Please note that easements affect rear setbacks on several lots. See the Revised Building Setback Map dated April 14, 2024, on Page 18 of these Guidelines.

The width of the road and road right-of-way (ROW) in West Dalton Ranch is 60'. The road is generally 30' wide and the road right-of-way extends from the edge of pavement approximately 15' in toward each lot. The exact location of the ROW is the area between the edge of pavement and the front property line. The ROW provides a visual extension of the front of each lot. The

ROW is owned by WDRHOA, however landscaping installation and maintenance is the responsibility of the adjacent lot owner. Additional information on plantings is included below under Landscaping in Road Right-of-Way.

The Front Setbacks for Lots 23, 28, 43 and 44 shall be 20', as shown on the Building Setback Map, however the "front" shall be determined by driveway access. For example, if the driveway access is from Fairway Drive, that shall be the front, and side and rear setbacks will apply to the remaining three sides of the lot.

Impervious Coverage

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 is 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 Footprint

To create a more complex and interesting structure, building footprints are encouraged to include multiple turns, jogs, pop-outs or other 3D features. 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 complement the simplicity of the design. Setting the garage back or adding a significant front porch are examples of adding desired articulation to a simpler structure.

Structure Height

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

Exposed foundation walls must be finished in a material compatible with and repeated on the exterior 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 and metal components.

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 exterior of the home, provided 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 including T&G, vertical board and batt, shiplap, channel rustic and similar patterns. Synthetic wood including 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 if appropriate based on the overall architectural design and character. Accent materials should comprise no more than 25% of any elevation, however, provided the application is fitting for the architectural style, a variance of up to 40% coverage may be applied for.

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

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

Stone: Placement of stone in the design should be used 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 with longer or flatter profiles in neutral or darker colors. 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, and other similar uses, are 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 10/12. Flat roofs are allowed, provided the architectural design has sufficient detail and features to compensate for the flat roofline. Flat roofs may be combined with other roof pitches with no required ratio.

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. Corrugated metal with a rusted patina may be used as an accent roofing material, or may comprise the entire roof if appropriate, based on the architectural design.

Alternate Metal and Other Roofing: A wide variety of other roofing materials is available, including concrete and clay tiles. These will be considered individually on the basis of appropriateness to architectural style, color and the overall harmony of the exterior material palette.

Prohibited roofing materials include 3-tab 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 strongly encouraged. Fixture information must be included with plan submittal including manufacturer, model, finish, type of bulb and maximum wattage. Flood lights are prohibited. Motion sensor lights are prohibited on structures. Exterior lights on timers, if any, may be limited on hours of operation within Rules and Regulations. See also Site Lighting in Landscaping portion of these Guidelines.

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. See possible exceptions for eaves in Building Envelope and Setbacks.

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 – 9, 23 – 33 and 38 – 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 10 – 22 and 34 – 37 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. See Garage Width directly below.

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:

When facing the street, garage doors are limited to 9' in height, however one single garage door may be a maximum of 10' in height, to accommodate a sprinter van or class B motorhome to be parked inside. Garage doors turned at least 75 degrees from the front of the house may be a maximum of 10' in height. Other variances will be considered providing the architecture supports the use of the proposed doors.

Driveways

The driveway shall not exceed 22' in width as it enters the lot, and the proposed surface is subject to approval by ARC. 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. Driveways shall be concrete, concrete pavers, or similar. Asphalt is not allowed.

On Site Parking

Driveways must offer at least two surface guest parking spaces, in addition to the parking spaces located within the enclosed garage.

Solar Applications

Passive and active solar applications are strongly encouraged. Active energy devices such as solar panels will be considered and 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, an addition to a home that will change any exterior façade, an 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

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 any drainage swales installed at or adjacent to both side lot lines. Drainage swales that were installed by the Developer must remain in the same location and must be maintained by the Lot Owner. Drainage & Utility Easements are shown on the West Dalton Ranch Plat. 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

It is important that greenhouses fit within the neighborhood and comply with these 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 placement on one side of a home will be considered, provided the unit is appropriately shielded from the street view.

Detached greenhouses may be a maximum of one hundred (100) square feet. Greenhouses attached to the home may be a maximum of one hundred (100) square feet. A variance to increase an attached greenhouse to a maximum of two hundred (200) square feet may be applied for if the greenhouse is fully integrated into the home design rather than 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 the 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 have become discolored, hazy or 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 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 should appear as a visual extension of the residence. 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. 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. Submittals for enclosed areas and/or privacy or screen walls must include a site plan showing the location of enclosed area with dimensions showing calculation of the area to be fenced, proximity to property line(s), construction details, materials and color(s). Landscape Fence Detail Prototypes are on pages 26 and 27 of these Guidelines. Other designs will be considered. Fencing installed along the west side of Lots 1 through 11 by the Declarant and maintained by the Association may vary from the fence designs shown on the Landscape Fence Detail Prototypes. It is recommended that fences not be built over drainage and utility easements. If a fence is proposed to be built over a drainage easement it must be demonstrated that it will not impede the flow of water within the easement. See Notice 8 on the West Dalton Ranch Plat.

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, drainage easements and the proposed area to be fenced. The area of the invisible

fence should generally extend toward the rear property line and 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) square feet. Invisible fences shall be used only when the Owner(s) are home and able to see the dog(s) and shall not be used when Owner(s) 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 the 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. Dishes 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. Equipment to be installed for fire protection or police/security matters shall be submitted to ARC for review, preferably prior to installation.

Address Signs

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

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. One standard real estate sign may be placed. Standard sizing may be redefined from time to time within Rules and Regulations.

Site Lighting

Site lighting is permitted within the building envelope. Site lighting within setback areas may be approved if a need for safety is demonstrated. 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 on structures 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 on timers, if any, may be limited on hours of operation within Rules and Regulations.

Cameras and Security Equipment

Exterior cameras and security equipment mounted on the exterior of a home 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 and require ARC approval. All pools and spas must be constructed according to La Plata County regulations and must be within the building envelope. Only in ground pools will be considered.

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, chimeneas and similar units are prohibited.

Barbeque Grills

Barbecue grills are permitted, provided they are lidded cookers.

Landscape Plans and Plantings:

An attractive, inviting landscape is the result of careful planning and application of landscape design principles.

Landscape plans must address the entire lot. Landscape Prototype Layouts have been developed. There are two standard landscaping plans, the one xeric landscaping plan. These plans demonstrate possible layouts including an appropriate number of plantings. They are available through the Property Manager or ARC for reference and can also be utilized to develop a more customized landscaping plan for individual lots.

A minimum number of plantings will be required however the breakdown of components may vary depending on the type of landscaping and architectural design. All plans shall include a minimum of two deciduous trees, and one ornamental or evergreen tree. Beyond this minimum for the number of trees, the breakdown of the balance of plantings may vary, provided the front elevation requirements noted below are achieved. It is generally suggested that plans include a variety of shrubs to include small, medium and large, not less than twelve total, and mixed perennials not less than twenty-four total. Ornamental grasses add visual interest and are encouraged where appropriate.

To add visual interest and biodiversity, the front elevation of the property (the area from the property line extending towards the front of the home) shall include a minimum of (12) one-gallon perennials, ornamental grasses and/or groundcovers, (5) three-gallon or five-gallon small/medium or large shrubs and (1) ornamental, deciduous or evergreen tree. Homes shall provide clear definition of pedestrian entry and primary home facade in comparison to the garage door. Enhancements that highlight the primary building architecture and diminish the presence of the garage are encouraged. A 3' wide pedestrian path to the front door that connects to the street or driveway is encouraged.

Generally, there should be no extent of mulch area greater than 50 sf without living plant material (excluding weeds). This requirement may not apply if the landscape design incorporates more densely planted areas with larger unplanted areas. Living plant material shall have a minimum 50% coverage of mulch areas within 5 years after construction. Plantings should include a mixture of horizontal and vertical interest such as spreading ground covers, perennials, shrubs and spreading shrubs. The addition of boulders and other hardscape features should be considered to increase visual interest.

The Approved Plant List is on pages 19 through 21 of these Guidelines. Plantings shall be chosen from the approved plant list 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, hedges, or structure.

Please note that the approved plant list may be updated from time to time. Contact the Property Manager or ARC for the most current list.

Turf grass lawns may be Kentucky Blue Grass sod. Lower water usage and heat resistant turf options include Thermal Blue Bluegrass/Fescue blend, Durablue and Thermal Blue Blaze. A West Dalton Ranch Upland Seed Mix is on page 22 of these Guidelines. Other turf options will be considered.

Landscape Site Details Prototypes are on pages 23 through 25 of these Guidelines. These details offer specifications on installation of landscaping.

Landscaping in Road Right-of-Way

Landscaping shall be designed and maintained in a way that is continuous to the rest of the front landscape and not visually separate from it, and the area shall be treated as an easement. The ROW may include utility lines that could affect the location of proposed plantings. Locate utilities and note those on the landscape plan. Maintain clear visibility for vehicles and pedestrians. Since the ROW may be used for snow storage, plantings should be limited. Perennials and shrubs shall be lower than 30" height. At least one deciduous tree 2 caliper or larger, must be included, a minimum of 10' from driveway and 10' from edge of pavement and it must be limbed below 5'.

Updates to an Existing Landscape Plan:

Minor landscaping changes may not need approval. Adding up to 24 annuals and up to 12 perennials during any calendar year will not require approval prior to planting. Minor rerouting of pathways (with no substantial change in s.f. coverage) will not require prior approval.

Addition of trees, shrubs, larger numbers of perennials, hardscaping, patios, decks, fencing, privacy panels, walkways and similar improvements need to be submitted for review prior to planting and/or installation. The Landscape Improvements Submittal Form is available through the Property Manager or the ARC and will simplify this process.

DESIGN REVIEW PROCESS

This Section covers the design review process from submittal through final release. The Design Review Process will need to be completed prior to an Owner or Builder's submission to La Plata County for a Building Permit. 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.

Preliminary Design Submittal and Review (Optional)

Preliminary architectural plans may be submitted for review and comment; however, this is not a requirement. If any variance options are being requested it is recommended that a Preliminary Design Submittal be made. 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.

Preliminary Design Review Fee (Optional)

The preliminary review fee is \$200 and must be paid prior to preliminary design review. Submittals must include a receipt from the Property Manager showing proof of payment. ARC will review the package and respond in writing within 21 days or sooner after the receipt of the preliminary submittal.

Final Design Submittal and Review

Final design submittal shall include all the documents as outlined below. No review will commence until the submittal is complete. Site and building plans should be provided within one attachment, and any other documentation be provided within a second attachment.

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 via email.

Final Design Review Fee

The Design Review Fee must be paid prior to review of the final design submittal. Contact the Property Manager for the current fee amount. Payment shall be made through the Property Manager. Final submittals must include this receipt from the Property Manager showing proof of payment.

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 (currently c/o AREM HOA and Property Management, LLC, 1201 Main Avenue, Suite 103, Durango, CO 81301).

SITE PLAN, fully dimensioned, showing the following:

- ◆ Entire site showing 1' minimum elevation contours of lot
- ◆ Location of existing drainage swales and all utility and drainage easements
- ◆ 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 patios (including materials and colors)
- ◆ Utility sources and connections
- ◆ Size and location of culvert, if required, including detail on head walls
- ◆ Location of concrete washout within lot lines, demonstrating that washout debris will be completely contained within the lot

- ◆ Calculations for square footage of impervious/permeable coverage and any other limited areas shown on site plans, such as enclosed or fenced areas. Information included with the submittal must demonstrate how those were calculated, and reference corresponding dimensions shown on the plans.

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
- ◆ All construction details including fascia/soffit, window and door trim, porches, decks, railings and other material features including manufacturer, type or style, and color (if applicable)
- ◆ Calculations for square footage of all areas for materials subject to minimum or maximum coverage limits must be included. Information included with the submittal must demonstrate how those were calculated, and reference corresponding dimensions shown on the plans.

EXTERIOR MATERIALS AND COLORS

Provide specific information on exterior materials and colors including manufacturer, product name, photos or images and website links where available, embedded within a PDF or similar, including the following:

- ◆ Roof material (manufacturer name, type, and color)
- ◆ Stucco (manufacturer name, finish type, and color) with clear designation of application on elevations (*sample may be required*)
- ◆ Siding -- description or profile of siding style that includes dimensions, species and texture, with stain or paint (manufacturer name, type, color)
- ◆ Stone – installation details including caps, terminations, and integration of sheet metal should be shown as well as stone type and photograph
- ◆ Beams, logs, eaves, soffits, trim boards and other architectural elements - a description with details as appropriate (manufacturer name, type, color)
- ◆ Materials for decks and any other exterior elements – a description with details as appropriate (manufacturer name, type, 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 or up.
- ◆ Exterior doors and door hardware (manufacturer name, type, color, finish)
- ◆ Window type and color (manufacturer name, type, 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 fully dimensioned, clearly showing and labeling existing and proposed site features, including the following:

- ◆ Location of the house, walks, planters, decks and patios
- ◆ Specifications for hardscape elements including planters, walkways, decorative borders, patios, etc.
- ◆ Areas of turf with square footage calculated, and type of turf
- ◆ Irrigation system (if applicable) with system details
- ◆ Location, size and type of all plantings
- ◆ Location and specifications for any other proposed structure(s) (shed, play, etc.)
- ◆ Privacy panels, if any, including dimensions, proximity to property lines, construction details, materials and colors
- ◆ Location of enclosed area (fencing) with dimensions showing calculation of the area to be fenced, proximity to property line(s), construction details, materials and color(s)

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

COMMENCEMENT THROUGH COMPLETION OF CONSTRUCTION

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 an extension of one year may be submitted and approval shall not be unreasonably withheld.

Inspections of Work in Progress

The ARC may inspect all work in progress for compliance with these Guidelines and with the plans approved by the ARC 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

Any additions or changes to a residence or lot, including changes considered during construction or considered for a completed residence or structure must be submitted to ARC for approval prior to making those additions or changes. The same is true for additions or changes to landscaping.

Completion of Construction

The Owner shall complete the construction of any improvement on their lot within fifteen (15) 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 six (6) month extension may be applied for and must be received within fifteen (15) months of the start of construction. One additional six (6) month extension may be applied for and must be received within twenty-one (21) months of the start of construction. A request for an extension an additional extension must include a schedule for final completion.

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.

Completion of Landscaping

Installation of landscaping is expected to have commenced at or prior to completion of the construction and optimally will be completed within 30 days. ARC shall take into consideration limitations on timing of installation due to seasonal conditions and when necessary, will work with Owners to allow for a reasonable amount of time for installation.

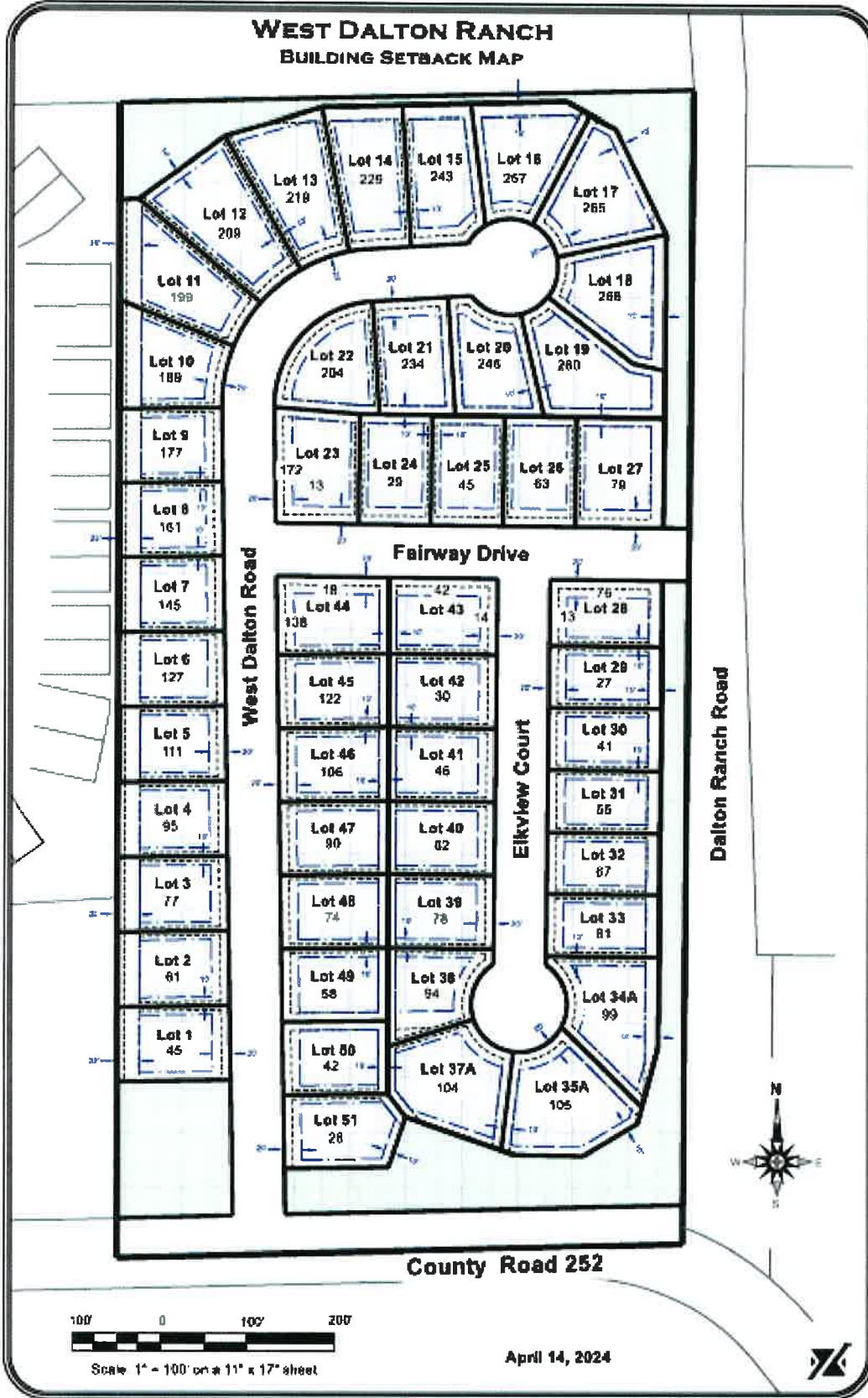
Nonwaiver

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.

**WEST DALTON RANCH
BUILDING SETBACK MAP**



APPROVED PLANT LIST

BOTANICAL NAME	COMMON NAME	HT	SP	SIZE	FEATURES
DECIDUOUS TREES					
Celtis Occidentalis	Western Hackberry	55'	45'	2" cal	Irregular, med growth
Ulmus Japonica x 'Morton'	Accolade Elm	60'	35'	2" cal	Vase shaped, fast growing
Tilia cordata 'Greenspire'	GS Littleleaf Linden	35'	30'	2" cal	Formal oval shape, dark green
Acer saccharum 'Green Mtn'	GM Sugar Maple	45'	25'	2" cal	Faster growing, fall color
Quercus alba	White Oak	50'	50'	2" cal	Hardy, low water
Quercus rubra	Red Oak	50'	50'	2" cal	Nice fall color, upright shape
Glenditsia triacanthos	Shademaster Honeylocust	45'	40'	2" cal	Excellent shade tree
EVERGREEN TREES					
Juniperus scopulorum	Rocky Mtn Juniper	25'	10'	6'-8' ht	Native
Pinus nigra	Austrian Pine	50'	35'	6'-8' ht	Open shape, gets large
Pinus mugo	Mugo Pine	15'	15'	4'-8' ht	Shrub like, many sizes available
Pinus aristata	Bristlecone Pine	15'	12'	4'-6' ht	High altitude native
Abies concolor	Concolor Fir	50'	15'	4'-6' ht	Stately and symmetrical
Pinus sylvestris	Scotch Pine	40'	30'	4'-6' ht	Blue-green color
ORNAMENTAL TREES					
Crataegus crus-galli inermis	Cockspur Hawthorn	20'	20'	1.5" cal	Compact, spring & fall color
Malus 'Spring Snow'	SS Crabapple	25'	25'	1.5" cal	Fruitless
Amelanchier alnifolia	Saskatoon Serviceberry	15'	12'	1.5" cal	Wispy, spring flowers, fall color
Prunus cerasifera 'Krauter'	Vesuvian Plum	25'	20'	1.5" cal	Spring color
<i>Other Ornamental Trees will be considered for approval.</i>					
FRUIT TREES					
<i>Fruit trees will be considered for approval. Rules & Regulations address ongoing maintenance requirements for fruit trees.</i>					
MEDIUM/LARGE SHRUBS					
Cornus sericea 'Isanti'	Isanti Dogwood	4'	3'	5 GAL	Red twigs in winter
Acer ginnala 'Bailey Compact'	Amur Maple	7'	7'	5 GAL	Multistem varieties available
Perovskia atriplicifolia	Russian Sage	4'	4'	5 GAL	Xeric, sage color
Salix purpurea nana	Arctic Willow	4'	6'	5 GAL	Fast growing
Spiraea japonica	Spiraea	5'	5'	5 GAL	Many varieties
Shepherdia argentea	Buffaloberry	8'	8'	5 GAL	Round, dark green
Forsythia Gold Tide	Forsythia	2'	5'	5 GAL	Early yellow flowers
Physocarpus opulifolius	Summer Wine Ninebark	5'	5'	5 GAL	Good hedge
Ribes alpinum	Alpine Currant	5'	5'	5 GAL	Native
Rosa woodsii	Western Wild Rose	5'	5'	5 GAL	Blooms in summer

BOTANICAL NAME	COMMON NAME	HT	SP	SIZE	FEATURES
Potentilla fruticosa Jack.	Potentilla	4'	4'	5 GAL	Yellow flowers, native
Syringa spp.	Lilac	6'	7'	5 GAL	Miss Kim is a dwarf option
Cytisus purgans	Spanish Gold Broom	3'	6'	5 GAL	Brilliant spring color
Chamaebatiaria sp.	Fern Bush	5'	6'	5 GAL	Durable

SMALL SHRUBS

Potentilla fruticosa	Potentilla	3'	3'	5 GAL	Yellow flowers
Spiraea japonica	Anthony Waterer	3'	3'	5 GAL	Pink flowers, ornamental
Prunus besseyi PB	Pawnee Butte Sand Cherry	12"	5'	5 GAL	Slow growth, very xeric
Rhus aromatica 'gro-low'	Dwarf Fragrant Sumac	24"	5'	5 GAL	Red fall color
Juniperus sabina	Buffalo Juniper	18"	5'	5 GAL	Evergreen, low spreader
Symphoricarpos x chenaultii	Hancock Coralberry	3'	5'	5 GAL	Deciduous spreader
Cotoneaster apiculatus	Cranberry Cotoneaster	2'	5'	5 GAL	Spreader, bee friendly
Philadelphus Snow Dwarf	Dwarf Mock Orange	2'	3'	5 GAL	Fragrant, very xeric
Manzanita	Panchito Manzanita	2'	3'	5 GAL	Low Water
Caryopteris x clandonensis	Blue Mist Spirea	2'	3'	5 GAL	Beautiful blue flowers

GROUNDCOVER

Veronica pectinata	Woolly Speedwell	4"	24"	1 GAL	Best in shade, tiny leaves
Thymus praecox pseudol.	Woolly Thyme	2"	24"	1 GAL	Other varieties also good
Sedum spp	Stonecrop	6-9"	18"	1 GAL	Succulent, very low water
Potentilla reptans	Creeping potentilla	5"	24"	1 GAL	Yellow flowers, fast spread
Vinca	Periwinkle	6"	1'	1 GAL	Blue spring flowers, likes shade
Iberis sempervirens	Candytuft	6-8"	24"	1 GAL	White spring flowers, evergreen
Zauschneria	Hummingbird Trumpet	9"	24"	1 GAL	Orange flowers
Delosperma sp.	Ice Plant	3-6"	1'	1 GAL	Various colors
Manzanita	Mock Bearberry	8"	4'	1 GAL	Beautiful foliage

ORNAMENTAL GRASSES

Calamagrostis acutiflora	Karl Foerster Feather	3-4'	3'	1 GAL	Hardy, strong ornamental value
Helictotrichon sempervirens	Blue Avena	1'	3'	1 GAL	Blueish green, smaller tufts
Festuca glauca	Blue/Green Fescue	10"	1'	1 GAL	Smaller mature clumps
Bouteloua gracilis	Blue Grama	1'	1'	1 GAL	Native prairie grass
Muhlenbergia sp.	Muhly Grass	3'	3'	1 GAL	Low maintenance, fall plumes
Schizachyrium sp.	Little Bluestem	2'	1'	1 GAL	Silvery-blue foliage

SUGGESTED PERENNIALS

Iris Species	Iris	2'		1 GAL	Variety of colors, low water
Nepata x faassenii	Catmint	2'		1 GAL	Purple flowers May – June
Artemisia spp.	Silver Mound Sage	2'		1 GAL	Silvery blueish color
Echinacea spp.	Coneflower	2'		1 GAL	Purple flowers, Jul - Sept
Hemerocallis spp.	Daylily	2'		1 GAL	Yellow flowers, June - Oct

BOTANICAL NAME	COMMON NAME	HT	SP	SIZE	FEATURES
SUGGESTED PERENNIALS (cont.)					
Rudbeckia spp .	Black Eyed Susan	2'		1GAL	Low water use
Salvia sylvestris	May Night Salvia	2'		1 GAL	Xeric, purple stalks
Coreopsis varieties	Coreopsis	1'		1 GAL	Yellow flowers, July - Sept
Aquilegia species	Columbine	2'		1 GAL	Multi-color, prefer shade
Aster Novae	Purple Aster	2'		1 GAL	Fall bloomer
Spring bulbs	Daffodils, tulips	10"		each	Plant in fall for spring flower
Linum	Flax	2'		1 GAL	Blue flowers
Penstemon	Beardtongue	1'		1 GAL	Numerous colors
Huechera sp.	Coral Bells	8"		1 GAL	Beautiful foliage
Phlox	Phlox	1'		1 GAL	Colorful flowers
Dianthus	Sweet William	6"		1 GAL	Numerous colors
Origanum Libanoticum	Ornamental Oregano	6"		1 GAL	Flowering
Hyssop	Hyssop	1'		1 GAL	Hardy, adaptable herb
Salvia argentea	Silver Sage	1'		1 GAL	Silver green foliage
Berlandiera lyrata	Chocolate Daisy	1'		1 GAL	Fragrant wildflower

Other perennials may be planted; this list includes those most likely to thrive in our climate.

This Approved Plant List will be updated periodically. Please check with the Property Manager or the ARC to make certain you have the most current version.

West Dalton Ranch Upland Seed Mix
Seeding Instructions

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>Chondrosum 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.

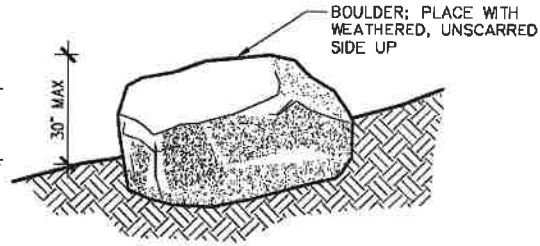
General Soil Preparation Guidelines: Plants depend on the structure and properties of the soil in which they grow. All lots are expected to have the soil improved for planting. An initial investment in soil preparation goes a long way toward improving survival of plantings, reducing the need for fertilizer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

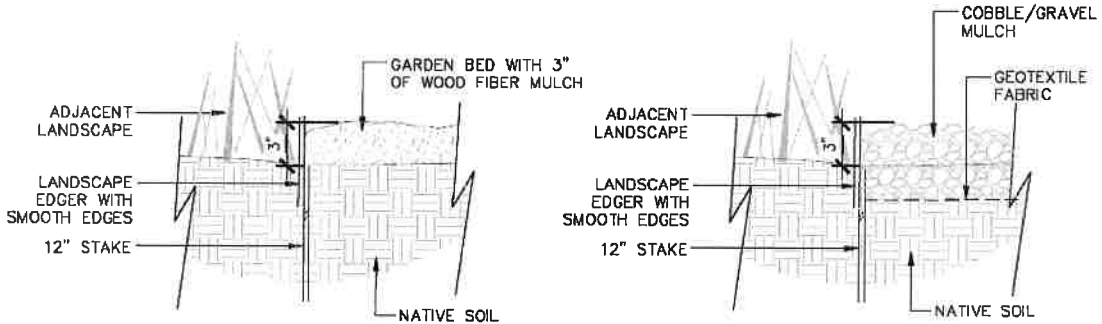
Import or amend soil to be fertile, friable, well-drained, of uniform quality, free of stones over one inch, sticks, oils, plaster, concrete and other deleterious materials. Apply compost and chemical additives based on soil test recommendations. Use compost that has a pH between 5.5 and 8.5, less than 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.

NOTES:

1. PLACE ROCKS TO CONFIGURATIONS AND LOCATION AS SHOWN ON THE PLAN.
2. BURY ROCK $\frac{1}{3}$ TO $\frac{1}{2}$ OF TOTAL DEPTH.
3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
4. ROCKS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.

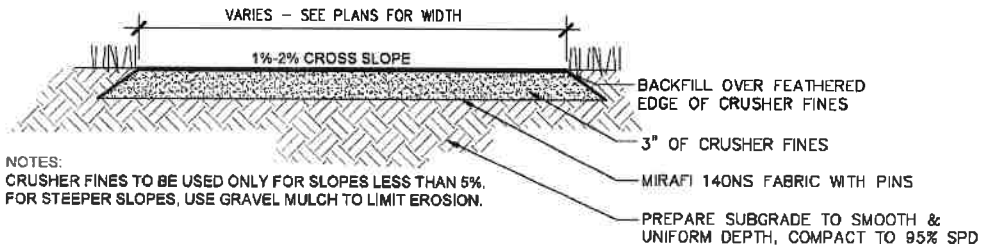


4 LANDSCAPE BOULDER
L2.1 NTS



2 LANDSCAPE EDGER WITH WOOD MULCH
L2.1 NTS

3 LANDSCAPE EDGER WITH COBBLE MULCH
L2.1 NTS



NOTES:

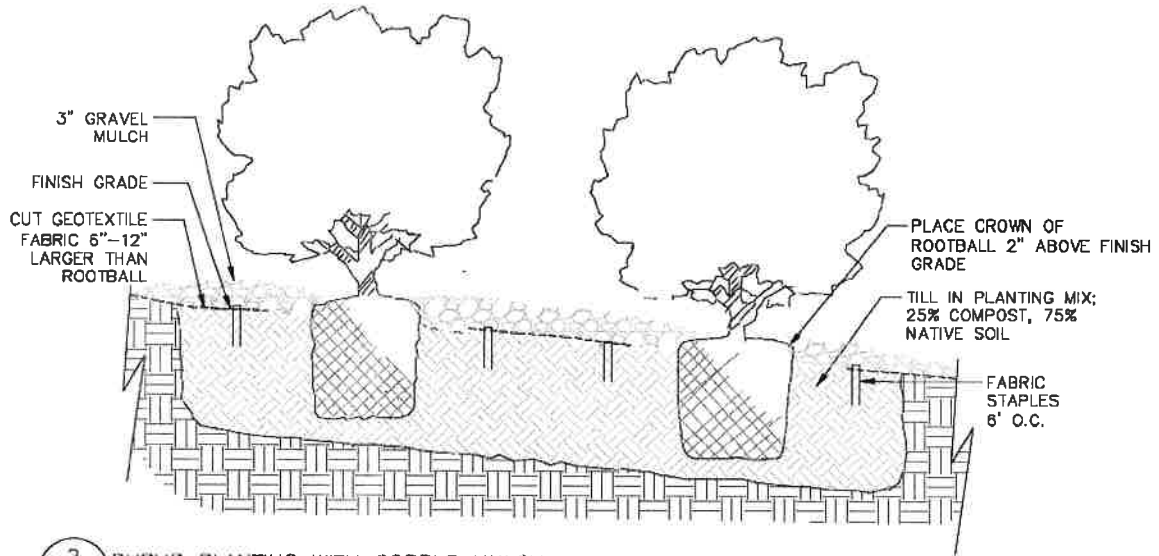
- CRUSHER FINES TO BE USED ONLY FOR SLOPES LESS THAN 5%. FOR STEEPER SLOPES, USE GRAVEL MULCH TO LIMIT EROSION.

1 3" DEPTH CRUSHER FINES OVER FILTER FABRIC
L2.1 NTS

IRRIGATED SOLID SOD PLANTING SUBSTITUTE:

1. NATIVE GRASS SEED MIX OR MIXED PLANTINGS WITH ROCK MULCH OVER GEOTEXTILE FABRIC OR NATURAL WOOD MULCH OVER SOIL.
 - 1.1. LIVING PLANT MATERIAL SHALL HAVE MINIMUM 65% COVERAGE OF MULCH AREA WITHIN 5 YEARS AFTER CONSTRUCTION.
 - 1.1.1. PLANTING REQUIREMENTS:
 - 1.1.1.1. MINIMUM (3) 4'-0" HEIGHT SHRUBS PER 100 SF OF MULCH AREA.
 - 1.1.1.2. MINIMUM (1) TREE PER 200 SF OF MULCH AREA.
 - 1.1.2. SUGGESTED PLANT MATERIAL: MIXTURE OF SPREADING GROUND COVERS, PERENNIALS, SPREADING SHRUBS, TREES AND BOULDERS.
 - 1.1.3. SUGGESTED PERENNIALS: THYMUS SP., PHLOX SP., PERIWINKLE SP., HIMALAYAN FLEECE FLOWER, BASKET OF GOLD, SEDUM SP., SPEEWELL SP., ICE PLANT SP., PENSTEMON SP., SULPHUR FLOWER, GERMAN GARLIC, LAVENDER SP., LAVENDER COTTON, AGASTACHE SP., IRIS SP., COLUMBINE SP., NEPETA WALKER'S LOW, SALVIA SP.
 - 1.1.4. SUGGESTED SHRUBS: TALL WESTERN SAGE, RABBIT BRUSH SP., APACHE PLUME, YUCCA SP., AGAVE SP., ERIGONUM SP., ARTEMISIA SP., FERN BUSH, POTENTILLA SP., LONICERA SP., SAND CHERRY SP., COTONEASTER SP., JUNIPERUS SP., CORALBERRY SP.

<p>DUN DESIGN</p> <p>1200 26th Avenue Brentwood, CA 94005 TEL: 415.477.8181 www.dunndesign.com</p>	<p>LANDSCAPE PROTOTYPE</p> <p>WEST DALTON RANCH</p>	<p>SCALE: 1/4" = 1'-0"</p> <p>SITE DETAILS</p> <p>DATE: 11/20/24</p> <p>L2,1</p>
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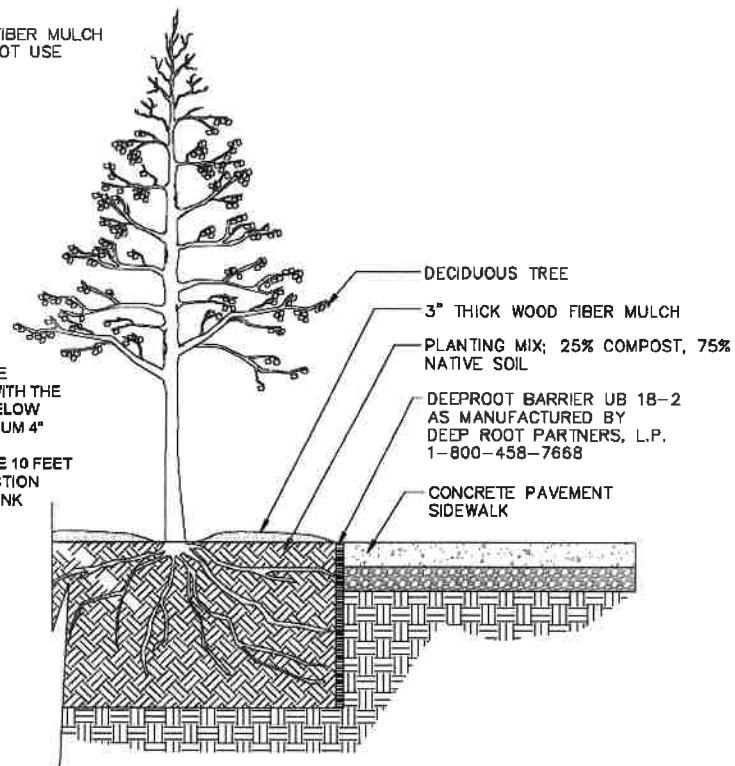


2 SHRUB PLANTING WITH COBBLE MULCH
L2.2 NTS

NOTE: IF USING WOOD FIBER MULCH IN PLANTING BED, DO NOT USE GEOTEXTILE FABRIC

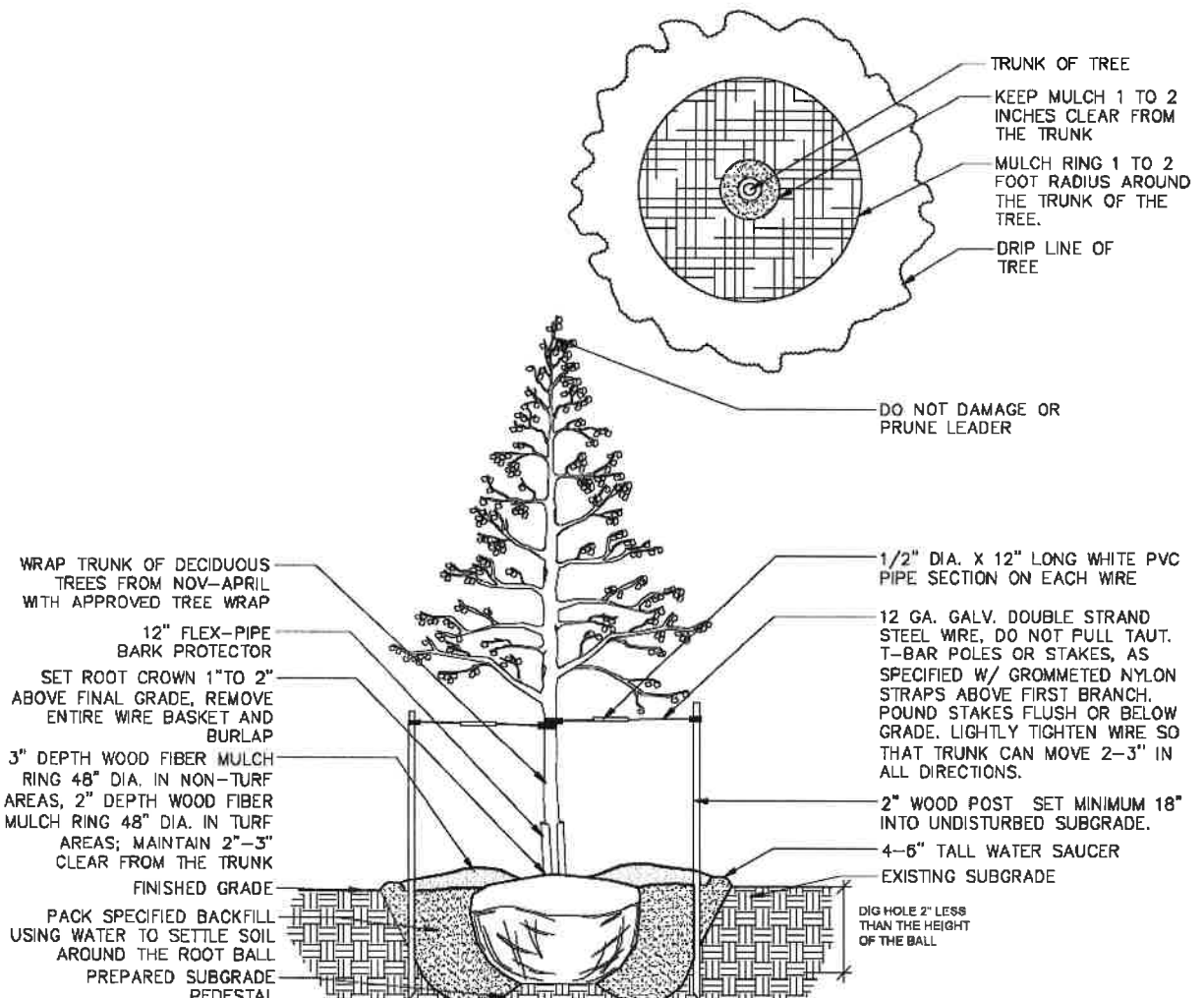
NOTES:

1. ROOT BARRIER TO BE MINIMUM 18" DEEP WITH THE TOP A MINIMUM 2" BELOW GRADE AND A MAXIMUM 4" BELOW GRADE.
2. ROOT BARRIER TO BE 10 FEET LONG IN EACH DIRECTION FROM THE TREE TRUNK CENTER.



1 ROOT BARRIER AT EDGE OF WALK
L2.2 NTS

 <small>1309 East 9th Avenue Bozeman, MT 59718 406.586.4777 www.ohmdesign.com</small>	LANDSCAPE PROTOTYPE WEST DALTON RANCH	<small>SECTION</small> PLANTING DETAILS <small>SHEET NUMBER</small> L2.2
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WRAP TRUNK OF DECIDUOUS TREES FROM NOV-APRIL WITH APPROVED TREE WRAP

12" FLEX-PIPE BARK PROTECTOR

SET ROOT CROWN 1" TO 2" ABOVE FINAL GRADE, REMOVE ENTIRE WIRE BASKET AND BURLAP

3" DEPTH WOOD FIBER MULCH RING 48" DIA. IN NON-TURF AREAS, 2" DEPTH WOOD FIBER MULCH RING 48" DIA. IN TURF AREAS; MAINTAIN 2"-3" CLEAR FROM THE TRUNK

FINISHED GRADE

PACK SPECIFIED BACKFILL USING WATER TO SETTLE SOIL AROUND THE ROOT BALL

PREPARED SUBGRADE PEDESTAL

1/2" DIA. X 12" LONG WHITE PVC PIPE SECTION ON EACH WIRE

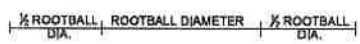
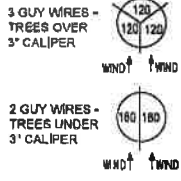
12 GA. GALV. DOUBLE STRAND STEEL WIRE, DO NOT PULL TAUT. T-BAR POLES OR STAKES, AS SPECIFIED W/ GROMMETED NYLON STRAPS ABOVE FIRST BRANCH. POUND STAKES FLUSH OR BELOW GRADE. LIGHTLY TIGHTEN WIRE SO THAT TRUNK CAN MOVE 2-3" IN ALL DIRECTIONS.

2" WOOD POST SET MINIMUM 18" INTO UNDISTURBED SUBGRADE.

4-6" TALL WATER SAUCER

EXISTING SUBGRADE

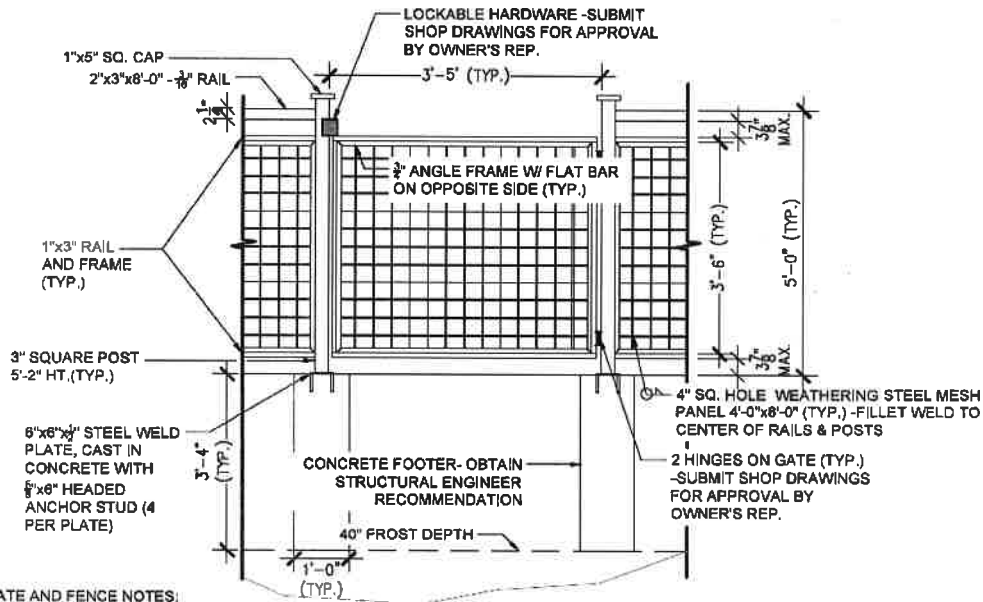
GUYING PATTERN FOR DECIDUOUS TREE PLANTING



- NOTES:**
1. GUY AND STAKE ALL DECIDUOUS TREES 2" CALIPER AND LARGER.
 2. REMOVE STAKES, GUY WIRES, AND STRAPS AFTER ONE GROWING SEASON OR AS DIRECTED BY CITY ARBORIST.
 3. THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING.
 4. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
 5. FERTILIZE AS SPECIFIED.
 6. STAKE ALL TREES.

1 TREE PLANTING
L2.3 NTS

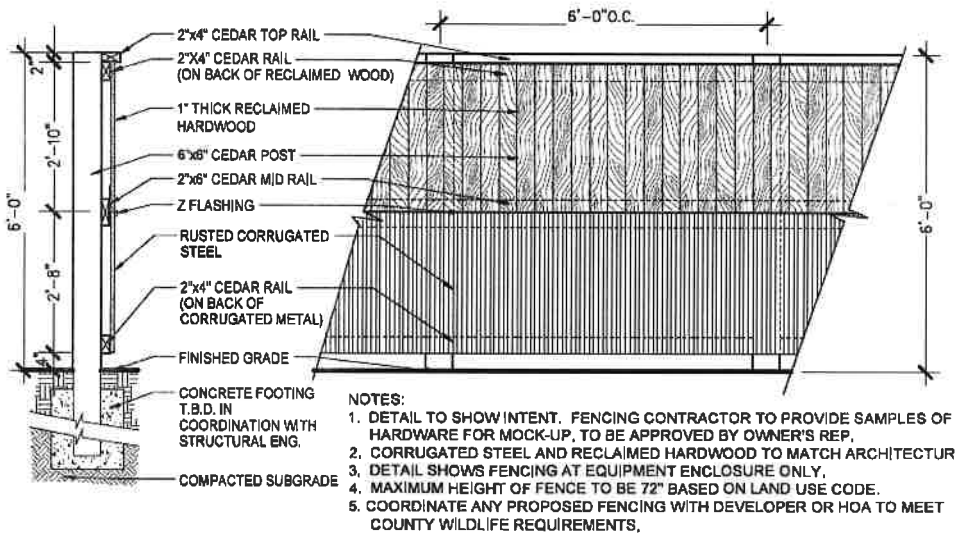
<p>DDM DESIGN</p> <p>1501 East 3rd Avenue Suite 206 Durham, NC 27601 1-919-487-1111 www.ddmdesign.com</p>	<p>LANDSCAPE PROTOTYPE</p> <p>WEST DALTON RANCH</p>	<p>SECTION PLANTING DETAILS SHEET NO. 2 L2.3</p>
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GATE AND FENCE NOTES:

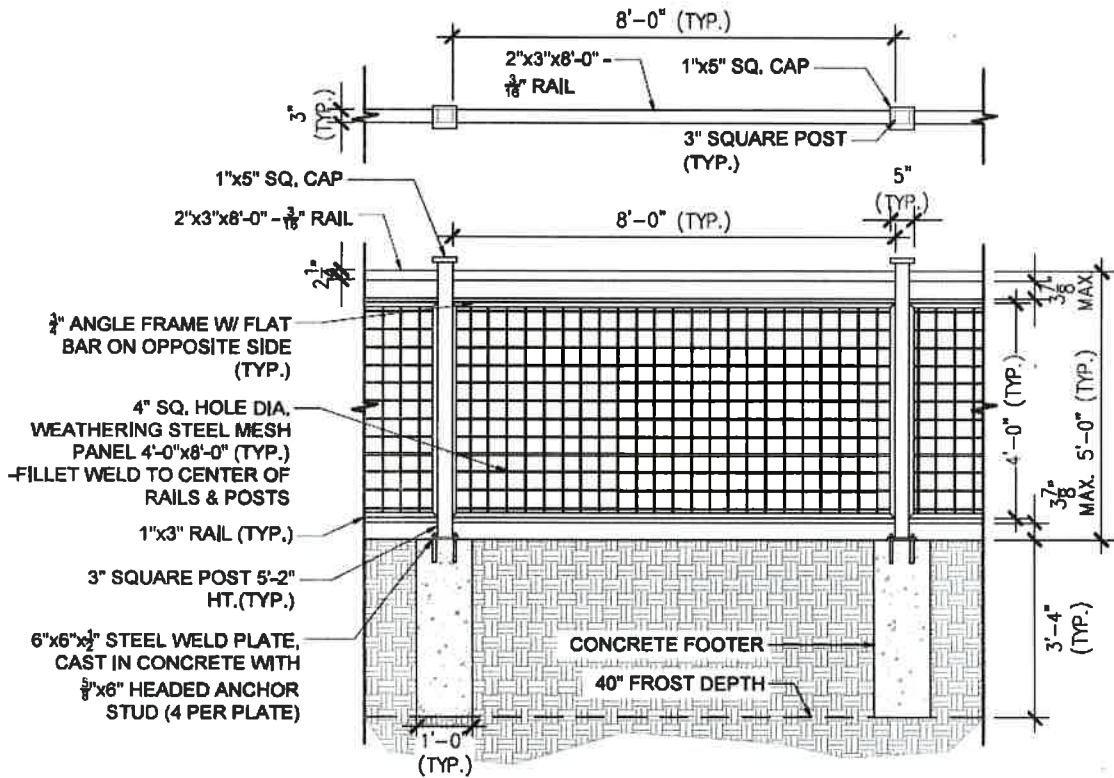
1. GATES TO BE SELF-CLOSING/ SELF LATCHING - LATCH MIN. 54" HT.
2. GATE HARDWARE:
 - 2.1. GATE HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL OBTAIN APPROVAL OF PRODUCT & COLOR OF PRODUCT BY OWNER'S REP PRIOR TO ORDERING.
3. GATES TO HAVE 3/4" ANGLE FRAME COVERING MESH ON BOTH SIDES.
4. COORDINATE ANY PROPOSED FENCING WITH DEVELOPER OR HOA TO MEET COUNTY WILDLIFE REQUIREMENTS.

2 42" STEEL MESH FENCE AND GATE
L2.4 NTS LOW FENCE FOR PETS



1 FENCE OPTION 1: STEEL AND WOOD
L2.4 NTS PRIVACY FENCE

 <small>1500 Potters Lane Brentwood, TN 37027 615-382-4477 www.dmmdesign.com</small>	<h2 style="margin: 0;">LANDSCAPE PROTOTYPE</h2> <p style="margin: 0;">WEST DALTON RANCH</p>	<small>DATE:</small> FENCE DETAILS <small>REVISED:</small> L2.4
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3 FENCE OPTION 4
L2.5 NTS



1 FENCE OPTION 2
L2.5 NTS PRIVACY FENCE

2 FENCE OPTION 3
L2.5 NTS

<p>DHM DESIGN</p> <p>100 Poplar Avenue Durham, NC 27701 757-266-2117 www.dhmdesign.com</p>	<p>LANDSCAPE PROTOTYPE</p> <p>WEST DALTON RANCH</p>	<p>FENCE DETAILS</p> <p>L2.5</p>
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IN WITNESS WHEREOF, the President and Secretary of the Board of Directors of the West Dalton Ranch Home Owners' Association executes this Comprehensive Amended and Restated Architectural and Landscape Guidelines for West Dalton Ranch effective the day and year first written above.

West Dalton Ranch Home Owners' Association, a Colorado nonprofit corporation

By:



Kurt D. Carter, President

ATTEST:



Eric Flora, Secretary