

Buckhorn Ranch Added and Amended Guideline items – 2024

Added to the end of the architectural standards section.

M. House Numbers

Each single family and multi-family dwelling unit shall have a house or unit number visible from the roadway, conforming to a design and location approved by the DRC and complying with Gunnison County regulations.

Numbers should complement the home's color scheme but not blend in so as not to be seen.

Lighting of the numbers is allowed but shall be downlighting and comply with Gunnison County LUR.

Added to the landscaping section.

Fire Pits

The maximum interior diameter of a fire pit shall be 30". The minimum height of a fire pit shall be 18". A non-combustible hard surface material such as gravel, pavers, or flagstone shall surround the fire pit by a minimum of 5' in all directions.

Fire pits shall not be located closer than (10) feet from all structures.

Self-contained smokeless fire pit units or chimineas are recommended.

Fire pits shall comply with Gunnison County's regulations on the same. Use of firepits shall be subject to Gunnison County's restrictions on the same.

Sheet goods edit to the materials section.

- a. Permissible exterior materials are appropriate woods, stuccos, timbers, metals, brick, and natural stone masonry. Vinyl, concrete-based Masonite, plywood, or aluminum siding are not permitted. Synthetic stone will be considered on a case-by-case basis, and presentation of samples will be required prior to approval.

Sheet goods are permissible for soffit finish when twenty-four inches or less in depth. Large soffit areas such as over entry porches or decks must be finished with a plank wood grain material. This includes cement-based materials.

Cement-based materials can be used for fascia. The material shall be a minimum of ¾" thick and have a wood grain finish. The top coat finish shall be solid body stain or paint.

This will be added to the utility section regarding the use of generators during construction.

- h. Using a generator for electricity, or other purposes is not permitted past 3 months of the project commencement. Unless in the case of emergency or power outage.

Added to section D. Progress inspections. Or create a new section.

- c . All construction, reconstruction, alterations, or improvements shall be pursued diligently and completed within fifteen (15) months. If more time is needed for completion outside of the landscaping exception, an extension application shall be completed and submitted to the DRC Manager.

If an extension form is submitted on time before the fifteen month deadline with the proper information, a construction extension of six (6) months over the original fifteen (15) months may be granted without penalty.

Homes taking longer than 21 months to finish are susceptible to a Deposit Retention fee for violating the Continuity of Construction rule.

In addition to site development section

N. Entry Sign Alteration

The Buckhorn Ranch entry sign may be adjusted to deliver oversized items such as modular house parts.

The bottom cord can be raised to meet the top cord but shall not be removed. The alteration of the sign is limited to seven (7) days.

Altering the entry sign requires an application submitted to the DRC for the same. All applications for altering the entry sign shall be approved by the DRC or the Board before any alterations take place. The application shall be accompanied by a written plan for completing the work, including dates.

A refundable deposit of \$5,000 shall be paid by the project contractor or the Owner before the commencement of any work. This deposit is above and beyond the standard Project Performance Deposit. Any damage caused to the entry sign shall be repaired by the Contractor or Owner, using the below fee for the same.

Any tampering with or altering of the entry sign without written approval from the DRC will result in a Deposit Retention Fee of \$5,000.

During the winter months snowbanks and weather present significant access issues within the subdivision. This requires more staff time and planning within the subdivision. It is highly recommended that modulares be transported during late spring through late fall.

Additional language for garages:

The measurements of each garage parking space shall be a minimum of ten (10) feet by twenty (20) feet. A garage shall have a minimum exterior dimension of no less than twenty (20) feet wide and twenty-two (22) feet deep.

Revisions to the Plan review section.

A. Procedure for Plan Review

- a) Plans, fee payments, and material samples, with an application, are dropped at the Property Management Company by the first of the month.
- b) The DRC Manager and the retained Architect will have 10 days to review the application and other documents for technical completeness. The DRC Manager will submit a letter or email to the project Architect detailing the needed alterations.
- c) If the technical alterations are minor and the project does not violate any standard design rules, the Plans will be send to the DRC and reviewed at that month's meeting.
- d) At the monthly DRC meeting, the DRC will meet in person or virtually to discuss and finalize any alterations, concerns, or approval of the project. Owners, including adjacent property owners and architects, are welcome to attend this meeting. The applicant shall give notice to adjacent property owners of any DRC Meetings concerning the applicant's plans.

One of three base decisions on a project will be made at the monthly meeting:

- i. Approve the items submitted, in which case the applicant may proceed with a permit and construction, subject to the provisions herein regarding performance guarantee fee and any other provisions of these Design Guidelines or the Declaration of Protective Covenants and subject to any requirement of Gunnison County to obtain Gunnison County approval.
 - ii. Conditionally approve the items submitted, in which case the applicant must revise the items submitted to comply with the stated conditions with a defined period of time, and file the revised items with the DRC for its approval prior to commencing construction.
 - iii. Deny the project and all items submitted, with a written statement as to the reasons for disapproval and any suggestions as to changes that would make the designs acceptable. In this case, the applicant will be required to submit new plans and possible fees as requested. Any DRC suggested changes shall not be construed as the DRC acting in the capacity of a construction professional.
- e) The DRC Manager will relay any issues or alterations to the project Architect or Owner.
 - f) The project Architect or Owner will resubmit the Plans, including the desired changes.

- g) The DRC will then review the alterations and discuss any further issues at the next **possible** monthly meeting. At this time, the project will be approved, **conditionally approval**, or denied.
- h) The DRC manager will inform the project architect or Owner of the DRC's decision.

B. Plan Corrections or Denial

It is not the responsibility of the DRC Manager, retained Architect, or the DRC to resolve the non-compliance issue(s). It is incumbent upon the Owner or his or her project Architect **or designer** to fix any flaws in the Plans in order to be in compliance with the Guidelines.

- a) If the Owner does not want to correct the issues or make the requested changes and instead seeks a variance, the Plans will transfer to the variance protocol defined below.
- b) If the DRC approves the Plans with conditions, its written conditional approval shall state general approval of the Plans contingent upon the conditions listed, and upon compliance with the listed conditions before the start of construction, the DRC shall grant final approval.
- c) An express condition of approval is the payment of the Performance Deposit.
- d) If the submitted Plans need multiple rounds of review, additional review fees may be required depending on the extent of changes to the Plans.
- e) If the DRC denies the Plans, the DRC shall provide in writing the reasons therefore.
- f) Owners whose Plans are denied at this stage must resubmit the Plans for Plan Review by the DRC Manager and its retained Architect once said Plans are amended to meet the requirements of the Guidelines. Provided the Plans comply with the Guidelines, the DRC Manager shall forward said Plans to the DRC for review.
- g) Revised Plans may be submitted either digitally or in hard copy form.
- h) The DRC may find it necessary to request a site visit in conjunction with the variance process. The DRC may extend the Plan Review for a reasonable amount of time if adverse conditions, such as snow, make it impractical to inspect the building site.

C. Once the project Plans are approved, the Owner shall:

- a) Provide the DRC Manager with a final set of stamped and engineered Plans in digital form. If the submitted plans meet the requirements, they will be approved via a digital POA stamped copy provided to the Owner. ~~This copy can be digital or hard copy.~~
- b) Pay the required Performance Deposit and sign the approval letter, which will be available within ten (10) business days after the DRC approval. This payment and signature are express conditions for final approval.
- c) Commence construction within twenty-four (24) months thereafter. Projects not commenced within 24 months shall be resubmitted to the DRC for review as set forth

herein. The Performance Deposit shall be forfeited if construction is not commenced within 24 months from the DRC's written approval.

- d) The start of construction to the certificate of occupancy (CO) must be completed within fifteen (15) months of breaking ground.
 - e) A request for an enlargement of time to complete a project must be made prior to the expiration of the 15-month time period **set forth in the Declaration of Protective Covenants**. Fees shall apply to the extension as detailed in subsection 'c' of the section 'D. Progress Inspections.' Failure to do so shall subject the Owner to deposit retentions pursuant to an adopted Deposit Retention Schedule and/or possible forfeiture of the Performance Deposit **in total**. The approved Plans shall ~~be maintained in the office of the Property Management Company.~~ **be kept on file by the DRC Manager**.
 - f) Prior to construction, the builder, Owner, or Owner's agent shall meet with the DRC Manager for a pre-construction review and signing and acknowledgment of the Construction Rules and Regulations.
- D. Changes to the Design During Construction
- a) Exterior changes to approved Plans shall be submitted to the DRC Manager for additional review and approval/denial **prior to implementation thereof**. Written approval by the DRC shall be attained by the Owner prior to building the changes.
 - b) Exterior changes to the structure outside the DRC approved plans shall subject the Owner to deposit retentions set forth in the Deposit Retention Schedule, fines, possible forfeiture of the Performance Deposit, and/or possible legal action depending upon the circumstances.

Landscaping section.

A. Landscaping Irrigation

- a. All landscaping and landscaping irrigation shall conserve water to the greatest extent possible. Maintenance practices shall conserve water.
- b. All irrigation systems shall be designed and installed in compliance with any and all applicable governmental or local ordinances and codes.
- c. An automatic landscape irrigation system or drip irrigation system is strongly encouraged for all developed lots. System designs should utilize current technology for water conservation.
- d. Irrigated turf lawn shall not exceed 1000 square feet or manicured grasses.

Although our covenants allow for 1000 square feet or manicured lawn, we highly recommend 600 square feet or less. Due to the community's growing demand for water, using that precious resource for watering lawns will become unattainable.

Landscaping plans shall be subject to Gunnison County's Wildfire Urban Interface Code.

Added to the materials section D

- i. Material and or siding direction changes shall be done on inside corners only.