



Design Guidelines

**Amended and Adopted BY THE BOARD OF DIRECTORS
February, 4, 2022**

Dear Red Mountain Ranch Owner:

The Design Guidelines for Red Mountain Ranch embrace a simple philosophy:

The built environment should be harmonious with the natural environment, establishing a subtle presence in the landscape such that the architecture of the homes reflects the spirit and character of the Rocky Mountains.

The Declaration of Protective Covenants of Red Mountain Ranch is recorded at reception number 465230 in the real property records of Gunnison County, Colorado, and the first, second, third, and fourth amendments thereto have been recorded at reception numbers 468839, 471175, 473288, and 521873 respectively in the real property records of Gunnison County, Colorado. The Declaration of Protective Covenants, as amended, is referred to herein as the "Declaration." Section 9 of Article 4 of the Declaration gives the Board the authority to adopt such design guidelines and rules and regulations consistent with the Declaration as it deems appropriate to govern its proceeds and the use of the Lots. The Board of Directors (the "Board") of Red Mountain Ranch of Gunnison, Inc. (the "Association") reviews and updates the Design Guidelines as needed; it is a "living" document. Capitalized terms and phrases used in the Design Guidelines but not otherwise defined in the Design Guidelines shall have the meaning ascribed to such terms and phrases in the Declaration.

Owners should become familiar with the current Design Guidelines and specific articles of the Declaration concerning design and construction within Red Mountain Ranch, including but not limited to Article 2, Definitions; Article 3, Use of Lots; Article 4, Architectural Review and Approval; Article 5, Design Requirements; and Article 6, Construction and Maintenance Requirements. In the event of a conflict between the Declaration and the Design Guidelines, the Declaration shall control. These documents can be found on the Red Mountain Ranch website (redmountainranchcb.com) and on the website of our management company, Toad Properties (toadpropertymanagement.com).

The Board of the Association serves as the Architecture Review Board and/or Architectural Control Committee. The Board has the sole authority to approve any improvement within Red Mountain Ranch in accordance with the Declaration and the Design Guidelines. The Board is responsible for implementing and interpreting design requirements and has broad authority to approve or deny home designs, landscaping, and changes to driveways.

The design requirements leave owners, architects, and builders plenty of room for self-expression—while creating an intimate enclave that feels cohesive, authentic to its mountain setting, and respectful of its environment. Photographs of a few existing Red Mountain Ranch residences are attached to ensure that, as you design your home, it will blend in, organically, not only with the natural environment but with the existing built environment, as well.

It is hoped that the Declaration and Design Guidelines, along with the Board and Association consultant, will be valuable resources as you design and build your Red Mountain Ranch home. We welcome you to the neighborhood and look forward to working with you and your design team!

Red Mountain Ranch Board of Directors

Design Guidelines

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I. Introduction

A. Vision

1. The vision of Red Mountain Ranch homeowners is to be good neighbors to each other and to the larger community. We are committed to being responsible and vigilant stewards, who protect and preserve this place we call home.

B. Guiding Principles

1. Today's Red Mountain Ranch was imagined 25 years ago by developers Bill Lacy and Daniel Dow, along with renowned landscape architect Jim Sell. It was designed to the highest aesthetic and environmental standards.
2. The visual impact of every road cut and homesite was considered to protect views and ensure privacy. Consequently, it is quite difficult to change an established Building Site. In fact, to do so actually requires amending the Declaration.

C. Architecture

1. Design requirements were developed to ensure that the same level of sensitivity that went into the planning of Red Mountain Ranch will also go into the design and siting of individual homes. The requirements specify high-quality design and materials, integration into the natural setting, and compatibility with existing residences. The homes that have been built are custom designed, address unique characteristics of their sites, and pay homage to the massing and simple forms found in the historic town of Crested Butte and throughout the Mountain West.
2. The role of the Board is to ensure that the robust review and approval process is undertaken with consistency and that the requirements are enforced with fairness to maintain the vision and guiding principles of Red Mountain Ranch.

II. Design Guidelines

A. Site Design Guidelines

1. Several site and landscaping guidelines have been prepared to help owners and architects design residential structures that are compatible with the environment and the existing residences at Red Mountain Ranch.
2. Building Site. This is an area designated on each lot within which all buildings, landscaping, fencing, and other improvements can occur subject to the design regulations. The purpose of the Building Site is to reduce uncertainty of

neighbors as to which view corridors might be impacted in the future by construction and to help ensure that structures blend with the surrounding landscape, rather than becoming a dominating figure to the neighboring community. Except as otherwise set forth in the Third Amendment to the Declaration, all lot improvements including buildings, accessory buildings, walls, fences, landscaping, and recreational improvements must be placed within the Building Site.

3. Driveways. Driveways within a lot (including the construction of any culverts, landscaping, maintenance, and snow plowing which may be necessary) are the responsibility of the owner. However, driveway plans must be approved by the Board, including any berms, landscaping, signage, and driveway surfaces. Driveways shall be located as depicted on the Plat of Red Mountain Ranch, except as set forth in the Second Amendment to the Declaration.
4. Water Sprinkler System. It is required by Gunnison County regulations that all residential Buildings have installed and maintained a water or chemical sprinkler system of a type and design, including water capacity and pressure, sufficient for fire protection of the building. At a minimum, such system shall comply with NFPA 13D.
5. Driveway Entrances Signage. All signs at the driveway entrance must have written approval of the Board. All residential units must have street number signs located at the driveway entry. The use of street numbers mounted on monument rocks is encouraged. Any light source must comply with the Gunnison County Land Use Resolution and be concealed with minimum glare to pedestrians or automobiles.
6. Exterior Lighting. Exterior lighting shall be understated with shielded bulbs. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. All exterior lighting or illumination on any Lot shall be so located, placed, shielded, and designed to be architecturally and aesthetically in keeping with the buildings and surroundings and to have minimum visual impact on other Lots or any nearby land. Indirect lighting should be used wherever possible. It is recommended that a professional lighting designer be consulted. All exterior lighting must also comply with the Gunnison County Land Use Resolution.
7. Natural Drainage. No owner or contractor shall interfere with or direct the natural course of any drainage and run-off, nor construct any improvement, place any landscaping, or allow the existence of any condition whatsoever which shall alter the drainage pattern or run-off from its natural flow to or across the land of another, except to the extent such alteration and drainage pattern or run-off is approved in writing by the Board. Run-off from impervious surfaces such as roofs and pavement areas shall be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas.

8. Fencing. Fencing is an Improvement that is subject to the Board's approval. Fencing is limited to corrals within the Building Site, and all corral fencing must be constructed of wood or other material approved by the Board and shall not exceed five feet in height. The size of a fenced corral is also subject to the Board's approval, but in no event shall any such fenced corral exceed one acre in size.

B. Architectural Guidelines

1. General Design Considerations. Red Mountain Ranch is a planned development and special consideration must be given to the siting of all improvements with emphasis on the relationship to existing grades, preservation of natural site features and trees, and a relationship to neighboring lots and vistas. Buildings shall be built in an exterior style and colors harmonious to the area and similar in style, color, and materials to other buildings in Red Mountain Ranch. A-Frame homes, kit built homes, and manufactured homes are prohibited.
2. Prohibited Materials. The following exterior building materials are prohibited:
 - a. Exposed concrete at foundation walls or any retaining walls.
 - b. T-111 panel type siding or similar.
 - c. Synthetic or composite material that may be reflective or shiny, but the Board shall have the discretion to approve any composite materials including synthetic stone or simulated wood/ trim products.
 - d. Windows that are constructed from vinyl or any non-wood exterior product, unless otherwise approved by the Board.
 - e. Highly reflective materials including mirrored window glazing, steel posts and railings or roof/ flashing materials; exposed metal vent pipes must be painted or enclosed with a wood or stone chimney case.
3. Foundations. Foundation walls shall not be exposed for more than eight inches in a vertical direction, unless they are faced with wood, plaster, or rock as delineated in the section on Exterior Walls. Foundations shall be designed by a Colorado licensed professional engineer to be consistent with the soil reports for the specific lot.
4. Exterior Walls and Finishes. Major exterior walls shall convey a sense of mass through wood, plaster, rock, or glass. Certain types of pre-cut log walls may be used as exterior walls and shall be compatible and blend with the natural environment, the climate, and the surrounding residences as required and approved by the Board. In contrast to the mass walls, vertical wood siding can be used as a sheathing, especially at gable ends and upper levels. Generally, the heavier rock and plaster surfaces shall be below and visually supporting the lighter wood sheathed elements above. It is recommended that at least 15% of the proposed residential structure be rock. The following materials may be used for exterior walls if approved by the Board: natural, painted, or stained wood,

plaster or stucco in muted colors. Rock walls shall be laid in a random pattern.

5. Chimneys, Flues, and Roof Vents. Vents and flues shall not be exposed galvanized pipe, but rather attempts shall be made to group these roof projections together and conceal them from public view. This can be done by enclosing them in forms compatible with the structure.
6. Roofs. Roof materials shall be made of noncombustible "Class A" materials, and roofs shall employ a design that is pitched. All roof materials and roof design must be approved by the Board. All roof selections must conform to the overall design requirements of Red Mountain Ranch. Roof color shall conform with the color palate as approved by the Board. All flashing shall be painted to match roof colors, unless otherwise approved by the Board for good cause. Flat roofs are prohibited.
7. Windows. Window casings shall be wood or dark non-reflective metal, but not vinyl. Approved finishes are natural, stained, painted, or clad. Exterior window trim shall relate to other building materials, either wood or masonry. The use of headers and sills designed integrally with the wall is encouraged. Windows shall be used in combination to avoid large, uninterrupted glass areas. Windows shall have a double or triple glazing. Mirrored glass is not allowed.

C. Landscaping Guidelines

1. General Design Considerations. Each lot in Red Mountain Ranch is unique. It is the intent of the landscaping guidelines to preserve those special attributes. Owners should realize that because Red Mountain Ranch is situated at and above 8,000 feet above sea level and experiences extreme differences in climate from season to season, the list of plants that can be expected to flourish is limited. Landscaping must be limited to the Building Site.
2. Building Site Design Considerations. Within the Building Site, the owner is encouraged to use plant material to enhance the architecture, define outdoor spaces in a manner that preserves both on and off-site views, and knit the structures to the site. The composition of the plant materials should consider present and mature size, enframement of certain views, background and foreground balance, relationship to the architecture and other site textures, and judicious use of color and texture. Due to the relatively short growing season at Red Mountain Ranch, large caliper deciduous trees and mature evergreens are strongly recommended.
3. Maintenance. All trees, shrubs, ground covers, grasses, and irrigation systems must be maintained at a level consistent with the rest of Red Mountain Ranch. All dead and dying plants or grasses shall be replaced immediately. No trees shall be cut or removed from any Lot except for the reasons set forth in Article 6, Section 8 of the Declaration.

4. Erosion Control and Re-vegetation. Prior to commencing construction, consideration shall be given to the following: measures to control both ground water and surface water runoff; temporary measures to retain all eroded soil material on site during construction; and measures to permanently stabilize all disturbed slopes and drainage features upon completion of construction.
5. Landscaping and Plant Materials. Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the natural mountain landscape and the inherent line, color, and texture of the local plant communities. New planting should use plants that are indigenous to the Rocky Mountain Alpine and Sub-Alpine zones and should be located to extend existing canopy edges planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to building masses or in courtyards. Manicured or groomed yards shall be within defined areas so that the visibility of these yards is limited to the adjacent building. Irrigated lawn and garden shall not exceed 1,000 square feet. Plant materials used for erosion control shall establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species will be used to provide an eighty percent surface cover within one growing season. All invasive and noxious weeds must be removed from disturbed soil, within the first growing season and controlled thereafter.

III. Design Review and Approval Process

A. Selection of an Architect.

1. A licensed architect must custom design and stamp the drawings for your residence. The Design Review Committee strongly recommends consulting with a local licensed Colorado architect who will fully study and understand the unique characteristics of the site and the demands of Crested Butte's climate. Prior to commencing the design process, you and your architect should review and become familiar with the Design Guidelines and Articles 2, 3, 4, 5, and 6 of the Declaration.

B. Required Meetings and Inspections

1. Preliminary/Conceptual Design Review Meeting. An owner desiring to build within Red Mountain Ranch shall notify the Association. Within 30 days of such notification, the owner and his or her architect shall meet with a representative of the Board and any consultant appointed by the Association. Prior to this meeting, the owner will complete the Design Team Information Worksheet (Attachment #1), Architectural Information Worksheet (Attachment #2), and make the required \$25,000.00 Design and Construction Deposit (Attachment #3). The building design, envelope, architectural theme, special design considerations, and expectations of the Association will be discussed.

2. **Final Plan Review Meeting.** Following the Preliminary Design Review Meeting, the owner shall submit proposed final plans pursuant to and in accordance with Article 4, Section 3 of the Declaration and the Design Guidelines. Within 30 days of such submittal, the owner and his or her architect shall meet with a representative of the Board and any consultant appointed by the Association to discuss the proposed final plans. The Board shall thereafter review the proposed final plans and inform the owner whether the Board deems them complete. Once the Board deems the proposed final plans complete, the Board shall thereafter review the plans pursuant to and in accordance with Article 4 of the Declaration and the Design Guidelines. Only upon final written approval of a submission deemed complete by the Board, may the owner then submit the approved final plans to the Gunnison County Building Department to obtain a building permit. The Gunnison County Building Department also has specific requirements which must be met.
3. **Interim Construction Inspections.** Following the issuance of a building permit, but prior to the Final Construction Inspection, a representative of the Board and/or a consultant hired by the Association, will make two Interim Construction Inspections to confirm that all construction is being completed pursuant to the approved plans:
 - a. The first Interim Construction Inspection shall occur after the concrete foundation forms have been set but the concrete has not yet been poured.
 - b. The second Interim Construction Inspection shall occur immediately after the framing is complete with the roof on and the building "dried in."

Depending on the results of the Interim Construction Inspections, the Board will determine, in its discretion, whether additional inspections may be warranted.

4. **Final Construction Inspection (Certificate of Accuracy):** Prior to issuance of any certificate of occupancy by Gunnison County, Colorado, a representative of the Board and/or a consultant hired by the Association will make the Final Construction Inspection, and confirm that all construction, landscaping, site improvements, and final grades have been completed in accordance with the approved plans. If all requirements are met the Association will issue a Certificate of Accuracy, and any remaining portion of the Design and Construction Deposit shall be refunded to the owner, less any amount retained by the Association to ensure the completion of all landscaping requirements.
5. The Board has the right, in its sole subjective discretion, to hire an architect, inspector, engineer, or other construction professional to assist with design review and construction inspection of a proposed residence. All fees incurred by the Association for the services of any architect, inspector, engineer, or other construction professional during the design review and construction inspection

process will be deducted from the owner's Design and Construction Deposit. Incomplete submissions will likely result in additional fees.

IV. Required Submittals

A. Worksheets

1. Design Team Information Worksheet (Attachment #1)
2. Architectural Drawings Information Worksheet (Attachment #2)
3. Design Review Process and Fees Worksheet (Attachment #3)

B. Preliminary/Conceptual Plans

1. A consultant appointed by the Board, at the expense of the owner, shall review the preliminary plans to assess compliance with the Design Guidelines and Declaration. Thereafter, the Board shall provide feedback to the owner on the preliminary plans.
2. Please submit a Site Plan: Drawn at 1" = 20'
3. Please submit Floor Plans: Drawn at 1/4" = 1'-0"
4. Please submit Elevations: Drawn at 1/4" = 1'-0"

C. Final Architectural Plans

1. A consultant appointed by the Board, at the expense of the owner, shall review the final plans to assure compliance with, and completeness under, the Design Guidelines and Declaration. Thereafter, the Board shall inform the owner whether the Board deems the proposed final plans complete, and once deemed complete, the Board shall review the plans pursuant to and in accordance with Article 4, Section 3 of the Declaration and the Design Guidelines.
2. Please submit a Site Plan (5 copies, presented at minimum of 1" = 20'). Indicate proposed building "footprint", property boundaries, Building Site and easements, utility locations existing vegetation, existing and proposed one-foot contours, areas of cut and fill, drainage, proposed roads, driveways, sidewalks, decks, fencing, and other proposed improvements, including locations of proposed structures. Indicate scale and north direction.
3. Please submit a Foundation Plan (presented at 1/4" = 1'-0"). To be prepared by a Colorado licensed engineer.
4. Please submit Floor Plans (5 copies, presented at 1/4" = 1'-0"). Include all room

dimensions, floor and window locations and sizes, and location of mechanical and electrical systems.

5. Please submit Elevations (5 copies, presented at $1/4" = 1'-0"$). Indicate the exterior appearance of all views labeled in accordance with the site plan; height from lowest grade to highest point; height of chimney as compared with the ridge of the roof; natural and finish grade for elevations of all views. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimney, windows, doors, etc.) and the location of exterior light fixtures. The elevation drawing should indicate shadow patterns and material textures.
6. Please submit Perspective Sketches. Provide a ground level perspective sketch(es) of the building from a location(s) representing a primary public exposure to the building. This sketch shall indicate exterior shadow patterns, materials, textures, and trim details.
7. Please provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces.
8. Please submit a Landscaping Plan (5 copies, presented at $1" = 20'$, $1" = 16'$, $1" = 10'$ or $1" = 8'$). Indicate final landscape improvements to include driveway surfaces, driveway entrances, berms, signage, landscaping, etc. Anything visible to the main Red Mountain Ranch roads or State Highway 135 must be specifically identified.
9. Please submit a Grading Plan. To show spot elevations at one-foot contours for drainage control and rim and invert elevation for all drains and culverts.
10. Please locate all rock out-croppings, decks and patios, service yards, driveways, and other free-standing structures.

D. Additional Requirements

1. Specifications. Provide written specifications and color boards where necessary for the following items:
2. Exterior wall materials and colors which shall be earth tones and have non-reflective materials; windows and exterior doors with colors which shall be earth tones and have non-reflective materials, exterior trim materials and colors which shall be earth tones and have non-reflective materials; fireplace; and exterior lighting fixtures.
3. Materials and Colors Samples. Samples of exterior materials and colors are to be provided to the Board.

VI. Construction Regulations

1. To ensure that Lots will not be damaged during the period a residence is being built, the following construction regulations shall be enforced during the construction period. These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and owners shall abide by these regulations:
2. **Construction Area.** All construction materials and equipment shall be contained on the Lot. No construction equipment or materials shall be stored on the roads within Red Mountain Ranch. No construction materials or vehicles belonging to construction personnel shall be left unattended at the front entrance to Red Mountain Ranch.
3. **Construction Access.** The only approved construction access during the time a residence is being built will be over the approved driveway for the Lot unless the Board approves an alternate access.
4. **Construction Trailers or Temporary Structures.** Temporary structures must be located on the Lot and must be approved by the Board as to size, configuration, and location. All temporary structures shall be removed by the General Contractor before issuance of a certificate of occupancy from Gunnison County, Colorado.
5. **Daily Operation.** No construction activity shall be conducted except between 7:00 a.m. and 8:00 p.m.
6. **Blasting.** Any plans to blast shall be brought to the attention of and approved by the Board before commencement. Proper safety and protective actions shall be used.
7. **Restoration and Repair.** Damage to any property, other than the owner's (including Red Mountain Ranch roads) by contractors shall be promptly repaired at the expense of the property owner employing the person or entity causing the damage. (This includes damage done by cleaning out concrete trucks on-site or dumping chemicals anywhere in Red Mountain Ranch). Any Repairs are subject to the approval by the Board and must be completed to the standards and requirements imposed by the Board, all in the Board's sole, subjective discretion. Any repairs required by the Board and not made by the owner shall be made by the Board at the owner's expense and deducted from the owner's Design and Construction Deposit.
8. **Dust and Noise.** Every effort shall be made to control dust and noise emitted from a construction area. The contractor shall be responsible for controlling excessive dust and noise from the site.

9. Excavation. Excavation material shall not be placed in common areas, roads, other Lots or on public property. Excavation, except from utility trenching, shall be done on the owner's site only.
10. Signage. A sign to mark the construction site shall be created, at the owner's expense. The sign shall be mounted on a wooden post to mark the construction site. No other signage will be permitted on the property.
11. Continuity of Construction. Construction shall be completed within 18 months of commencement. An owner may request an extension of this deadline. Any requests for extension and reasons for any such requests shall be made in writing to the Board. The Board shall grant extension requests for good cause shown.

Red Mountain Ranch
Design Team Information Worksheet
Attachment #1

Owner Information

Name _____

Lot Number and RMR Address _____

Mailing Address _____

Email Address _____

Phone Number _____

Architect Information

Name _____

Mailing Address _____

Email Address _____

Phone Number _____

Contractor Information

Name _____

Mailing Address _____

Email Address _____

Phone Number _____

Red Mountain Ranch
Architectural Information Worksheet
Attachment #2

Drawing Information

Site Plan/Topographic Complete _____

Exterior Elevations Complete _____

Floor Plans Complete _____

Materials and Color Samples
delivered to Toad Properties The Board _____

Specifications Information

Total Living or Floor Area Square Footage _____

Main House Total Square Footage _____

Guest House Total Square Footage _____

Barn Total Square Footage _____

Garage Total Square Footage _____

Decks Total Square Footage _____

Building Height _____

Within Building Site _____

Well and Septic Locations _____

Roof Type and Color/Samples _____

Exterior Walls Materials and Colors/Samples _____

Rock/Stone Square Footage _____

Window/Door Trim Color(s) _____

By signing below, I confirm that I have reviewed and understand the Declaration and Design Guidelines of Red Mountain Ranch.

Signature _____

Owner of Parcel No. _____ Date _____

Red Mountain Ranch
Design and Construction Review Process and Fees Worksheet
Attachment #3

Required Meetings and Approvals:	Meeting Date	Approved
Preliminary/Conceptual Design Review Meeting	_____	_____
Final Design Review Meeting (Approval)	_____	_____
Final Plans Deemed Complete By Board		_____
Final Plans Approved By Board		_____
Interim Construction Inspection (Foundation)	_____	_____
Interim Construction Inspection (Framing)	_____	_____
Final Construction Inspection Certificate of Accuracy	_____	_____
Fees:	Date Paid	Amount Paid
Design and Construction Deposit (\$25,000.00)	_____	_____
Less Expenses/Fines Incurred	_____	_____
Refundable Deposit at Completion/ Certificate of Accuracy	_____	_____

(As of February, 4, 2022)