



Saddleback Mountain



DESIGN

STANDARDS

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Saddleback Mountain Design Standards

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PART 1 - INTRODUCTION

Chapter 1 - Legal Authority

Legal Basis for the Design Standards

The legal authority for these Design Standards is the Declaration of Covenants, Conditions and Restrictions for Saddleback Mountain as Amended and Restated recorded November 26, 2002 under Reception No. 216 797, Book 656, Pages 299-332 of the real property records of Clear Creek County, Colorado (Declaration) and any Supplemental Declarations relating thereto. The Declaration establishes the Architectural Review Committee (ARC) and grants specific powers and authority to the ARC. The Declaration also gives authority to the ARC to issue standards and rules relating to the procedures, materials to be submitted, fees, additional design criteria and other factors that will be taken in to consideration in connection with the approval of any proposed improvement to property in Saddleback Mountain. These Design Standards have been adopted by the Architectural Review Committee to satisfy that requirement.

All property owners should review the entire Declaration. If there are any inconsistencies between the Declaration and these Design Standards, the Declaration will control, unless any requirement set forth in these Design Standards is more stringent than the Declaration with respect to the same subject matter, in which event the Design Standards shall control. The Architectural Review Committee reserves the right to revise these Design Standards as changing conditions and priorities dictate in order to maintain maximum aesthetic benefits to the community while enhancing property values.

Other Legal Authority

In addition to the Declaration and these Design Standards, the following documents govern the use of land at Saddleback Mountain, and should be reviewed in their entirety by all Homeowners prior to commencement of the development process:

1. Saddleback Mountain Final Plat recorded August 30, 2000.
2. Supplementary Declaration of Covenants, Conditions and Restrictions for Saddleback Mountain, if any.
3. Saddleback Mountain Development Guide maps for Lots 1 thru 86.

Copies of the Declaration, these Design Standards and all of the other documents listed above are available from the Architectural Review Committee office at 25 Saddleback Drive, Evergreen CO 80439, telephone number (303) 674-0000.

Chapter 2 - Vision

Vision Statement

Due to its visual prominence from adjacent areas, and the desire by the Developer and the residents to preserve the established natural character of the area, dominated by the stands of mature pines, residences built at Saddleback Mountain must be carefully and sensitively nestled into the landscape. Landscaping must blend with and complement the natural environment. It is the intent of these Design Standards to provide guidance to architects, landscape architects, designers, builders, and owners in developing appropriate architectural and site plans that satisfy these concerns.

PART II - DESIGN REVIEW PROCESS

Chapter 3 – Design Review: Requirements and Procedures for Submittal

The Design Review Process adheres to a strict series of requirements and procedures that all Homeowners and/or their designated representatives must comply with in order to gain approval for all Improvements. Any Improvements that are to be undertaken in this community, whether new residential construction, subsequent exterior renovations, or site development construction such as walks, driveways, drainage, fencing, landscape planting or other exterior improvements, are subject to review by the Architectural Review Committee. Each step of the review process must be completed and plans submitted to the ARC for approval before advancing to the next submittal level. After Final Plan approval has been achieved the appropriate building permit(s) may be applied for, and when obtained, construction may begin.

Pre-Design Site Meeting

The first step in the review process is the requirement that the Homeowner and/or members of the Homeowner's design team and a representative of the Architectural Review Committee attend a Pre-Design Site Meeting. The purpose of the Pre-Design Site Meeting is to review the pre-established criteria for submittals and to conduct a site analysis of the Lot. The site analysis will assist the Homeowner in understanding the intrinsic qualities of the home site including the potential and limitations for his or her proposed ideas. A summary of the Pre-Design Site Meeting will be sent to the Homeowner and the designated representatives, and will be filed in the ARC office.

Conceptual Plan Submittal

Requirements for Submittal:

Following the Pre-Design Site Meeting the Homeowner will direct the design team to prepare conceptual building and site plans. All sheets of the Conceptual Plans shall be 24" x 36" in size and include the Lot number with Homeowner's and Builder's names. The Conceptual Plan Submittal must include the following:

A. Professional Survey:

- A professional survey, by a licensed surveyor, shall be provided of existing conditions including, but not limited to, topography, adjacent roads, pre-existing driveway stub-outs, utilities, drainage ways, vegetation and other natural features, legal restrictions, including rights-of-way, easements, property lines, setbacks, and Buildable Envelopes.
- Survey information should extend to the property lines of the Lot and beyond, if necessary, to include any drive access easements directly adjacent to the Lot.
- The survey shall include topography at a two (2) foot contour interval (or at one foot intervals as special conditions may warrant) for the entire Buildable Envelope and extending to the roadway on the front of the Lot and to the side Lot line boundaries. The Development Guide may not be used to establish existing topography.
- The survey shall be tied to benchmarks existing in the Saddleback Mountain development and use U.S. Geological Survey mean/sea level datum.
- The survey shall be at a scale of 1" = 20'-0" and include a north arrow. The survey shall also be submitted to the ACC in digital format.

B. Site Analysis Map (optional):

Although not specifically required, it is recommended that a Site Analysis Map be prepared to help evaluate the home site's intrinsic characteristics, identifying both areas to be protected from disturbance and opportunities for locating the residence and other site improvements. The following suggested characteristics and qualities to be mapped are: slopes, drainages, soils, vegetation, views, relationship to surrounding residences and climatic conditions including sun angles, dominant wind direction and potential snow drifting patterns. The Site Analysis Map should be at a scale of 1" = 20'-0".

C. Site Plan:

- The Site Plan shall be at a scale of 1" = 20'-0" and extend fifty (50) feet beyond the limits of disturbance of all proposed improvements.
- The Site Plan shall locate building footprint, driveways, parking areas, walkways, patios, fencing, limits of construction, vegetation, drainage patterns, erosion control treatments, utility locations, well site location, mechanical treatment equipment and septic field locations, and areas for snow storage.
- Easements, setbacks, Buildable Envelope, and existing and proposed grading at a two (2) foot contour interval with appropriate spot elevations are to be shown and must include the entire access corridor.
- The Site Plan shall also be submitted to the ARC in digital format.
- A Key Map, at a scale of 1" = 300'-0" locating the entire Lot within the context of Saddleback Mountain and indicating all proposed building improvements on the Lot.

D. Architectural Plans

- Roof and floor plans at a scale of 1/8" = 1' - 0" or 1/4" = 1' - 0".
- Architectural elevations (front, sides and rear) at the same scale as the floor plans, indicating both existing and proposed grade lines, finish floor elevations, and top of slab elevations.
- Indicate and define all proposed exterior materials.
- Any other proposed Improvements (i.e. mailbox, decks, awnings, gazebos, greenhouses, hot tubs, terraces, etc.).

E. Site Sections:

- In order to assist the ARC in evaluating potential impact to adjoining Lots, the Homeowner shall provide site sections showing the relationship of proposed improvements to all adjoining properties.
- Site sections shall be at a scale of 1" = 20'-0" and include proposed structures, parking areas, drives, existing and proposed grading, existing vegetation and vegetation to be removed, and other special site features such as rock outcroppings.
- The site sections shall also show homes on adjacent Lots that have been either constructed or approved for construction.

F. Landscape Plan (optional):

The Conceptual Plan Submittal may also include a Conceptual Landscape Plan. The plan

should illustrate a general layout of proposed landscape improvements. (See Chapter 7 - Landscape Design Standards and Appendix for Saddleback Mountain Plant List).

G. Additional Submittal Requirements:

It is incumbent upon the applicant to convey all design elements to the Architectural Review Committee. To this end, the ARC reserves the right to require additional information such as a study model, architectural renderings, etc. be submitted for review.

H. Staking

In order to assist the ARC, the Homeowner shall provide accurate staking (within 1 foot) of all proposed building corners (red top) and the driveway centerline at twenty (20) foot intervals (blue top). All stakes must extend at least 3' above grade and must be identified and color-coded. Staking must be completed at time of Conceptual Plan submittal for ARC review.

Procedure for Submitting:

- A. After preparing the appropriate plans, the Homeowner shall submit the plans to the ARC.
- B. The Homeowner or their designated representative, will be allowed thirty (30) minutes to make a presentation to the ARC of his or her proposed plans at the next scheduled ARC meeting. The ARC will then have 30 days to review the submitted plans and staking, and to issue a written response of approval, conditional approval or denial.
- C. If Conceptual Plans have been approved by the Architectural Review Committee, the Homeowner may proceed to the Final Plan submittal stage. If Conceptual Plans have been conditionally approved by the ARC, the Homeowner shall submit revised plans that satisfy the recommendations and/or requirements set forth in the conditional approval before the Homeowner can submit Final Plans. In the event of a denial, a written response will be given explaining the reasons for denial. The resubmittal of Conceptual Plans shall follow the Conceptual Plan submittal procedures.

Final Plan Submittal

Requirements for Submittal:

Following the Conceptual Plan Approval, the Homeowner shall direct his design team to prepare the Final Plans. All sheets of the Final Plans shall be 24" x 36" minimum in size and include Lot number with Homeowner's and Builder's names. The Final Plan Submittal shall include the following:

A. Site Plan:

- The Site Plan shall be at a scale of 1" = 20'-0" and extend fifty (50) feet beyond the limits of disturbance of all proposed improvements and shall indicate Lot lines, easements, setbacks and Buildable Envelope.
- Existing and proposed grading at two (2) foot contour intervals with appropriate spot elevations, including the entire access corridor.

- Exact location of building footprint relative to property corners and adjacent property lines, finish floor and top of slab elevations
- All site Improvements including driveways, parking areas, walkways, patios, fencing, lighting, etc.
- Limits of construction, existing vegetation to be removed, areas to be revegetated, erosion control treatments, and areas for snow storage.
- All utility locations, well site location, mechanical treatment equipment and septic field locations.
- The Site Plan shall also be submitted to the ARC in digital format.
- A Key Map, at a scale of 1" = 300'-0" locating the entire Lot within the context of Saddleback Mountain and indicating all proposed building improvements on the Lot.

B. Architectural Plans:

- Detailed roof and floor plans at a scale of 1/4" = 1' - 0"
- All exterior elevations (front, rear and sides) at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, top of slab elevations and building height calculations. All materials shall be specified.
- Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
- Samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" board (1/8" thick) clearly marked with the Homeowner's name and Lot number. Cut sheets for exterior lighting must also be submitted. Final approval of exterior materials will be issued after inspection of a 4' x 4' lay-up of material at the Lot (generally 30 days prior to the start of construction). In addition, a typed schedule of samples, or specifications of exterior materials and colors must be included with the Final Plans. The color board must include a rendered elevation of the front of the home.
- Complete set of electrical plans.
- Complete set of structural plans.
- Complete set of mechanical plans.

C. Construction Site Logistics Plan

- The Construction Site Logistics Plan shall include a site plan drawing at a scale of 1"=20' which will show all rights-of-way, locate limits of construction, erosion control materials, temporary drainage control, access, contractor's field offices and construction structures, stockpile of construction materials, parking, trash storage, construction fences and location of portable toilets (See Part IV - Construction Period Regulations for additional specific requirements).

D. Utility Information (if available) including Septic Permit, Well Permit, Well driller's logs, and Well monitoring data.

E. Staking

Any adjustments in building/driveway staking shall be made at this time and the ARC shall be notified.

Procedure for Submitting:

- A. After preparing the Final Plans, the Homeowner shall submit the plans to the Architectural Review Committee.
- B. Upon receiving the Final Plans the Architectural Review Committee will have thirty (30) days to review the submitted plans and staking, and to issue a written response of approval, conditional approval or denial. If Final Plans have been approved by the Architectural Review Committee the Homeowner may submit the Final Plans to the County for the appropriate building permit(s) and, once issued, begin construction. If Final Plans have been conditionally approved by the Architectural Review Committee the Homeowner shall submit written documentation that the recommendations and requirements set forth in the conditional approval have been satisfied to the ARC before the Homeowner can obtain County permits. In the event of a denial, the resubmittal of Final Plans shall follow the Final Plan submittal procedure.

Landscape Plans

Landscape Plans shall be submitted and approved by the Architectural Review Committee prior to issuance of the Certificate of Occupancy. All sheets of the Landscape Plans submittal shall be 24" x 36" minimum size and include Lot number with Homeowner's and Landscape Designer's name. The plans shall include the following:

- Existing roads, easements, vegetation, property lines, Buildable Envelopes, well and septic field locations, proposed grading at a two (2) foot contour interval, north arrow and scale.
- Identify and locate all plant selections of the proposed landscape design and include a plant list indicating quantity, common name, botanical name, and tree and container sizes.
- Layout and grading of all additional landscape improvements such as berms, walks, fences, play equipment and other structures not covered under the Conceptual Plan submittal requirements.

Procedure for Submitting:

- A. After preparing the Landscape Plans, the Homeowner shall submit the plans to the Architectural Review Committee.
- B. Upon receiving the Landscape Plans the ARC will have thirty (30) days to review the submitted plans and to issue a written response of approval, conditional approval or denial. If Landscape Plans have been approved by the ARC the Homeowner may begin construction. If Landscape Plans have been conditionally approved by the ARC the Homeowner shall submit written documentation that the recommendations and requirements set forth in the conditional approval have been satisfied to the ARC before the Homeowner can begin construction. In the event of a denial, the resubmittal of Landscape Plans shall be required.

Revisions and Additions to Final Plan

Requirements for Submitting:

If, after approval of the Final Plan is granted by the ARC, the Homeowner desires to make revisions or additions to that plan, the entire Final Plan as revised and/or expanded must be

submitted to the ARC for approval. The revised Final Plans must be 24" x 36" minimum in size, include Lot number with Homeowner's and Builder's name. Construction of proposed revisions and/or additions shall not begin until approval has been given. The revised Final Plan submittal will include the following.

A. Survey:

Revisions and/or additions to the professional survey, as needed.

B. Site Plan

Revisions and/or additions to the Site Plan, as needed.

C. Architectural Plans:

- Revisions and/or additions to the detailed roof plans, floor plans, electrical plans, mechanical plans, and/or structural plans at a scale of 1/4" = 1' or larger.
- Revisions or additions to the exterior elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, and top of slab elevations. Additions must show relationship to the existing structure.
- Revisions or additions to wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
- Resubmittal of revised, changed and /or added samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" board (1/8" thick) clearly marked with the Homeowner's name, and Lot number. Cut sheets for exterior lighting must also be submitted. A 4' x 4' lay-up of exterior material at the Lot shall be erected. In addition, a typed schedule of samples, or specifications of exterior materials and colors must be included on the Final Plans.

D. Staking

Any building additions or driveway realignments shall be staked at this time and the ARC shall be notified.

Procedure for Submitting:

- A. After preparing revisions and/or additions to the Final Plans, the Homeowner shall submit the plans to the Architectural Review Committee.
- B. Upon receiving revisions and/or additions to the Final Plans the Architectural Review Committee will have thirty (30) days to review the submitted plans, and staking, and to issue a written response of approval, conditional approval or denial. If revisions and/or additions to the Final Plan have been approved by the ARC the Homeowner may submit the plans to the County for the appropriate building permit(s) and, once issued, begin construction. If the revisions and/or additions to the Plans have been conditionally approved by the ARC, the Homeowner shall submit written documentation that the recommendations and requirements set forth in the conditional approval have been satisfied to the ARC before the Homeowner can obtain County permits. In the event of a denial, the resubmittal of the additions and/or revisions of the Final Plans shall follow the Final Plan requirements for Submittal.

Chapter 4 - Compliance

Review of Work in Progress

The Architectural Review Committee may review all work in progress and give notice of noncompliance. Absence of such reviews or notification during the construction period does not constitute either approval by the ARC of work in progress or compliance with these Design Standards or the Declaration. Any ARC visits are in addition to standard inspections required by other jurisdictions throughout the construction process and are made for the purpose of verifying compliance with these Design Standards only.

Upon completion of any residence or other improvements for which the ARC gave final approval, the Homeowner or the duly authorized representatives shall give written notice of completion to the ARC. Within thirty days from receipt of the written notice of completion, the ARC may review all Improvements in accordance with the Final Plans. If it is found that construction was not completed in compliance with the approved Final Plan, the ARC will notify the Homeowner in writing of such noncompliance and require the Homeowner to remedy the discrepancies.

Approval of plans by the ARC shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety and health or fire codes. It shall be the responsibility of the Homeowner or duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the Homeowner or their representative to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the ARC and local jurisdictions where applicable.

Period of Plan Validation

Final approval of plans is valid for twelve (12) months. Construction must begin within this period. If not, plans must be resubmitted for re-review by the ARC. A submittal proposing a different dwelling for the same Lot requires the review process to restart with the Pre-Design Site Meeting.

Liability

ARC approval pursuant to these Design Standards does not approve or guarantee engineering or architectural design or compliance with law and applicable governmental ordinances or regulations, and does not reflect any representation by the ARC as to such matters. By approving plans and specifications, neither the ARC, its members, its agents, nor the Declarant, Developer, Saddleback Metropolitan District, Saddleback Mountain Property Owner's Association, employees or officers of them assumes any liability or responsibility for engineering or architectural design or compliance with law and applicable governmental ordinances or regulations or any other matter relating thereto, other than these Design Standards. Neither the ARC, its members, its agents, nor the Declarant, Developer, Saddleback Metropolitan District, Saddleback Mountain Property Owner's Association, employees or officers of them shall be liable to any Homeowner or other person for any damage, loss, or prejudice suffered or claimed on account of:

- 1) approval or disapproval of any plans,

- 2) performance of any work, whether or not pursuant to approved plans, drawings and specifications; or
- 3) development of any property within the subdivision.

Every Homeowner or other person who submits plans to the ARC for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the ARC, its members, its agents, nor the Declarant, Developer, Saddleback Metropolitan District, Saddleback Mountain Property Owner's Association, employees or officers of them to recover damages.

Severability

Invalidation of any one of these design standards or provisions by judgment or court order shall in no manner affect any other provisions which shall remain in full force and effect.

Review Fees

The review fee charged for Conceptual Plan, Final Plan, Landscape Plan submittals, including Revision and Additions to Final Approved Plan shall be initially waived. The ARC reserves the right to assess a fee of \$500.00 for problematic submissions requiring significant additional review time, re-review of Plan submittals that exceed the period of Plan validation, or Plans proposing a different dwelling for the same Lot that had been previously submitted and reviewed by the ARC. The ARC reserves the right to adopt a fee schedule for Plan submittals in the future in its sole discretion.

PART III – DESIGN STANDARDS

Chapter 5 – Site Development Standards

Locating the Home Site

When considering a building's suitability to a particular home site, the Architectural Review Committee will evaluate the sensitivity given to placement and integration with the site as well as its potential impact on adjoining home sites.

A strong connection and sense of harmony between the land form and the siting of the proposed building is desirable. Rocks, existing plant material and natural drainage features should be protected from disturbance and incorporated into the overall site design. Pick the home site to maximize the views and privacy. Wherever possible, consideration should also be given to privacy and the views of adjacent home sites.

The Homeowner should consider the intrinsic qualities of the home site, specifically the visual and climatic exposure created by the combination of existing slopes, vegetation, and orientation. Homes should be "nestled" in among the tall vegetation where natural openings occur if possible. Site design techniques should be utilized to create a strong connection between indoor and outdoor spaces.

The Homeowner should preserve the natural vegetation and land form while maximizing its screening qualities. The site's mature stands of Lodgepole Pine, Douglas Fir and/or Aspen must be respected, but where significant improvement of a design is possible, the existing plant materials may be removed to allow patios or the actual home. Selective thinning of existing vegetation to afford a better view will be considered by the ARC on a case-by-case basis.

Determining the Buildable Envelope

The Buildable Envelope is the volume of space that the home and other site improvements may occupy. The building constraints, described below, establish the boundaries of the buildable envelope

Setbacks and No Build Areas:

Setbacks and no-build areas for Saddleback Mountain have been established to protect site features, vegetation, and wildlife and to confine construction to slopes generally thirty (30) percent or less. Specific setbacks and no-build areas for individual Lots are identified as part of the Saddleback Mountain Plats and Development Guides.

Building Height and Profile:

The number of stories per building should be in direct relationship to the terrain and must follow the general slope of the homesite. Building height and profile should be in scale with the surrounding features such as existing vegetation and topography. Site specific variables will be evaluated when considering building height and profile.

The maximum unbroken wall plane permitted will be two (2) stories (20' to 24'). No more than three (3) stories (30' - 35' Ht.) will be allowed.

The maximum height of any building is thirty-five (35) feet. The height of a building is defined as: The Tallest Side of the Building, excluding Appurtenances.

Tallest Side of the Building: Shall be measured on the side with the greatest vertical distance between the ground surface elevation, where a structure intersects finished grade, and the highest point of the coping of a flat roof or from the average elevation between the ridge and eave of the gable of a sloped roof.

Appurtenances: The visible, functional, or ornamental objects accessory to and part of a building (e.g., chimneys, vents, and television or radio antennas that do not exceed by more than 10% the maximum height allowed).

Site Access and Driveways

Driveway access points for lots have been cut-in and graded by the Developer and have been approved by the Site Development Inspector for Clear Creek County. The driveway stub-outs should be used by the Homeowner for site access. Request for an alternate access point will only be considered by the ARC based on extraordinary site conditions or circumstances. Driveways should intersect the street at ninety (90) degrees. With supporting justification, a relaxation of up to fifteen (15) degrees can be requested from Clear Creek County. All driveway accesses from existing roads, which interfere with a natural or constructed drainage course, shall provide a drainage culvert a minimum of fifteen (15) inches in diameter or of a diameter that will carry the flow of a ten (10) year storm event, as determined by the Clear Creek County Site Development Inspector.

Driveway alignments should be considered that minimize the visual and physical impact on the Lot by following natural contours of the site and meandering around existing trees and other natural features. Long, straight runs should be avoided. Circular drives will be discouraged and may only be considered by the ARC if appropriate to the Lot configuration and architectural design.

Driveways shall be constructed to the specifications of the County adopted amendment to Chapter 14 of the Uniform Building Code for Wildfire Hazard Mitigation. Driveway standards prohibit grades in excess of ten (10) percent. Driveways between eight (8) to ten (10) percent shall not exceed 150 feet in length. Grades of eight (8) percent or less have no length requirement. A maximum grade of eight (8) percent for curves with radius of less than or equal to fifty (50) feet at centerline shall be maintained. Grades through a switchback shall not exceed four (4) percent. The minimum inside turning radius at any point of any driveway shall be thirty (30) feet. The surface width shall be a minimum of twelve (12) foot driving surface not including drainage.

Driveway apron, parking and turnaround areas should not exceed five (5) percent slopes. All driveways shall end in an approved turn-around area with a minimum fifteen (15) feet radius.

The required surface material for the driveway is asphalt. Concrete, masonry pavers or similar materials are an acceptable surface material only in the immediate area of the home, courtyard, patio and garage areas.

All residential driveways shall comply with the Subdivision Improvements Agreement. Homeowners must obtain a County Driveway Permit and may be required to obtain a County Best Management Practices (BMPs) Permit.

The construction of residential driveways shall be the responsibility of the Lot owner.

Parking

Parking areas, where provided, should be screened from neighboring home sites with natural shaped earth berms and plantings. A minimum of two (2) off street guest parking spaces, including covered parking within garages or carports, which may be used for guest parking, shall be provided per dwelling unit.

Residential parking areas along the roads within the subdivision shall be provided where private residential driveways cannot be constructed to the County adopted amendment to Chapter 14 of the Uniform Building Code (UBC) for Wildfire Hazard Mitigation. When the UBC standard cannot be met, two (2) on-site residential parking areas shall be designated and located off of the road easement. Where such off road easement parking areas are required, "as built" drawings will have to be submitted to the County showing the location of such. The construction of residential parking areas shall be the responsibility of the Lot owner.

Grading Standards

In order to prevent any earth disturbing activity from adversely affecting water quality, erosion control and revegetation, a Best Management Practices (BMP) Permit is required by Clear Creek County when the proposed earth disturbance is 2,500 cubic yards or greater.

Most home site improvements should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" buildings down slope.

Driveways, where possible, should be parallel with the contours or, if they have to cross contours, should incorporate low retaining walls to minimize grading. Where grading is necessary, cut and fill slopes should maintain a slope not steeper than 2:1 (horizontal to vertical), with steeper slopes of 1-1/2:1 permitted when excessive disturbance of the ground would otherwise result. In areas of solid rock, steeper slopes of 1/2:1 are allowed. Slopes steeper than 1-1/2:1 and rock cuts steeper than 1/2:1 or greater than 4 feet in height will require a Slope Stabilization Permit from Clear Creek County. Retaining walls or other methods of stabilization shall be designed by a Colorado licensed professional engineer. Excessive bank cuts, as determined by the Clear Creek Site Development Inspector, may need to be retained by structural retaining walls to prevent slopes from sloughing onto the roadways or otherwise causing heavy siltation in waterways during periods of heavy moisture.

Each Homeowner is responsible for having a soils test and a soils engineer's report of the homesite prepared by a registered professional engineer. It is the Homeowner's responsibility to assure that proposed improvements comply with the findings of the soils engineer's report. The ARC shall not have any liability to any Homeowner, or to any other interested party, with respect to the condition of soil on the Lot.

Where possible, topsoil shall be set aside during excavation and reused during revegetation. Topsoil must be stockpiled away from roads or waterways and should be revegetated while being stockpiled.

All grade slopes should be 'rolled' back into existing slopes, so that after revegetation, no sharp contrast exists between existing and disturbed slopes. All areas to be preserved (trees, shrubs, rock outcrops, etc.) shall be marked and protected with orange vinyl construction fence

throughout the construction period. No grading shall extend beyond existing property lines of the Lot without express written permission of and coordination with the adjacent property Homeowner.

Upon completion of any residence or associated structure(s) the Lot shall be final graded in a manner so as to ensure positive drainage away from the structure's foundation. Drainage swales shall be designed to have a minimum grade of two and one half (2 1/2) percent. Swales shall be no closer than ten (10) feet from any foundation wall. Minimum slopes away from the foundation should be ten (10) percent for the first ten (10) feet or in accordance with the Homeowner's soils engineering report, whichever is most restrictive.

Drainage

Disruption to existing drainage courses is not allowed without approval from Clear Creek County and the ARC. Once written approval is granted reconstruction of drainage courses should occur in a naturalized manner that will allow water to percolate instead of concentrate or flow in a destructive course. If culverts or structural channels are required, these should be designed to blend in with the surrounding environment.

On most properties, the location and the volume of water that currently enters and departs the Lot must be accepted and maintained. Within the site, adjustments can be made as described above. However, some Lots contain areas of land that have been improved by the Developer which function as drainage facilities for the overall project. These areas must be maintained and incorporated into the drainage design for the specific Lot. Refer to the final grading and drainage maps for such parcels.

Erosion Control

During all site construction, techniques for controlling erosion within the Lot and onto other sites shall be mandatory and strictly enforced by the ARC. Both temporary and permanent measures shall be utilized to prevent soil erosion and to protect water quality. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

Existing trees, shrubs and grasses shall be preserved where possible to prevent erosion.

Seeding side slopes shall be completed at the end of construction for irrigated sites. Non-irrigated sites shall be seeded through October and November or April and May. In dry areas, mulching may be used to protect germinated seeds. On steeper slopes staked netting or matting may be necessary.

Wells and Septic Fields

The location of wells and septic drain fields must take in consideration both the natural and man-made features of the Lot it is to be placed as well as the distance from wells and septic fields located (or to be located in the future) on adjacent Lots. A distance of 200 feet must be maintained between adjacent well sites and 200 feet must be maintained between the septic field and any well. The ARC and the Saddleback Metropolitan District will review proposed well and septic field locations to ensure adverse impacts are not created to adjoining properties. A

Letter of Compliance for well and septic field locations must be obtained from the Saddleback Metropolitan District.

Grading for septic drain fields should conform to the natural terrain. Artificial mounding for drainage, spoils areas, etc. will be strongly discouraged. Finished grades should blend with the natural terrain as quickly as possible.

Chapter 6 – Architectural Standards

These Design Standards have been developed with attention toward general goals and concepts and less attention toward detail in order to allow individual expression within a visually cohesive community. It is the duty of the Architectural Review Committee to consider submittals within this context, and to encourage overall quality through balanced design and detailing.

No mandatory architectural ‘style’ is required for Saddleback Mountain. However, it is the intent of these standards that residential design solutions be harmonious with the existing natural environment, reduce apparent visual mass, incorporate materials, color and textures that generally blend with the landscape, and develop proportions and details appropriate to the home site. Proposed designs should reinforce the character of the home site. Building footprints, roof lines and access drives should conform to topography. Where appropriate, structures should be multilevel, step down hillsides and maintain a low apparent profile. Where homes are visible from below, careful consideration should be given to create aesthetically pleasing, balanced massing and articulated elevations.

Exterior Elevations

No duplication of exterior elevations within the subdivision shall be allowed. Each home must be a “one-of-a-kind” design.

Massing, Proportion, Scale and Size

In reviewing the forms of a proposed building, careful scrutiny should be given to the massing, proportions, and overall scale of the building in relation to the home site. The ARC will encourage designs that achieve a balance between distinctive form and subtle impact on the immediate environment.

Homes developed around more than one axis generally exhibit roof lines that are less monotonous than linear designs. Attention to this architectural detail will reduce building scale, increase individuality and diversity.

Large, unbroken planes are not considered in keeping with the desired scale of the development. Therefore, wings, courtyards, stepped walls, covered entries, integrated decks with well-designed and proportioned railings are encouraged to develop balanced massing. This will avoid a ‘three-story look’ that will be reviewed with disfavor by the ARC.

Upper levels that are smaller than the building footprint are encouraged in order to reduce overall building scale. The ARC will also review the location, type, and size of door and window openings for their effect on proportions and continuity. All elevations of the home will be given equal importance and must maintain the continuity of the building massing and detailing.

Each residential dwelling constructed on any Lot shall contain a minimum of 2000 square feet of

fully enclosed living space (excluding basements and garages).

Architectural Detail

Architectural detailing can make a substantial contribution to the individuality of a residence and to the sense of quality in the community. Thoughtful and consistent detailing, from the smallest to the largest component, lends integrity to each design.

Homeowners and architects are encouraged to give consideration to elements that add detail and interest, such as expressed timber beam work, exposed rafter tails, expressed headers at window and door openings, recessed window and door openings, decorative and ornamental iron work in railings, window shutters and planter boxes, detailed fascias, defined chimneys and wood veneered garage doors.

Architectural elements, such as porches, trellises or verandas, can also be employed to create shade and interesting shadow patterns.

Exterior Materials

All materials and finishes should be harmonious with the surrounding environment. Quality materials such as natural stone, acrylic-based stucco, and natural wood will be encouraged. Other materials not addressed in these standards shall be reviewed on an individual basis. These include, but are not limited to, brick, manufactured, artificial, simulated, or imitation sidings. No metal facades will be permitted on any home.

Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building.

No bright, unfinished or mirrored surfaces will be allowed. All exterior materials, as accepted by the ARC, will require 4' x 4' lay ups 30 days prior to construction as a condition of approval.

The following are acceptable materials to be used:

Stone:

A minimum of forty (40) percent of all exterior elevations shall have natural or synthetic stone veneer. The ARC may relax this requirement, at its own discretion, based on aesthetic considerations. All stone veneer should be comprised of materials that are compatible with the palette of colors selected for the home. Appropriate natural stone materials include indigenous Colorado sandstone, granite, moss rock and rhyolite.

Stone should generally be laid in informal horizontal coursing with deep rake mortar joints. Irregular shapes with larger pieces below lend an informal and realistic character to the walls. Unbroken masonry wainscoting, by itself, is not considered a strong application of masonry. Wrapping building masses, expressing chimneys and detached columns in stonework add visual interest.

Siding:

Western Red Cedar, Redwood and other natural wood siding materials are acceptable. Knotty

species and 'rustic' profiles are acceptable materials for log homes. When lap siding is used a maximum exposure of 5" will be allowed. Plywood siding and composite 'Hardboard' materials will not be acceptable except for use in soffits.

Stucco:

Cementuous and acrylic stucco are acceptable materials. Comprehensive detailing is required in the application of this material. A high level of articulation in wall surfaces through relief and color blending adds character and visual interest.

Walls and Openings

The walls of a building are an important part of its overall visual impact and should be carefully detailed.

Siding and trim materials should be consistently used throughout the building. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element.

Location, type and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. Entries should be articulated and be at a human scale. Recessed openings at doors and windows are strongly encouraged to lend shadow and detail.

Colors

The acceptable palette of colors for exterior materials are subdued earth tones such as grey, green, brown, muted blues or reds, or other similar colors. White, primary colors, and other bright colors shall be permitted as accent colors only.

Roofs

The roof form is the most prominent visual element of a home and central to defining its architectural character. Therefore, the form and materials used to create a building's roof will be given special attention by the ARC.

Styles such as; gable, hip, and shed will generally be acceptable for residential construction, while mansard, gambrel and A-frame and flat roofs will be discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms.

Detailed fascia and eave treatments serve to frame the roof as a strong design element and are encouraged.

Roofing materials should be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. The blending of these elements with the surrounding natural environment will also be a consideration for approval.

Composition type roofs must be multi-dimensional in layering.

Roof pitches greater than 6 in 12 are more compatible with the surrounding landforms and are encouraged.