September 1, 2023

# BECKWITH MOUNTAIN RANCH

Design Guidelines for Filings 1,2,3, & 4

(Design Guidelines are subject to change by the Board of Directors)

***The following Design Guidelines implement Article 6.17 (Architectural Control) and related articles of the Covenants, Conditions, and Restrictions (CC&R’s) of Beckwith Mountain Ranch (BMR).***

1. As a private gated community, the Beckwith Mountain Ranch Property Owner’s Association has adopted Restrictive CC&R’s, Bylaws and Design Guidelines to protect the investment of current and future Owners. These restrictions are designed to preserve the ambiance of this mountain country development. The mountains and forest attract deer, elk, antelope, birds and other wildlife, which property owners are expected to respect and protect. Its recreational features provide Owners with unique rights that must not be abused.
2. Requests for approval of plans, specifications, and variances *must be made in writing* to the Architectural Review Committee (ARC) using the API. The ARC will review all submissions. Any questions and ambiguities requiring interpretation should be submitted to the Chairperson of the ARC for review and clarification. The ARC will make recommendations to the Board of Directors. Final approval of plans will be determined by the Board.

**Submission and Review of Plans:** Before proceeding with construction or modification of any structure, building, septic, and well on any parcel in BMR, a completed and signed “Application for Parcel Improvements” (API) and all required documentation must be submitted to the ARCalong with a cover letter summarizing the proposed improvements and future plans for the parcel. Applications can be obtained from the Beckwith Mountain Ranch POA website,  [http://beckwithpoa.com.](http://beckwithpoa.com/) One copy of the completed application, along with a set of plans must be submitted to *each* of the members of the ARC. Emailing your submission is acceptable if in PDF format. **The addresses for submission are shown in attachment 1.**

* 1. **Required documentation includes:**
		1. Plans and Specifications including site plan, exterior elevations showing exterior lights, floor plan that defines the square footage of the house, septic system location, site drainage, and completed API.
		2. Revised Plans and Specifications released for construction by the authority having jurisdiction over the property.
		3. Prescribed setbacks (100’ from front lot line and 50’ from side and rear lot lines) and building envelopes must be clearly delineated on final site plans or surveys. North must be indicated by an arrow on all drawings. All drawings must be to scale. Any buildings within 150’ of side or rear lot line will require a surveyed site plan from a surveyor.
		4. **Permits -** **Use the API to submit approved copies of all permits to the ARC Chairperson before construction or improvements starts. (Building, septic and well.)**
1. **Board of Directors Approvals:** All approvals by the Boardmust be in writing. Noverbal agreements will have any force or effect. Per Section 6.17 of the CCR’s, if the Board“fails to approve or disapprove plans and specifications within forty-five (45) days after they have been submitted by any Parcel Owner, then approval shall he deemed to have been given for the improvements or other structures to the extent described in such plans and specifications.” No approvals will be issued to Owners who are not current in their payment of Beckwith Mountain Ranch dues and special assessments OR are in violation of the existing CC&R’s.
	1. Any subsequent changes to the plans approved by the Board must be submitted to the ARC or additional consideration.
2. **Fees and Expenses:** Fees may be assessed for complicated designs requiring the ARC/Board toengage outside consultants. Any expenses incurred [by the POA] to enforce these guidelines or provisions of the CC&Rs, wherein the Owner has refused to abide by these guidelines and/or the CC&Rs, will be billed directly to the Owner. If the Owner refuses to pay the fees after 30 days of the postmark of the certified letter, a lien will be placed on the property to recover the fees.
3. **ARC Visits Before, During, and After Construction:** As indicated on the API, the ARCor their appointed representatives reserves the right to visit the construction site before, during, and after construction of the structure under review by the Board & ARC to ensure these design guidelines and the CC&Rs are met. All visits will be by appointment only with property owner or property owners’ General Contractor. If the Owner has violated these guidelines or the CC&Rs, the owner will be required to modify or remove the unauthorized improvements or, if the Owner refuses to modify or remove the improvements, the Board may do so at the Owner’s expense. In that event, a lien could be placed against the property and the improvements for the cost of retaining a contractor to remove the unauthorized improvements.
4. **Architectural Standards:** In order to maintain the integrity of Beckwith Mountain Ranch, the Board may reject any plans and specifications submitted for consideration. If there is any question on what improvements are permitted or are likely to be approved, it is strongly suggested prospective buyers submit any conceptual building design ideas to the ARC before purchasing and improving a lot in Beckwith Mountain Ranch.

1. **Building Standards:** Each Owner must comply with state and local building codes and laws asapplicable in addition to these Design Guidelines and the CC&R’s.

1. **Building Location:** All structures must beconstructed outside of “No Build” areas and not withinany required setbacks. (100’ from front lot lines and 50’ from side lot line)
2. **Construction Duration:** Exterior improvements and exterior architectural fabric must becompleted within 24 months of ground breaking. Durations exceeding 24 months must be approved in writing by the Board of Directors. Any construction material stored outside the structure must be removed within 24 months after construction commences.
3. **Driveways:** A minimum of fifteen feet is to be maintained between driveways and property lines.Materials are to be road base, asphalt, concrete or other materials approved by the Board. A 12-inch minimum culvert is required at the intersection of the driveway and the Beckwith Mountain Ranch road. An 18-inch culvert is preferred, but not required.
4. **Erosion Control:** Grading on parcels must not adversely impact the existing natural drainagepaths.

Barriers may be required to direct water and mud away from the road and neighboring building sites. Any construction requires use of best management practices.

1. **Exterior Colors:** Article 6.12 of the CC&Rs requires all outbuildings harmonize in appearancewith dwelling structures. Dwelling structures should typically be darker less obtrusive colors such as tan, brown, and green that blend in with the environment. Doors, including garage doors, must be a color other than white. Window frames and lattices must be a color other than white or, if white is used, trimmed by 4 inches of molding in a color approved by the Board. Preference will be given to neutral colors.
2. **Exterior Lighting:** No glaring floodlights, yard lights, or Dusk to Dawn lighting will be permitted on improvements orlandscaped areas. All exterior lighting must be approved by the Board. Dark Sky Compliant lighting is preferred.

1. **Exterior Materials:** Exterior veneers must of a material and final color that blends with theenvironment and is acceptable to the Board. No foam backed stucco veneer systems will be permitted due to its poor durability in this climate. Standard or acrylic stucco is permitted.

1. **Fireplaces:** Chimney screens must be installed on all fireplace chimneys to contain embers andsafeguard against fires. The chimney screens must be well maintained to prevent embers from escaping. Metal flues may be visible for fireplace chimneys. All chimneys may also be encased with brick, stone, or stucco.

1. **Garages:** Garages must be two-car minimum, plus one additional car bay for a fifth bedroom and each additional bedroom. No plumbing (i.e., sinks, toilets, bathtubs, showers, faucets, connections, water supply lines or waste water lines, etc.) is permitted in garages or other outbuildings on a given parcel **prior** to the construction of a permanent dwelling on that parcel. The rough-in sanitary sewer and piping can be installed, but no fixtures. Further, no rough-in building water or sewer piping can be connected to any associated parcel well or septic system **until a permanent dwelling is constructed**. This will be subject to periodic inspection by the ARC Chairperson or a BOD Member until the residence is built.

* 1. If a person owns two adjoining parcels and builds a house on one and an outbuilding on the other, they would have to submit request for a variance to the BOD to permit any plumbing in the outbuilding.

1. **Garage Doors:** Garage doors must be architecturally integrated into the design of theresidence/structure. The design, color, and materials must be approved by the BOD. The doors must be of a neutral color that blends well with the architectural fabric of the building as well as that of the surrounding environs. Porte-cocheres are permitted with Board approval, but not in lieu of a fully enclosed garage.

1. **Animal/Livestock Maintenance:** Owners with animals/livestock must maintain their animal/livestock shelters/stables/corrals in a neat condition, to minimize debris in a manner consistent to avoid

malodorous and unsightly conditions.

1. **Art:** No sculptures, furniture or ornamental objects may be placed on a lot in view ofBMR interior roads or other parcels without the written permission of the BOD.

1. **Maintenance of Properties:** All lots must be maintained in neat condition to minimize debris before, during and after construction of improvements. Original plans and specifications approved by the BOD must be maintained. Any exterior changes or changes in use of a structure must be approved by the ARC.
	1. Densely wooded lots should be maintained in a near-natural state. Diseased limbs, trees and vegetation must be treated or removed to avoid infection of nearby landscapes. The front and side yards of each improved lot must be maintained in a manner consistent with BMRstandards.

1. **Minimum Living Area:** No permanent structure for dwelling purposes shall be built on anyParcel in:

* 1. Filings 1, 2, & 3that is less than one thousand two hundred (1,200) square feet of living space; 21.2 Filing 4 that is less than one thousand five hundred (1,500) square feet of living space.

 21.3 All filings - no dwelling unit or other structure shall exceed three (3) stories in height.

Geodesic domes are not allowed in BMR.

1. **Playground Equipment:** Must be screened from view in a manner acceptable to the Board of

Directors.

1. **Mailbox, Address Numeral Design, Gateway Signs, and Gateways:** Entrances, gatewaysand other fixtures that are visible from interior development roads must be approved by the BOD. These structures must complement the architecture of the residence and are subject to approval of the BOD.

1. **Parking Restrictions:** Owners and their guests are prohibited from parking on BMR interiorroads. Therefore, adequate on-site parking for owner family and guests must be designed into their site plan. Parking for events should be coordinated with the POA in order to ensure emergency vehicles can adequately serve every property.

1. **Roofing:** Visible roof structures must have a minimum of 4 to 12 pitch unless otherwiseapproved by the BOD. Dark colored standing metal, fiberglass, slate, or other noncombustible roofing materials are required. Nonreflective roofing material must be used. Roofing material and color must be approved by the BOD. The color must compliment the architectural fabric of the building as well as that of the surrounding environs. Wooden shingle roofs are prohibited due to the inherent fire hazard to nearby improvements. Vents, skylights and other penetrations are to be situated on the backside of the house, to the maximum extent possible.
	1. Residence’s overhang: A minimum of fifteen (15) inches is required for all residences.
	2. Outbuilding overhang: For all other buildings on the parcel that aren’t the residence, twelve (12) inches is required.

1. **Alternate Energy Systems:** Solar photovoltaic and solar systems may be installed in BMR;however, they are to be ground-mounted systems versus roof mounted systems. The ground-mounted systems must also be screened with indigenous trees or shrubs to screen the highest point of the panels. The type of vegetal screening must be compatible with the elevation of the site and the vegetation must be frequently watered for the plants to survive. The panels must be of low reflectance and black in color for the photovoltaic systems. The color of the solar thermal panels must be approved by the BOD before they are installed. Ground source heat pumps are allowed. The BOD recommends coordinating with the ARC chairperson before any system is agreed upon by the owner and builder.

1. **Satellite Dishes and Antennae:** Satellite and internet service provider dishes and antennae must be screened from view frominterior BMR and county roads.

1. **Screening:** All utility meters, garbage receptacles, propane tanks, air-conditioning compressors,pool, sauna and similar equipment must be screened from view and protected from animals. Noise from such equipment must be considered to avoid disturbing neighboring Owners. If the structure is to be placed in relatively open space, the Owner should consider installing trees to screen the structure from view as much as possible from other Owners. Fast growing shrubs might work in some cases.
2. **Permits:** A copy of all approved County permits must besubmitted to theARC **prior** to construction. **Permits required include well, septic, and building.**

1. **Signs:** All signs must be pre-approved by the BODbefore being erected. An exception to this is the green reflecting house number/driveway marker used to assist emergency vehicles to find an address during fire or other emergencies. This sign is required on every improved parcel. An Owner may erect one (1) additional sign on his Parcel designating his ownership of such Parcel &/or any name designation given to such Parcel.

1. **Barns and Outbuildings:** All stables, detached garages and other outbuildings must be approved by the BOD. The BOD encourages owners to locate these structures in an area thatbest screens the structures from view outside the 35-acre parcel. Only oneoutbuilding can be constructed on any parcel prior to the construction of a permanent dwelling.
	1. Filings 1, 2, & 3 - the area footprint of the outbuilding cannot exceed 1,880 square feet
	2. Filing 4 – the area footprint of the outbuilding cannot exceed 1,400 square feet
	3. Further, for all Filings, the cumulative sum of all outbuilding square footages (including barns, storage, shops, etc.) cannot exceed 90% of the livable area of the dwelling constructed on the parcel. Excluded from this calculation is a single car garage (1400 square feet maximum) with the same exterior finish as the dwelling if such garage was not incorporated into the original dwelling design.
	4. Outbuildings of more than the maximum square footage as indicated in 31.1 and 31.2 will generally not be approved by the BOD. No outbuilding of any kind can be used for human occupancy even on a temporary basis since this is not permitted by the CC&R’s.

1. **Trash Containment During Construction:** All trash and debris is to be cleared from the site andplaced in metal dumpsters. The dumpsters must be off the BMR interior road and emptied on a regular basis. Debris that blows or washes onto adjacent properties must be removed immediately or the POA may do so and will charge the cost of removal plus a $50 service fee to the property Owner.
	1. The Owner is responsible to make sure that his/her contractor and subcontractors keep the BMR interior roads clear of materials and debris at all times and that any loose construction material is picked up daily. Contractors and owners are not to disconnect the gates without Board approval.

1. **Utilities:** Electrical and other utility lines must be run underground in Accordance with Article 6.18of

the CC&R’s.

1. **Visual Barriers and Obstructions:** View corridors of mountains, hillsides and other amenitiesare to be protected to the extent possible.

1. **Modifications to Design Guidelines:** The Board of Directors of the BMR PropertyOwner’s Association periodically modifies these Design Guidelines and reserves the right to grant variances and impose restrictions beyond those set forth herein.

1. **Consultation:** Before an Owner goes to the time and expense of preparing preliminary plans andspecifications for construction or improvements within BMR, Owners are strongly urged to consult informally with the ARC Chairperson to see if their ideas are likely to be viewed favorably.

1. **Gate Code During Construction:** Whenever you have your contractor out to your parcel, pleasedo not give them our general gate code. Instead, provide the contractor gate code.

Attachment 1: Architectural Review Committee Contacts

ARC Chairperson:

Mike Di Lisa Jr.

34448 Pine Ridge Cir. Elizabeth, CO 80107

|  |  |
| --- | --- |
| Phone: 303-908-8600 303-646-9180 ARC Members: Jim Bauer 977 Corral North Cotopaxi, CO 81223  | email: mike.prc.51@gmail.com  |
| Phone: 847-848-3377  | email: mary.bauer7@yahoo.com  |
| Kerry Manneck 70 Hunt Loop Fort Leavenworth, KS 66027 Phone: 515-543-3213 Dave Valentine 3330 Corral NWestcliffe, CO 81252  | email: kerrymanneck@gmail.com  |
| Phone: 779-771-1566  | email: 11125v@gmail.com  |