



RIVER VALLEY RANCH

Design Review Committee Approvals What changes must be reviewed by the DRC?

Section 2.25 – Improvements. *RVRMA Amended and Restate Master Declaration (p8)*

“Improvements” means any improvements, structural or otherwise, alterations, additions, repairs, excavation, grading, landscaping or other work which in any way alter any property within the Common Interest Community, or the improvements located thereon, from its natural or improved state existing on the date this Master Declaration or a Supplemental Declaration for such property was first Recorded, **including but not limited to, dwelling units, buildings, outbuildings, additions, swimming pools, patio covers, awnings, the painting or other change of any exterior surfaces of any visible structure, walkways, outdoor sculptures or artwork, sprinkler or irrigation systems, garages, carports, roads driveways, parking areas, ponds, ditches, fences, screening walls, retaining walls, stairs, decks, flag poles, fixtures, landscaping (including the addition, alteration or removal of any tree, shrub or other vegetation), hedges, windbreaks, plantings, planted trees and shrubs, gardens, poles, signs, tanks, solar equipment, wind harnessing or other energy generating equipment, exterior air conditioning, water softener fixtures, utilities, antennae and satellite dishes or receivers.** Once an Improvement has been constructed or accomplished on a property within the Common Interest Community, any subsequent alteration of or addition to or removal of the Improvement shall also constitute an “Improvement” hereunder.”

Section 4.9 – Submission of Plans, Specifications and Data. *RVRMA Amended and Restate Master Declaration (p.7, item 20)*

Prior to commencement of work to accomplish any proposed Improvements, the Owner proposing to make such Improvements shall submit to the Development Review Committee such descriptions, surveys, plot plans, excavation plans, drainage plans, elevation drawings, construction plans, landscaping plans, specifications, and samples of materials and colors as the Development Review Committee shall reasonably request showing among other things the nature, kind, shape, height, width, color, materials, and location of the proposed Improvements. The Owner shall also inform the Development Review Committee of the identity of the Owner’s proposed Builder. All submissions shall conform to and be in accordance with the Master Development Guidelines established pursuant to Section 4.6. The Owner shall be entitled to receive a receipt for the same from the Development Review Committee or its authorized agent. The Development Review Committee may require submission of additional plans, specifications, or other information prior to approving or disapproving the proposed Improvements. Until receipt by the Development Review Committee of all require information and



RIVER VALLEY RANCH

materials in connection with the proposed Improvements and Builder, the Development Review Committee may postpone review of the application.

Section 4.11 – Criteria for Approval or Disapproval. RVRMA Amended and Restate Master Declaration (p.8, item 22)

The Development Review Committee shall approve any proposed Improvements only if it determines in its reasonable discretion that the Master Development Guidelines have been complied with; that the proposed Improvements will not be detrimental to the value or enjoyment of the surrounding areas in the Common Interest Community; that the siting, design and appearance of the proposed Improvements will be in harmony with the surrounding areas in the Common Interest Community; that the proposed Improvements will enhance the quality, wholesomeness, and attractiveness of the Common Interest Community and the enjoyment thereof by Lot and Unit Owners; that the upkeep and maintenance of the proposed Improvements will not become a burden on the Master Association; and in the case of construction or renovation of a residential dwelling, the work will be performed in accordance with Town of Carbondale requirements. The Development Review Committee may condition its approval of any proposed Improvements upon the making of such changes therein as the Development Review Committee may seem reasonably appropriate and may require that additional landscaping be performed on the subject Lot or Unit.

Section 3.7 – Master Development Guidelines. RVRMA Amended and Restate Master Declaration (p.2, item 5)

All construction and landscaping activities within the Common Interest Community shall be strictly governed by procedures, standards, guidelines, restrictions and requirements set forth in the Master Development Guidelines, also known as the Master Design Guidelines. A violation of the Master Development Guidelines shall constitute a violation of this Master Declaration and may be enforced in accordance with the terms hereof.

Section 1 – Purpose and Intent of Design Guidelines. RVRMA Master Design Guidelines (p.1)

Purpose and Intent. The River Valley Ranch (RVR), Master Design Guidelines (Guidelines) have been created to ensure that all improvements at RVR preserve the natural beauty of the mountain valley setting, ensure harmonious residential design, and protect and enhance property values. The Guidelines are intended for use by all persons involved in any Improvements, new buildings or landscapes, as well as subsequent additions or alterations to any property or improvement in RVR. River Valley Ranch provides a wide range of housing choices within a series of interconnected neighborhoods set in a spectacular Colorado landscape. An understanding and respect for the natural resources of the site, as well as an understanding of the area's history and climate, will provide the keys to the successful design of new building and landscape at River Valley Ranch.