Redlands Mesa Design Guidelines

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I. INTRODUCTION

PURPOSE AND INTENT

Preface

These design guidelines provide prospective builders, architects, landscape designers, and homeowners with a clear statement of the design principles and criteria for development within Redlands Mesa. The design guidelines are intended to assist in the implementation of a strong, consistent design direction and level of quality. In addition, a variety of photos and graphic images have been assembled to assist the builder, architect, landscape designer, or homeowner in the design and siting of homes and associated landscapes. After reviewing this document, builders, architects, landscape designers, and homeowners will have a clear and concise design direction and the knowledge necessary to produce creative, innovative, and aesthetic architectural and landscape concepts. The intent of these design guidelines is to encourage creative individual architectural and landscape statements that, when viewed as a whole, produce an equally outstanding High Desert community.

The guidelines are applicable to all Single-Family Custom Homes and sites within Redlands Mesa. The guidelines also apply to all builder provided improvements within the project including landscaping, fences, walls, and lighting for all single family residential lots.

Who uses these guidelines

These design guidelines are to be used by builders, architects, land-scape designers, and homeowners developing new residential homes and landscapes within Redlands Mesa. The design guidelines will also be used by the Redlands Mesa Design Review Committee (DRC) relative to proposed development and conformance with the City of Grand Junction's Zoning Code. The design review process encourages a high level of design quality and continuity within the overall community, while providing the flexibility needed to en-cour-age creativity on the part of builders, architects, landscape designers, and homeowners.

How the guidelines are organized

This document is divided into seven major components that include the following:

Introduction - The introduction component provides the purpose and focus of the Redlands Mesa Design Guidelines. This section is the foundation of the document and contains information related to legal provisions and definitions.

Design Ideology - The Design Ideology component outlines the design philosophy which derives the physical design of Redlands Mesa. This section presents an overall image or picture of the desired site planning, architecture, and landscape character of Redlands Mesa.

Site Planning - Site planning guidelines for Redlands Mesa are designed to promote and preserve the character and ambiance of this planned community through the sensitive siting and orchestration of homes within this unique and pristine High Desert environment. The site planning section includes creative design criteria that preserves existing significant native vegetation, natural physical features, such as rock outcroppings, drainageways, and topographical variations, while enhancing views to surrounding open space amenities and off-site features, including scenic plateaus and valleys.

Architecture - This section describes the architectural image for Redlands Mesa derived in direct response to physical and climatic influences that reflect a High Desert environment. Architectural guidelines have been drafted to assist architects and builders in designing architecture in which the building mass, roof form, architectural elements, materials, and colors are adapted to the unique environment of Redlands Mesa.

Landscape - This section provides design guidelines reflective of Redlands MesaÍs High Desert setting, characterized by table-top mesas, broad flat valley floors, prominent rock outcroppings, and native vegetation. Specific plant associations have been established to promote planting designs and plant palettes that are well adapted to the region, resulting in indigenous landscapes that grow and function utilizing less energy, water, fertilizer, and maintenance. Another major objective of this section is to assure that individual single-family lot landscapes harmonize with adjacent lots and open space areas, promoting a cohesive and flowing relationship.

Signs & Brochure Boxes - This section sets guidelines for the use of signage and brochure boxes in Redlands Mesa.

Design Review Committee Procedure - This section provides information for design review by the Design Review Committee.

Conflicts with other regulations

In addition to these guidelines, builders, architects, landscape designers, and homeowners at Redlands Mesa are expected to meet all the criteria established by the City of Grand Junction Zoning Code.

All development within the Redlands Mesa planned community shall comply with the codes and regulations of all local, state, and federal bodies and agencies, including, but not limited to, the City of Grand Junction. All development shall also comply with the Declaration of Covenants, Conditions, and Restrictions (CC&RÍs) adopted for Redlands Mesa.

The Redlands Mesa Design Guidelines may be more restrictive than, but does not supersede or modify, any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards shall apply.

Waivers

The Developer (Redlands Mesa, LLC) or DRC shall have the right, from time to time on a case by case basis, to waive, at its sole discretion, any provisions of the Redlands Mesa Design Guidelines. No such waiver shall be construed or held to be a waiver of any provisions of the Redlands Mesa Design Guidelines, or of the same provisions as to any other party.

Amendments and supplements

The Redlands Mesa Design Guidelines may, from time to time, be amended or supplemented by the Developer or Homeowners Association (HOA) at its sole discretion. Any such amendments shall be applicable to all development plans that are subsequently approved by the Developer (or HOA).

Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals shall be in writing and may be granted or withheld at the sole discretion of the Developer or DRC. Any approval pursuant to these design guidelines does not constitute a warranty, assurance, or representation by the approving party; and the approving party shall have no responsibility by virtue of such approval.

Definitions

For the purposes of this document, the following definitions shall apply:

Arbor - A light latticework frame often used as a shade structure or bower.

Arcade - A line of arches along one or both sides, supported by pillars or columns, either freestanding or attached to a building.

Articulation - A method or manner of joining walls that makes the united parts clear, distinct, and precise in relation to each other. Walls should demonstrate movement, or be characterized by recesses, popouts, ins-and-outs, and other elements that produce undulations designed to discourage flat planes.

Balcony - A projecting platform usually on the exterior of a building, sometimes supported from below by brackets or corbels or cantilevered by projecting members of wood or masonry.

Balustrade - An entire railing system, as along the edge of a balcony or terrace, including a top rail, bottom rail and balusters.

Base - The lowest part of a pillar, wall or building. In some styles the bases are more complex as they modulate between the floor and wall or column group above.

Bracket - A support projecting horizontally from a wall to bear the weight of a cantilever (e.g., roof, projection) or to strengthen an angle.

Builder - Refers to the entity that constructs improvements on a lot.

CC&R's - The Declaration of Covenants, Conditions, and Restrictions for Redlands Mesa.

CMU - Construction Masonry Unit.

City - Refers to the City of Grand Junction.

City of Grand Junction Zoning Code - Refers to all Ordinances, Resolutions, Engineering Standards and Specifications that are officially adopted by the City of Grand Junction which influence development of the project.

Clapboard Siding - A wood siding commonly used as an exterior covering on a building of frame construction, applied horizontally and overlapped, with the grain running lengthwise, thicker along the lower edge than the upper.

Column - A vertical structural compression member or shaft supporting a load which acts in the direction of its vertical axis and has both a base and a capital, designed to support a roof.

Community Fence - Refers to the approved community fence prototype built along the perimeter of a lot, golf course, along a roadway, or open space/amenity area which are owned and maintained by the Master or Sub-Association.

Construction - Any activity pertaining to Redlands Mesa that requires any City permit or approval.

Custom (Homes or Lots) - Refers to custom homes or lots where individual homesites will generally be left natural and require some site grading and drainage improvements, prior to home construction.

DRC - The Redlands Mesa Design Review Committee as established in the CC&R's .

Design - To conceive or devise the form and structure of a building or other construction.

Design Guidelines or Guidelines - Refers to the Redlands Mesa Design Guidelines which provide site planning, architecture, and landscape design criteria for all single-family residential development constructed at Redlands Mesa, while providing a basis for the decisions and recommendations of the Design Review Committee.

Detail - An individual, minute, or subordinate part of the whole.

Developer or Master Developer - Redlands Mesa L.L.C. or its successor.

Dormer - A projecting structure built out from a sloping roof, usually housing a vertical window.

Eave - The projecting overhang at the lower edge of a roof that sheds rain, water, and snow.

Facade - The front of a building or any of its sides, especially one distinguished by its architectural treatment.

Fascia - Any flat horizontal member or molding with minimal projection.

Form - The shape and structure of something as distinguished from its substance or material. The manner of arranging and coordinating the parts of a composition so as to produce a coherent image.

Gable Roof - A roof sloping downward in two parts from a central ridge so as to form a gable at each end.

Garden Wall - A wall no more than 72 inches high from adjacent grade, subject to the discretion of the DRC on a case by case basis, taking into account visual impacts, construction of materials compatible with the home including stone application, and architectural treatments that reduce the vertical element of the wall.

Header - A framing member supporting the ends of joists, transferring the weight of the latter to parallel joists and rafters.

Hipped Roof - A roof having sloped ends and sides meeting at an inclined projecting angle.

HOA - Refers to the Redlands Mesa Master Association; see also Master Association.

Human Scale - The size or proportion of a building element or space relative to the structural or functional dimensions of the human body.

Loggia - An arcaded or colonnaded structure, open on one or more sides, sometimes with an upper story; an arcaded or colonnaded porch or gallery attached to a larger structure.

Lot - Refers to an area of land for construction of a home to be held in private ownership.

Lot Fence - Refers to a fence on a private lot not designated as a Community Fence. Lot Fences are typically constructed by the Homeowner pursuant to the Lot Fence prototype contained in these Guidelines.

Masonry; Stone -

Ashler - Smooth square stones laid with mortar in horizontal courses.

Masonry; Brick -

Narrow Gage Roman - Brick having a nominal dimensions of 4 x 2 x 12 inches.

Tumbled - A fire clay brick having a rough texture and smooth "tumbled" corners, used for facing work, often mutli-colored or mottled.

Massing - A unified composition of two-dimensional shapes or three-dimensional volumes, especially one that has or gives the impression of weight.

Master Association - Refers to the Redlands Mesa Master Association.

Movement - The rhythmic quality or character of a composition suggesting motion by represented gestures or by the relationship of structural elements.

Muntin - A secondary framing member to hold panes in a window, window wall, or glazed door. A rabbeted member for holding the edges of windowpanes within a sash.

Open Space - Refers to all real and personal property, including easements, belonging to and maintained by the Master or Sub-Association or City of Grand Junction for the common use and enjoyment of the Redlands Mesa residents.

Owner - Refers to the title holder of a lot.

Panel - A portion of a flat surface recessed below the surrounding area, set off by moldings or some other distinctive feature.

Parcel - Refers to an area of land to be further subdivided into lots. (Parcel ceases to be a parcel upon recordation of Final Plat creating lots).

Parcel or Lot Builder - Refers to the entity that: (a) prepares a parcel for lot sales to a builder; or (b) constructs single-family homes, or other improvements on a parcel or lot.

Patio - An outdoor area, often paved and shaded, which may be enclosed by the walls of a house or defined by a low garden wall.

Pitch; Roof - The slope of a roof usually expressed as a ratio of vertical rise to horizontal run, or in inches of rise per foot of run.

Plane; Wall - The simplest kind of two-dimensional surface generated by the path of a straight line and defined by its length and width; the fundamental property of a plane is its shape and surface characteristics.

Plaster; Exterior - A mixture of lime or gypsum, sand, portland cement, and water which produces paste-like material which can be applied to the surface of walls and which later sets to form a hard smooth surface. Also see stucco; smooth.

Plate - In wood frame construction, a horizontal board connecting and terminating posts, joists, or rafters. A wall plate which receives the lower ends of roof rafters.

Porch; Covered - An exterior appendage to a building forming a covered approach or vestibule to a doorway.

Privacy Wall - A wall for the purpose of enclosing and screening a patio, spa, hot tub or outdoor living area.

Principle - A fundamental and comprehensive law, truth, or assumption governing action, procedure, or arrangement.

Proportion - The comparative, proper, or harmonious relation of one part to another or to the whole with respect to magnitude, quantity, or degree.

Railing - Any open construction or rail used as a barrier, composed of one or a series of horizontal rails supported by spaced upright balusters.

Redlands Mesa, also referred to as the "Project" - Refers to the Redlands Mesa Master Planned Community, a Planned Development within the City of Grand Junction.

Scale - A certain proportionate size, extent, or degree, usually judged in relation to some standard or point of reference such as "human scale".

Shall - Compliance with a principle, guideline, or standard is mandated.

Shingle - A roofing unit of wood, asphalt material, slate, tile, concrete, or other material that is cut to stock dimensions and thicknesses and used as an overlapping covering over sloping roofs and side walls.

Should - Compliance with a principle, guideline, or standard is recommended. Using this term is important to the Design Review Committee, but may be waived or modified based upon an alternative acceptable to the DRC.

Sill - The horizontal exterior member at the bottom of a window or a door opening, usually sloped away from the bottom of the window or door for drainage of water, and overhanging the wall below.

Sill; Window - The horizontal member of the base of a window opening.

Single-Family (Homes and Lots) - Refers to detached single-family homesites.

Skylight - An opening in a roof which is glazed with a transparent or translucent material used to admit natural or diffused light to the space below.

Soffit - The underside of an architectural element, especially the underside of a roof overhang.

Standing Seam Metal Roof - A joint between two pieces of sheet metal made by folding the adjoining edges against each other, then folding their upper portion over in the same direction a number of times.

Stucco; Smooth - An extremely fine plaster finish composed of portland cement, lime, and sand mixed with water, used to clad the exterior of a building (i.e., Fine Sand Float, Light Dash).

Stucco; Heavy, Spanish Lace - A catch-all term used to describe an extremely thick, rough, plaster finish produced by troweling the high spots of a dashed or stippled stucco surface before it sets (e.g., Spanish, Light Lace, Heavy Lace, Heavy Dash, Tunnel Dash, Knockdown Dash, Monterey, Deep Relief, Scraped, California, Arizona, Frieze, English, Rock 'n Roll, Glacier).

Style; Architectural - A particular or distinctive form of artistic or architectural expression characteristic of a particular period.

Terrace - A raised space or platform adjoining a building, especially one used for leisure or enjoyment.

Texture - The visual and especially tactile quality of a surface, apart from its color or form.
The Developer - Redlands Mesa, LLC

Trellis - A frame supporting open latticework, used as a screen or a support for growing vines or plants.

Variety - The state or quality of having varied or diverse forms, types, or characteristics.

Visual Interest - Building and structures which display articulation (see articulation). The apparent articulation of a surface resulting from the orchestration of building elements, colors, and textures. The arrangement of parts or elements into proper proportion or relation so as to form a pleasing composition.

Window; Bay - A window forming a recess in a room and projecting outwards from the wall either in a rectangular, polygonal or semi-circle form, typically supported on corbels, brackets, or on projecting moldings.

Window; Palladian - A window opening in three parts, divided by posts, featuring a round-headed archway flanked by narrow openings with a flat lintel over each side; the arched area rests on their flat entablatures.

Window; Picture - A large fixed pane of glass, usually located to present the most attractive view to the exterior.

Window; Ribbon - One of a horizontal series of windows, separated only by mullions, which forms a horizontal band across the facade of a building.

II. DESIGN IDEOLOGY

Site Planning, Architecture, and Landscape Character

Preface

The Redlands Mesa design philosophy is derived from the physical characteristics found within this High Desert region, that include broad horizontal plateaus, tapered alluvial fans, flat valley bottoms, arroyos, rock outcroppings, ridgelines, and native vegetation. Given these varied physical features, site planning and landscaping of individual single-family homesites becomes more difficult as builders sensitively avoid altering significant physical features, vegetation, and topographic variations, while preserving panoramic views and vistas to the golf course and off-site amenities. The architectural character of Redlands Mesa advocates a strong relationship to the High Desert environment, promoting architectural features designed to adapt to environmental, site, and climatic conditions. The following site planning, architecture, and landscape characteristics are provided to the builder, architect, landscape designer, or homeowner to understand the indigenous design philosophy that drives the visual and physical image of Redlands Mesa.

Site planning character

Site planning characteristics that relate to the desired High Desert image are best described as:

BUILDING ORIENTATION AND SITING

Informal home placements *rather than* formal.

Sensitive home orientations respective of significant natural features, *rather than* orientations that dominate or alter natural amenities.

Homes sited to conform to the natural grade, *rather than* mass site grading and engineered slopes.

Homes, garages, and accessory structures sited to create and enclose meaningful outdoor living areas, *rather than* scattered and unplanned building arrangements.

Homes sited to maximize and preserve views of prominent natural features and open space, *rather than* obscuring them.

Homes sited to preserve the views from neighboring lots, *rather than* obscuring them.

Homes clustered around outdoor courtyards, patios, and arcades, *rather than* unplanned, pavement intensive, orientations.

Homes sited to preserve ridgelines, *rather than* altering them.

Homes oriented to preserve natural drainageways, *rather than* introducing engineered or man-made drainage structures.

Sensitive orientation of site elements (e.g., decks, terraces, patios, pools, spas and hot tubs), *rather than* dominating the site and ignoring the privacy of neighbors.

Architectural character

Architectural characteristics that relate to the desired High Desert character of Redlands Mesa are best described as:

IMAGE

Timeless *rather than* historical

Rural *rather than* urban.

Informal *rather than* formal.

Ruggedly Sophisticated *rather than* polished.

Related to and respective of the environment *rather than* opposing it.

Indigenous High Desert architectural themes *rather than* non-native architectural styles.

Human-scaled *rather than* automobile scaled.

BUILDING MASS AND FORM

Human-scaled *rather than* massive.

Horizontal *rather than* vertical.

Hugging the earth *rather than* cantilevered in space.

Conforming to the topography *rather than* opposing it.

Broken into components *rather than* one large volume.

BUILDING MATERIALS AND COLOR

Native and locally made materials (e.g., ashlar stone, masonry tumbled brick, smooth stucco) *rather than* imported or inappropriate materials (e.g., precision brick, adobe, thick Spanish Lace stucco, clapboards, shingles).

Ashlar-laid stone foundations and wainscotted building bases *rather than* exposed concrete or concrete block (CMU) foundation walls.

Darker earthtone colors (*rather than* pastels) closely reflecting character and color of the site.

BUILDING FACADES

Thick walls respective of the climate *rather than* "paper thin" walls.

Deep window and door recesses *rather than* flush mountings.

Human-scaled covered porches and entries *rather than* massive, two-story (Texas) entries or blank facades punctuated by an entrance door.

Building projections that articulate the facade *rather than* blank walls.

ROOFS

Substantial roof overhangs which provide shade and shed rain/snow *rather than* clipped eaves

Low roof pitches *rather than* steep.

Durable roof materials reflective of the High Desert environment and architectural style of the home (e.g., standing-seam metal, concrete and flat tile) *rather than* non-durable materials which relate to other climatic zones or do not reflect the architectural style of the home (e.g., shakes, Straight Barrel Mission tile, rolled asphalt roofing).

A variety of roof materials and colors within a neighborhood *rather than* a single, monotonous roof material and color.

BUILDING ELEMENTS

Strong, substantial columns and supports *rather than* thin, flimsy, weak-appearing supports.

Slightly rounded mission-style door, window, and colonnade arches *rather than* half-round Palladian-style arches.

Proportional window placements *rather than* scattered, disjointed window arrangements.

Grouped or ribbon windows *rather than* small, isolated single windows.

"Homes shall be sited to conform to existing natural landforms, avoiding significant existing physical site features, such as rock outcroppings and native vegetation, such as Juniper Trees."

III. SITE PLANNING

INTRODUCTION

Preface

The primary objective of the Site Planning Guidelines is to promote and preserve the rural High Desert character of Redlands Mesa through the sensitive siting and orchestration of homes within the natural environment. It is apparent that the Redlands Mesa site possesses a variety of physical characteristics which make site planning a challenge. Rolling hills, broad plateaus, ridgelines, valleys, rock outcroppings, sandy washes, and arroyos create a varied and dynamic environment. In response to these natural features, site planning guidelines have been established to sensitively "nest" or terrace homes into the natural topography. The objective of these site planning guidelines is to establish creative design criteria that preserve existing significant native vegetation, and natural physical features (rock outcroppings, ridgelines, and topographic variations), while enhancing views to surrounding on-site open space amenities, such as the golf course, and off-site natural splendors, such as the Colorado National Monument. A secondary goal of these Site Planning guidelines is to assure that homes are properly sited and oriented to increase privacy, seclusion, and solitude.

DESIGN PRINCIPLES

The following design principles, which are supported by more detailed criteria in the following section, shall apply to all single-family lots within Redlands Mesa:

Building Orientation and Site Sensitivity - Homes shall be sited to conform to existing natural landforms, avoiding significant existing physical site features, (e.g., rock outcroppings) and native vegetation, (e.g., Juniper trees).

View Preservation - Homes shall be sited to preserve views of prominent off-site natural features (e.g., Colorado National Monument, plateaus, arroyos, and valley floors), and on-site open space amenities (e.g., golf course) from neighboring dwellings.

Privacy - Homes shall be sited to assure privacy on neighboring lots. Two-story homes should be sited to prevent "over-looking" neighboring outdoor living areas such as pools, spas, hot tubs, and patios.

Variety and Visual Interest - Homes should not necessarily be plotted parallel to the street frontage, but shall be oriented to avoid significant existing site features such as rock outcroppings and significant native vegetation.

Limiting Impervious Surfaces - Excessive areas of driveway pavement shall be discouraged.

Ridgeline Preservation - Homes or accessory structures should not be sited on ridgelines or the edge of arroyos, but should be setback from the edge, limiting visibility as much as possible from lower elevations consistent with the CC&R, and City of Grand Junction ordinances, standards, and guidelines.

Driveway Sensitivity - Driveways shall be narrow and sited to conform to the natural grade contours of the site, avoiding significant, existing, natural features.

Grading Sensitivity - Individual lot grading shall conform to the natural contours of the site, as much as possible, preserving significant existing natural features and native vegetation. Harsh "engineered" looking graded slope angles shall not be permitted.

Drainageway Preservation - Natural drainageways shall be preserved. Introduced drainage features shall be natural appearing, designed to emulate indigenous swales and washes and shall conform to all drainage easements of the City of Grand Junction.

Site Feature Sensitivity - Site elements and amenities (e.g., pools, spas, hot tubs, decks, patios, terraces) shall be sited and designed to preserve the site's natural features and native vegetation while assuring compatibility between neighboring lots and protecting views to adjacent on-and-off-site open space amenities.

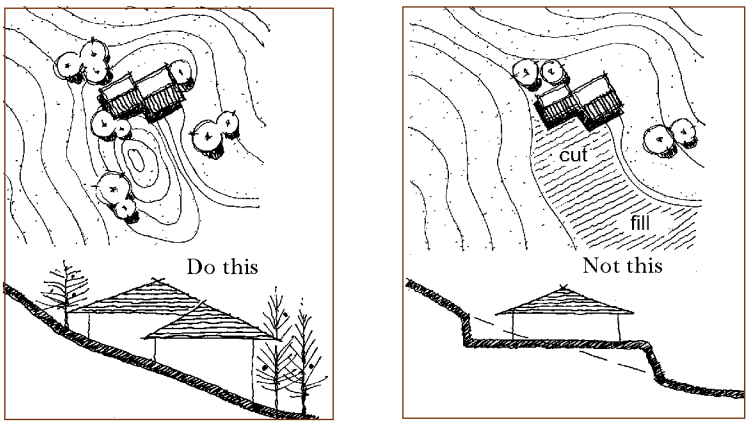
"Homes or accessory structures should not be sited on ridgelines or the edge of arroyos, but should be setback from the edge, limiting visibility as much as possible from lower elevations..."

Site Planning Guidelines

Applicability

These Site Planning Guidelines are intended to create an environment that provides for the careful integration and sensitive siting of custom homes and amenities within the site, which is critical to preserving the site's natural features, views, and terrain.

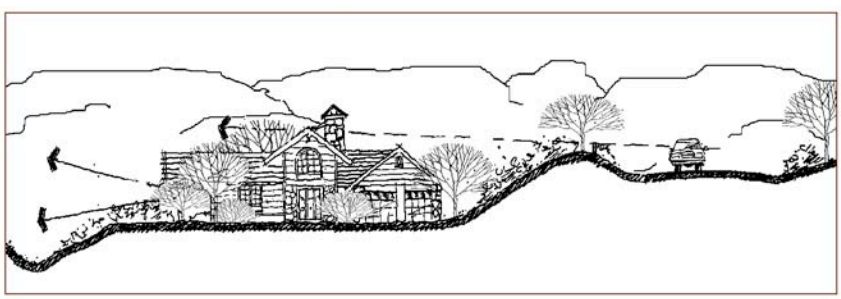
The following guidelines apply to all Custom Lots in which the homesite is generally left natural and will require the sensitive siting of homes, accessory structures, site amenities, and drainage improvements.



Lot grading should, to the greatest possible extent, maintain the existing contours of the terrain, producing graceful contours, not sharp angles.

Building siting, orientation, and views

Redlands Mesa is dominated by a High Desert landscape characterized by monumental buttes, wide valley floors, arroyos, and ridges. When planning custom homes, care should be taken in siting homes to capture views of these prominent landforms. At the same time, care should be taken not to block views from neighboring homes.



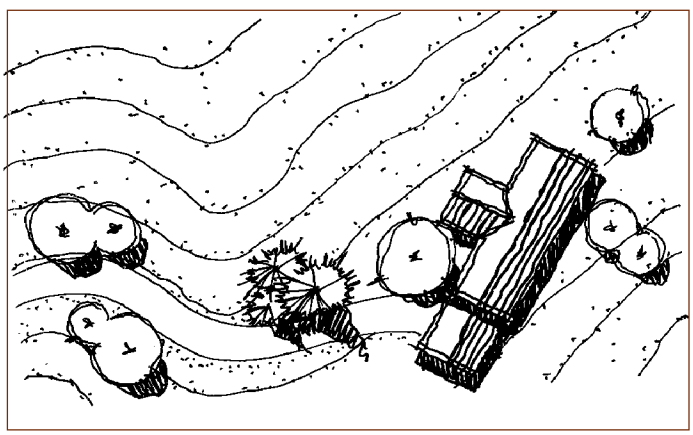
Home sited to capture views of surrounding off-site amenities.

Building envelopes have been developed for each individual lot based upon building setbacks. In some instances, limits of lot disturbance have also been indicated, defining that portion of the lot in which construction removal may not occur. No grading or vegetation removal shall take place outside the limits of disturbance boundaries (building envelope) established for each individual lot. Any revision to these limits of disturbance shall require the review and approval of the DRC.

Site access, parking, and garages

"Driveways shall be narrow and sited to conform to the natural grade contours of the site, avoiding significant, existing, natural features. Excessive areas of driveway pavement shall be discouraged."

Driveways in most cases will have a significant impact on the site. Consequently, care should be given to their planning and design. In general, driveways should be kept as narrow as functionally possible in width where they intersect/connect with a public street. The Design Review Committee shall consider the appropriateness of each proposed design and may impose conditions. Driveways should generally follow the natural contours of the site and be sensitive to natural site features, including existing vegetation, drainageways, and rock outcroppings, in their layout and design. Long straight driveway runs, even if possible, should be avoided in order to maintain a "natural" appearance.



Access driveway follows the natural contours of the site, avoiding significant natural features. Straight driveways shall be strongly discouraged.

Site conditions, in some cases, may indicate the logic of providing some detached buildings, such as a detached garage, guest house, or studio. Their design and location in relationship to the house is essential. Where a physical connection in the form of a covered walk, breezeway, arbor, or pergola occurs, it must have a feeling of being a necessary, integrated part of the main structure - not a "tacked-on" requirement of function. Wherever possible, detached buildings should be oriented so that the access and parking area is indirect and the garage face and/or parking area does not directly face the public street.

Paving

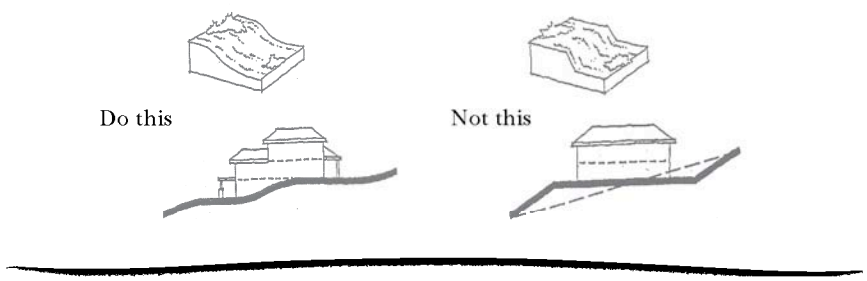
It is the goal at Redlands Mesa to limit the impervious cover of the residential lot to the optimum area commensurate with the needs of access and gracious living. Excessive areas of pavement shall be discouraged. Paving materials for driveways, sidewalks, steps, patios, pool decks, and other areas should have a dull, nonreflective surface and color that blends well with the natural surroundings. Acceptable paving materials include brick, cobble, granite sets, color dyed (organic pigments) salt-finished concrete, sandblasted and tinted concrete, and other materials which provide texture. The use of uncolored or untextured concrete is not allowed.

"Individual lot grading shall conform to the natural contours of the site, preserving significant existing natural features and native vegetation. Harsh "engineered looking" slope angles shall not be allowed. Natural drainageways shall be preserved. Introduced drainage features shall be natural appearing, designed to emulate indigenous swales and washes..."

Grading and Drainage

General intent

An important goal of these Guidelines is to preserve the site's natural features, including the existing topography, and maintain the delicate system of natural drainageways. Many common site improvements that have been established were carefully planned to minimize disruption to the existing ecosystem or alteration to the topography. The street and parcel layout has been designed to minimize grading and avoid natural drainage systems. These attitudes and objectives shall be carried through to all levels of development, including individual home sites. Consequently, excessive grading should not be necessary and is not desirable for sensitive siting of homes and amenities. Compliance with these guidelines shall be looked for in the design review process and in the field during construction.



Avoid architecture which is not responsive to the natural grade. Architecture should be steeped or terraced to conform to the natural contour of the site.

Lot grading

All lot grading that is required should be done to maintain the natural existing contours of the terrain. Grading should produce graceful contours, not sharp angles, and provide transition at the head and toe of slopes. When slopes exceed 3:1, terraced retaining walls shall be required (see Retaining Walls, page V- 13).

Erosion control

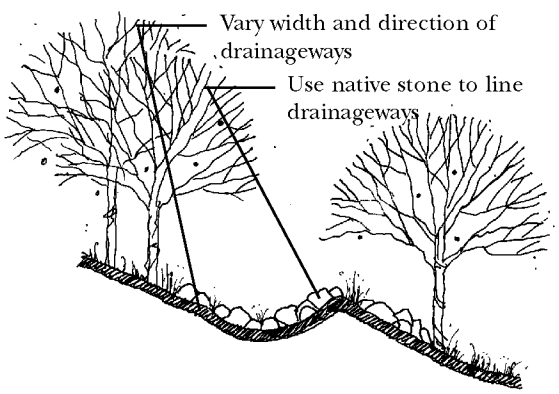
It is of great importance to provide temporary erosion control during the construction period. To prevent damage to the site and siltation of adjoining areas, use temporary barriers and drainage structures as needed. Erosion, in all circumstances, is to be controlled.

Lot drainage

Natural appearing drainage structures, swales, and washes using natural materials such as native rock rubble should follow the natural contours of the site. The use of native or similar rock to line drainage structures, swales, and washes is strongly encouraged. Cobblestone is not appropriate and will not be allowed. The use of exposed drainage pipe or impervious man-made materials such as concrete shall not be permitted.

Storm water discharged into existing drainages that cross onto adjacent lots are to be controlled to generate flows no greater than the historic flow prior to lot development.

"Natural drainageways shall be preserved. Introduced drainage features shall be natural appearing, designed to emulate indigenous swales and washes..."



Use natural appearing drainage structures, swales, and washes composed of native materials designed to follow natural drainageways.

Existing Native Vegetation

General intent

The preservation of existing native vegetation is an important goal of these Guidelines, and all plans for improvement must respect existing native vegetation, especially mature species, to the greatest extent possible. As such, site and landscape plans for DRC review shall identify significant existing vegetation (e.g., Juniper trees) to be preserved and/or removed.

Enhanced landscaping

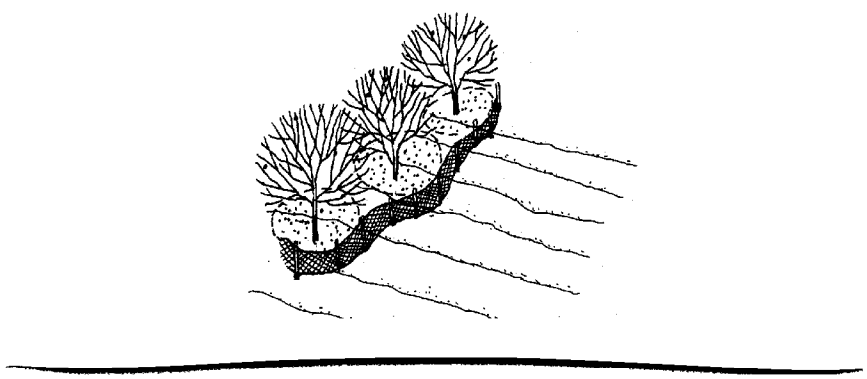
To enhance the existing natural landscape, additional native vegetation should be provided to complement indigenous species while being compatible with existing natural environmental and ecological conditions. Additional plant materials should be planted in informal groupings to complement the existing natural vegetation.

"Homes should not necessarily be plotted parallel to the street frontage, but shall be oriented to avoid significant existing site features such as rock outcroppings and native vegetation."

A comprehensive list of compatible plant materials is included in the Landscape Section, Table 1 - Recommended Plant Association List, page V-17.

Grading

Site disturbance should be limited and existing trees should be preserved whenever possible. Areas which will be disturbed during the construction of driveways, lawn areas, decks, and patios shall be used for the storage of construction materials and parking. All other areas of the site, exclusive of building footprints, should be left undisturbed, to the greatest extent possible.



Use construction fencing to protect existing trees to be preserved.

Maintenance of native vegetation

The maintenance of existing native landscaping and additional complimentary plant material shall be done with care to avoid an over-manicured appearance. Native plant materials around trees and larger shrubs can be left intact, however, non-native weeds are especially combustible fuel for wild fires and should be removed.

Site Elements and Amenities

General intent

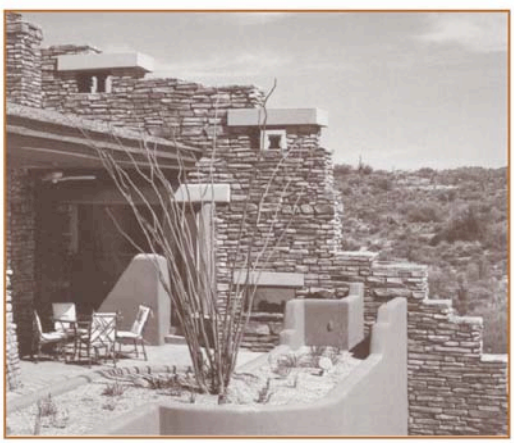
The careful siting and design of site elements and amenities, such as decks, terraces, pools, spas, hot tubs, and tennis courts will be important to preserving the site's natural environment, providing compatibility between the natural and built environment, and protecting views from adjacent roads and neighboring properties. General design criteria for these elements is provided below.

Decks

Decks shall be an integral and natural extension of the home and not appear to be "tacked on." Wood decks shall be architecturally harmonious with the house incorporating similar materials, building elements, and design details, painted or stained to match the architecture of the house. Unpainted, exposed wood left to weather naturally shall not be permitted. In order to promote privacy and seclusion, decks shall be located so as not to obstruct or greatly diminish the view from neighboring lots and shall not be oriented to "overlook" neighboring pools, spas, hot tubs, and patios.

Decks shall be visually anchored to the ground by substantial deck supports (see Columns and Supports, page IV-13, for specific guidelines) and not appear to be suspended by flimsy (4" x 4") posts. The under deck framework shall be painted or stained to match the house. Deck railings shall appear substantial and reflect the architectural style of the home.

"Homes shall be sited to assure privacy on neighboring lots. Two-story homes should be sited to prevent "overlooking" neighboring outdoor living areas such as pools, spas, and patios."

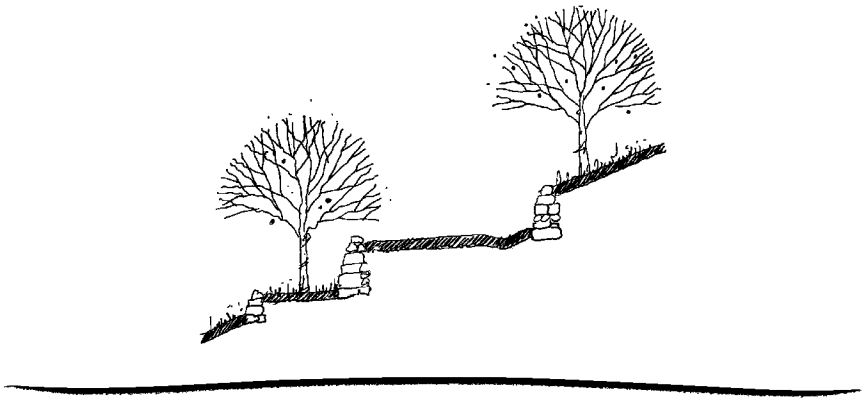


Decks and terraces should be designed as an extension of the architecture of the home, responding to the site and natural landforms.

Terrace, privacy and garden walls

Terrace, Privacy and Garden Walls are different than decks in that they are typically anchored to the ground by masonry materials as opposed to being supported by wooden structural members. Like decks, terrace and garden walls shall integrate with the house, being composed of similar materials and colors. Walls constructed of CMU block shall be covered with ashlar stone masonry, or smooth stucco (exterior plaster) designed to integrate architecturally with the house. Walls shall be kept as low as possible (72" desired maximum). The DRC shall have sole discretion to vary the heights depending upon impacts to neighbor's property. Terrace balustrades or low privacy walls shall appear substantial, composed of masonry materials designed to harmonize with the terrace as opposed to wood railings which are commonly associated with decks.

"Site elements and amenities (pools, spas, hot tubs, decks, patios, terraces) shall be sited and designed to preserve the site's natural features and native vegetation while assuring compatibility between neighboring lots and protecting views to adjacent open space amenities."



Provide native stone retaining/privacy walls to create terraced patios which conform to the natural grade.

Spas and hot tubs

Spas and hot tubs shall be located in the side or rear yard portion of the property in such a way that they are not visible from adjacent properties or public view and screened using an architectural or vegetated element. Spas and hot tubs shall harmonize with the architecture of the home and be an integral part of the deck, terrace, or patio. Homeowners shall be sensitive to potential noise impacts to neighboring properties and position the spas and hot tubs so as not to create an unreasonable level of noise.

Pools

The size, shape, and siting of swimming pools must be carefully considered to achieve compatibility with surrounding natural and man-made elements. Pool equipment enclosures shall be architecturally compatible with the home in regards to placement, mass, materials, color, and detail. The location of the pool on the site should consider the best orientation in relation to the sun. Southern and western exposures are preferred. Pools should be safeguarded from becoming attractive nuisances and should comply with all governmental regulations.

Tennis courts

Some custom lots within Redlands Mesa are an appropriate size to accommodate a tennis court. In general, they should be built in a manner and location that does not require extensive grading or construction of raised decks with large retaining walls. The design and color of fencing materials should blend naturally into the surrounding area, and plant materials should be added where necessary to soften the visual impact. Tennis court fence heights shall not exceed 10 feet in height. Playing surface colors should be restricted to soft reds (terra cotta) and greens and not be highly reflective. Tennis courts should be screened from adjacent properties and public view through the use of plant materials and fencing. A minimum setback of 25 feet from the property line shall be required. Nighttime tennis court lighting shall not be permitted.

Play structures and trampolines

Play structures shall not exceed seven feet in height and shall only be located within the rear or side yard, behind the setback line away from neighboring homes, to minimize potential nuisances associated with noise. Play structures shall be oriented in such a fashion as to not be visible from the golf course. Play structures, such as swing sets and jungle gyms, shall be composed of metal or wood, painted in subdued earthtone colors designed to blend with the home. When possible, trampolines shall be set into the ground with the top of the trampoline not exceeding grade level.

IV. ARCHITECTURE

"Builders should create a neighborhood of compatible architectural styles reflective of Colorado's rural High Desert environment. A home shall be designed as a strong expression of its chosen architectural style."

INTRODUCTION

Preface

A successful planned community depends on setting, amenities, environmental sensitivity, architecture, and the economic market. The physical appearance of the architecture is critical to the success of any community. Achieving an architectural image which promotes indigenous architectural styles that complement Redlands Mesa's High Desert environment is the goal of these guidelines. The Guidelines advocate a strong and consistent community design vision with architecture that is reflective of the rural Colorado High Desert image. These architectural guidelines have been drafted to assist architects and builders in developing architecture in which the building mass, roof form, facade, architectural elements, materials, and color that are consistent with this goal.

While no specific architectural style is mandated, architects and builders should be sensitive to past Colorado High Desert architecture, where indigenous architectural styles have been blended with deep rooted local building traditions and native building materials. Colorado High Desert architecture represents an interpretation of historical rustic styles, specifically designed to adapt to environmental, site, and climatic conditions. This adaptation has produced an indigenous architecture reflective of a rural image appropriate for Redlands Mesa (for specific architectural prototypes, see fold-out pages at the end of this section).

Architecture is an act of creating "place", defined as the physical locale or context in which the new building is to be a part of, and is obliged to complement. To exactly conform to a particular site's context does not mean yielding to a stylistic replication or a contrived architectural theme. The design process should be one of emulation tempered by modern interpretation. The architect or builder should work with the knowledge of past architectural styles found in High Desert environments, but should not confuse the circumstance of our era with those of another. The architectural concept and design of each home must be appropriate in the context of Redlands Mesa and some desert architecture, which is appropriate in other desert settings, may not be appropriate in our high desert environment. Each site is unique and requires a custom home design. Book plans and imported styles are not allowed.

Architecture which responds to the physical environment

The physical environment of Redlands Mesa is dynamic. The site is dominated by a pastoral High Desert landscape characterized by large flat monumental buttes rising dramatically from wide, flat valley floors. The flat horizontal nature of these plateaus should not be understated. These are flat tabletops which should not be confused with mountain environments, where the panorama is dominated by pyramidal peaks that traverse the horizon at a sloped angle and

punctuate the sky, as opposed to flat buttes which parallel the horizon and hug the earth.

The High Desert plateaus, icons of the rural American west, are characterized by horizontal bands or strata of rock which project a solid mass anchored to the earth. The monuments are also a testament to time. The enduring quality of these physical features is evident. Over time, softer soil materials eroded away, creating large flat alluvial plains. The buttes, however, characterized by hardened rock material, remained, creating landmarks scarred by time. Layers of soil strata have built up over time creating dramatic color bands and horizontal patterns on the land. Butte colors are equally dramatic. Reddish browns, soft camel colors, grays, and light violet tones are evident, punctuated by a big sky blue backdrop, all contributing to the High Desert image. Traversing Redlands Mesa, one is awestruck by vast panoramas of rolling terrain, punctuated by tufts of sage and juniper trees. Rock outcroppings cling to cliff edges, collecting in swales and providing mini-monuments that enliven the landscape. The horizontal plateaus dominating the site provide a dramatic backdrop to the built environment, and should be used as a source of inspiration when designing homes for Redlands Mesa.

"A home shall reflect the physical and climatic characteristics of the site and traditional High Desert architectural styles. The Architect should use past architectural expressions for inspiration, while reflecting a present day intepretation of these traditional architectural styles."

Architecture which responds to the climate

Homes constructed in Redlands Mesa should respond to the climate in which they are located. In a High Desert environment, for instance, dwellings were historically characterized by generous roof overhangs, covered porches and patios, arcades, low roof lines, thick walls, and indigenous building materials. The deep roof overhangs and covered porches and patios shade interior rooms, while allowing windows and doors to remain open during the hot summer climate (promoting cross ventilation). Even with the threat of thunderstorms, these overhangs provide a deep, sheltered canopy to divert rainwater. While roof overhangs provide shade in the summer months, the low sun angles associated with the winter season allows the sun to enter and warm interior spaces. Thick walls were traditionally designed to provide thermal mass, warming the home by retaining heat in the winter and cooling it in the summer. Horizontal, single-story structures can also be air-conditioned and heated much more cost effectively than vertical, multi-storied buildings with complex interior volumes. Integrated covered porches, patios, and arcades, provided shade in the summertime and protection from the elements during cold winter months, all the time providing a platform for embracing outdoor living and promoting social interaction. All these architectural features were intended to make the High Desert house more comfortable in a varied climate characterized by hot summers and cold winters.

General Design Principles

The following general design principles, which are supported by more detailed design criteria in the following Sub-Sections, shall apply to all homes within Redlands Mesa.

The Redlands Mesa Design Review Committee may require an architect be involved in the design of house plans for construction in Redlands Mesa to the degree necessary to demonstrate that the siting, exterior building plans, massings, and elevations are in compliance with the architectural intent of the Design Guidelines for Redlands Mesa.

Architectural character

Architectural Context - Builders should create a neighborhood of compatible architectural styles reflective of Colorado's rural High Desert environment. A home shall be designed as a strong expression of its chosen architectural style.

"Architectural styles not reflective of High Desert Colorado, such as Cape Cod, Texas Mansion, Southern Plantation, Tudor, or Victorian, or those inconsistent with the indigenous architectural vernacular of High Desert Colorado shall not be permitted."

Architectural Styles - A home shall reflect the physical and climatic characteristics of the site and traditional High Desert architectural styles. The Architect/Builder should use past architectural expressions for inspiration, while reflecting a present day interpretation of these traditional architectural styles.

Inappropriate Styles - Architectural styles not reflective of High Desert Colorado, such as Cape Cod, Texas Mansion, Southern Plantation, Tudor, or Victorian, or those inconsistent with the indigenous architectural vernacular of High Desert Colorado shall not be permitted.

Building massing and form

Building Mass - A home shall start low at the edges and mass towards the center.

Building Profile - A home's profile shall be designed to harmonize with its natural High Desert surroundings by appearing low, horizontal, and "grounded" to the site. Upper stories shall appear lighter (with less bulk) than lower stories. Building profiles shall step to conform to natural landforms.

Roof Forms - Main-body roofs should have simple, horizontal forms, with a consistent roof pitch and ample roof overhang, to complement physical site features, such as the surrounding plateaus, and adapt to High Desert climatic conditions. Main-body roof form variety shall be achieved by staggering roof plate heights. Roof overhangs shall create strong shadow lines and complement the pitch and architectural style of the home.

Roof Style - Hipped roof forms, characterized by shallow roof pitches, which anchor the home to the ground, are encouraged due to their ability to harmonize with High Desert environments.

Architectural elements

Wall Articulation - Changes in façade materials shall be accompanied by changes in wall planes which help give the material a more substantial quality and visual integrity. Where ashlar-laid stone or other masonry accent material is used on the corner of a front elevation or elevation visible from public view (e.g.; roadway, golf course, open space), they shall wrap the corner and terminate on an inside corner of a building element on the side elevation. Massive vertical walls shall have a horizontally protruding architectural element or change in material to minimize the effect of the massiveness, see section IV-5, #1.

Covered Entries, Porches, and Arcades - Covered entries, porches, and arcades shall be of human scale and integrated into the home, softening the building façade, acting as a transition to larger-scaled building components and outdoor living areas.

Windows - Windows shall be proportionate to wall size and complement the home's style and general roof form. Groupings of windows (ribbon windows) shall be encouraged and generally be centered on the building mass on which they occur, however, windows occurring at corners shall "wrap" the corner to incorporate a window on the adjacent façade.

Decks - Decks and associated roof forms shall be designed as integral elements of the home and not appear to be "tacked on" to the building. Exposed wood posts, railings, and balustrades shall be consistent with the architectural style of the home and painted or stained to match the building.

Columns and Supports - Columns and supports shall appear substantial and in proportion to the overall building mass. The character and detailing of columns and supports shall be consistent and complement the architectural style of the home.

"Hipped roof forms, characterized by shallow roof pitches, which anchor the home to the ground, are encouraged, due to their ability to harmonize with High Desert environments."

Exterior materials and colors

Building Materials and Color - The use of natural building materials with strong textures and rich earthtone colors shall be required; such as ashlar-laid stone, smooth stucco (exterior plaster), and concrete tile; that create visual depth and detail that reflect the project's natural setting. The use of rock, stone, or other similar materials that are consistent throughout the exterior of a home is greatly encouraged. Any proposed combination of differing styles, colors and materials may be denied by the Design Review Committee in order to prevent a patchwork, hodgepodge or disharmonious appearance.

Material Transition - Homes should use heavy, visually solid foundation wainscot materials, (e.g., ashlar-laid stone) transitioning upwards to lighter wall and roof materials. Masonry materials create depth and visually complement the home.

Façade Materials - Façade materials should extend to the ground plane to the extent it complies with city code to fully cover exposed foundation walls, including those on walk-out homes and should be colored/or textured the same as the wall materials. Piecemeal embellishment and frequent changes in façade materials shall not be permitted.

Streetscene variety for production single-family homes

To ensure that the architectural character and vision for Redlands Mesa is realized and the community is enriched by architectural variety, careful attention shall be paid to the mix of homes within each neighborhood. As such, the following measures shall be required for all production single-family home projects, or where individual floor plans are offered on a repeating basis within a parcel or plat:

1. A minimum of two floor plans shall be created for projects containing 1 to 20 lots, including one additional plan for every addition of 10 lots.

2. A minimum of two different elevations and different color palettes shall be offered for each floor plan. (Reverse floor plans shall not count as a different elevation.)

3. Adjacent homes or homes directly across a street from each other, shall not share the same styled elevation or the same color scheme. Builders shall seek differential of elevations and exterior finish details to create variety within a given neighborhood.

Building Massing and Form

"A home shall start low at the edges and mass towards the center."

In reviewing a proposed home design, careful scrutiny shall be given to the massing, proportions, and overall scale presented. The placement of a building's mass and its height should be designed so that it is suited to the site's topography, its lot size and required setbacks, its compatibility with adjacent structures, and its scale in consideration of adjacent buildings. The mass of a house should also be scaled to reduce its apparent size, provide visual interest and depth, achieve an articulated form, and harmonize with Redlands Mesa's natural environment. The following building massing guidelines shall apply to all residential homes in Redlands Mesa:

Building mass broken into components which conform or "step" to the natural topography of the site.

1. Avoid large, unbroken wall planes on the front, both sides, and rear elevations, and windowless elevations on all homes. The use of material banding (i.e., masonry bases), bay and box window elements, wall plane off-sets, upper floor setbacks, and covered entries, decks, and porches are encouraged in order to break elevations down into parts, enhancing visual interest. These parts will help to negate flat, undesirable building elevations, particularly for homes on rear walk-out lots, at all elevations.

2. Create home profiles which mimic the natural slope of the site. A home's building mass shall be "stepped" or terraced in a "wedding cake" fashion to conform to the natural grade. Austere, vertical three-story rear walk-out elevations shall not be permitted. Instead, rear walk-out elevations shall be "broken" through the use of terraces, covered decks and patios, loggias, balconies, staircases, arcades, and trellis elements designed to create facade variety and visual interest.

Rear walk-out elevation characterized by terraced building form, deck supported by substantial stone piers, and covered shaded patio, all designed to enhance visual interest.

3. Incorporate a one-story building element (e.g., covered porch, entry, arcade) or building off-set (articulation) on the front and rear elevation of all homes. Create an entry feature that draws attention to and emphasizes the front entry to the home. A building off-set shall be relative in scale to the elevation or wall plane (either horizontally between floors or vertically within the overall elevation). In addition, three-story rear elevations on walk-out lots shall incorporate a one-story building element (e.g., bay or box window element, covered porch, deck).

4. Vary building footprint and mass locations. Consideration should be given to the design of upper stories and how these masses appear from streets, adjacent parcels, the golf course, or open space areas. Variety shall be achieved by providing a mixture of upper story placements and avoiding repetitive building forms over garages.

5. Utilize a variety of architectural elements consistent with the proposed style, including architectural projections such as large roof overhangs, bay and box windows, decks, trellis elements, arcades, and covered entries and porches, to create depth and shadow.

6. Design buildings that are visually more massive or "heavier" below, and that are less massive and visually "lighter" above. A second story, shall not appear heavier and have disproportionately greater bulk than that portion of the structure that supports it. Accordingly, all exterior building elements shall be appropriately scaled in size and in relationship to each other.

7. Mitigate the impact of garages by integrating them into the floor plan, building mass, and design of the home. In no case shall a garage mass be "tacked on" the front of a house.

Recommended techniques to mitigate the impact of garages include:

1. Avoiding front-loaded garages that project more than 15 feet beyond the front building elevation.

2. Extending the porch or living space beyond the front face of the garage.

3. Integrating the garage roof with the home's main body roof, including similar form, roof pitch, and massing. This includes creating and massing a second-story building element, with windows and appropriate detailing within six-to-eight feet of the front face of the garage.

4. Encouraging side-loaded garage orientations which present an opportunity for a window feature oriented towards the street.

5. Considering tandem garage layouts, as well as combining front and side-loaded orientations, to reduce the impact of three-car garage elevations.

6. Limiting three-car garages to custom lots.
Refer to Garage Elevations and Doors, page IV-9 for additional criteria designed to diminish the impact of garage elevations and doors.

"A home's profile shall be designed to harmonize with its natural High Desert surroundings by appearing low, horizontal, and "grounded" to the site. Upper stories shall appear lighter (with less bulk) than lower stories. Building profiles shall step to conform to natural landforms."

"Main-body roofs shall have simple, horizontal forms, with a consistent roof pitch and ample roof overhang, to complement physical site features, such as the surrounding plateaus, and adapt to High Desert climatic conditions. Main-body roof form variety shall be achieved by staggering roof plate heights. Roof overhangs shall create strong shadow lines and complement the pitch and architectural style of the house."

Roof Forms and Elements

Roof form

The roof form is an important contributor to a home's apparent mass and scale. Roof form and design shall be consistent with the basic architectural style of the home while responding to Colorado's High Desert environment and climatic conditions.

In general, low pitched hipped and gabled roof forms should be used in conjunction with complimentary, secondary, minor roof forms, and elements. The secondary or minor roof forms shall provide varied roof plate heights to the overall elevation. Smaller roof elements, such as dormers, shall be proportional to the spaces they cover and to the overall roof size and form. Smaller roof forms should use the same roof pitch as the main dominant roof form.

Refer to Exterior Materials and Colors, page IV-15 for acceptable roof materials and colors.

Low horizontal hipped roof forms with a consistent pitch, coupled with varied roof plate heights, complement the Redlands Mesa High Desert environment.

Roof pitch

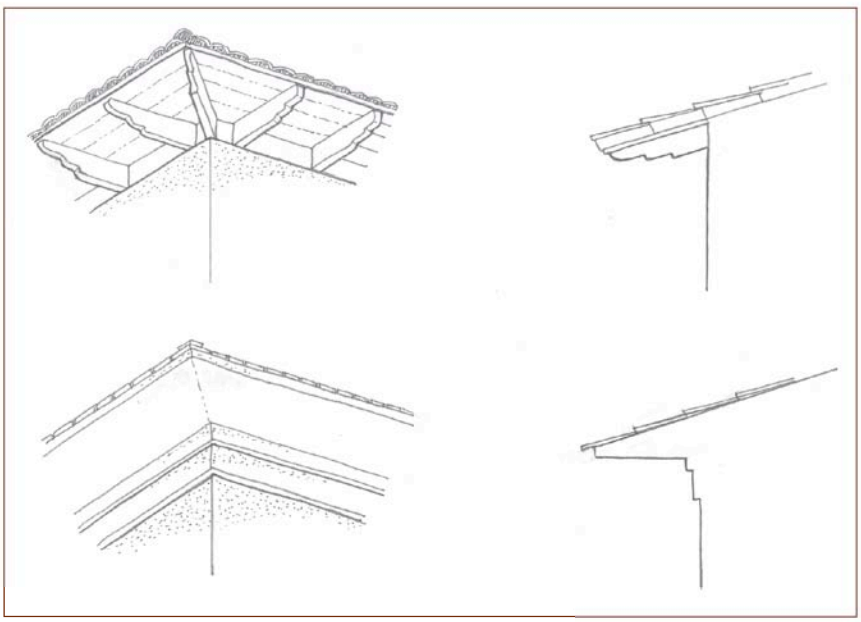
The pitch or slope of main-body roofs shall be consistent with the selected architectural style and shall be a minimum three-to-twelve (3:12) and a maximum six-to-twelve (6:12) with consistent pitches on smaller elements per the architectural style of the home. Steeper roof pitches will be considered on a case-by-case basis by the DRC. Roof pitches should imitate the natural slope of the site. Completely flat roofs shall be strongly discouraged, but may be permitted subject to DRC review and approval. Portions of roofs may be flat, especially on larger building segments, however, sloping roof forms should dominate the home. Flat roof segments are commonly associated with a parapet wall and shall not require a roof overhang.

Roof overhangs, fascias, and soffits

Deeper roof overhangs which respond to Redland Mesa's High Desert environment shall be required to: create visual relief and shadow patterns; provide shade for walls and windows; and help shed rain and snow. For all custom homes with roof overhangs, the minimum roof overhang shall be 24 inches. The roof overhang for secondary roof elements may vary in order to achieve a consistent fascia line. Eaves, fascias, and soffits shall be detailed appropriately for each architectural style.

Roof drain gutters

Roof drain gutters shall be designed and located to convey stormwater away from building foundations and associated foundation plantings.



"Changes in facade materials shall be accompanied by changes in wall planes which help give the material a more substantial quality and visual integrity. Where stone, brick, or other masonry accent material is used on the corner of a front elevation, they shall wrap the corner and terminate on an inside corner of a building element on the side elevation."

Large substantial roof overhangs respond to Redlands Mesa's High Desert climatic conditions.

ARCHITECTURAL ELEMENTS

Building elevations and articulation

All building elevations facing a roadway, the golf course, or open space area, shall be well articulated (based on the Building Massing and Form criteria, see page IV-5) to reduce a "box-like" form, and express architectural style.

Covered entryways and porches

A covered porch or entryway compatible with the architectural style of the home shall be required for the front door on all residences. This may be accomplished by use of a covered porch, entry, porte cochere, second floor overhang, skirt roof, or arcade. Minimum covered porch/entryway area for production homes shall be 36 square feet with a minimum depth of six feet. For custom homes, covered porch/entryway area shall be 72 square feet with a minimum depth of eight feet. Porch railing, when utilized, shall appear decorative, substantial, and be compatible with the architectural style of the home.

"Covered entries and porches shall be of human scale and integrated into the home, softening the building facade, and acting as a transition to large-scaled building components and outdoor living areas."

Covered entry with substantial supports complements the architectural style of the home.

Garage elevations and doors

Garage elevations and doors shall be an integral part of the design of the home and not dominate the front elevation. As such, house design shall incorporate the following methods to diminish the impact of garages:

1. Architectural forms, materials, and design details present in the home's elevation, including masonry and windows, shall be incorporated into all garage elevations.

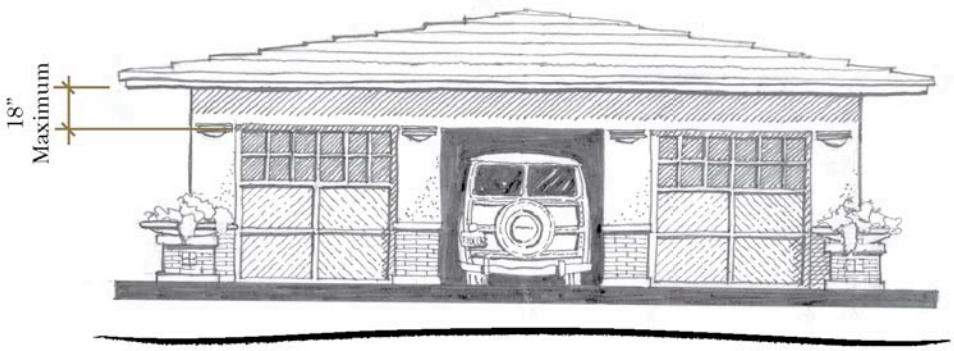
2. Side-entry garage configurations are encouraged, with access taken from the side property line (side street) or front property line.

3. Garage doors shall be recessed into the garage elevation a minimum twelve-inch depth (which may include the door trim or built-up edge around the door).

4. Garage entries should be divided into structural bays each containing a single garage door.

Garage segmented into individual structural bays.

5. The exposed facade above the garage door should not exceed 18 inches (as measured from the top of garage trim to the bottom of the roof fascia). This may require a separation of the main house roof from the garage roof. Large gable roof ends above a garage should receive additional detailing and articulation, including wall vents/louvers, decorative brackets, trellis elements, or decorative light fixtures.



The exposed facade above the garage door should not exceed 18 inches.

6. The width of the garage shall not exceed 50 percent of the width of the front elevation of the home. The combination of bays on the front, can exceed 50 percent if built angular.

7. Vary garage door placement and make them consistent with the architectural style of the home, using a series of single doors as opposed to large double or triple doors.

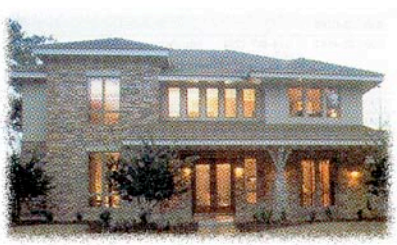
8. Oversize garage doors and overscaled garages designed to accommodate recreational vehicles may be permitted at the sole discretion of the DRC.

9. Garage doors shall match the architectural style of the home. Acceptable materials include manufactured wood (wood-grained or paneled) natural wood or sectional metal paneled roll-up doors, painted or stained to match the home.

The following design criteria shall apply to all custom three-car front-loaded garage elevations:

1. A garage offset of three feet shall be required between the front face of a double and single garage bay, or each garage entrance shall contain a single door divided by a column or roof support.

"Windows shall be proportionate to wall size and complement the home's style and general roof form. Groupings of windows shall be encouraged and generally be centered on the building mass on which they occur. However, windows occurring at corners shall "wrap" the corner to incorporate a window on the adjacent facade."



Three-foot garage off-set creates facade variety. Individual garage doors segmented by a substantial roof support column.

"Decks and associated roof forms shall be designed as integral elements of the home and not appear to be "tacked on" to the building. Exposed wood posts, railings, and balustrades shall be consistent with the architectural style of the home and painted or stained to match the building."

2. The front setback of homes should be staggered in order to enhance streetscape variety and visual interest such that no two homes adjacent to each other have the same garage setback. Garage setbacks between adjacent lots should vary a minimum of five feet.

3. Where homes are setback more than 20 feet from the street (curb face) or sidewalk, the driveway shall be reduced in width as much as possible to reduce large areas of driveway pavement.

Windows

Windows shall be placed to complement the overall building character and scale. Groupings of windows should generally be centered in the building form on which they occur. Corner windows shall "wrap" the corner to incorporate a window on the adjacent facade. Windowswith distinctive shapes, sizes, or details (such as divided glass, arches, and bays) shall compliment the architectural style of the home. Large plate glass picture windows may be acceptable, if they harmonize with the architectural style of the home, subject to DRC review and approval.

All windows and other openings shall be trimmed with a material appropriate to the architectural style of the home on all building elevations. Generally, wood trim shall be a minimum of four-inches wide. Windows surrounded by stucco or masonry materials such as ashler-laid stone shall be recessed a minimum of two inches, or receive a header and/or sill treatment.

Do this. or this... Don't do this.

Do this. or this... Don't do this.

Encouraged window styles: Prairie, commonly grouped; Mission, with slight arch
Discouraged window styles: Palladian, with severe round shape.

The placement, size, and detailing of basement-level windows on walk-out homes should be consistent with the home's architectural style and compatible with other windows on the home.

Decorative windowpane muntin dividers (if appropriate to the architectural style) are recommended for windows on elevations which abut a street. Sidelight windows shall be encouraged for all custom homes, to be used in conjunction with the front door.

Doors

Front doors shall harmonize with the architectural style of the home and relate to the High Desert environment of Redlands Mesa. Front doors shall appear substantial, dominated by heavy wood panels, punctuated by small windows and decorated with rustic hardware, all in keeping with the High Desert image.

In general, French doors shall be encouraged due to their human-scaled quality and ability to harmonize with traditional High Desert architectural styles. Sliding glass doors may be acceptable if integrated with the architectural style of the home, subject to DRC review and approval.

"Columns and supports shall appear substantial and in proportion to the overall building mass. The character and detailing of columns and supports shall be consistent and complement the architectural style of the home."

Sturdy, substantial, decorative front doors designed to complement the architectural style of the home.

"The use of natural building materials with strong textures and rich earthtone colors are required; such as ashlar-laid stone, tumbled brick, smooth or slightly textured stucco (exterior plaster), and concrete tile, that create visual depth and detail that reflect the projects natural setting."

Elevated or walkout decks

The design of elevated decks (located at the main level of a walk-out lot), including their materials and colors, shall be consistent with and complimentary to the main structure and not appear to be "tacked-on" to a house. Covered decks are encouraged and should incorporate building and roof forms consistent with the home.

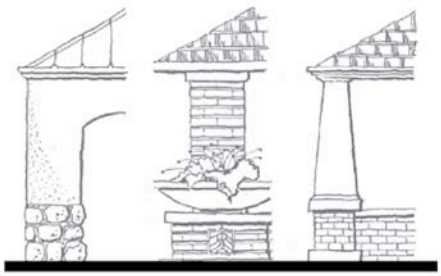
All vertical elements (railings, supports, columns), fascias, and overhead structures shall be painted or stained to match the main structure, and not left to weather naturally. Deck columns and supports shall be a minimum of eight inches in section unless grouped (two or more four-by-four inch posts). All deck columns and supports on custom homes shall include a substantial masonry base. (See Columns and Supports, below.)

Elevated deck harmonizes with the architectural style of the home.
Deck supports are substantial and deck roof is a natural extention of the house.

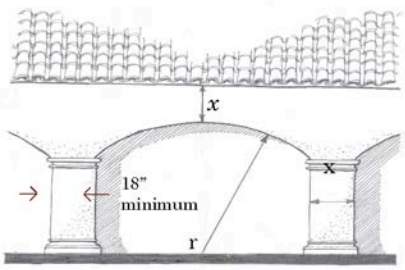
Special attention shall be given to stairway construction as it connects from the deck to the ground. Locating the stairs along the side of the home or adjacent to the deck is encouraged. Exterior staircases shall appear substantial and reflect the architectural style of the home. Stairs shall be constructed of similar materials to the deck and its handrails and supports. Prefabricated stairways shall not be allowed. Decks should be designed so that stairs and railings do not conflict with windows or doors.

Columns and supports

Columns and supports should appear substantial and in proportion to the overall building mass. Columns and supports shall be a minimum of eight inches in section and incorporate relief or built-up elements such as top and bottom trim and masonry bases. Grouped columns of two or more may be reduced to four inches in section and incorporate relief or built-up elements and masonry bases. Columns supporting arches (e.g., arcades, columnades) shall be a minimum of 18 inches square in section. The character and detailing of columns and supports shall be consistent with the architectural style of the home.



Columns and supports are substantial and proportional.



Encouraged: Horizontal Mission Style arch creates a low profile.
Discouraged: Severly rounded vertically oriented arch not consistent with low-scale High Desert architecture.

"Facade materials should extend to the ground plane to fully cover exposed foundation walls, including those on walk-out homes. Piecemeal embellishment and frequent changes in facade materials shall be prohibited."

Chimneys and gas fireplaces

Chimneys shall appear substantial and horizontal in form, designed to visually harmonize with Redlands Mesa's High Desert environment. For production homes, masonry materials are preferred. For custom homes, chimneys shall be composed of stone or masonry materials extending the entire height of the chimney. Flue shrouds shall completely screen the vent top or spark arrestors, and compliment the architectural style of the home.

Fireplace box-outs shall be allowed for production homes only. Fireplace box-outs for direct vent gas units shall be consistent with the architectural style and materials of the home and compliment the wall on which they are located. Where possible, fireplace box-outs should terminate at the underside of the main roof overhang. "Floating" cantilevered box-outs shall not be permitted unless supported by substantial brackets. Exhaust ducts shall not be allowed on the front elevation.

Chimney is substantial and horizontal in form, complementing its High Desert setting.

"Homes should use heavy, visually solid foundation materials, (e.g., ashlar-laid stone, tumbled brick) transitioning upwards to lighter wall and roof materials. Masonry materials should create depth and visually complement the home."

Skylights and solar panels

Skylights, when provided, shall be integrated with the roof design and oriented parallel to the roof pitch. Skylight glazing should be flat and clear or gray in color. Bubble skylights and reflective glazing shall not be permitted. Framing material color shall be anodized copper, black, or colored to match the surrounding roof. Solar water heating or photo voltaic panels shall not be located on rooftops, but shall be ground mounted and screened from public view.

Accessory structures

Accessory structures, such as garden/utility storage sheds, green houses, studios, guest houses, and detached garages (as permitted by the City of Grand Junction Zoning Code) shall match the architectural details, color, and materials of the main house.

Exterior Materials and Colors

Building materials overview

Exterior building materials have been recommended for use at Redlands Mesa to reflect a High Desert Image. Appropriate use of high quality materials will add value and reinforce the architectural style of the house.

Roof materials and colors (type and application)

Proper selection of roof materials and colors is an important element in distinguishing the architecture and complementing the color scheme of the house. Acceptable roof materials for production homes shall be concrete tile (flat smooth-surface modern man-made slate or semi-cylindrical). Straight Barrel Mission tile shall not be permitted on production homes due to the relatively large scale of the tile, which is better suited for larger estate homes and structures. Custom homes shall use flat (smooth-surface modern man-made slate) or semi-cylindrical concrete tile, or standing seam metal (3/16" or more thick, Grade A) roofing. Other roofing materials such as wood shake shingles, conventional non-dimensional composition, rolled asphalt, asphalt of any kind, or pressed board roofing, shall not be permitted. Straight Barrel Mission tile may be acceptable on custom homes, subject to DRC review and approval. For all homes at Redlands Mesa, roof colors shall be similar and compatible to adjacent homes, thus avoiding a wide variation of colors and a patchwork appearance of roofs.

For custom homes, a blend of mottled earthtone colors is encouraged over a single color look. Earthtone colors consisting of warm grays, brownish-grays, gray-greens, taupes, rusts, and soft camel brown colors are encouraged to anchor the home to the ground and blend with the natural setting.

For production neighborhoods, roof color shall be varied but complementary. Sharply contrasting roof colors shall not be permitted. Shades of gray, sage green, brownish-gray, reddish-brown, and soft camel brown, will generally be permitted to visually anchor the building to the ground. Extremely light colors (i.e., light gray, tan, beige) shall be discouraged due to their lack of contrast with the skyline. Conversely, bright roof colors (e.g., red or orange clay tile, cobalt blue glazed tile, and emerald green tile) shall not be permitted.

For flat roof structures, where membrane materials are being used, the material and color must be approved by the DRC.

"Orient buildings to produce meaningful outdoor rooms. Site homes, garages, and accessory structures to create enclosed courtyards."

Wall materials (type and application)

Wall material selection and detailing shall successfully contribute to the creation of the desired architectural style. As such, multiple wall materials should blend harmoniously with one another and frequent, sporadic, material changes shall be avoided. In general, no more than two dominant wall materials should be used per home. Materials should wrap architectural elements in their entirety or wrap corners, as appropriate. At a minimum, custom homes should, depending on the architectural style of the home, include a masonry material (e.g., ashlar-laid stone) as a wainscot on the front elevation or other elevations visible from a public street, open space, or the golf course.

Do this

Don't do this

Encouraged: Building material wraps the corner. Discouraged: Building material veneer stops at wall plane junction.

Acceptable wall materials include smooth stucco (exterior plaster), ashlar-laid stone and cultured stone. Lap and clapboard siding and shingles are not recommended as wall materials. Wood materials may be used for window and door trim, facias and soffits, brackets, rafters, and other accent details. Aluminum siding, vinyl siding, reflective materials, unfinished concrete, or concrete block (CMU) shall not be permitted. Recommended wall materials include the following:

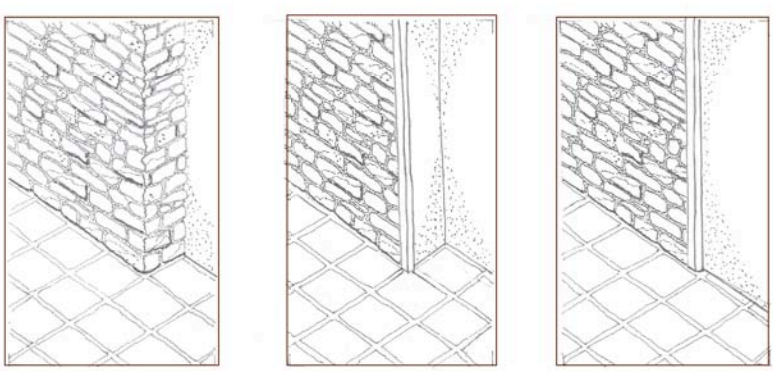
1. Stucco Masonry - Three coat applications are acceptable. Heavy or irregular stucco finishes (e.g., Light Lace, Heavy Lace, Heavy Dash, Tunnel Dash, Knockdown Dash, Monterrey, Deep Relief, Spanish Lace, Scraped, Arizona, Frieze, English, Trowel Sweep,

Briar) shall not be permitted. Light stucco (exterior plaster) finishes (e.g., Fine, Medium, Heavy Sand Float, Light Dash and Medium Dash) shall be encouraged. Stucco substitutes, including stuccato board and EFIS may not be permitted. Warm darker earthtone, not cool pastel, colors are required.

2. Stone Masonry - Stone masonry elements should appear substantial and be integral to the architecture and not merely an applied veneer. Stone masonry shall wrap columns, supports, and other elements in their entirety. Large mortar joints shall not be permitted. Stone shapes should be natural with no sharp cuts or awkward shapes. Mottled textures and colors shall be encouraged. Stone shapes shall be horizontal in nature, laid-up in ashlar patterns.

Material changes/transition

Material application should be considered early in the design process so that logical termination points are identified. In general, material changes shall occur at changes in plane or on inside corners. Stone and brick masonry used to express a building's "base" or to create a wainscot should wrap corners and terminate at a prominent building element on side elevations. The material return on outside wall corners shall be a minimum of four feet.



Wall material changes shall occur at changes in plane on inside corners.

Wall materials should be continued to as close as possible to finished grade on all elevations consistent with the current applicable building codes, with steps not to exceed 2-6 inches for side elevations on walk-out conditions.

Building colors

Exterior building colors shall be compatible with adjacent homes and complement Redlands Mesa's High Desert environment. Enriched, darker earth-tone colors (e.g., taupe, camel, heather, warm brownish-gray, sage green) are encouraged, while bright and pastel colors shall not be permitted. Accent colors should be used with discretion. Trim colors should accentuate roof facias, soffits, window trim, and door openings.

Exterior Building Lighting

General

The objective for all exterior lighting should be to minimize wattage and light sources in order to avoid "light pollution". All exterior building lighting shall be designed to avoid spilling onto adjacent residences and area. Decorative lighting shall be designed to reduce harsh glares by washing exterior walls in a downward or upward fashion to minimize the lateral effects. Light fixtures with cut-off or concealed sources with dimming capabilities are preferred. Canned type lighting in soffits must be recessed so the light bulbs are not visible, except from directly under them, and the number will be limited. In no case shall wattage in excess of 40 watts be used in any exterior lighting except for security lighting. Security lighting systems shall be designed and installed in a manner that promotes pedestrian safety and home security. Such lighting as floodlights shall be prohibited from the front and side of the house but are permitted in rear walk-out locations but must avoid spilling onto adjacent residences, and motion detectors shall be required. Motion detectors shall be attenuated to sensitivity within boundary of the property secured. ALL outdoor lighting must be approved by the Design Review Committee. See CC&R Section 3.8 and Design Guideline Pages IV.18 and V. 15 for complete details.

Any exterior residential lighting for events, such as Christmas, Hanukah, other holidays, weddings, and the like, must be placed with minimal impact upon neighbors a primary consideration. The following shall generally apply:

All exterior event lighting shall be turned off by 11:00 P.M. each night.

With the exception of the Christmas, Hanukah, New Years holiday season, all event lights must be removed within 72 hours of being placed and operational. Christmas, New Years lighting may be placed after Thanksgiving and must be removed by January 3rd of each year. For Hanukah, an eight day religious holiday, and other religious holidays, lighting must be removed three days after the conclusion.

The lights must not adversely impact neighbors, for example, by shining too brightly into their windows or upon their premises. The Design Review Committee may make exceptions, taking into account the reasonable length of time required for any event, in its sole discretion, on a case by case basis, if application is made to the Committee, in writing, for consideration at a regular meeting. The Design Review Committee shall also have the absolute authority to order the removal of offending lighting, at its sole discretion. The penalties and sanctions provided for violations of the Covenants, Conditions and Restrictions and Design Guidelines shall apply here as well.

Exterior Building Equipment

Mechanical, electrical, and communications equipment

All mechanical and electrical equipment, including but not limited to: soft-water tanks, cable television boxes, security apparatus, transformers, telephone and communication boxes, and electric and gas meters; shall be integrated into a home's design, screened from public view or, when appropriate, enclosed in a suitable accessory structure. Evaporative cooling units may be located on roof tops if screened from public view by a roof parapet, chimney, or other integrated architectural feature, subject to DRC review and approval.

HVAC Screening:

All exposed exterior mechanical devices relating to Heating, Ventilation and Air Conditioning (HVAC) systems shall be screened from public view in compliance with applicable Covenant and Design Guideline sections both horizontally and vertically (where necessary) with an approved enclosure or suitable accessory structure whether ground or roof mounted. An enclosure or suitable accessory structure and its location in relation to neighboring homes shall be subject to approval by the Design Review Committee and must meet at least the following criteria:

1) Screening Ability: Screen enclosure construction shall be of sufficient height and completely screened from public view on all sides and the top (where necessary) of any equipment that may be exposed to public view including views onto the site from any street and/or public Right-Of-Way or public access easement, neighboring lot(s)/home(s), and views from the golf course including elevated views looking down on the equipment. This may include a deflection device, or roof-like structure over the top, where possible, the object of which is to deflect the sound away from neighboring property.

2) Sound Attenuation: Sound dampening and attenuation devices such as rubber pedestal isolators between the equipment and the concrete slab, and sound deadening materials on the inside of the screening walls such as acoustical blankets, fiberglass blankets, etc. shall be used to achieve the maximum sound attenuation possible while allowing for recommended equipment air flows and maintenance access. Denser structural materials for screen wall construction such as concrete and concrete masonry units (i.e. cement blocks) are recommended over wood or metal stud framing. Materials subject to vibration (sheet metal, fiberglass panels, etc.) shall not be allowed unless such materials are vibrationally isolated and architecturally compatible with the primary structure of the home. Enclosures shall provide openings for air movement and equipment access that transmit sound waves from the equipment away from neighboring homes, public walks and vehicular routes when equipment is placed near such areas.

3) Architectural Compatibility: Screen walls, roofs of enclosures, roof top enclosures and accessory structures shall be integrated into the home's design and constructed to be architecturally compatible with the primary structure of the home. These elements shall not be perceived as an "add-on" to the home. When attached to the home the adjacent finish materials shall be complimentary with that of the home. Vents, grates, and decorative grille work shall be architecturally compatible with the overall design of the home and the screening enclosure. Exposed metal work shall be painted, patinaed and/or sealed and shall match similar design feature of the home.

The DRC shall review and approve such screening structures on a case by case basis and approval of a particular screening structure shall not set a precedent nor limit approvals of other screen structures of similar or differing designs. It is acknowledged that complete silence of these units while operating is not feasible.

Antennas and satellite systems

Television antennae and satellite dishes that are 18-inches in diameter or smaller shall be installed at the lowest possible level on the home, screened from public view, and placed in the rear or side yard such that acceptable signal reception is not impaired. If suitably screened and located, the DRC may approve roof or other location mounts. Citizen band radio antennae and satellite dishes greater than 18 inches in diameter shall not be permitted.

Gutters and downspouts

Gutters and downspouts should be integrated into the design of homes and appear as a continuous architectural element. Drainage solutions should be unobtrusive to the overall building. Downspouts should be located on vertical members in inconspicuous locations. The colors of exposed gutters and downspouts should complement those of the surfaces to which they are attached.

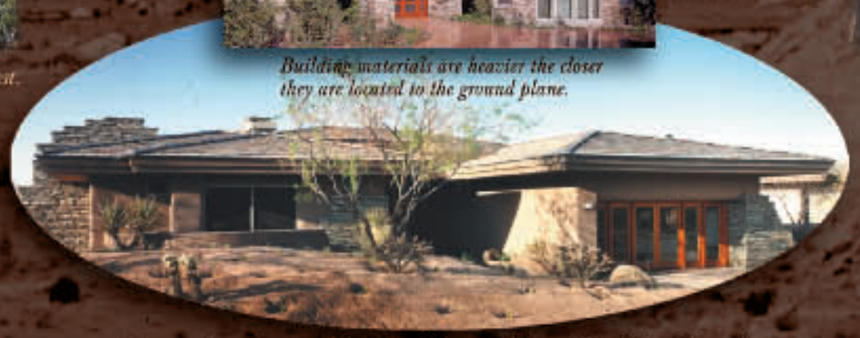
REDLANDS MESA

A Monumental Landscape. An Intimate Lifestyle.

Variety of flat and pitched roof forms provide variety and visual interest. Deep roof overhangs create strong shadow lines responding to the architectural style of the home and High Desert climatic conditions.

Building materials are heavier the closer they are located to the ground plane.

Covered deck/porch supports are stable, proportional, and in scale with the architectural style of the home. Second story deck roof is consistent in pitch and materials with the main body roof form.



Large roof overhangs, and deep set windows and doors allow little of the sun's heat into the interior during hot summer months. Thick walls absorb the heat of the sun during the day and slowly releases it during the cool of the night.

Privacy/garden wall is a natural extension of the house. Native stone fin walls transition from the chimney to the desert floor providing a direct connection between the built and natural environments.

Covered entry provides transition between indoor and outdoor spaces. Covered entry is supported by substantial stone columns.

Terrace/retaining walls are a natural extension of the house. Native stone chimneys, tile roofs, exposed rafter tails, and bulky stucco walls add to the rustic High Desert image.

Native building materials complement the High Desert environment. Building mass and outdoor patios are terraced to conform to the natural grade.

Native stone walls harmonize with the natural High Desert environment.

Varied roof planes promote variety and visual interest. Building mass broken into components as opposed to a singular box.

REDLANDS MESA

A Monumental Landscape. An Intimate Lifestyle.

Deep roof overhangs and recessed windows provide ample shade. Covered patio extends the living environment to the out-of-doors.

The use of native stone pilasters is a direct link to this home's High Desert setting. Low privacy/garden wall creates entrance forecourt.

Roof plate heights varies, "stepping" with the topography. Low, squatty, chimneys complement the horizontal building profile.

Low building profile harmonizes with the flat expanses of its High Desert surroundings. Native trees are clustered close to the building mass providing shade.

Building orientation and placement creates meaningful courtyard enclosure. Deep window and door recesses in facade walls project an image of mass and stability.

Blocky building components, stone buttresses, and flat roofs imitate surrounding mesa tops. Low privacy/garden wall is a natural extension of the home.

Covered porch/arcade acts as a transition between indoor and outdoor spaces. Low horizontal, rambling building form hugs the ground.

Combination of flat and pitched roof segments creates visual interest.

Building profile masses towards the center of the dwelling. Second-story balcony with trellis adds visual interest reducing garage dominance.

Low horizontal building profile mimics surrounding plateaus. Lot landscaping is composed of indigenous plant materials.

Flashing and sheetmetal

All flashing, sheet metal, vent stacks, and pipes shall be colored to match the material to which they are attached or from which they project.

"Introduced plant species shall be compatible with the native vegetation and selected based on their adaptability to the physical, climatic, and soils characteristics of the site."

V. LANDSCAPE

INTRODUCTION

Preface

The primary objective of the Landscape Guidelines is to promote an indigenous landscape image within the Redlands Mesa community, which draws its inspiration from the High Desert environment. The landscape concept for Redlands Mesa shall reflect the natural landscape patterns of the site and its High Desert setting, emphasizing the natural environment characterized by tabletop mesas, broad flat valley floors, prominent rock outcroppings, and drought tolerant vegetation.

To emphasize and preserve this natural setting, careful attention will be given to using indigenous plant materials designed to integrate with the High Desert environment. A major landscape objective will be to create an informal, natural landscape setting that integrates new drought tolerant plantings with existing natural vegetation. Another major objective is to create Community and Lot fencing, Privacy and Garden Walls that harmonize with the natural environment through the use of rustic building materials, while providing unobstructed views to open space amenities.

The native high desert landscape

The High Desert Landscape is characterized by a flat expansive topography that is periodically interrupted by plateaus and rock outcroppings. These mesas and peaks create local microclimates and soil conditions that help to sustain succulent plants, such as Prickly Pear Cactus, in rocky terrain, and scrub-type flora in lower valleys and plains. Rainfall and snowmelt are rarely abundant enough to produce an environment capable of sustaining a wide variety of plant materials. Thus, ornamental landscaping in High Desert regions poses a challenge. The combination of cold winters, aridity, wind, summer heat, and poor soils is very hard on many exotic, as well as native, species. Through the concept of plant species adaptation, many plants, including hardy conifers such as Junipers, as well as tough deciduous species including Hawthorn and New Mexico Locust Trees, and indigenous grasses and cacti have successfully adapted to the various microclimates or Plant Association Zones found throughout Redlands Mesa. The intent of these landscape design guidelines is to define the various Plant Association Zones found within Redlands Mesa in order to produce plant lists tailored to their adaptation to sun, water, temperature, and soils conditions, all in an effort to promote a native High Desert image (for specific landscape images, see fold-out pages V-8 A&B).

Landscape approach

Landscape plantings should be developed and maintained to fit Redlands Mesa's native High Desert environment, as well as the smaller microclimate conditions, such as the similar sun or shade and soils areas found on the site. Landscapes comprised of plants that fit the High Desert condition and character contribute to a sense of place connected to the region. This ecological approach to planting design provides an important foundation for the overall success of a landscape. The goal of these landscape design guidelines is to select groupings that can be organized as associations of plants that have a likeness to natural plant communities. It is very important to stress the idea of visualizing groups of plants – plants should not be viewed just as individual species. It is possible to imagine landscapes that work with the region, site, and each other with greater levels of ecological and species compatibility. This results in a greater chance of establishing landscapes that grow and function with less need for energy, water, fertilizer, and maintenance.

"Existing significant natural vegetation, including Junipers, shall be preserved whenever possible."

Plant associations and indigenous plant groupings

In order to achieve an indigenous and sustainable landscape environment, Redlands Mesa has been divided into three distinct plant associations or indigenous plant groupings, including: High Desert Grassland Association; High Desert Shrubland Association; and Rocky High Desert Association. Plants have been chosen and orchestrated to harmonize with the climatic and soil conditions found within these zones and include a variety of plants that have good species and visual compatibility. (See Table 1 - Recommended Plant Association List, page V-17). We have found that plants of the same origin have high levels of species and visual compatibility and provide a strong rationale point for the preparation of a plant palette composed of native plant materials.

It is the intent of these design guidelines that plant associations not be rigidly restricted to native species or plants from precisely the same origin. Some plant materials from other regions or natural communities may be appropriate based upon their compatibility to soils, climate, and visual character. These plants can add diversity and greater design choice while retaining overall group character and integrity.

The Recommended Plant Association List is presented towards the end of this section. The groupings have been conceived to fit the Redlands Mesa High Desert region and include a variety of plants that have good species and visual compatibility. In developing an appropriate Recommended Plant Association List for each plant community zone a great deal of consideration, experience, and judgment was required. The Recommended Plant Association List, in combination with the design guidelines contained in this section, can be used to design landscapes that are both pleasing and sustainable.

Landscape aesthetics

Achieving strong ecological and species compatibility within the Redlands Mesa landscape will have a major influence upon the visual and aesthetic character of the community. The visual and aesthetic character that emerges from groupings of plant species that are adapted to regional and site conditions is one of the project goals at Redlands Mesa. There are many good examples of High Desert landscapes that are comprised of plant groupings, such as Junipers, Hawthorns, and New Mexico Locust, that are highly attractive and regionally appropriate. This visual and aesthetic character should be encouraged and become a part of the landscape identity on a larger community scale.

"Existing rock outcroppings shall be retained, whenever possible, and integrated into the proposed landscape."

It is also very apparent that there is a great demand for green and lush landscapes in dry climate regions. This type of visual and aesthetic character is difficult to achieve with many of the native species that originate in High Desert regions. Wherever possible, green and lush plantings should be located in areas where it provides optimum value, and be kept to an appropriate scale.

General landscape principles

The following general design principles are supported by more detailed design criteria and shall apply to all single-family homes within Redlands Mesa:

Plant Compatibility – Introduced plant species, chosen from the Recommended Plant Association List, shall be compatible with the native vegetation and are selected based on their adaptability to the physical, climatic, and soils characteristics of the site.

Landscape Transition Between Lots – Individual lots shall be landscaped to create a cohesive "flowing" relationship between adjacent lots. Landscape designs emphasizing and delineating lot lines shall be discouraged.

Street Tree Clusters – Streets shall be landscaped intermittently with informal groupings of street trees to enhance the residential streetscene, as well as blending with the natural setting. Formal rows of street trees shall not be permitted.

Plant Preservation – Existing significant natural vegetation, including Junipers, shall be preserved whenever possible.

Preservation of Natural Site Features – Existing rock outcroppings shall be retained, whenever possible, and integrated into the proposed landscape. Rock outcroppings shall not be removed without the approval of the DRC.

Landscape Integration Between Lots and Open Space – Introduced plants shall harmonize with adjacent open space areas and existing natural landscapes. Plants shall be arranged on private lots to mingle with neighboring natural open space areas, resulting in a soft blending of introduced and native vegetation.

Climatic Mitigation – Trees shall be used to mitigate the effect of Colorado's varying climatic conditions. Trees should be planted adjacent to homes in order to provide summer shade and block cold winter winds.

Screening and Buffering – Trees and shrubs should be used to screen potential nuisances, while enhancing privacy and seclusion, and softening building elevations.

Fences – Fences shall be composed of natural materials such as timber and native stone to harmonize with the natural environment. Fences shall be of an open style promoting transparency between lots and providing views to on-site open space amenities and off-site physical features (e.g., mesas, valley floors, Colorado National Monument).

Privacy Walls - Privacy walls, designed to screen outdoor amenities such as pools, spas, hot tubs, and patios, shall be designed as an extension of the home, composed of similar materials, textures, and colors. Retaining walls shall be low, designed to terrace with the slope, completely composed or clad with ashlar-laid stone, or smooth stucco.

Landscape Guidelines

Landscape and Irrigation Plan submittal and approval

The Landscape and Irrigation Plan may be submitted as a final plan to be reviewed in one step, or in two steps (Concept Plan and Final Plan) to facilitate commencement of construction. At least a concept plan for landscape and irrigation must be approved by the DRC before construction can begin on the lot.

If the owner chooses to submit a concept plan as part of a two-step review then the concept plan shall include at least:

Retaining walls, privacy walls, lot fences and garden walls
Plant massings and plant materials
Grading and irrigation type and equipment

The final landscape and irrigation plan must be submitted in its entirety and approved by the DRC before the DRC issues a Certificate of Approval for the residence.

"Trees shall be used to mitigate the effect of Colorado's varying climatic conditions. Trees should be planted to provide summer shade and block cold winter winds. Promote the use of Junipers to soften building facades located along the golf course edge."

Landscape installation timing

As soon as weather permits, but in no event later than six months after a home receives a Certificate of Approval from the DRC, all front, side, corner side, and rear yards and slope banks shall be fully landscaped and irrigation shall be installed in accordance with the plans approved by the DRC. All landscape plans shall be reviewed and approved by the DRC.

In the event the landscaping and irrigation is not complete at the time the Certificate of Approval is issued, the lot owner agrees to place, in the Master Home Owner's Association Escrow Account, an amount determined by the DRC as sufficient to guarantee completion of the landscaping and irrigation in accordance with the approved plan. The Lot Owner may draw upon the escrow to pay for completion of the landscaping and irrigation in accordance with a procedure provided by the DRC. If the landscaping and irrigation is not completed within the required 6-month period, the DRC may arrange to complete the landscaping and irrigation and use the escrowed funds. If any funds remain after completion of the landscaping and irrigation they shall be paid to the owner. If the escrowed funds are insufficient to complete the landscaping and irrigation, the owner shall be liable to pay the difference. The DRC in its sole discretion may agree to an alternate plan to secure completion.

Water conservation

Landscapes comprised of plants that are poorly fitted to the Redlands Mesa High Desert region and local microclimate conditions often require greater amounts of water and resources to sustain them. Long term conservation of all resources, including water, is greatly improved when landscapes are conceived to fit the High Desert region, individual lot microclimate conditions, and managed to evolve and mature similar to the natural landscape. Builders, landscape designers, and homeowners are urged to use plants, drip irrigation systems, and maintenance practices that conserve water and are drought tolerant. Where applicable, drought tolerant grasses such as Fescue, are encouraged to provide a lush green look that requires less
water and maintenance.

"Plants should be chosen to optimize water conservation."

Irrigation

All irrigation systems shall be designed to minimize overspray and water-waste and shall be limited to a maximum of 12 gals per minute. Overhead spray irrigation shall be limited to turf/sod grasses and flowering groundcover areas. The recommended minimum width of spray areas is six feet. Low angle spray nozzles (15°) are recommended adjacent to paved areas. All other landscape areas shall utilize drip irrigation due to varying soils conditions associated with the Redlands Mesa, High Desert environment. It is required that a Landscape Irrigation Plan be prepared for all single-family lots by a licensed landscape architect, designer, or irrigation specialist to be reviewed and approved by the DRC.

Plant Locations

In order to preserve views from homes to neighboring open space areas and the golf course, all introduced trees shall be located and clustered within 20 feet of the home. Trees may be located further than 20 feet from the home if they are used to shade a patio or outdoor living area, subject to DRC review and approval.

Plantings located around the foundation of a home are critical to prevent potential problems associated with water seepage into the home's foundation and basement. The following methods shall be employed to prevent this occurrence:

1. No turf/sod grass shall be planted within five-feet of foundation walls. However, small shrubs can be planted within this zone to screen the foundation.

2. Any shrub plantings located within the foundation zone shall be drip irrigated.

3. Roof drain gutters shall be designed and located to convey stormwater away from building foundations and associated foundation plantings.

4. The ground around the foundation shall be graded to slope away from the foundation. Foundation drains shall be required during construction to protect building foundations.

Minimum plant sizes

The following minimum sizes for required plant materials shall apply to all landscaping on private lots:

Deciduous Trees:	1 inch caliper
Evergreen Trees:	6-foot high
Ornamental Trees:	1 inch caliper
Shrubs:	5-gallon container
Perennials:	1-gallon container

The sizes of additional plant materials may be selected at the builders, landscape designers, or homeowner's discretion.

Planting beds

Shrubs, groundcovers, and flowerbeds should be planted to cover 50 percent of the shrub or flower bed by maturity. To discourage weed growth, planting beds should be mulched with either rock or wood mulch. Refer to Rock and Wood Mulch, below. Generally, perennial and annual flowerbeds should be mulched with wood mulch to cover any bare ground.

Rock and wood mulch

"Streets shall be landscaped intermittently with informal groupings of street trees to enhance the residential streetscene, as well as blend with the natural setting."

In order to unify the street scene and avoid a patchwork look, the same or similar type of rock and wood mulch shall be encouraged between adjacent lots. Where two planting beds occur on adjacent lots, homeowners should work together to assure that a consistent or similar type, size, and color of rock or wood mulch is used between neighboring lots.

Rock and wood mulch varieties selected for use should reflect the native surrounding rocks and ground coverings found at Redlands Mesa. The colors tend to be tan, browns, pinks, and light grays. The textures tend to be angular or flat layers, not rounded and smooth. Rock & wood mulch types common and commercially available can be specified on plans. A sample of mulch types specified on plans which are not common in this area may be required for approval by the DRC.

Rounded river cobble is not naturally occurring in this area, looks out of place, and will not be accepted. In addition, red lava rock, white marble chips, etc shall not be permitted..

Grasses

Lawn Grasses

Lawn grasses should be selected with site conditions in mind, such as water conservation, slope stabili soil type and invasive qualities. It is recommended that seed be used due to availability and ability to take advantage of new grass varieties. All lawn areas will require irrigation to survive and maintain a quality appearance. Location of lawn areas should consider engineering recommendations for the home foundation construction. For specific lawn area coverage requirements, see Front, Side and Rear Yard Landscaping, page V-7&8.

Native Grasses

All areas disturbed by construction, not otherwise re-landscaped are to be reclaimed by using a native grass seed mix. The following varieties are recommended:
Clay soils: Galleta Grass (hilaria jamesii), Alkali Sacaton (Sporibolus airoides), Western Wheatgrass (Agopyron spicatum), and Ephraim Crested Wheatgrass (Agropyron cristatum "Epriam"), and Bluebunch Wheatgrass (Agropyron spicatum).
Sandy soils: Blue grama (boutelloua gracilis), Galleta Grass (hilaria jamesii), Indian Ricegrass (Oryzonpsis hymenoides), Sand Dropseed (sporobolus crytandrus) and Ephraim Crested Wheatgrass (Agropyron cristatum "Epriam").
A seed mix with percentage of pure live seed specified is required with all native seed mixes specified.

Edging materials

All mulched areas that are adjacent to grass (turf/sod) areas shall utilize a steel or sculpted colored concrete mow band to define the planting bed and provide a clean maintenance edge. This does not pertain to single trees or shrubs planted in lawn areas. Other edging materials, such as redwood bender board, may be considered subject to review and approval by the DRC. Plastic edging shall not be allowed, due to its lack of durability and inability to hold a firm, consistent edge.

"Trees and shrubs should be used to screen potential nuisances, enhance privacy and seclusion, and soften building elevations."

Landscape grading and drainage

Planting and hardscape areas shall not impede or significantly alter drainage patterns. Lot grading should produce graceful contours, not sharp angles or abrupt grade changes. Smooth transitions, which respect existing natural landforms, shall be made between individual lots and parcel edges, open space areas and the golf course. Grading patterns should also encourage the impounding of water to reduce the rate of run-off into landscape areas creating a supplemental irrigation source. A Site Grading/Drainage Plan shall be required which illustrates existing and proposed grades and drainage patterns, detention areas, and where pavement and roof run-off are being conveyed to. The Grading/Drainage Plan shall require review and approval by the DRC.

Front yard landscape

Front yards shall be landscaped (e.g., grass, rock and wood mulch, trees, shrubs, perennials, annuals, groundcovers) and irrigated according to the following landscape requirements:

1. Minimum Plant Quantities. Each front yard shall include the following minimum plant quantities:

   - Production Single-Family Home Sites – 3 trees, 12 shrubs, and 25 perennials or ornamental grasses.

   - Custom Home Sites – 4 trees, 16 shrubs, and 30 perennials or ornamental grasses.

2. Shrubs. Shrubs should be planted in drifts designed to add depth and diversity to the front yard, while softening driveways, sidewalks and screening house foundations.

3. Grass/Lawn Areas. Lawns shall be a maximum 25 percent of the non-paved area of the front yard. The recommended minimum width of a lawn area is six feet.

Front yard landscapes are intergrated between individual lots.

The

Native

High

Desert

Landscape

Landscape/Architecture

Integration

REDLANDS MESA

A Monumental Landscape. An Intimate Lifestyle.

DOWNING
THORPE
JAMES

Landscape/Open Space

Integration

Streetscape/Project

Entries

Natural Drainageways

REDLANDS MESA

A Monumental Landscape. An Intimate Lifestyle.

DOWNING THORPE JAMES

Corner side yard landscape

"Landscape designs emphasizing and delineating lot lines shall be discouraged. Individual lots shall be landscaped to create a cohesive "flowing" relationship between adjacent lots."

In addition to the front yard planting requirements, corner side yards (adjacent to a street) shall be landscaped and irrigated according to the following requirements:

1. Minimum Plant Quantities. All corner side yards shall be landscaped and irrigated using a combination of grass, trees, shrubs, perennials, annuals, groundcovers, and rock and/or wood mulch. Each corner side yard shall include the following minimum plant quantities:

   - Production Single-Family Home Sites - 1 tree, 8 shrubs, and 15 perennials or ornamental grasses.

   - Custom Home Sites - 2 trees, 10 shrubs, and 20 perennials or ornamental grasses.

2. Shrubs. Shrubs should be planted in such a fashion as to screen any exposed house foundation.

3. Grass/Lawn Areas. A maximum of 10 percent of the corner side yard shall be grass.

Interior side and rear yard landscape

Interior side and rear yard landscaping (not located adjacent to the golf course, open space area, or roadway), including plant type, quantity, and size, shall be at the landscape designer's or homeowner's discretion with the exception of the tree and grass/lawn requirement. Use of plants from the Recommended Plant Association List is required. The design solution and plant selection should be consistent with and complement the overall landscape concept for the lot, while providing a cohesive and flowing relationship with adjacent homes and lots.

Interior side and rear yards shall be landscaped according to the following requirements:

1. Grass/Lawn Areas. Rear- and side-yard lawns shall be a maximum of 35 percent of the non-paved area. The recommended minimum width of a lawn area is six feet.

2. Trees. Each rear yard shall include the following minimum plant quantities:
   - Production Single-Family Home Sites - two trees
   - Custom Home Sites - three trees

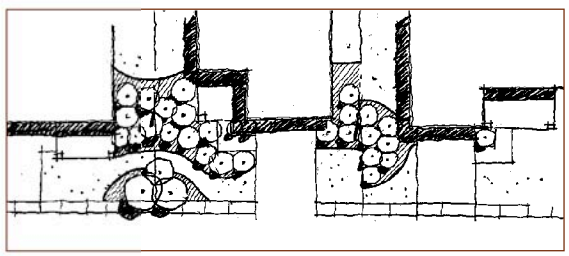
   Trees shall not substantially block views from neighboring lots and should not grow taller than the height of the house.

Landscape transition between lots

Front yard landscaping between adjacent homes and lots should provide a cohesive and flowing relationship along the streetscene. As such, tree and shrub massings should blend together. Formal plantings and hard edges, such as mow bands and edging, should be minimized.

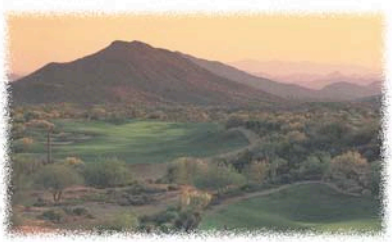
"Introduced plants shall harmonize with adjacent open space areas and existing natural landscapes. Plants shall be arranged on private lots to mingle with neighboring natural open space areas, resulting in a soft blending of introduced and native vegetation."

Where mulch areas abut one another, a single, unified planting bed with a consistent edgeline should be considered for both yards. One type of rock or wood mulch should be used throughout the entire planting bed (see Rock and Wood Mulch, page V-6 for acceptable rock and wood mulch type), designed to unify adjacent landscapes. Two distinctly different types of rock and wood mulch in the same planting bed between lots shall be avoided. Landscape plans shall illustrate 10-feet of the adjacent property to assure landscape integration.



Do this Not this

Individual landscapes should integrate with neighboring lots, whenever possible.

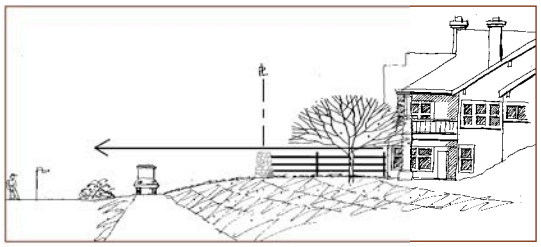


Landscape adjacent to the golf course and open space areas

Side and rear yard landscaping adjacent to the golf course and all open space areas should preserve and enhance views and provide a natural transition between a homeowner lot and the adjacent public amenity. Landscape differentiation between these areas and adjacent single-family lots should be minimized. Homeowners shall landscape within lots adjacent to these common areas according to the following requirements:

1. Trees shall be clustered within 20-feet of the building to preserve neighboring views to these open space amenities. Trees shall not be located contiguous to property lines. Trees clustered adjacent to the home should be positioned to preserve views to open space amenities while providing summer shade, blocking cold winter winds, and screening objectionable views from neighboring lots.

2. Rear and side yard landscaping shall harmonize with adjacent golf course and open space areas. Drifts of introduced indigenous shrubs and groundcovers shall be planted on private lots, designed to physically and visually integrate with adjacent off-site native plant associations.

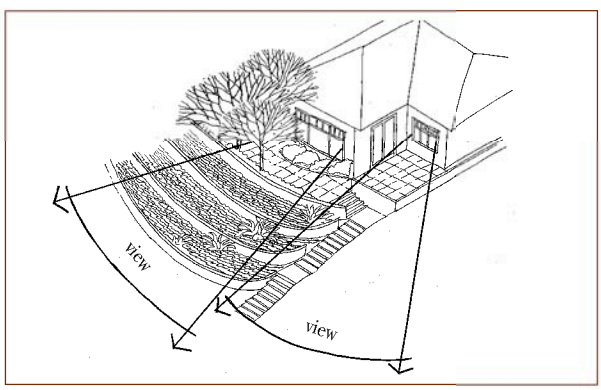


Trees are clusted adjacent to the home to preserve views to open space amenities.

Slope bank landscaping

All disturbed slope banks on private property shall be landscaped and revegetated such that a minimum of 50 percent of the slope area shall be planted with ground covers and shrubs to prevent erosion. Loose aggregate stone or wood chip mulch shall not be used to stabilize slope banks. However, small shrub pockets used to stabilize slopes may contain rock or wood mulch around the base of the plant. The use of large native stone and boulders for slope stabilization is strongly encouraged, subject to DRC review and approval. Terraced walls composed of native stone shall be encouraged as opposed to sharp engineered-looking graded slope banks.

"Fences shall be composed of natural materials such as timber and native stone to harmonize with the natural environment. Fences shall be of an open style promoting transparency between lots and providing views to on-site open space amenities and off-site physical features (e.g., mesas, valley floors)."



Slope bank is landscaped to prevent erosion. Trees are clustered to preserve views.

FENCES

Fence types

Lot fences, community fences, and their location may not be appropriate in all cases and so may be allowed solely at the discretion of the DRC.

In some cases, side and rear lot line fences may or may not be allowed and their location is in the sole discretion of the DRC.

Two distinct types of fencing may be constructed within Redlands Mesa depending on location and functional requirements. These include Community Fencing constructed along the golf course, open space areas, and roadways; and Lot Fencing, built along interior side and rear lot lines.

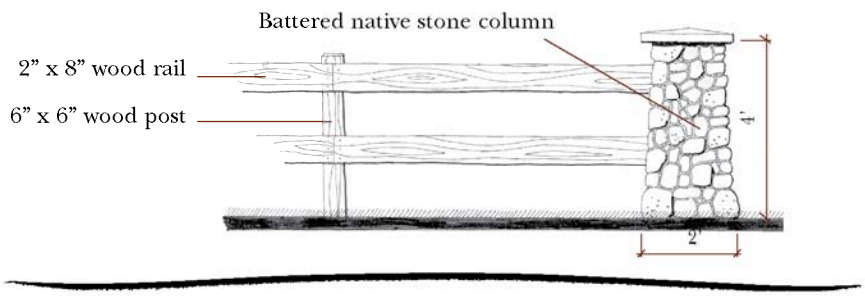
"Privacy walls, designed to screen outdoor amenities such as pools, spas, hot tubs, and patios, shall be designed as an extension of the home, composed of similar materials, textures, and colors. Retaining walls shall be low, designed to terrace with the slope, completely composed or clad with ashler-laid stone, tumbled brick, or smooth stucco."

In general, open fencing designs are required within the Redlands Mesa community to help maintain an open rural feeling to the community and preserve views to on-site open space amenities including the golf course and off-site plateaus and valleys. In order to promote an open, High Desert image along the streetscape, no fencing shall be permitted within the front yard area.

1. Community Fences

Community fencing adjacent to the golf course, open space areas, and roadways, if allowed, shall be designed and constructed to provide a consistent and unified image. This fencing is designed to reinforce an indigenous rural landscape theme while satisfying the functional enclosure needs of residents (see Community Fence prototype below).

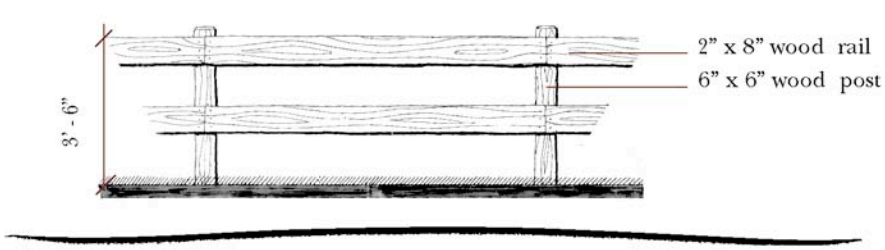
Community Fences, when allowed by the Developer or HOA, shall be constructed by the parcel or lot owner, or by the developer or HOA at its discretion, according to the approved Community Fence prototype. When allowed, Community Fencing shall not exceed four feet in height and when located adjacent to the golf course, shall contain a courtesy gate to enable golfers to retrieve stray golf balls.



Community Fence prototype.

2. Lot Fences

Lot Fences are designed to define interior lot lines, (side and rear yards, only), which share a common boundary with another individual lot, based upon the approved fence prototype. Lot fences are characterized as low, open designs (see Lot Fence prototype, below) composed of rustic timber posts and rails that harmonize with the natural environment. This fence prototype is designed to be compatible with Community Fencing used throughout Redlands Mesa. This fence prototype is provided so that a consistent, high quality image for the Redlands Mesa project is provided and, where approved as appropriate by the DRC, is maintained over time. Lot fences shall be constructed by the individual homeowner using the approved fence prototype, and in accordance with DRC approval as to location, design and color.



Lot Fence prototype.

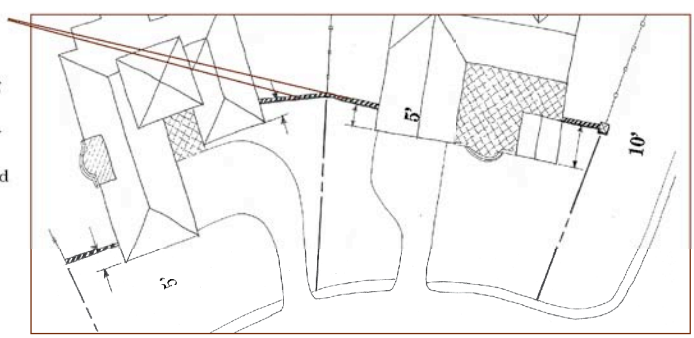
Pet enclosures and dog runs

Invisible electronic fencing is highly encouraged as a means of enclosing pets within yards. To enclose pets, black welded wire meshing (see specification approved by the DRC) shall be used in conjunction with the Community and Lot Fence prototypes. Dog runs shall be in a location approved by the DRC and shall not be located in a rear or side yard lying adjacent to the golf course.

Setbacks for lot fences

All Lot Fencing, which includes wing-fences, side yard fences (front-facing portion of a side yard fence) located between adjacent homes, shall be setback a minimum of five feet from the front elevation of the home, and where possible, should be designed to align with side yard wing fence sections on adjacent lots. Long staggered fence connections which create narrow pockets between homes shall be avoided. On corner lots, wing fences shall be located a minimum of ten feet behind the front elevation.

Side yard wing fences align with neighboring fence to create continuity and a unified image.



Wing fence locations.

Fencing maintenance

All community fencing shall be maintained, repaired and/or replaced by the Homeowners Association. All other fences shall be maintained in excellent condition, repaired or replaced by the lot owner in a timely manner.

Community and lot fencing connections

To provide a smooth and aesthetically pleasing transition between different fence types and functions, the following connection requirements shall apply:

1. Community and Lot Fences shall intersect at a battered stone column, typically at the rear corner of a lot.

2. In addition to the battered stone column requirement at lot corners, a battered stone column shall be required for every 32 linear feet of Community Fencing or where a significant change in direction (turn, jog) occurs in the fence line.

Walls

Walls shall be no more than 72 inches high from adjacent grade, subject to the discretion of the DRC on a case by case basis, taking into account visual impacts, construction of materials compatible with the home including stone application, and architectural treatments that reduce the vertical element of the wall.

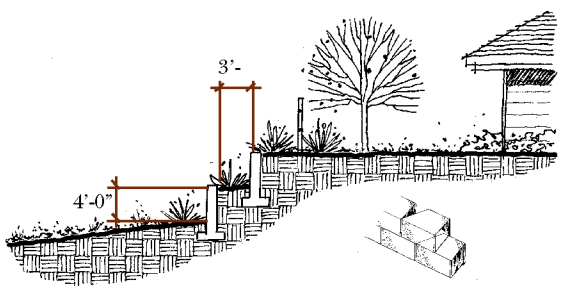
Retaining Walls

Retaining walls adjacent to, or visible from, the golf course, open space area, or roadway shall be constructed of materials compatible with the surrounding character of the site and architecture. Such walls should be aesthetically pleasing and offer other potential uses, such as planting and seating areas. Native stone retaining walls shall be made thicker at the bottom than at the top to achieve stability. Walls requiring a poured concrete foundation shall be designed by a registered engineer. For low retaining walls (not exceeding 72 inches in height), modular masonry systems designed for residential applications (e.g., Diamond-Straight Unit) may be used.

Retaining wall height and setback

Retaining walls shall not exceed 72 inches in height. Grade changes requiring walls in excess of this height shall be terraced with a minimum three foot horizontal separation. Retaining walls may exceed this height limit, subject to DRC review and approval.

Shrubs shall be used to break-up the mass of any exposed retaining wall face visible from the golf course, open space areas, or roadways. A minimum of 30 percent of the retaining wall face shall be screened with plant materials at maturity.



Typical retaining wall and modular masonry retaining wall blocks.

Retaining wall acceptable materials

Acceptable materials for retaining walls visible from the golf course, open space areas, or roadways shall include: natural or cultured stone, tumbled brick, smooth stucco (exterior plaster) or modular masonry wall blocks (e.g., Diamond-Straight Unit). If a modular masonry system is used, wall blocks shall be of a residential scale (4" x 8" modules) with a textured surface and blended mottled color.

Retaining wall waterproofing and drainage

All concrete-backed retaining walls shall be waterproofed. Walls shall also be adequately drained, as necessary, on the uphill side. Weepholes shall be incorporated into the wall design to permit water trapped behind to be released.

Privacy Walls

Privacy walls shall be permitted within the building envelope area of all residential lots for the purpose of enclosing and screening a patio, spa, hot tub, or outdoor living area primarily at the rear or side of a home. Privacy walls may be allowed outside of the building envelope area in locations and with height restrictions in the sole discretion of the Design Review Committee. Such enclosures shall be consistent with the architectural materials and character of the home, and should appear as an integral extension of the home.

Privacy walls shall not be located along property lines or within the front setback area. Instead, these walls should be located as natural extensions of the house, designed to define, enclose, and screen decks, patios, vegetable gardens, pools, spas, hot tubs, and other outdoor amenities. Privacy walls located within side yard areas shall not extend more than 24 linear feet.

Low privacy wall appears as a natural extension of the house.

Privacy walls or enclosures shall not exceed 72 inches in height of exposed wall as viewed from the exterior of the lot with out mitigation in the form of rocks, boulders or other materials, which may be required in any event, to lessen the impact of the exposed walls. The DRC may allow increased heights on a case by case basis, taking into account the location of the structures and their visibility, or lack thereof, from the exterior of the lot. All privacy walls shall be composed of stone or smooth stucco designed to harmonize with building architecture. Wood privacy fencing shall not be permitted. In addition, unfinished masonry walls, including concrete CMU block and split-face block shall not be permitted.

Garden Walls

A garden wall shall be a wall no more than 72 inches in height from adjacent grade, constructed of materials compatible with the home construction and shall be located as approved by the DRC.

LIGHTING

General

Outdoor lighting shall be carefully reviewed by the DRC to assure that neighboring properties are protected from the view of bright light sources. Yard lighting, including bollards and low privacy wall lanterns shall be setback a minimum of five feet from the back of sidewalk. No fluorescent lighting shall be allowed. The design and color of bollards, privacy wall lanterns, and other yard lighting fixtures shall be compatible with the architectural character and style of the home and consistent throughout the lot.

Landscape accent lighting

The use of landscape up-lighting and down-lighting is encouraged. Lighting that will cause glare, or disrupts the visual environment of neighboring dwellings, shall not be permitted. Step lights (integrated into low privacy walls) are appropriate to provide point-to-point illumination of pedestrian paths, stairs, and landings.

Fixtures shall be constructed and mounted to withstand and discourage abuse. Durable, above ground plastic housing accent lights (Malibu Lights) are acceptable, as long as electrical connections are located underground. The use of colored lights other than seasonal lights shall be prohibited.

Security lighting

Security lighting systems shall be designed and installed in a manner that promotes pedestrian safety and home security. Security lighting, such as floodlights, shall be prohibited from the front and side of the house. However, these lighting fixtures can be placed in rear walk-out locations. Security lights shall be designed to avoid spilling onto adjacent residences and motion detectors shall be required.

Decorative lighting

Decorative lights such as wall sconces and lanterns may be used on front elevations. These light fixtures shall harmonize with the architectural style of the home, providing lighting primarily for aesthetic purposes. Decorative lighting fixtures are commonly located on front building elevations adjacent to building entrances (front doors and garage doors). Decorative lighting shall be controlled by a photo switch which activates the light at dusk.

The objective for all exterior lighting should be to minimize wattage and light sources in order to avoid "light pollution". All exterior building lighting shall be designed to avoid spilling onto adjacent residences and area. Decorative lighting shall be designed to reduce harsh glares by washing exterior walls in a downward or upward fashion to minimize the lateral effects. Light fixtures with cut-off or concealed sources with dimming capabilities are preferred. Canned type lighting in soffits must be recessed so the light bulbs are not visible, except from directly under them, and the number will be limited. In no case shall wattage in excess of 40 watts be used in any exterior lighting except for security lighting. Security lighting systems shall be designed and installed in a manner that promotes pedestrian safety and home security. Such lighting as floodlights shall be prohibited from the front and side of the house but are permitted in rear walk-out locations but must avoid spilling onto adjacent residences, and motion detectors shall be required. Motion detectors shall be attenuated to sensitivity within boundary of the property secured. ALL outdoor lighting must be approved by the Design Review Committee. See CC&R Section 3.8 and Design Guideline Pages IV.18 and V. 15 for complete details.

Any exterior residential lighting for events, such as Christmas, Hanukah, other holidays, weddings, and the like, must be placed with minimal impact upon neighbors a primary consideration. The following shall generally apply:

All exterior event lighting shall be turned off by 11:00 P.M. each night.

With the exception of the Christmas, Hanukah, New Years holiday season, all event lights must be removed within 72 hours of being placed and operational. Christmas, New Years lighting may be placed after Thanksgiving and must be removed by January 3rd of each year. For Hanukah, an eight day religious holiday, and other religious holidays, lighting may be removed three days before the beginning and must be removed three days after the conclusion.

The lights must not adversely impact neighbors, for example by shining too brightly into their windows or upon their premises.

The Design Review Committee may make exceptions, taking into account the reasonable length of time required for any event, in its sole discretion, on a case by case basis, if application is made to the Committee, in writing for consideration at a regular meeting. The Design Review Committee shall also have the absolute authority to order the removal of offending lighting, at its sole discretion. The penalties and sanctions provided for violations of the Covenants, Conditions and Restrictions and Design Guidelines shall apply here as well.

Shade Structures

General

The use of shade structures, such as covered porches, trellis elements, arbors, pergolas, and gazebos shall be encouraged to provide summer shade, extending outdoor living opportunities. All shade structures, both attached and detached, shall be designed to harmonize with the architectural style of the home in terms of building materials, color, and scale. Shade structures shall be supported by substantial columns and supports that are stable, proportional, and in scale with the structure. Shade structures, which are attached to the home, such as lattice frameworks and patio roofs, shall be designed to integrate with the home and should not appear to be "tacked on".

TABLE I - RECOMMENDED PLANT ASSOCIATION LIST

Landscaping in the High Desert regions of Redlands Mesa poses a highly difficult challenge. The combination of cold winters, aridity, wind, heat, and poor soils is hard on many exotic and native species. The planning of building orientation and microclimate development determines much of the success of these landscapes by providing protection from the elements and providing manageable spaces for improving soil and moisture conditions. Some of the most widely used exotic species include hardy coniferous species of Juniper, and tough deciduous species, including New Mexico Locust and Hawthorn.

The following Recommended Plant Association List is divided into three distinct plant species zones. These zones are conceived to fit certain landscape regions occurring within Redlands Mesa and include a variety of plants that have good species and visual compatibility.

These plant associations are not rigidly restricted to native species or plants from precisely the same origin. All of the Plant Associations include some plants from other regions or natural communities chosen for their compatibility, species, and visual character. These plants add diversity and greater design choice while retaining overall group character and integrity. This Recommended Plant Association List is not intended to provide a rigid palette, but to offer a range of plant choices that have a basis for working together.

High desert grassland association

DECIDUOUS TREES

Common Name	Botanical Name
Cockspur Hawthorn	Crataegus crus-galli inermis
Crimson Cloud Hawthorn	Crataegus laevigata crimson cloud
Golden Rain Tree	Koelreuteria paniculata
New Mexico Locust	Robinia neomexicana
Pink Chitalpa	Chitalpa tashkentensis "Pink Dawn"
Smoke Tree	Cotinus coggygria
Toba Hawthorn	Crataegus morenensis "Toba"
Winter King Hawthorn	Crataegus viridis "Winter King"

EVERGREEN TREES

Common Name	Botanical Name
One Seed Juniper	Juniperus monosperma
Pinon Pine	Pinus cembroides edulis
Rocky Mountain Juniper	Juniperus scopulorum
Wichita Juniper	Juniperus sabina "Wichita"

DECIDUOUS SHRUBS

Common Name	Botanical Name
Black Sage	Artemisia nova
Club Pricklypear	Opuntia clavata "club"
Dwarf Blue Rabbitbrush	Chrysothamnus muscusus nauseosus
Four Wing Saltbrush	Atriplex cancseens

Fringed Sage	Artemisia frigida
Gardner's Saltbrush	Atriplex gardneri
Great Basin Sage	Artemisia tridentata
Hedgehog Cactus	Echinocereus roemeri
Mat Salt Brush	Atriplex corrugata
Mountain Big Sage	Artemisia tridentata vaseyana
Nuttal's Saltbrush	Atriplex nuttalii
Palisade Green Saltbrush	Atriplex gardneri
Purple Hedgehog	Echinocercus fendleri
Rabbitbrush	Chrysothamnus nauseosus
Sand Sagebrush	Artemisia filifolia
Shadscale	Atriplex confertifolia
Silver King Artemsia	Artemisia leudovinciana albula
Silver Sage	Artemisia cana
Snakeweed	Gutierrezia sarothrae
Spiny Hops Bush	Greyia spinosa
Sunset Cactus	Mammillaria microcarpa
Winter-fat	Ceratoides lanata

High desert grassland association

PERENNIALS/GROUNDCOVERS

Common Name	Botanical Name
Bear Grass	Nolina microcarpa
Beavertail Cactus	Opuntia basilaris v.brachyartha
Big Bluestem	Andropogon gerardii
Black-eyed Susan	Rudbekia fulgida "Goldstrum"
Blue Avena Grass	Helictotrichon sempervirens
Blue Fescue	Festuca ovina "Glauca"
Chocolate Flower	Berlandiera lyrata
Coreopsis	Coreopsis grandiflora "Sunray"
Coronation Gold Yarrow	Achillea filipendulina "Coronation Gold"
Desert Evening Primrose	Oenothera caespitosa
Desert Four O' Clock	Mirabilis multiflora
Double Bubblemint	Agastache cana
Dwarf Blanket Flower	Gaillardia "Goblin"
Dwarf Fountain Grass	Pennisetum alopecuroides “Hamlein”
Fendler's Sundrops	Calylophus hartwegii fendleri
Fendler's Sundrops	Calylophus hartwegii fendleri
Fountain Grass	Pennisetum setaceum
Globe Mallow	Spaeralcea sp.
Indian Blanket Flower	Gaillardia grandiflora
Indian Ricegrass	Oryzopsis hymenoides
Lambert's Locoweed	Oxytropis lambertii
Lewis' Flax	Linum perenne "Lewisii"
Little Bluestem	Schizachyrium scoparium
Mat penstemon	Penstemon linariodies
Mexican Hat	Ratibida columnifera
Mexican Primrose	Primula bandleria
Missouri Evening Primrose	Oenothera missouriensis
MoonbeamCoreopsis	Coreopsis verticillata "Moonbeam"
Moonshine Yarrow	Achillea millefolium "Moonshine"
Wichita Juniper	Juniperus sabina "Wichita" in evergreen trees

Pink Whirling Butterflies	Gaura lindheimeri 'Siskyou Pink'
Poppy Mallow	Callirhoe involucrata
Powis Castle Sage	Artemisia 'powis castle'
Prairie Flax	Linum lewsii
Purple Maiden Grass	Miscanthus sinensis purpurascens
Purple Threeawn	Aristida purpurea
Rusian Sage	Perovskia atriplicifolia
Sand Verbena	Abronia fragrans
Shale Columbine	Aquilegia barnibyi
Silver Beardgrass	Andropogon saccharoides
Silver Blade Evening Primrose	Oenothera macrocarpa incana
Silver Brocade Sage	Artemisia 'Silver Brocade'
Siskiyou Everblooming Primrose	Oenothera speciosa 'Siskiyou'
Sonoran Sunset Hyssop	Agastache cana 'Sonoran Sunset'
Sunset Hyssop	Agastache rupestris
Sunset Penstemon	Penstemon clutei
Sweet Sand Verbena	Abronia fragrans
Whirling Butterfies	Gaura lindheimeri
Woodlly Locoweed	Oxytropis sericeus
Yellow Evening Primrose	Oenothera flava
Yellow Flax	Linum flavum 'Compactum'
Yellow Prairie Coneflower	Ratibida Columnifer

High desert shrubland association

Deciduous Trees

Common Name	Botanical Name
Cockspur Hawthorn	Crataegus crus-galli inermis
Crimson Cloud Hawthorn	Crataegus laevigata crimson cloud
Golden Rain Tree	Koelreuteria paniculata
New Mexico Locust	Robinia neomexicana
Pink Chitalpa	Chitalpa tashkentensis 'Pink Dawn'
Smoke Tree	Cotinus coggygria
Toba Hawthorn	Crataegus morenensis 'Toba'
Winter King Hawthorn	Crataegus viridis 'Winter King'

Evergreen Trees

Common Name	Botanical Name
One Seed Juniper	Juniperus monosperma
Pinon Pine	Pinus cembroides edulis
Rocky Mountain Juniper	Juniperus scopulorum

Deciduous Shrubs

Common Name	Botanical Name
Allgold Scotch Broom	Cytisus scoparius 'Allgold'
Apache Plume	Fallugia paradoxia
Black Sage	Artemisia nova

Blue Mist Spirea	Caryopteris incana
Curleaf Mtn. Mahogany	Cercocarpus ledifolius
Club Pricklypear	Opuntia clavata "Club"
Dwarf Blue Rabbitbrush	Chrysothamnus nauseous
Fremont Mahonia	Mahonia fremonti
Fern Bush	Chamaebatiaria millefolium
Fringed Sage	Artemisia frigida
Four Wing Saltbrush	Atriplex canescens
Great Basin Sage	Artemisia tridentata
Gro-Low Fragrant Sumac	Rhus aromatica "Gro-Low"
Intricate Mtn. Mahogany	Cercocarpus intricatus
Mountain Big Sage	Artemisia tridentata vaseyana
Mountain Mahogany	Cercocarpus montanus
New Mexico Privet	Foresteria neo-mexicana
Rabbitbrush	Chrysothamnus nauseosus
Roundleaf Buffalo Berry	Shepherdia rotundifolia
Scotch Broom	Cytisus x praecox
Sand Sagebrush	Artemisia filifolia
Silver King Artemsia	Artemisia leudovinciana albula
Snakeweed	Gutierrezia sarothrac
Silver Sage	Artemisia cana
Three Leaf Sumac (Squawbush)	Rhus trilobata
Utah Serviceberry	Amclanchier utahensis

PERENNIALS/GROUNDCOVERS

Common Name	Botanical Name
Bear Grass	Nolina microcarpa
Blue Avena Grass	Helictotrichon sempervirens
Coreopsis	Coreopsis grandiflora "Sunray"
Coronation Gold Yarrow	Achillea filipendulina "Coronation"
Desert Evening Primrose	Oenothera caespitosa
Desert Four O'Clock	Mirabilis multiflora
Double Bubblemint	Agastache cana
Dwarf Fountain Grass	Pennisetum alopecuroides "Hamlein"
Eaton's Penstemon	Penstemon eatonii
Globe Mallow	Spaeralcea sp.
Lambert's Locoweed	Oxytropis lambertii
Lavendar Hidcote	Lavendula "Hidcote"
Mat Penstemon	Penstemon linariodies
Mexican Hat	Ratibida columnifera
Moonbeam Coreopsis	Coreopsis verticillata "Moonbeam"
Moonshine Yarrow	Achillea millefolium "Moonshine"
Pink Sunrose	Helianthemum nummularium
Pink Whirling Butterflies	Gaura lindheimeri "Siskyou Pink"
Poppy Mallow	Callirhoe involucrata
Prairie Flax	Linum lewsii
Prince's Plume	Stanleya pinnata
Purple Threeawn	Aristida purpurea
Regal Mist Deergrass	Muhlenbergia capillaris "Regal Mist"
Rocky Mountain Penstemon	Penstemon strictus
Russian Sage	Perovskia atriplicifolia

Sand Verbena	Abronia fragrans
Silver Brocade Sage	Artemisia "Silver Brocade"
Siskiyou Everblooming	Oenothera speciosa "Siskiyou"
Sonoran Sunset Hyssop	Agastache cana "Sonoran Sunset"
Sulphur Flower	Erigonum umbellatum
Sunset Hyssop	Agastache rupestris
Sunset Penstemon	Penstemon clutei
Sweet Sand Verbena	Abronia fragrans
Whipple's Penstemon	Penstemon whippleauns
Whirling Butterfies	Gaura lindheimeri
Woodlly Locoweed	Oxytropis sericeus
Yellow Sunrose	Helianthemum nummularium

Rocky high desert association

Deciduous Trees

Common Name	Botanical Name
Cockspur Hawthorn	Crataegus crus-galli inermis
Crimson Cloud Hawthorn	Crataegus laevigata crimson cloud
Golden Rain Tree	Koelreuteria paniculata
New Mexico Locust	Robinia neomexicana
Pink Chitalpa	Chitalpa tashkentensis "Pink Dawn"
Smoke Tree	Cotinus coggygria
Toba Hawthorn	Crataegus morenensis "Toba"
Winter King Hawthorn	Crataegus viridis "Winter King"

Evergreen Trees

Common Name	Botanical Name
Bristlecone Pine	Pinus aristata
One Seed Juniper	Juniperus monosperma
Pinon Pine	Pinus cembroides edulis
Rocky Mountain Juniper	Juniperus scopulorum
Wichita Juniper	Juniperus sabina "Wichita"

Deciduous Shrubs

Common Name	Botanical Name
Allgold Scotch Broom	Cytisus scoparius "Allgold"
Blue Mist Spiraea	Caryopteris incana
Cliff Fendlerbrush	Fendlera rupricola
Cliffrose	Cowania mexicana
Corymb Buckwheat	Eriogonum corymbosum
Curleaf Mtn. Mahogany	Cercocarpus ledifolius
Dwarf Leadplant	Amorpha nana
Fern Bush	Chamaebatiaria millefolium
Fremont Mahonia	Mahonia fremontii
Gro-Low Fragrant Sumac	Rhus aromatica "Gro-Low"
Hedgehog Cactus	Echinoccreus roemeri

Leadplant	Amorpha canencens
Lewis Mockorange	Philadelphus lewisii
Mormon Tea	Ephedra viridis
Mountain Mahogany	Cercocarpus montanus
Native Smooth Sumac	Rhus glabra cismontana
New Mexico Privet	Foresteria neo-mexicana
Purple Hedgehog	Echinocercus fendleri
Rock Spinea	Holodiscus damosus
Scotch Broom	Cytisus scoparius "Moonlight"
Sunset Cactus	Mammillaria microcarpa
Utah Serviceberry	Amelanchier utahensis

EVERGREEN SHRUBS

Common Name	Botanical Name
Blue Star Juniper	Juniperus squamata "Blue Star"
Datil Yucca	Yucca baccata
Harriman Yucca	Yucca harrimaniae
Soapweed Yucca	Yucca glauca

PERENNIALS/GROUNDCOVERS

Common Name	Botanical Name
Bear Grass	Nolina microcarpa
Blue Fescue	Festuca ovina "Glauca"
Desert Four O'Clock	Mirabilis multiflora
Double Bubblemint	Agastache cana
Elfin Pink Penstemon	Penstemon harbatus "Elfin Pink"
Hardy Pink Ice Plant	Delosperma cooperi
Homestead Purple Verbena	Verbena canadensis "Homestead"
Huskers Red Penstemon	Penstemon digitalis
Moonbeam Coreopsis	Coreopsis verticillata "Moonbeam"
Moonshine Yarrow	Achillea millefolium "Moonshine"
Northern Sea Oats	Chasmanthium latifolium
Pink Pussytoes	Antennarea rosea
Poppy Mallow	Callirhoe involucrata
PrinceÕs Plum	Stanleya pinnata
Purple Threeawn	Aristida purpurea
Red Yucca	Hesperaloe parviflora
Regal Mist Deergrass	Muhlenbergia capillaris "Regal Mist"
Rocky Mountain Penstemon	Penstemon strictus
Russian Sage	Perovskia atriplicifolia
Shale Columbine	Aquilegia barnibyi
Silver Mound	Artemisia schmidtiana
Small Flowered Penstemon	Penstemon procerus
Sonoran Sunset Hyssop	Agastache cana "Sonoran Sunset"
Sulphur Flower	Erigonum umbellatum
Sunset Hyssop	Agastache rupestris
Table Mountain Ice Plant	Delosperma "John Proffitt"
Whipple's Penstemon	Penstemon whippleauns
Yuka Jima Maiden Grass	Miscanthus sinensis "Yaku Jima"

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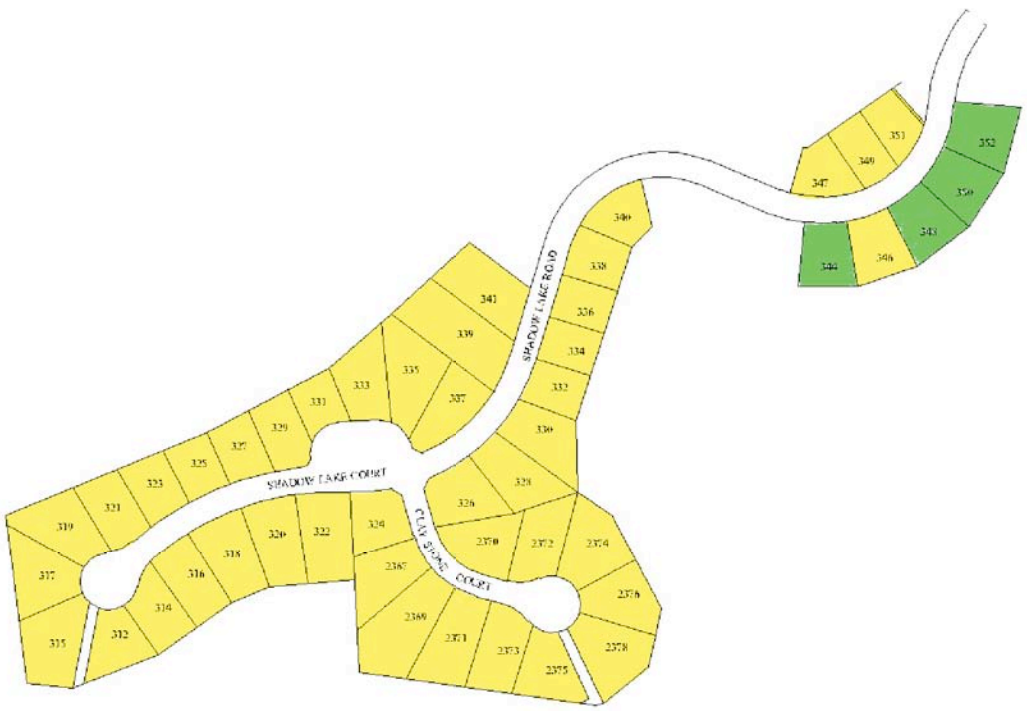

REDLANDS MESA
Recommended Plant Association Key
Shadow Lake

0045-07-2-04-01

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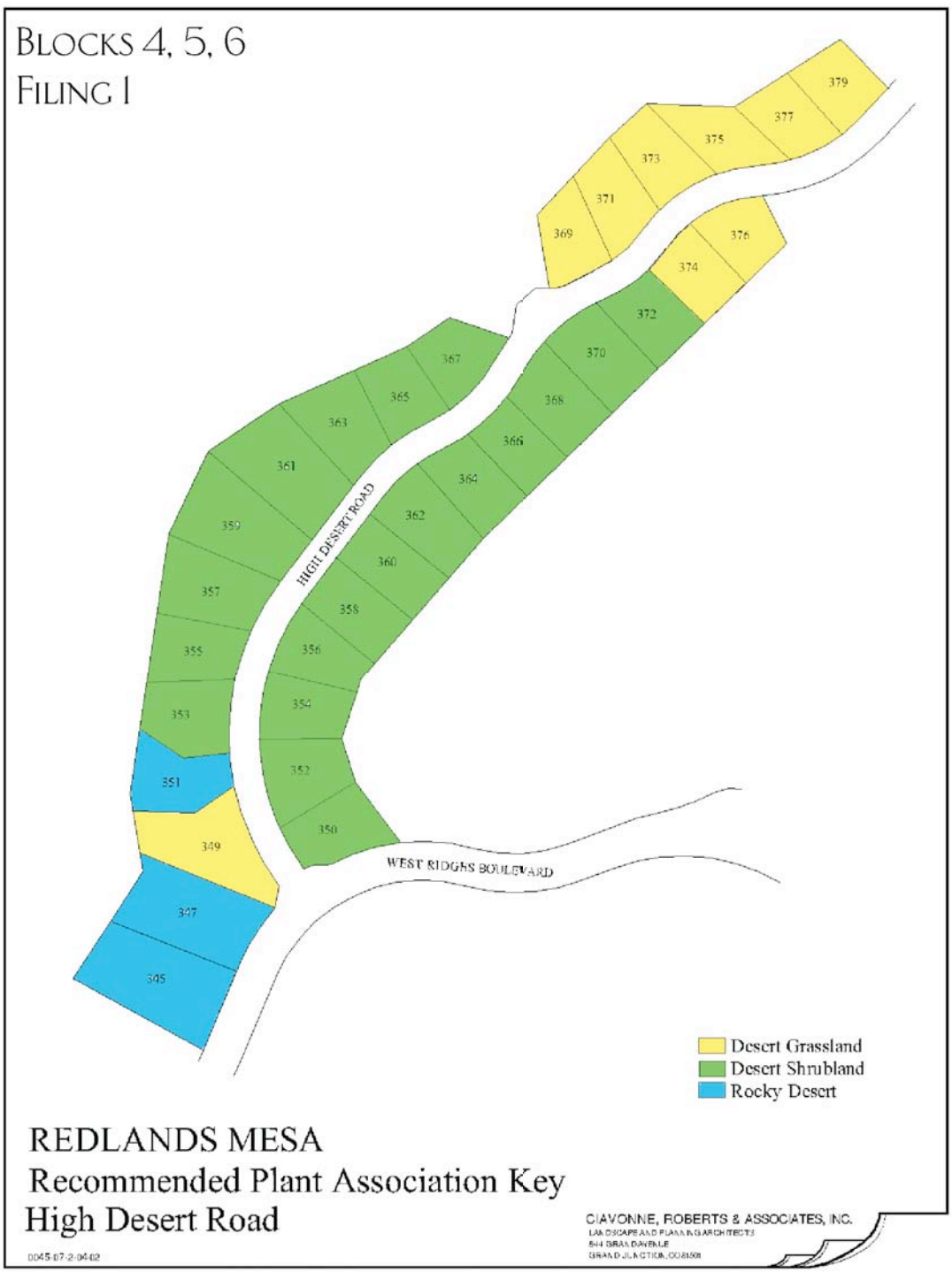
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, COLORADO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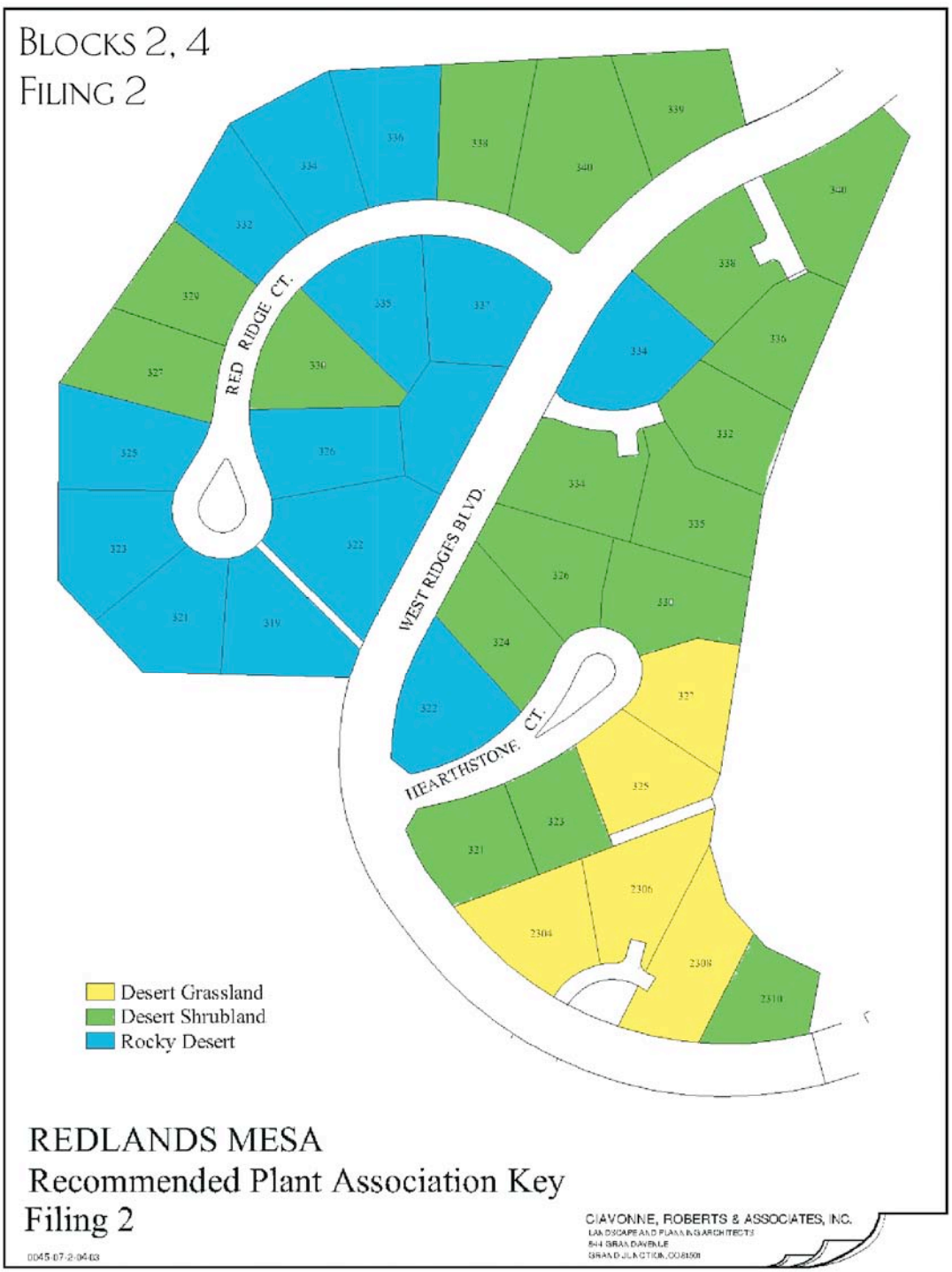
HIGH DESERT ROAD
WEST RIDGES BOULEVARD
Desert Grassland
Desert Shrubland
Rocky Desert
REDLANDS MESA
Recommended Plant Association Key
High Desert Road
CIAVONNE, ROBERTS & ASSOCIATES, INC.
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, COLORADO
0045-07-2-04-02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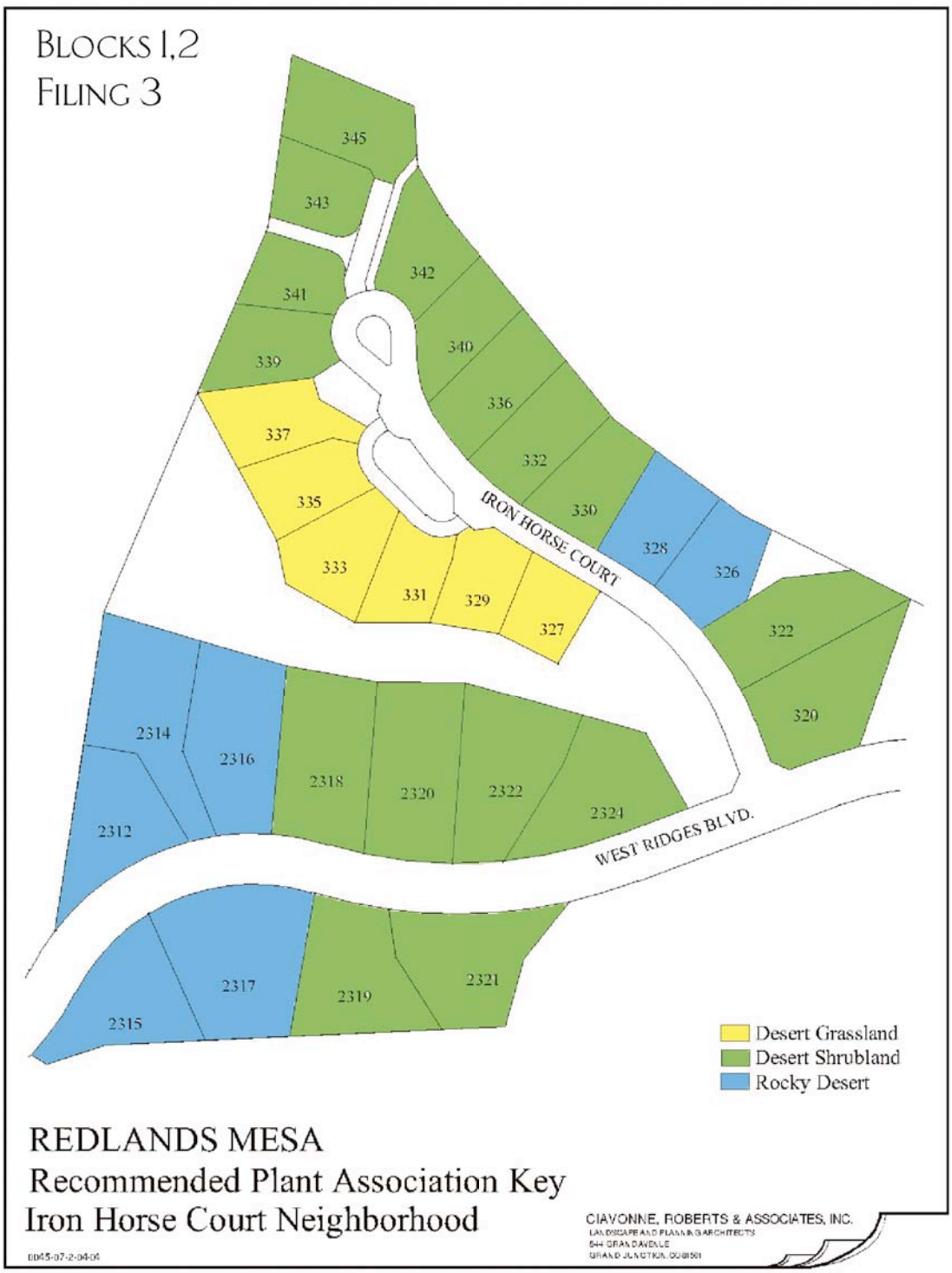
WEST RIDGES BLVD.
HEARTHSTONE CT.
Desert Grassland
Desert Shrubland
Rocky Desert
REDLANDS MESA
Recommended Plant Association Key
Filing 2
0045-07-2-04-03
CIAVONNE, ROBERTS & ASSOCIATES, INC.
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501



REDLANDS MESA
A Monumental Landscape. An Intimate Lifestyle.

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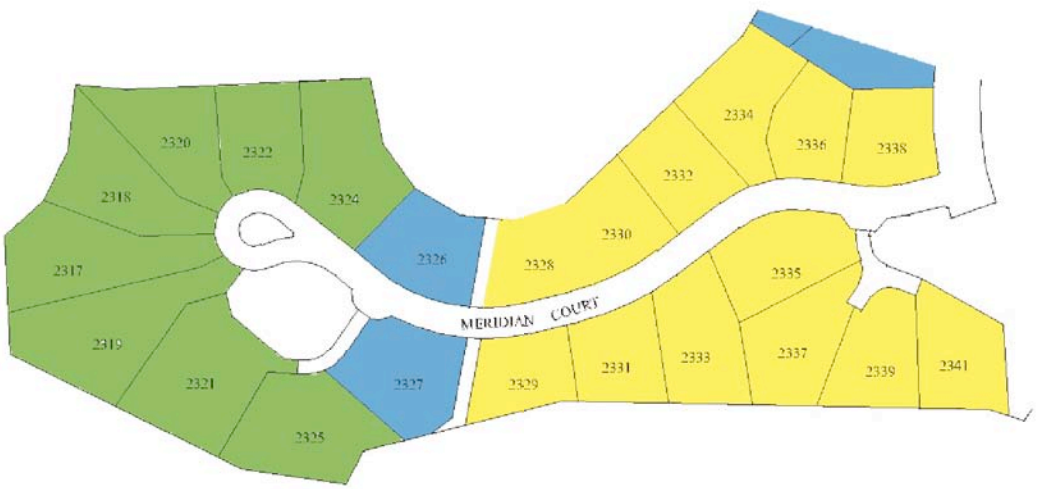

Desert Grassland
Desert Shrubland
Rocky Desert

REDLANDS MESA
Recommended Plant Association Key
Iron Horse Court Neighborhood

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, CO 81501

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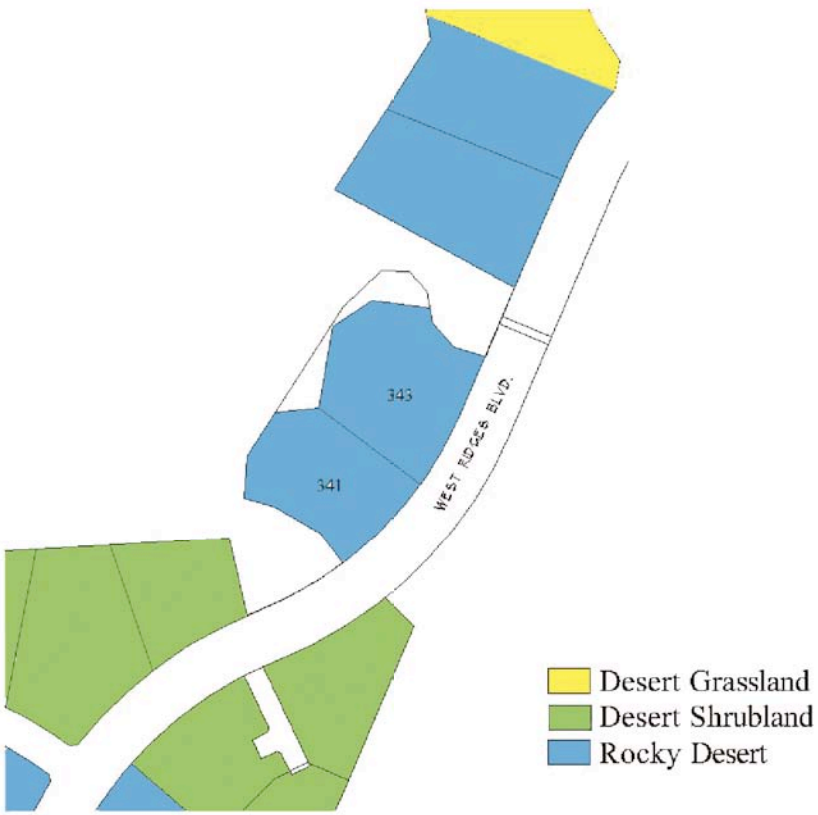

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Recommended Plant Association Key
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LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, CO 81501

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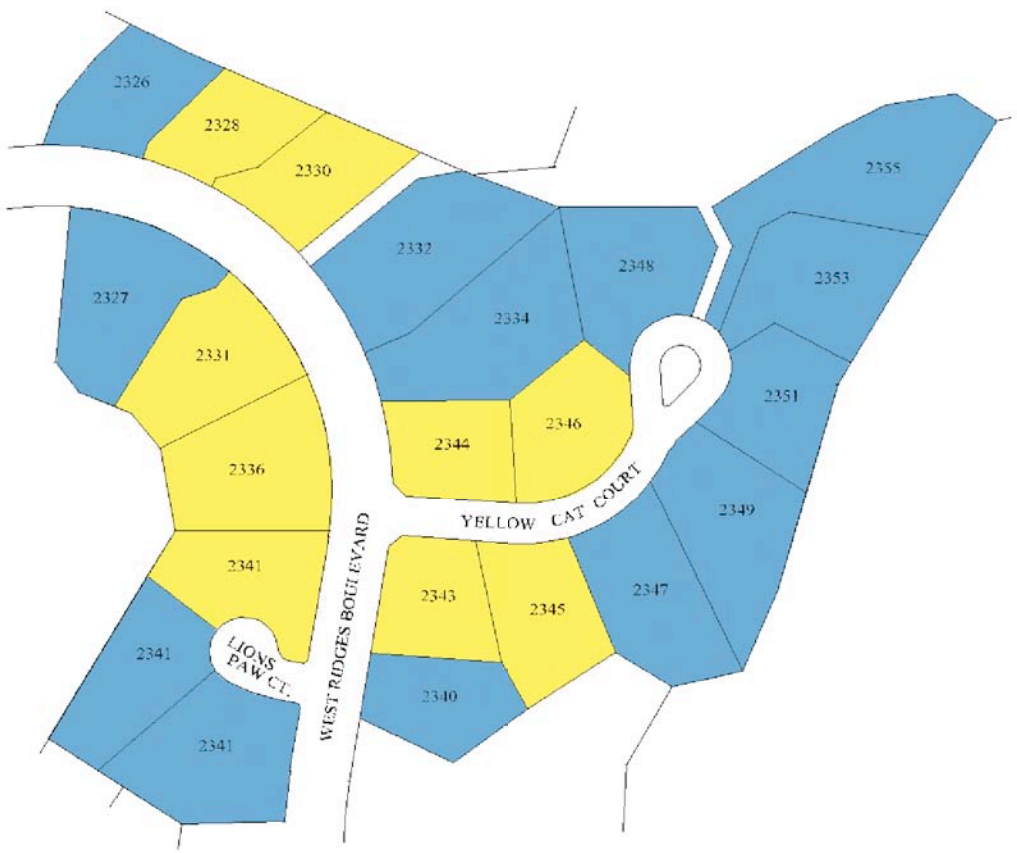

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Recommended Plant Association Key
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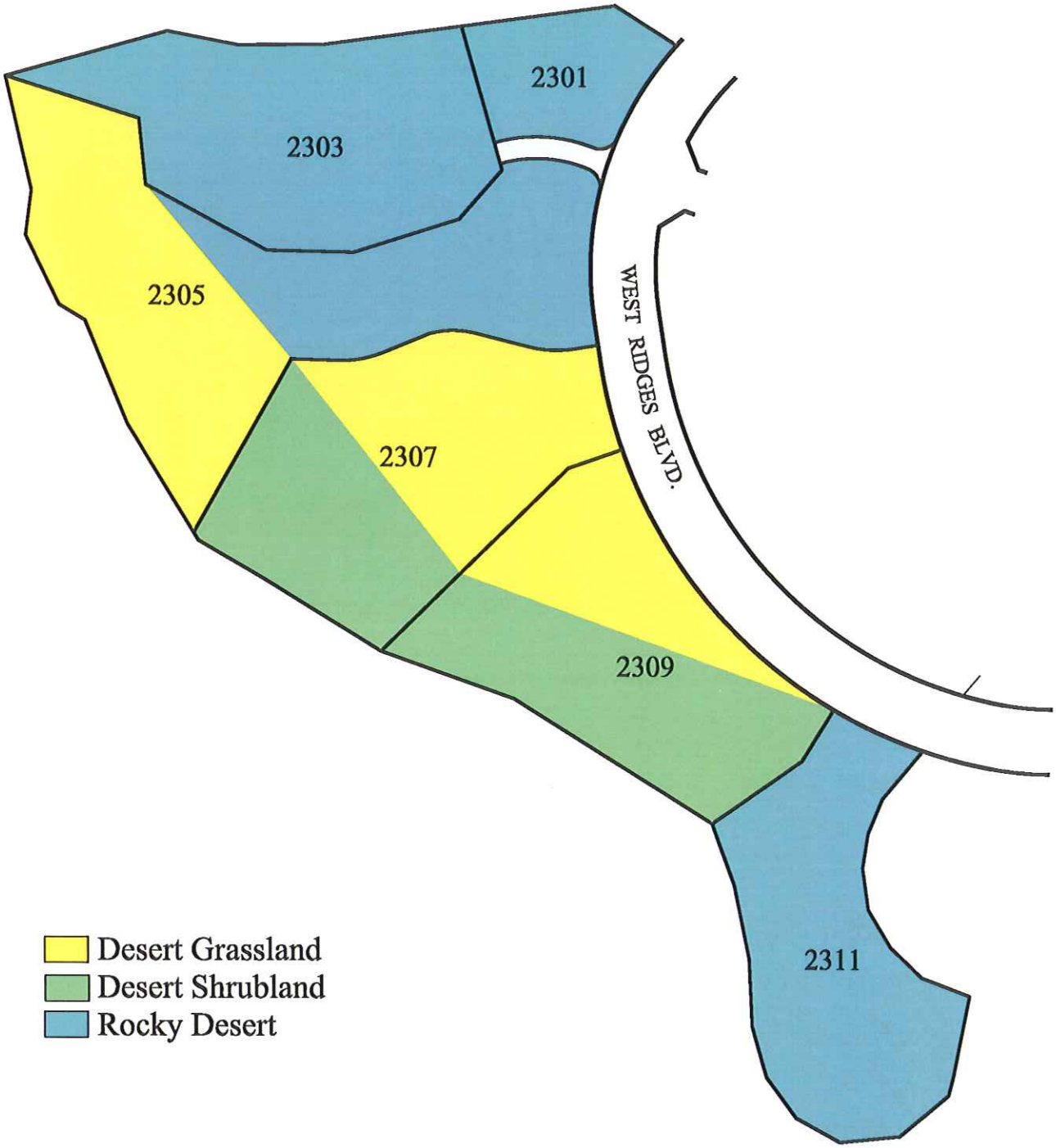
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, CO 81501

Blocks 1
Filing 6



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Recommended Plant Association Key
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844 GRAND AVENUE
GRAND JUNCTION, CO 81501

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Block 1
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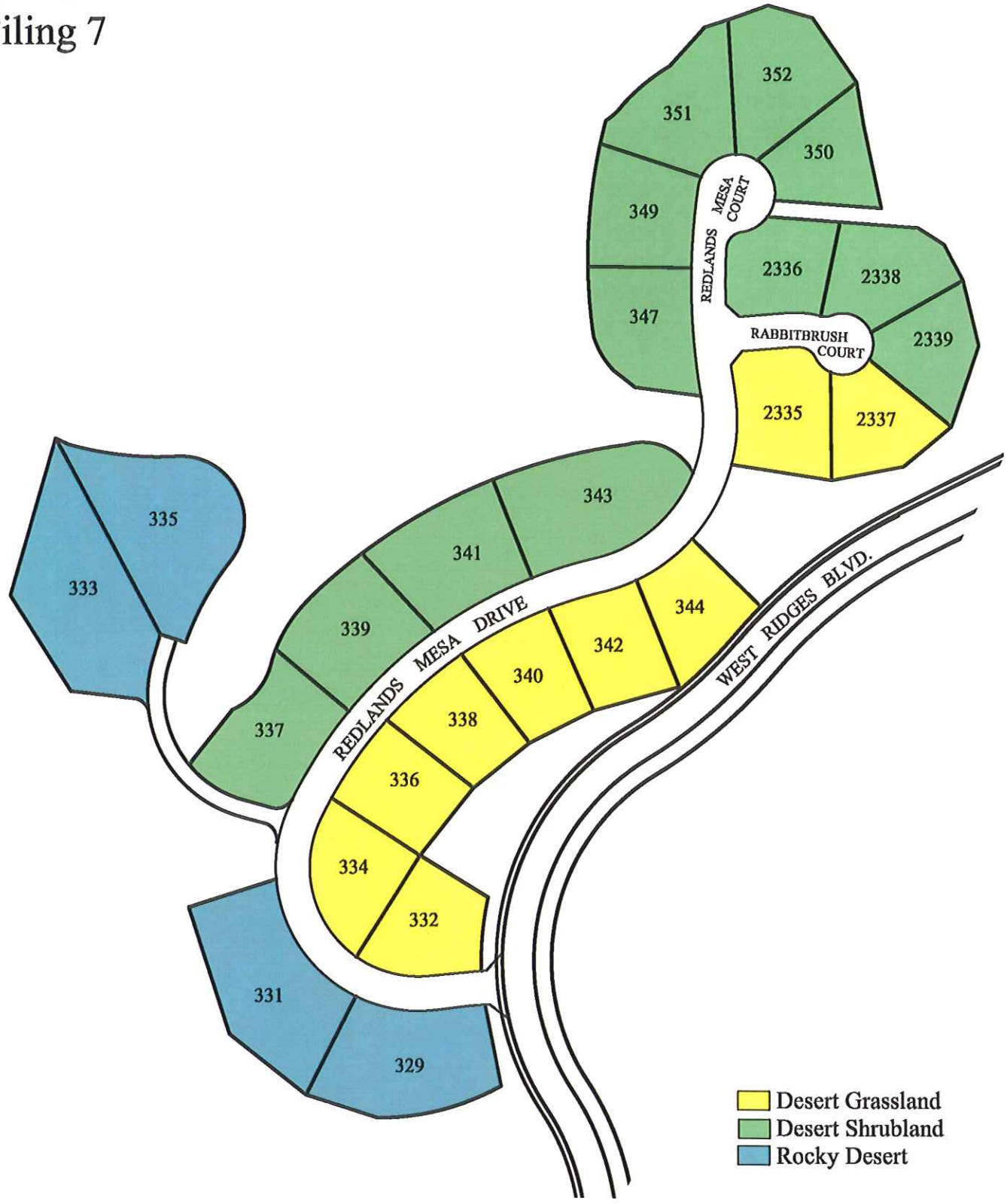

REDLANDS MESA
Recommended Plant Association Key
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LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVENUE
GRAND JUNCTION, CO 81501

0045-07-2-04-07

VI. SIGNS AND BROCHURE BOXES

SIGNS

For homes under construction, a standard, two-legged real estate sign may be posted during the construction phase of a home to highlight the design firm or construction team and/or owner. The sign can be posted from the time of Final Approval from the Design Review Committee and until a Certificate of Compliance has been issued, or the Design Review Committee determines that it is appropriate to remove the sign because of delays in satisfactory completion and compliance.

For homes or lots for sale, placement must be located near the center of the building envelope on vacant lots. When used for a home for sale, placement must be in the front yard at least ten feet from the curb. The signs will contain a clear label showing the lot identification, address and the real estate brokerage name and phone number, or for sale by owner. For advertising "build to suit," by a registered builder, or similar situations, the sign will contain identifying information and contact number.

All signs will be ordered through Redlands Mesa. Instructions and order forms are attached for your review and use, as needed. No other signs of any type will be allowed without prior approval from the Design Review Committee.

The DRC may, in its sole discretion, change the sign's design, colors and structure, or allow variances on an individual basis. Any changes in signs shall not affect signs already sold to lot owners unless the Developer or HOA pays the cost of a substitute sign. The cost to the lot owner of the sign(s) will be the actual cost to the Developer or HOA.

BROCHURE BOXES

During construction or the period the home is being offered for sale, one brochure box may be installed in a design and location approved by the DRC. The brochure box must be purchased from the Developer or HOA and will be the actual cost of the brochure box.

VII. DESIGN REVIEW COMMITTEE PROCEDURE

Introduction

A great deal of time, thought and expertise went into developing the Design Guidelines and the Covenants, Conditions and Restrictions (CC&R's) for Redlands Mesa. The developer, Redlands Mesa, LLC, engaged the best consultants to assemble these documents. It is the strong policy of Redlands Mesa, LLC to implement and abide by the design principle criteria of the Design Guidelines for development within Redlands Mesa. As the premiere community in the entire Grand Junction area, it is very important that those purchasing a lot and building a home in Redlands Mesa receive the benefits of substantial compliance with the Design Guidelines and the CC&R's.

This outline of the procedures to be followed by the Design Review Committee ("DRC"), and its consultants, it is intended to aid the applications for approval of building plans in proceeding efficiently through the process. The process is extremely important to the ultimate goals of Redlands Mesa, LLC. We know that this will create the absolute best and most exciting community in the entire area.

Preliminary plan submittal

A) It is not required, but it is strongly recommended, that each person applying for approval of the DRC for the construction of a residence in Redlands Mesa submit a preliminary plan of the proposed home, accessory structures, site plan and landscape plan. The plans must be submitted at the Redlands Mesa Sales Center on-site at Redlands Mesa, by a licensed architect and/or builder registered with and approved by Design Review Committee.

B) Depending upon the specific preliminary plans submitted, they will be reviewed by the consulting architect, landscape architect, and the DRC for compliance with the Design Guidelines and the CC&R's. Please contact the DRC for a Design Guideline Review Matrix to be used in determining the compliance of the plans with the intent of the Design Guidelines. Depending upon the complexity of the site and the proposed home, the DRC may require a model and/or a color rendering for final review to determine compliance with the Design Guidelines.

C) If necessary, the applicant may request a meeting with the architect for the DRC, at the cost of the applicant, at which time the Design Guideline Review Matrix checklist will be reviewed with the applicant, and recommendations and suggestions will be made as to how to proceed.

D) The $750.00 submittal fee must be paid with the request for preliminary review.

Formal application

A) A formal application must be presented by the owner, or architect, and a registered builder for review by the DRC in accordance with the following procedure:

1) Four (4) full sets of plans must be submitted in accordance with the Submittal Checklist;

2) A submittal fee of $750.00 must be paid at the same time if not paid with a preliminary plan submittal, payable to Redlands Mesa Design Review Committee;

3) The plans submitted must include the following:

a) Complete exterior plans for the proposed residence and any accessory structures;

b) Detailed site plan locating all improvements to be made upon the site, including proposed fencing, patios, walk ways and the like;

c) A detailed landscape and irrigation plan;

See Section on Landscaping Guidelines of the Design Guidelines for an optional two step process for approval of a concept landscape plan, which will allow construction to begin, and a final landscape plan which must be approved before a Certificate of Compliance for the residence is issued by the DRC.

d) A grading and drainage plan prepared by a registered engineer; landscape architect, or qualified party.

f) A construction containment and erosion control plan.

B) All plans must be complete and submitted to the DRC Secretary at the Redlands Mesa Sales Center at Redlands Mesa, **at least two weeks prior in order to be on the agenda for the next scheduled meeting.** Meetings will usually be held twice a month. A specific time will be set for a meeting to discuss the plans and to determine whether they are satisfactory and can be approved. Up to one hour may be allotted for each applicant. If any of the plans are deemed by the DRC, in its sole discretion, to be incomplete or in non-compliance, then the matter will be set for a subsequent meeting, unless the applicant chooses to withdraw the plans.

Review procedure

Following will be the Review Procedure upon the submittal of plans:

A) The plans will be reviewed by the DRC and the consulting architect, landscape architect, and any other professional consultants deemed necessary by the DRC, in its sole discretion.

B) Each of the consultants and the DRC shall prepare written comments, sketches, and any other material deemed appropriate, to inform the applicant of compliance, suggestions, recommendations or rejections of plans submitted. These will be available at the monthly meeting at which the applicant is scheduled.

C) The $750.00 application fee will be applied to pay the professional consultants' fees, and other costs. This should be the entire fee for the applicant through the formal meeting, unless the plan submitted are particularly difficult and/or cause more time than usual. Should there be further review by the consultants necessary following subsequent submittal of plans, amendments and the like, then the applicant shall be billed and shall be responsible to pay those fees that exceed $750.00.

D) Subsequent requests for changes, variances and the like, will require a fee of $250.00 be paid at the time of application.

Scheduling and review

The DRC may vary the meeting schedule. Should there be too many applicants for the regularly scheduled meeting, the DRC may reschedule for a subsequent day soon thereafter, or the next regular meeting.

Miscellaneous provisions

A) Any and all submittals, including plans, renderings, materials samples, and the like, shall become the property of the DRC. A file will be established for each applicant and shall be maintained by the DRC.

B) Changes to any of the plans approved by the DRC shall not be made by the applicant or its agents, without the written approval of the DRC. The DRC, and/or one of its professional consultants, shall inspect the applicant's project while under construction to determine whether compliance is being maintained. The DRC shall have all authority and powers conferred to it by the CC&R's to enforce compliance with the approvals in place. Costs incurred by the DRC in the enforcement of

these provisions shall be the obligation of the applicant and must be paid by the applicant prior to approval by the DRC.

C) Approval of an application by the DRC shall constitute only its determination that the proposed plans comply with the Design Guidelines and the CC&R's. The applicant must comply with all applicable governmental rules and regulations and must rely upon its own professional consultants to determine compliance therewith.

D) This DRC procedure, and the attachments hereto, may be changed from time to time. It is recommended that any applicant inquire of the DRC, at its office at the Redlands Mesa Sales Center, whether or not the procedures have been amended or changed.

Compliance with design guidlines

It is mandatory that applicants for building in Redlands Mesa comply with the general intent of the Design Guidelines and CC&R's. It will be in the definite interest of the applicant to submit preliminary plans in order to see whether their plans are headed in the right direction. A complete and thorough review of the Design Guidelines and the CC&R's is necessary in order to understand that Redlands Mesa is a special community in the Grand Junction area. It is the intention of Redlands Mesa, LLC to see that it is developed in that manner. Consulting with designers, architects, and other paid professionals in advance is recommended to assist you in preparing plans that will be successful.

Fee disclosure

A submittal fee of $750 must be submitted at the time of formal application with the Design Review Committee. This fee is subject to change without notice. The application fee will be applied to pay professional consultants' fees. This will be the entire fee for the applicant through the formal monthly meeting. Should there be further review by the consultants necessary following subsequent submittal of plans, amendments and the like, then the applicant shall be billed and shall be responsible to pay those fees that exceed the total of the original application fee. Changes and revisions to approved plans must be approved by the DRC. A review fee of $250.00 must be paid to the DRC and accompany each such change review request.

Security for Certificate of Compliance Conditions

Owner(s) may request occupancy of their home, prior to final completion of landscaping or other projects, provided they execute the Landscape & Final Improvements Escrow Agreement and submit funds in the amount of at least $20,000, as determined by the Design Review Committee as security. This security deposit will be held in escrow until completion of the approved plans. Owner(s) shall complete the landscaping, irrigation and all additional items required by the DRC within the six month period required by Section V-4. Owner(s) may draw up to one half ($10,000) of the escrowed funds to pay for the Project(s) by submitting written pay requests, with invoices, and other reasonably required written backup, to the DRC at the Redlands Mesa Sales Center. The fund requests shall include Owner(s)' representation as to the percentage of completion of the projects for which funds are escrowed. with each fund request. The DRC must be reasonably satisfied that the projects are being accomplished, that the fund request is accurate and well substantiated, and that there is adequate security left to assure completion of the Project(s). The DRC may pay directly to the contractors for the work accomplished and materials provided. In the event the project is not completed within the six-month period provided in section V-4, the DRC may, but is not obligated to, complete the Project and use the escrowed funds. If there are funds remaining when the Project is completed they shall be paid to Owner(s). If there are insufficient funds to complete the Project, Owner(s) shall pay the difference and the DRC may use all remedies available to it in the Covenants, Conditions and Restrictions and the Design Guidelines for Redlands Mesa to enforce this agreement, including an action in the Mesa County District or County Court to seek specific performance and damages and costs, including reasonable attorney fees.