

West Ranch

Design Guidelines

*Adopted by the Architectural Control Committee as approved
by the West Ranch Board of Directors August 18, 1998*

ARCHITECTURAL CONTROL COMMITTEE

West Ranch Design Guidelines

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Architectural Control Committee
West Ranch Design Guidelines

I. INTRODUCTION

To assure all owners and residents of the West Ranch, as defined in the Master Declaration of Covenants, Conditions and Restrictions of Ken-Caryl Ranch (the Master Declaration) recorded on April 26, 1974 in Book 2616 at Page 163 of the Jefferson County Colorado real property records, that property standards of development and construction will be maintained for the benefit of owners and residents. The Architectural Control Committee (the ACC) guidelines and approval procedures set forth herein are for the residents and owners of West Ranch as defined in the Supplemental Declaration of Covenants, Conditions and Restrictions recorded on April 29, 1974 in Book 2616 at Page 932 of the Jefferson County Colorado real property records. The terms and provisions of Article III of the Master Declaration and those of the Supplemental Declaration shall prevail over the Design Guidelines.

II. DESIGN PHILOSOPHY

West Ranch is an area of unique mountain beauty and seclusion. It is the common desire, intent and purpose to preserve a low density community dedicated to enhancing the attractiveness, quality and value of the West Ranch.

Property development should consider natural features, including topography, wildlife, vegetation, rock outcroppings and views. Residence and other development construction should consider minimizing environmental disturbance.

In conformance with the "natural" concept, external materials selected for house or outbuildings should be of natural appearance. Buildings should modulate with the terrain and appear not to dominate or oppose their surroundings. A West Ranch Design Sketchbook is enclosed to guide you in the design of your home.

III. RESIDENCE STRUCTURE AND CONSTRUCTION GUIDELINES

A Site consideration

The location of the main building should consider natural and final grade, location of vegetation and rock outcroppings, drainage (on and off site), access and off street parking, views and privacy, and wildfire safety. The intent should be to take advantage of site natural characteristics and minimize impact on neighboring sites. All structures must be built within the prescribed building envelopes for each lot.

B. Main Building

1. The minimum floor area for a single story or tri-level building is 2000 square feet. The minimum finished floor area for a two story building is 2300 square feet with at least 1200 square feet on the main level. Minimum square footage requirements exclude garages, porches, basements, and unattached structures.
2. The height of the building shall not exceed 35 feet measured from the lowest finished grade around the building at a distance of five feet from the building wall to the highest point of the roof. Where a walkout basement is warranted by the natural topography of the site, the measurement shall be the average height of the four major corners measured from the lowest finished grade five feet from each corner to the highest point of the roof.

C. Exteriors

1. Exterior siding shall be of a natural (earth tone) wood siding, shingle, brick, masonry, (excluding cinder and concrete block), stone, rock, or stucco.
2. Exterior treatments shall be compatible with each other to achieve a complete architectural design statement.
3. Wood or shingle siding may be left to weather or colored with solid stain or semi-transparent stains in earth tone colors.
4. Masonry or stucco finish colors may be integral or applied and must be of natural earth tones.
5. Fascia, trim columns may have natural earth tone accent colors.
6. All exposed sheet metal, gutters, and downspouts must have natural earth tones accent colors.
7. Roof vents should be painted consistent with the roof color.
8. Exterior electric panels should be recessed and enclosed. They should be painted to match the exterior surface where mounted.
9. Window frames, if metal, may be dark anodized or painted a color consistent with the design of the house.
10. White or shades of white and pastel colors are not permitted.

D. Foundations

1. No more than one (1) foot of exposed concrete may be visible at any given elevation.

E. Garages

1. All garage spaces, incorporated in the residence structure, or separate, shall be enclosed.
2. Garages shall be a minimum of 2 spaces.
3. All garage doors shall be equipped with automatic door openers.
4. Garage doors must have a wood outer surface. Internal structure may be of metal construction.

F. Roof

1. The minimum roof pitch required on a major roof form is 4:12. The pitch of lesser elements such as porches, dormers, etc., may be lower if required by the design. The roof pitch of a major roof should not exceed 12:12. Expansive roof area should be broken by varied elevations, heights, or other elements.

G. Roofing Materials

1. The roofing materials presently approved for new and existing homes in West Ranch are composition asphalt, concrete tile, or standing seam metal. Wood shingles are no longer allowed by Jefferson County or West Ranch ACC on new structures or as total replacements of existing residences. The foregoing materials must be non-combustible, Class A or better fire rating per Underwriters Laboratories, Inc. test method UL-790 or the equivalent ASTM test method E-108 by an independent test lab such as UL, U.S. Testing, Warnoch-Hersey, or Southwest Research. ACC approval is required for new and replacement roofs.
 - a. Composition shingle materials must have a minimum weight of 350 lbs. per square (one square = 10' x 10'). The minimum thickness shall be .170 in. and guaranteed by the manufacturer for 40 years.
 - b. Metal roofing should be "standing seam" or batten type. Pattern stamped roofing is not allowed at this time. Metal thickness for galvanized steel should be a minimum thickness of (.029 in.) 24 gauge material or 16 oz. for copper. Roofing shall be continuous (no joints) other than at the standing seam or batten. The color coating shall carry a minimum 20 year warranty against cracking, peeling, and fading.
2. Roofing materials for all structures on a single property shall be the same in color and material.
 - a. The ACC may approve, on an interim basis, roofing materials for an additional structure that may be different from the residence structure under the following conditions;
 - (1) the residence has an existing wood shingle roof, (2) if the residence structure has a roofing material no longer available, or (3) if the owner desires to eventually change color and material on all buildings on the property. It is preferable that the new roofing material be of similar color to the residence roof, but may be of widely different material consistent with previously approved materials. The ACC may approve use of different materials and colors under such conditions requiring the owner to replace the residence roof within a period of years, dependant on the condition of the existing residence roof.

G. Roofing Materials (cont.)

It is the homeowners responsibility to ensure other structures on the property are capable of supporting the same roofing material if the weight of the new roof material is significantly greater than the material to be replaced. The intent is that over a reasonable period of time, the roofs of all structures on an owners property shall be the same color and material.

3. In the event an owner wishes to replace a roof on the residence structure with a material and color different from other property structures, the homeowner must also ensure other structures are capable of handling any material weight differences. In this case, time frames may also apply to roof replacement as previously outlined.
4. Roofing for additions to existing structures having wood shake roofs where the owner does not wish to replace the entire roof will require the following procedure, also required by the Jefferson County Building Code. The roof of the addition must be constructed of 5/8" type X exterior grade gypsum sheathing under the 15/32 required decking material with seams not to align with decking seams. Roofing felt is applied under pressure treated, fire retardent, Class A fire rated, red cedar shake. An inspection is required by the Jefferson County Building Department with the shingles on site prior to application of the felt or shingles. When all cedar shake roofs in the West Ranch have been replaced, this procedure will become invalid.

H. Window Glazing

1. Colored glass, if incorporated, may be either a bronze or neutral gray integral coloration.

I. Utilities

1. All utility runs to include, water, power, telephone, and video cable must be underground and located to minimize destruction of rock outcroppings and trees.

J. Construction Activity

1. During construction, it is important to minimize the impact of construction activity by controlling blowing debris and placement of excavation materials.
2. Construction equipment is restricted to load limits traveling West Ranch roads to minimize damage. Weight limit information is available from the West Ranch manager.

IV. LANDSCAPING

1. Native plants and ground cover should be preserved and supplemented with indigenous materials. New landscape plantings should enhance the existing natural character. The existing outcroppings and larger trees should be retained as part of the landscape whenever possible, however a good defensible fire protection space should minimize tree and scrub oak density near all structures.
2. Landscape and other outdoor lighting shall be of low wattage with concealment of the light source. Christmas lighting, which shall be used only in good taste and in season, must be removed from structures and landscape between seasons.
3. Landscape grading shall be kept to a minimum. Areas requiring grade changes shall be sculptured in such a manner as to minimize aesthetic and erosion problems. Every effort should be given to return natural ground type cover to disturbed grading areas. Landscape plans showing manicured lawns and/or irrigated areas shall be limited to 1500 square feet and approved by the ACC.

V. ANTENNAS

1. All TV, radio antennas, and aerial placements shall be approved by the ACC. Such items shall be placed in a manner to be as unobtrusive as possible.
2. Satellite dishes up to 40 inches in diameter are allowed if located out of sight of West Ranch Trail, West Ranch Road, or a neighboring lot. The ACC may make exceptions where the topographic conditions will not allow this restriction.

VI. AWNINGS

1. Frames shall be constructed of wood or metal using coverings of wood (solid or spaced) or canvas.
2. Awnings shall be located only over door or window openings and shall not exceed the width of the door or window by more than 12 inches.

VII. POOLS

1. All pool equipment shall be screened from view of neighboring property and from any public right of way. All pool equipment shall be located or sound attenuated so as not to disturb neighbors of adjacent lots.

VIII. PATIO STRUCTURES, SUNSHADES, ARBORS, TRELLISES, and GAZEBOS.

1. To retain the existing design structure of the main dwellings, vertical support materials are limited to wood, brick, rock, stone, or glass.
2. Roofing materials for patios, sunshades, and gazebos is limited to matching material of main dwelling, glass, or wood (solid or spaced).
3. Roof heights should be architecturally compatible with the main dwelling.
4. Exposed surfaces shall match the color and materials of the main dwelling.
5. Design submissions are subject to ACC approval.
6. Proposed structures in this section visible to neighboring lots require the ACC notify owners affected two weeks prior to any construction proceedings/ACC approval.

VIV. MAIL BOXES

1. The design, color, and structure of mailboxes shall conform as described in the Design Sketchbook. Each owner is responsible for the placement site, acceptable to the U.S. Postal Service and ongoing maintenance of their mailbox. Mailboxes falling in disrepair may be subject to repair by the West Ranch Association and billed to the homeowner.

X. DRIVEWAYS

1. Driveways may be gravel, asphalt, or concrete surfaced. If gravel, the cross section shall be adequate to minimize erosion. Asphalt driveways shall be black. Concrete surfaces should be of a neutral color tone. An asphalt or concrete full width paved apron is required on all driveways for twenty five feet, measured from the edge of West Ranch Trail or West Ranch Road, to a line inward along the path of the driveway, with drainage to channel off any runoff to the side of the driveway. A culvert meeting Jefferson County standards should be provided where the apron crosses any drainage ditch for West Ranch Trail or West Ranch Road.

XI. WALLS AND FENCES

1. Fencing which is visible to West Ranch roads shall be uniform wood rail fencing as illustrated in the Design Sketchbook. While more desirable for all fencing to conform as above, side and rear fencing may be a similar wood design or barbless twisted wire with steel post. ACC approval is required for all fences and retaining walls prior to installation/construction.

XII. MISCELLANEOUS

1. Trash containers and other objects deemed unsightly must be screened from roads and neighboring lots.
2. Water softeners, gas storage tanks, and other such equipment shall not be exposed to roads or neighboring lots.
3. Air conditioners may not be exposed to roads or neighboring lots without written ACC approval.
4. Basketball backboards subject to public view, and accessories used for installation, shall be stained or painted to match the surface or trim color of the main building, except that in no event shall white be an acceptable color. The back shall not be visible from West Ranch roads or a neighboring lot.
5. Flag poles are allowed with ACC approval. In no case shall the height of the pole exceed the highest point of any existing dwelling.

XIII. ADDITIONS, SERVANTS QUARTERS, GUEST HOUSES, BARNs, CORRALS and ACCESSORY OUTBUILDINGS.

1. The ACC reserves the right to modify the approval procedures for structures in this category (including teardowns) that may equal but not exceed requirements as outlined in the "Procedures for New Homes" section. The ACC will assess the approval needs based on the project with consideration to construction compliances as required by Jefferson County and the Colorado State Forest Service.
2. All proposed structures that will become visible to neighboring lots require the ACC to notify in writing those owners affected two weeks prior to any approval for construction proceedings. The ACC will consider infringements on neighboring properties, West Ranch right of ways, and building envelope compliance in the approval process. It is the intent that approving structures under this section retain architectural consistency to preserve the property values of West Ranch.
3. The location of barns, corrals, and horse pastures should be situated and maintained in such a manner to minimize odors and visual or aesthetic disturbance to neighboring properties.

XIV. FINANCIAL RESPONSIBILITY

1. To circumvent previous problems in new home construction, the ACC requires proof of financial responsibility in the form of a construction loan approval, letter of credit, or other financial document prior to the start of construction activity (road, foundation excavation, etc.). This will apply

XIV. FINANCIAL RESPONSIBILITY (cont.)

primarily to new home construction or tear down of an existing home, and may apply to elements of remodel work under conditions where the extent of the work may have impact on other West Ranch homeowners.

XV. PROCEDURES FOR ARCHITECTURAL REVIEW OF A NEW HOME

1. The owner(s) with their architect/builder arranges an appointment through the West Ranch Manager to meet with the Architectural Control Committee (ACC) on the building site. At this meeting, site considerations and West Ranch design philosophy will be discussed. This meeting should occur prior to the creation of preliminary drawings.
2. The owner next submits three sets of preliminary drawings to the ACC for review. The preliminary drawings should include a two foot interval topographic plan at a scale not less than 1" = 20' with existing and final grades, showing the house, driveway, existing large trees around the site, and trees to be removed. The location of the septic tank and leach field should also be noted. Four elevations and a simple floor plan to a scale of not less than 1/8" = 1' should be included.
3. The ACC arranges to meet with the owner and architect/builder to walk a string layout of the foundation and a staked proposed driveway location. At this meeting, the committee will review the preliminary drawings with the owner and architect/builder as well as exterior materials samples including siding, roofing, stonework, and trim. Sample materials submitted should be specific texture and color to be used and once approved, are to remain in the possession of the ACC until the construction is completed.
4. The ACC will then determine the approval of submitted site, preliminary plans, and materials. In the event the ACC does not feel the submission is consistent with West Ranch Design Guidelines, it may forward the preliminary plans, site, and materials to the West Ranch Consulting Architect for review. The owner pays the Consulting Architect fees. The Consulting Architect will respond to the committee in writing with recommendations regarding approval of site, plans, and materials. A copy of this letter will be forwarded to the owner. If the ACC determines that changes in submission are necessary, the specific recommendations will be communicated to the owner in writing and a resubmission of those items will

XV. PROCEDURES (cont.)

4. (cont.) be requested. If the recommended changes are substantial, the ACC may require further review(s) by the Consulting Architect at the owners expense. Once final approval is achieved, the owner will be notified by the ACC.
5. The owner will then submit three (3) sets of detailed working plans, stamped by an engineer licensed in the State of Colorado, for approval. The ACC will determine final approval. Should significant discrepancies exist between approved preliminary plans and submitted final plans, the committee reserves the right to resubmit plans for review by the West Ranch Consulting Architect at owner expense. Once final approval is achieved, the owner will be notified in writing by a final letter of ACC approval.
6. The owner will then post an irrevocable letter of credit (or cash) in the amount of \$5000 payable to the West Ranch Homeowners Association. These funds will be used as necessary for the purpose of repairing road damage resulting from construction activity, restoring site damage, or other damage to West Ranch property. Such repair and restoration is the responsibility of the homeowner. The funds described in this paragraph are to be spent by the Homeowners Association only in the event that the homeowner fails to adequately repair damage and restore environment. The letter of credit should be in force through the completion of all construction and landscaping. The homeowner will forfeit interest should the Homeowners Association need to access the fund.
7. After final approval is granted and the letter of credit (or cash) is received, site work may begin. The owner and builder will each receive a copy of the heavy equipment admittance sheet. The West Ranch Manager will keep an admittance sheet readily available to record entry of heavy equipment as work proceeds. Please note that cutting of trees and other site preparation is NOT permitted until final approval is granted and a letter of credit is posted. Jefferson County policy requires that a defensible space be created around new homes for fire hazard mitigation. The Forest Service will determine which trees in the vicinity of the building site will need to be felled before issuing a building permit. For this reason, ACC final approval and letter of credit (or cash) receipt should precede defensible space and site clearing, which precedes issuance of the building permit. Once all of these have been accomplished, excavation may begin.

XV. PROCEDURES (cont.)

8. The builder will advise the West Ranch Manager regarding the entry of various workers.
9. During the course of construction, the ACC will periodically visit the site to review progress.
10. A landscaping plan to include plans for site restoration and paving of the driveway apron is to be submitted and approved PRIOR TO OCCUPANCY.
11. The ACC requires final inspection of a new home PRIOR TO OCCUPANCY.



WEST RANCH DESIGN SKETCHBOOK

the Ken-Caryl Ranch

The sketches and notes included in this design sketchbook are intended as suggestions to stimulate and encourage creative architectural design on hillside building sites within the WEST RANCH sector of the KEN-CARYL RANCH.

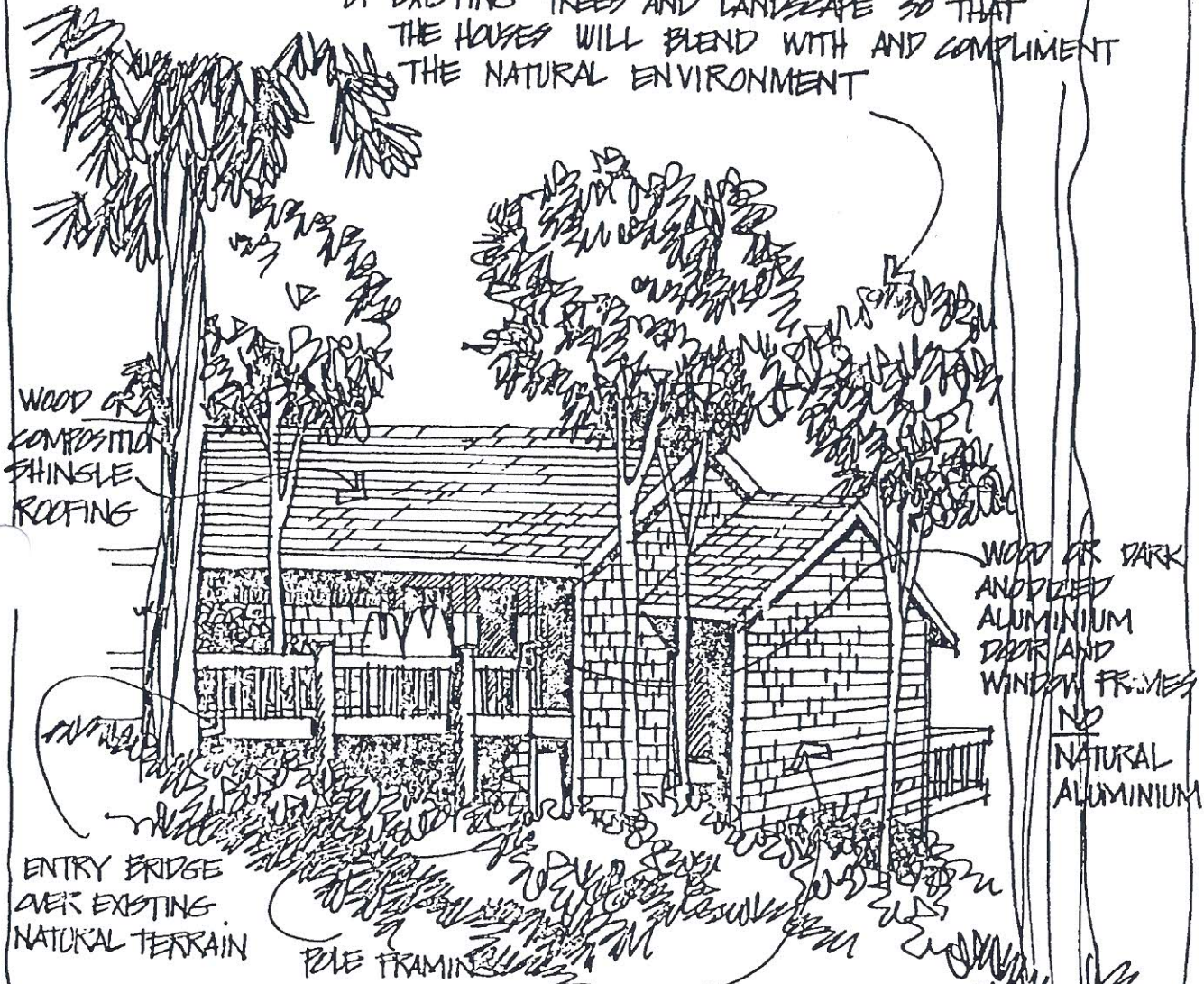
These design suggestions have been illustrated so that the existing qualities of the WEST RANCH are preserved and protected.

It is the intent that each house be situated on its site in a manner where the structure works with the site and not against it. The structure should not be obtrusive, but rather blend in with the environment. The structure should be designed so that existing natural features are preserved - a minimum of site grading and tree removal (selected clearing and pruning). The structure should nestle into its site, with patios and decks within the trees. Landscaping should be more natural in design and should blend in with the existing landscape. Materials and colors should be natural, where possible and practical - i.e. wood siding and trim, stained natural wood colors - wood or composition shingle or shake roofing - indigenous stone landscape walls, paving and chimneys, etc. wood, oak-anodized aluminum, or painted steel window and door frames - no natural aluminum colors.

In general, the individual structures should blend in with its site and environment - not become an imposition on it.

ROBERT E. LEE & DAVID KLASES & ASSOCIATES
ARCHITECTURE
AND PLANNING

WORK WITH EXISTING SLOPES WHERE POSSIBLE TO ALLOW
 HOUSES TO NESTLE WITHIN EXISTING TREES
 USE SELECTIVE CLEARING AND PRUNING METHODS
 OF EXISTING TREES AND LANDSCAPE SO THAT
 THE HOUSES WILL BLEND WITH AND COMPLEMENT
 THE NATURAL ENVIRONMENT

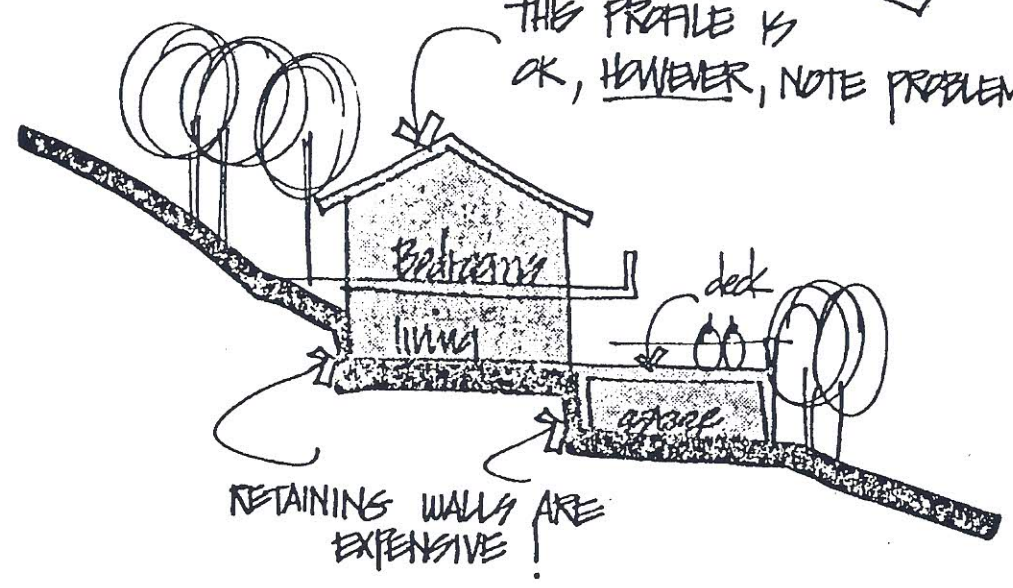


THE USE OF NATURAL BUILDING MATERIALS
 (WOOD OR WOOD SHINGLE SIDING - NATURAL WOOD
 STAINS - WOOD FRAME STRUCTURE - STONE WALLS,
 CHIMNEYS and PAVING) HELP THE STRUCTURES BLEND
 INTO THE ENVIRONMENT.

 WEST RANCH
 DESIGN SKETCHBOOK
 the Ken-Carrl Ranch

YES

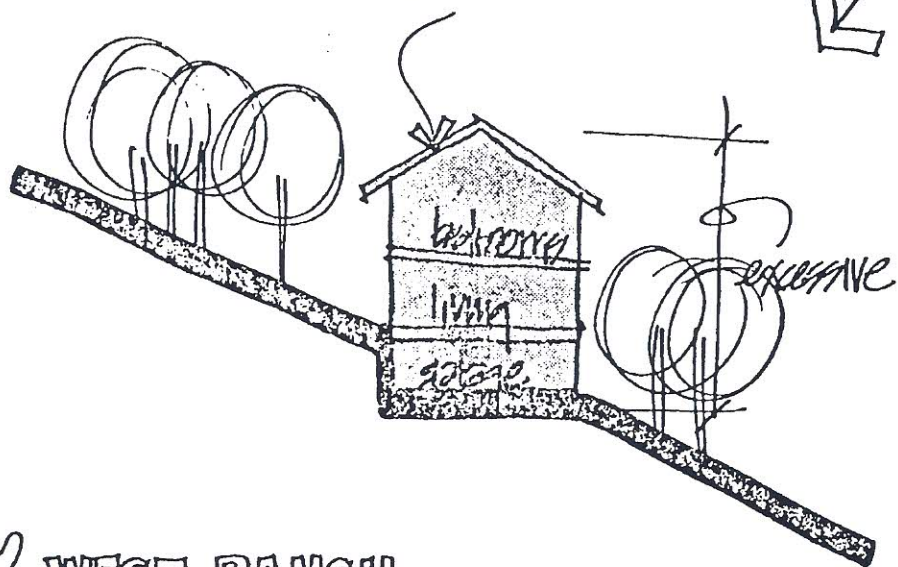
THIS PROFILE IS OK, HOWEVER, NOTE PROBLEMS!



RETAINING WALLS ARE EXPENSIVE!

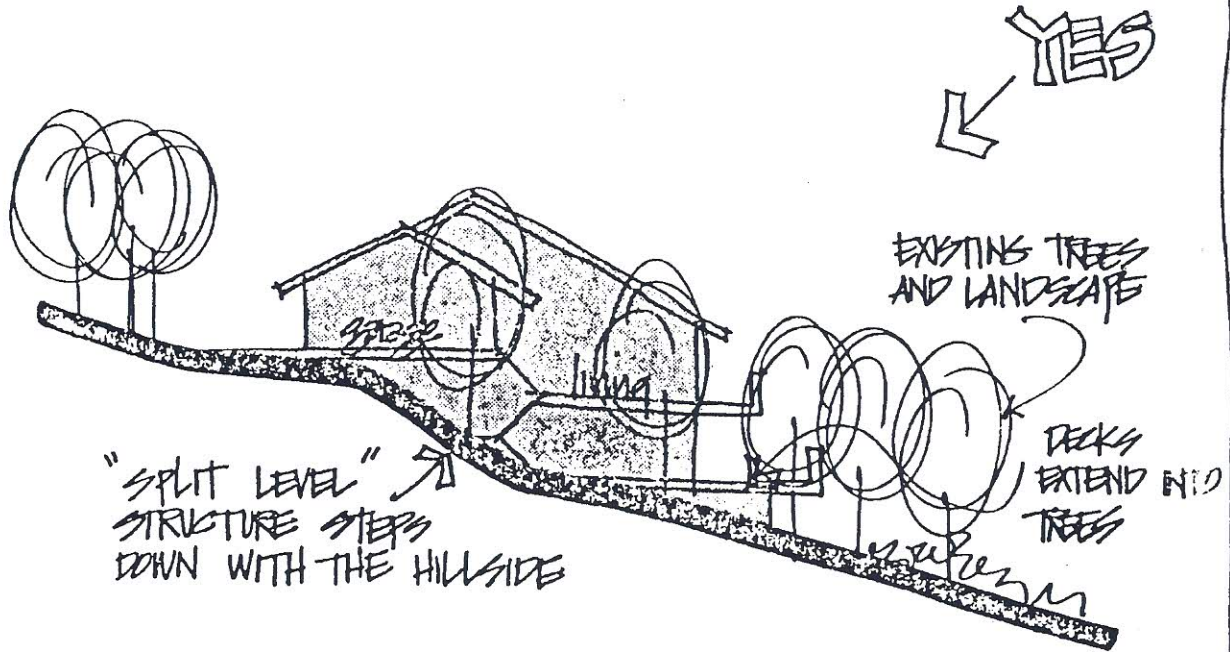
NO

DOES NOT CONSIDER HILLSIDE

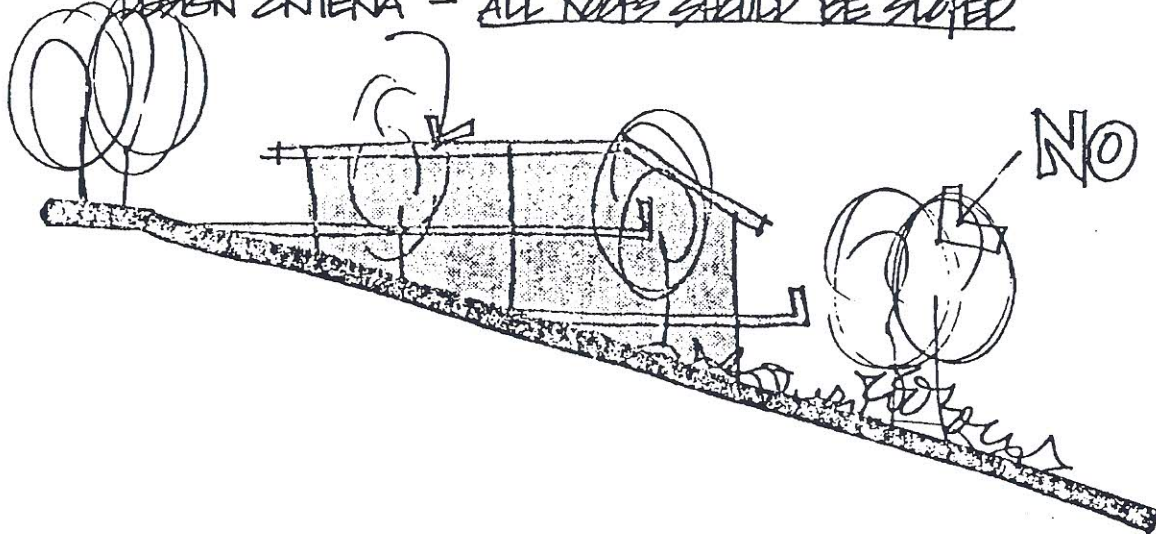


expensive

WEST RANCH
 DESIGN SKETCHBOOK
 the Ken-Caryl Ranch



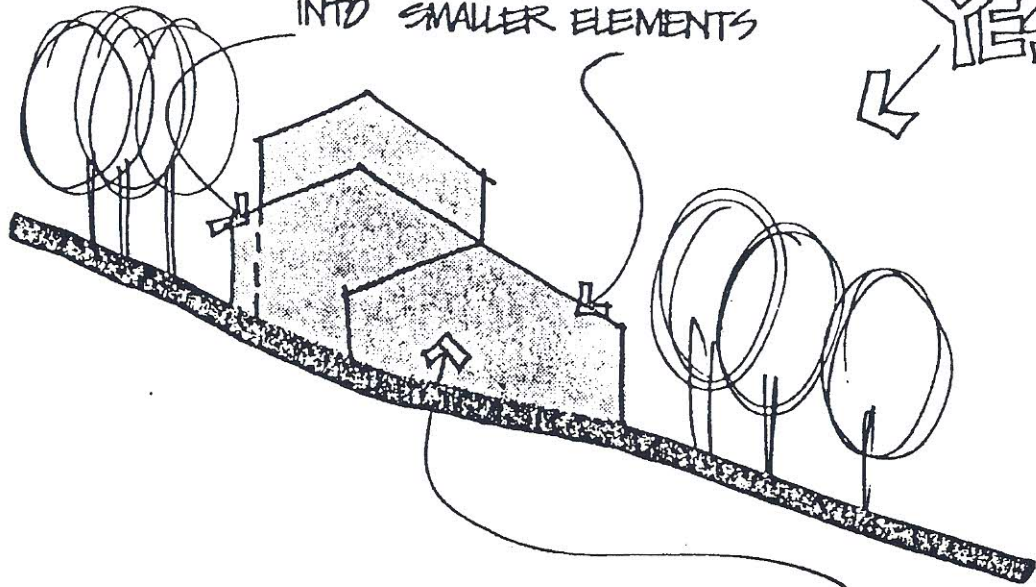
FLAT ROOFS ARE INCONSISTANT WITH DESIGN CRITERIA - ALL ROOFS SHOULD BE SLOPED



 WEST RANCH
DESIGN SKETCHBOOK
the Ken-Caryl Ranch

BREAK LARGE ELEMENTS
INTO SMALLER ELEMENTS

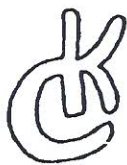
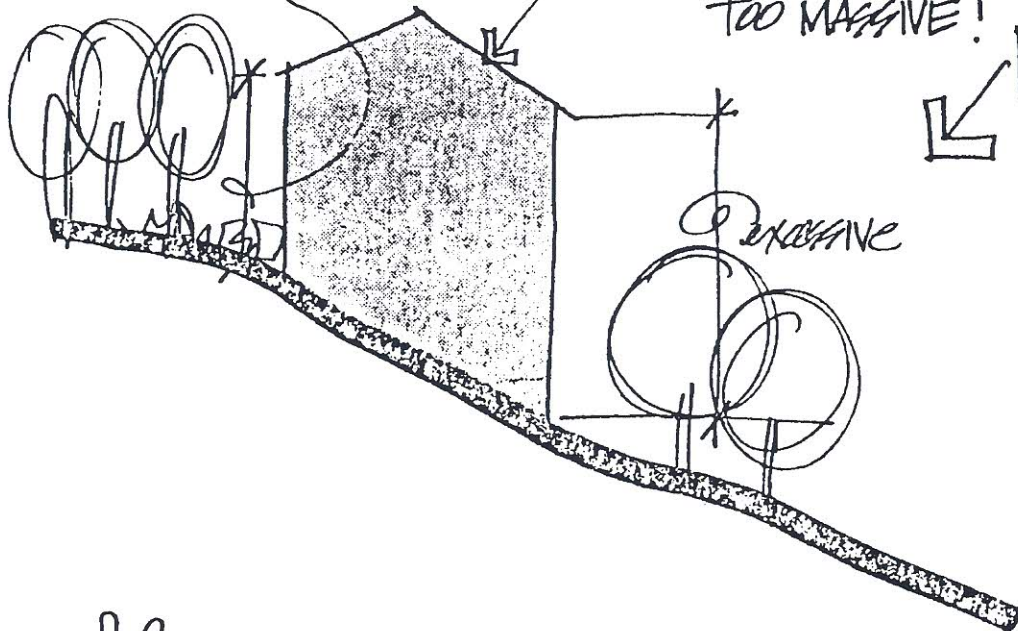
YES



LARGE ELEMENT - BROKEN INTO
SMALLER ELEMENTS

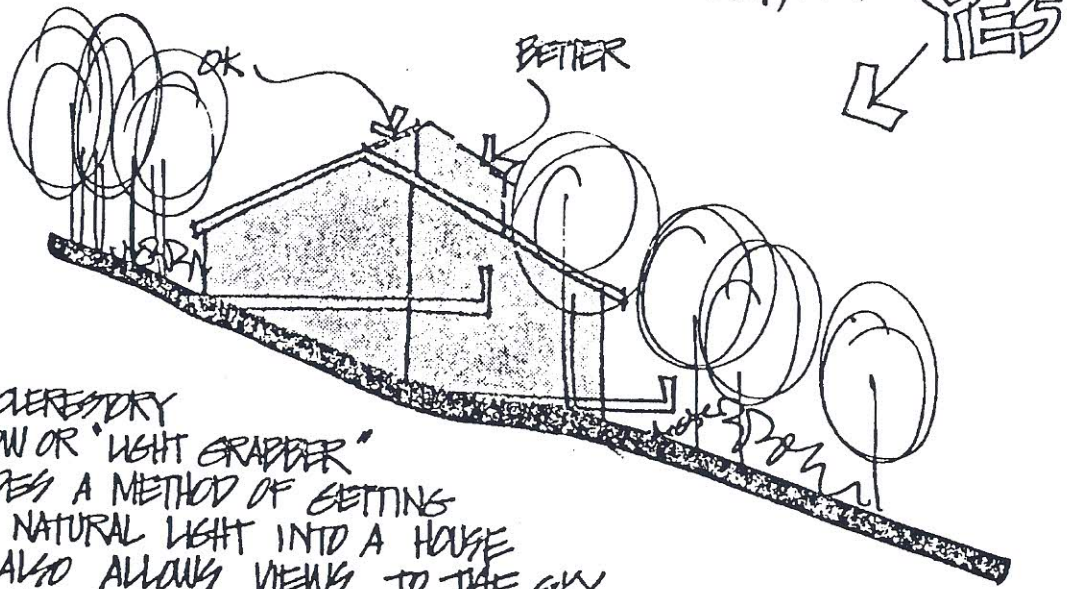
excessive

TOO MASSIVE!
NO

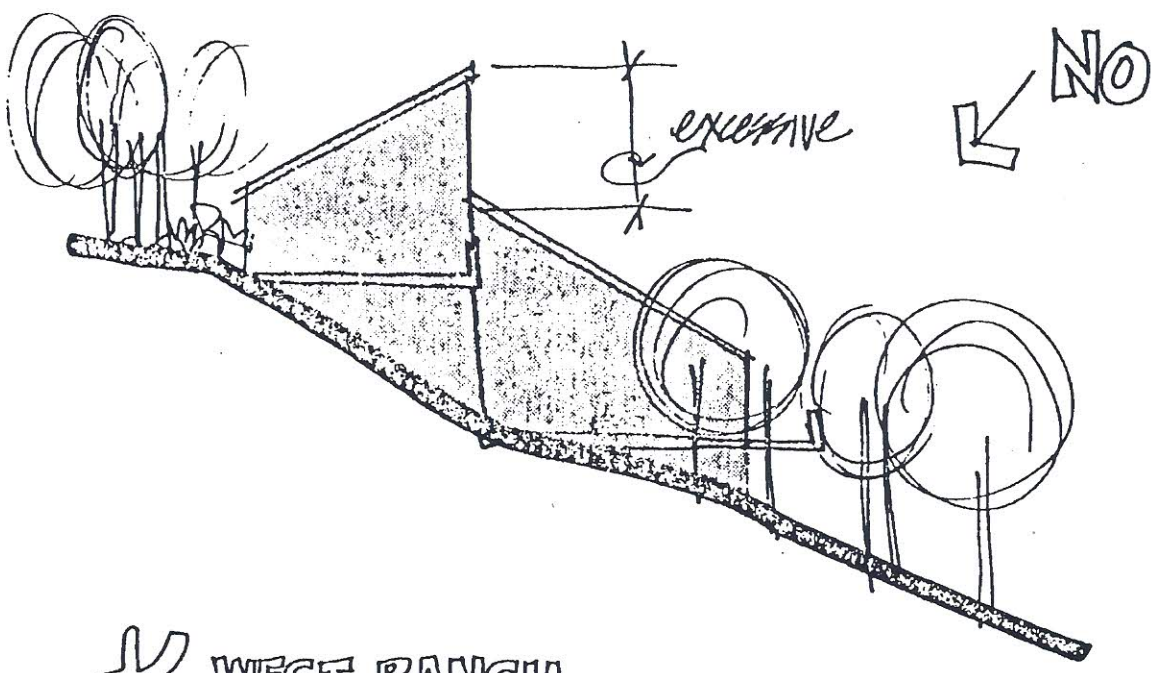


WEST RANCH
DESIGN SKETCHBOOK
the Ken-Caryl Ranch

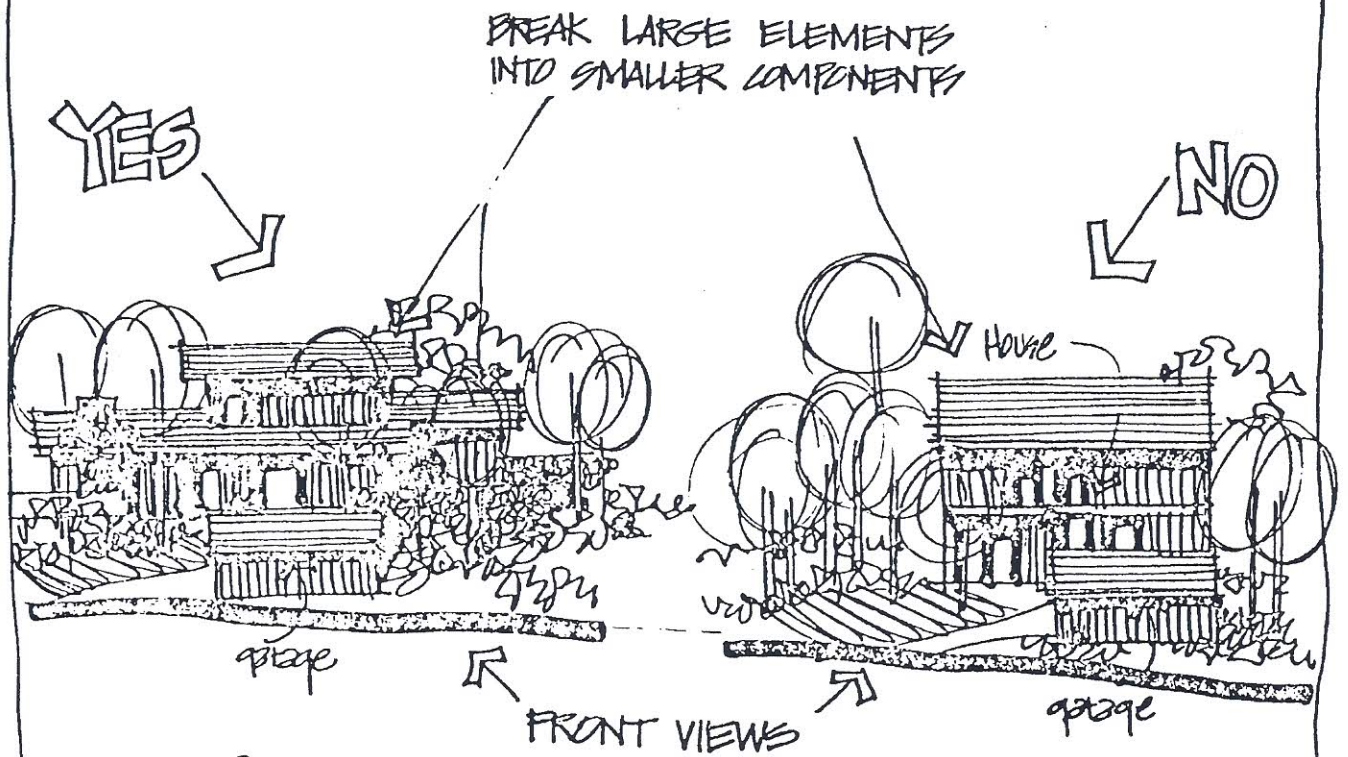
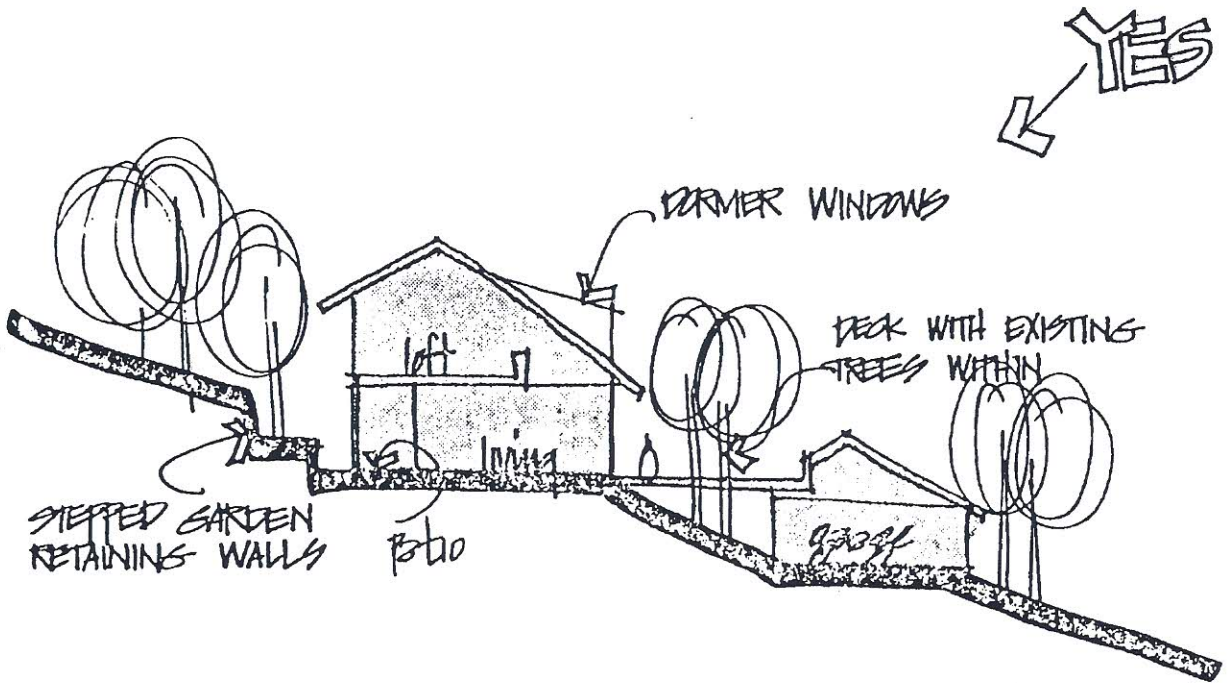
LIGHT GRABBER - CHEREDRY, ETC.



THE CHEREDRY WINDOW OR "LIGHT GRABBER" PROVIDES A METHOD OF GETTING MORE NATURAL LIGHT INTO A HOUSE AND ALSO ALLOWS VIEWS TO THE SKY, MOUNTAINS OR FOLIAGE OF EXISTING TREES SEE PAGE _____



& WEST RANCH DESIGN SKETCHBOOK
the Ken-Carrl Ranch

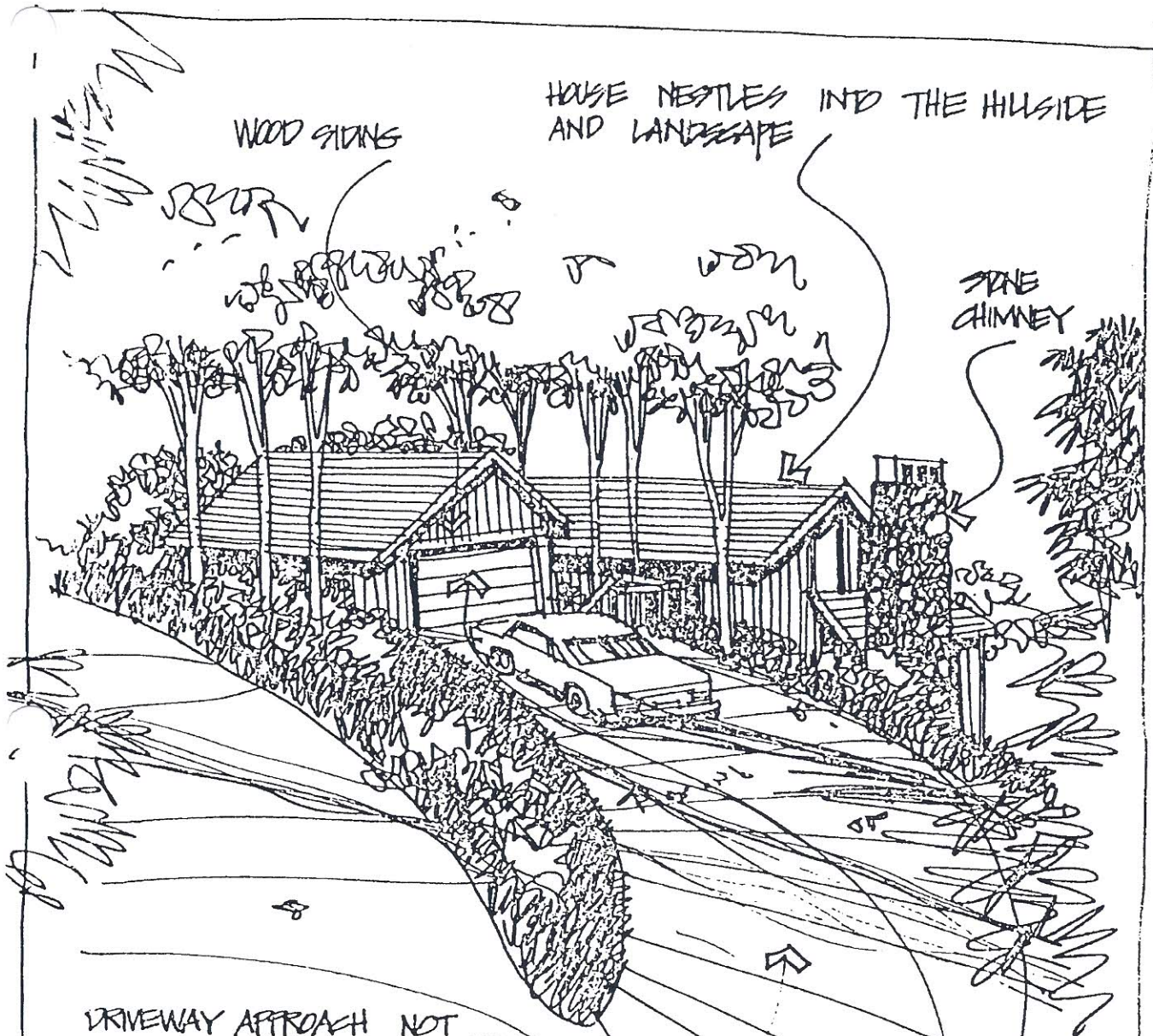



WEST RANCH
DESIGN SKETCHBOOK
 the Ken-Coyl Ranch

WOOD SIDING

HOUSE NESTLES INTO THE HILLSIDE
AND LANDSCAPE

STONE
CHIMNEY



DRIVEWAY APPROACH NOT
DIRECTLY OFF STREET

BY WORKING WITH EXISTING
SLOPE CONTOURS, A BETTER
CAN BE MADE - SAFER
VEHICULAR ACCESS, ETC.

GARAGE CAN BE LOCATED FURTHER DOWN THE HILL
CREATING A LESS OBTRUSIVE STREET SCAPE

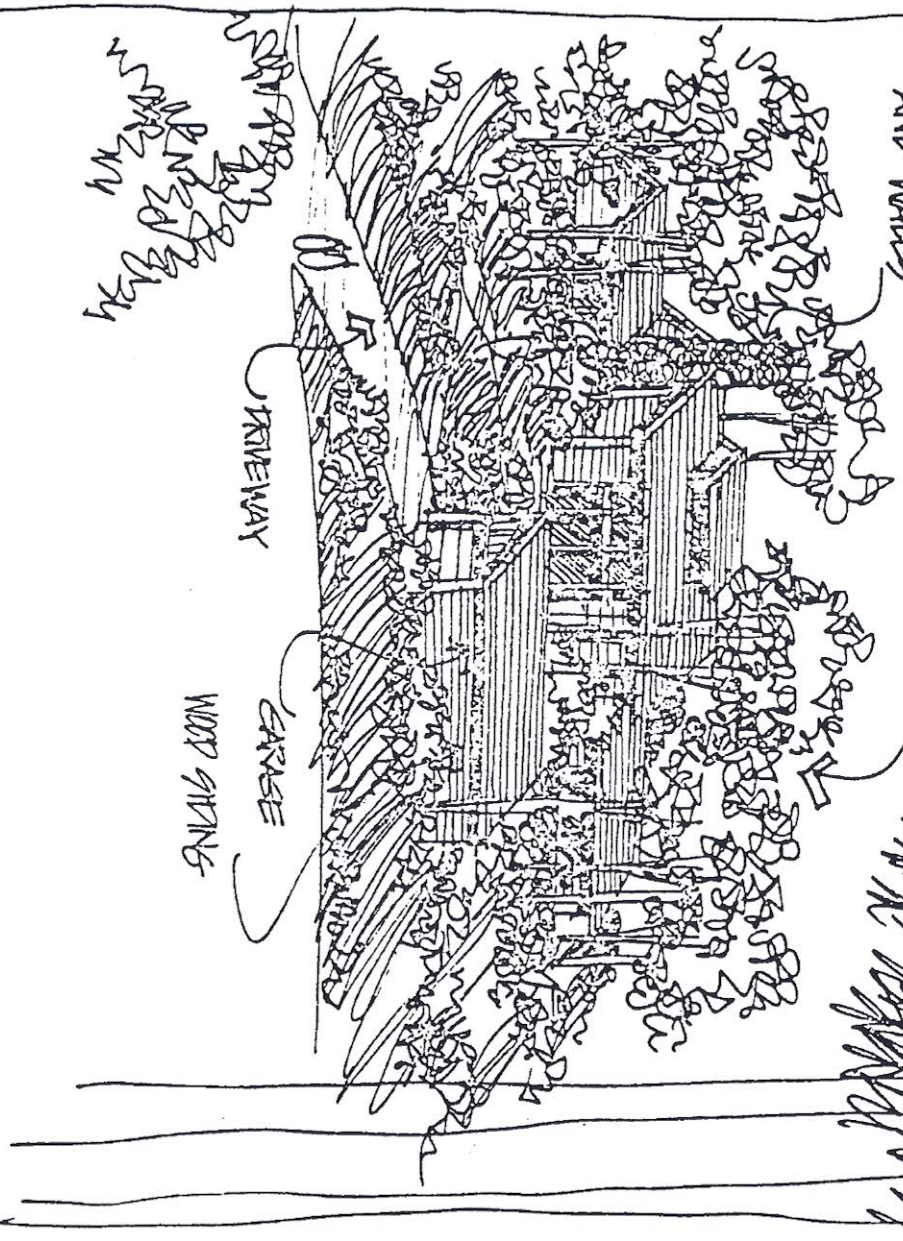


WEST RANCH
DESIGN SKETCHBOOK
the Ran-Cam Ranch

BY MAKING THE STRUCTURE FROM SEVERAL
SMALLER COMPONENTS AND SITTING THEM
BACK FROM THE ROAD, THE HOUSE WILL BLEND
INTO THE HILLSIDE AND EXISTING LANDSCAPE

STONE CHIMNEY
AND WALLS

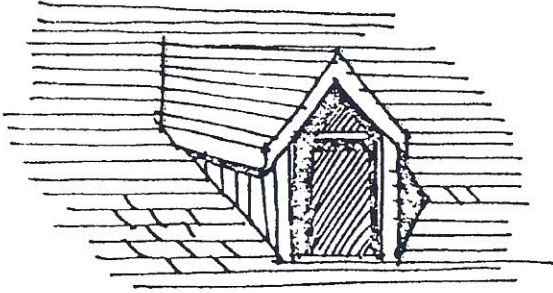
WOOD SHED



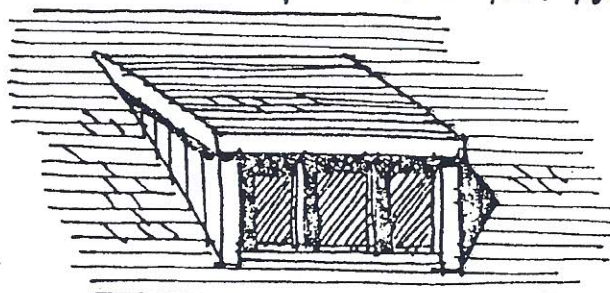
WEST RANCH
DESIGN SKETCH
the Ken-Cam Ranch

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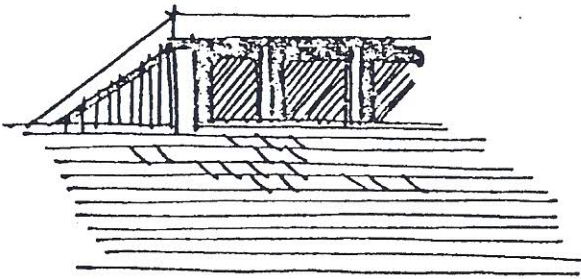
SKYLIGHTS OR "LIGHT GRABBERS" NOT ONLY ALLOW ADDITIONAL LIGHT TO FILTER INTO THE STRUCTURE, BUT ALSO HELP IN ADDING INTEREST TO ROOF FORMS. — INTERESTING SHADOW PATTERNS
 — BREAK UP OF LARGE ROOF MASS



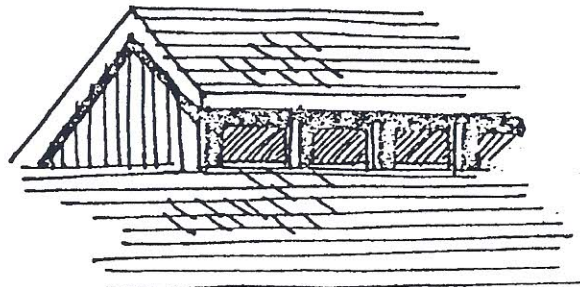
CONVENTIONAL DORMER



SHED DORMER

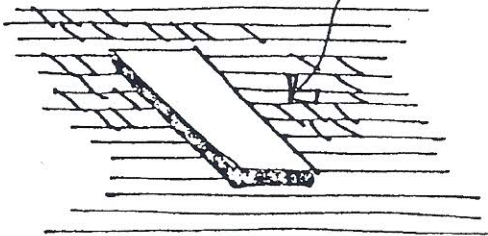


MINE SHAFT

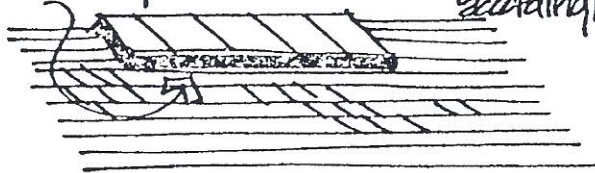


BROKEN GABLE

NOTE: these two types of skylights may be subject to snow loading and should be designed accordingly

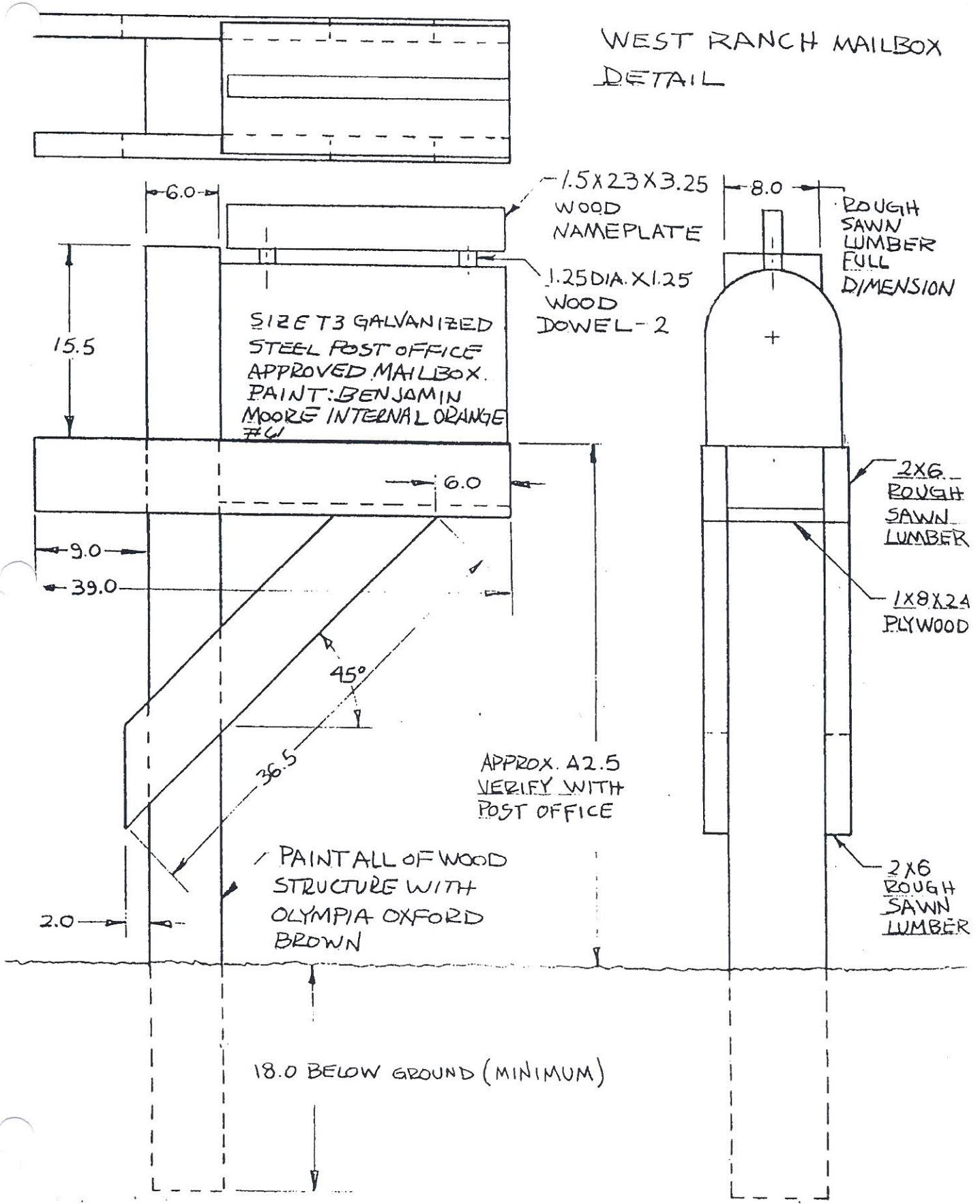


INCLINED SKYLIGHT



RIBE SKYLIGHT

WEST RANCH MAILBOX DETAIL

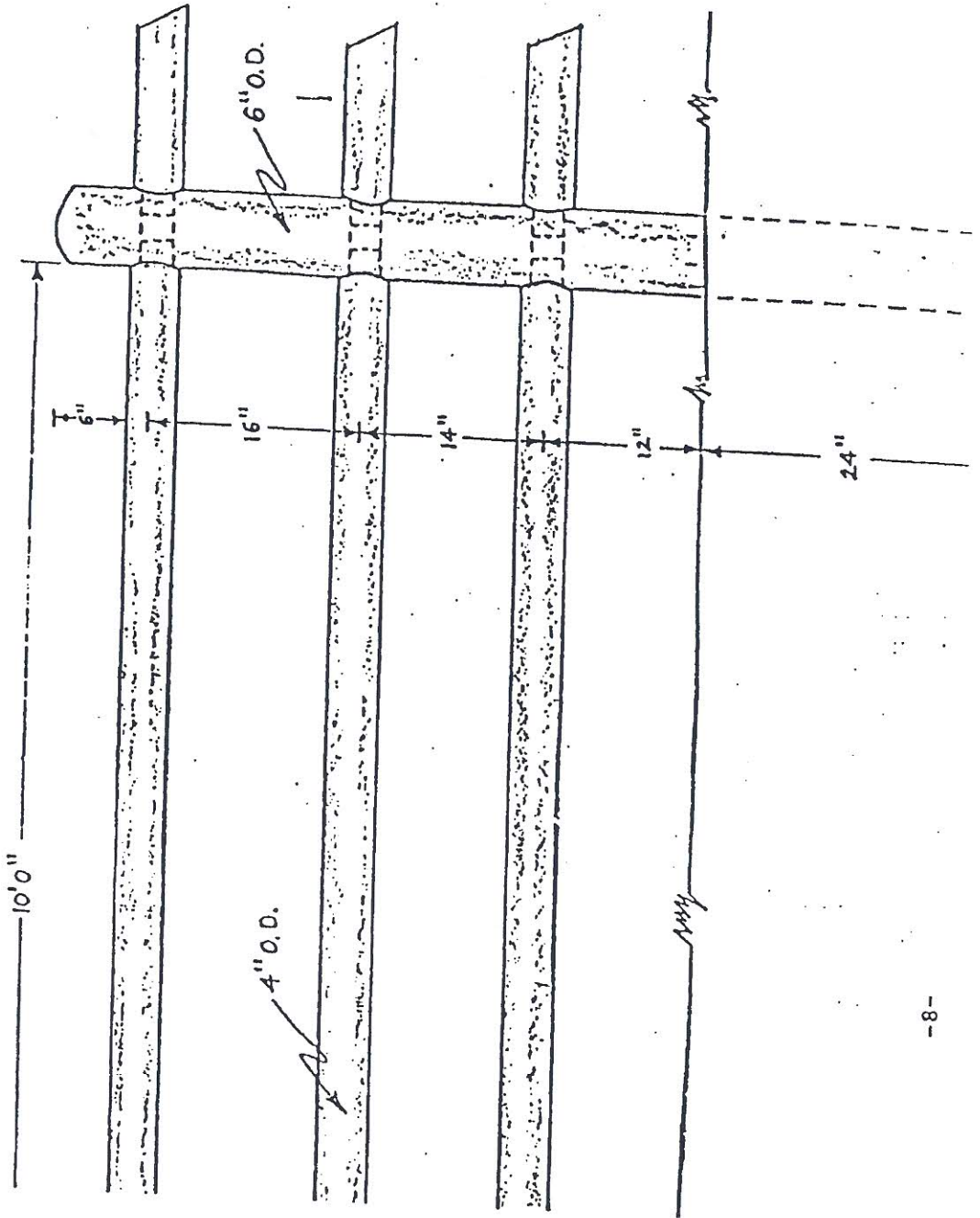


ALL DIMENSIONS IN INCHES

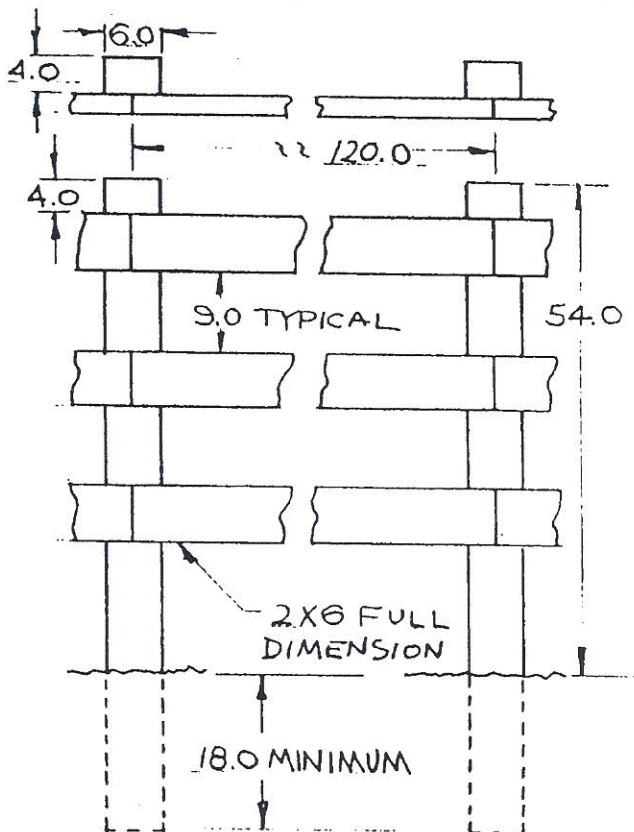
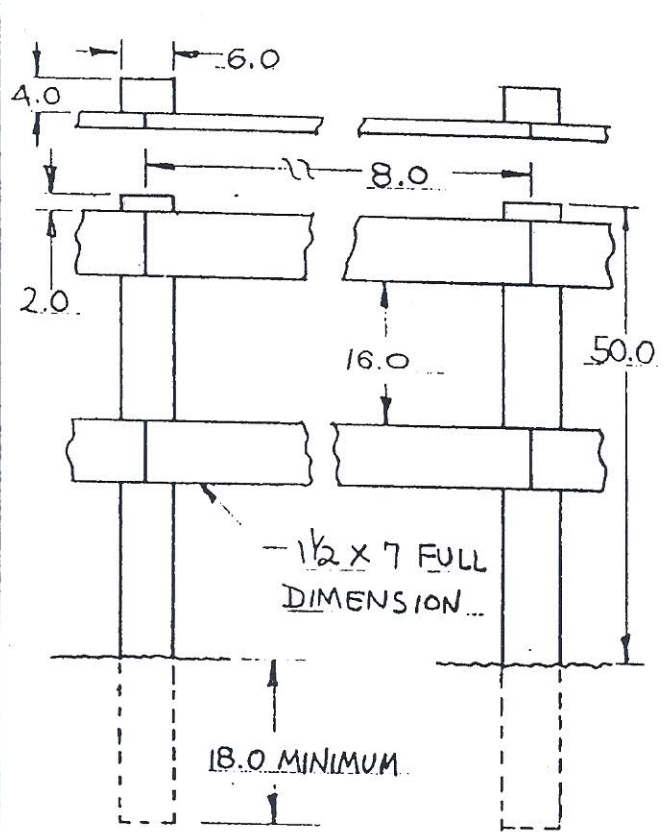
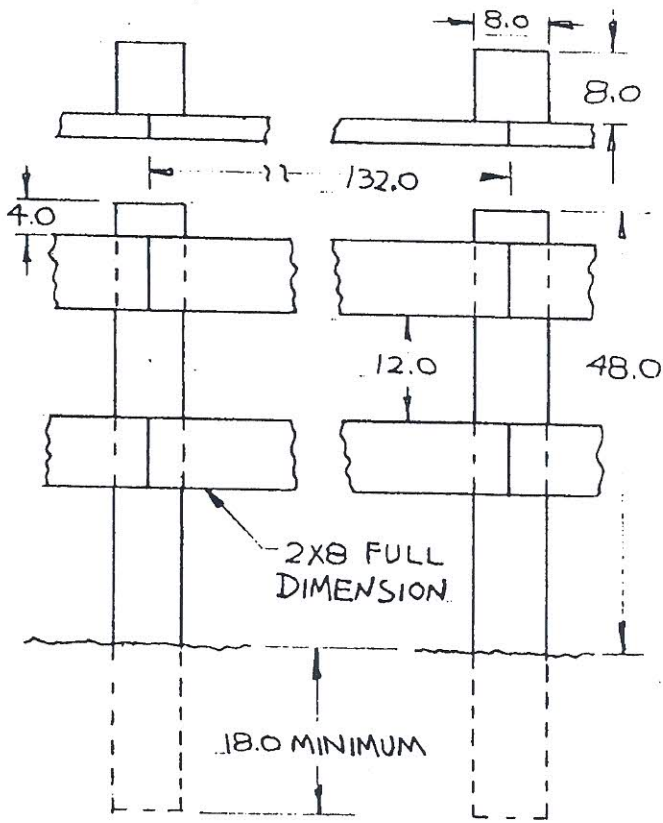
SCALE: 1 IN. = 10 IN.

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WEST RANCH DESIGN GUIDELINES
FENCE DETAIL



WEST RANCH OPTIONAL FENCE DESIGNS



ALL DIMENSIONS IN INCHES

SCALE: 1 IN. = 20 IN.

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