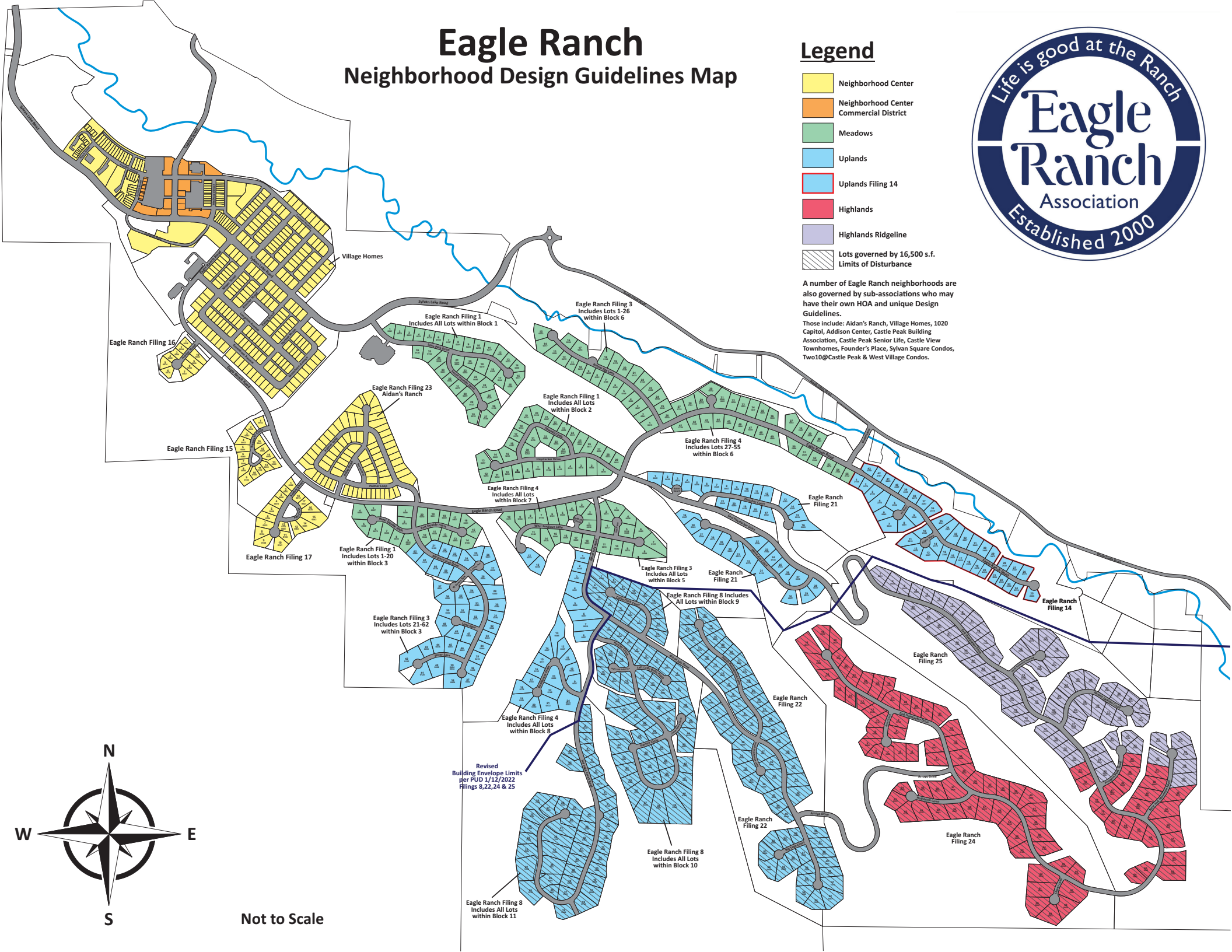
Eagle Ranch Design Guidelines

Adopted October 2024

Updated September 2026 – Town of Eagle CWRC Updates
Updated July 2026 – Amended Appendix H – Sign Policy
Updated January 2026 – Added Appendix H – Sign Policy
Updated August 2025 – Added Appendix L: Definitions & Appendix M: FAQ's. Minor updates to 4.8 Berms
Updated June 2025 – Added 4.9.2 Special Fencing Considerations for Properties that abut the Eagle Ranch Golf Course

Eagle Ranch

Neighborhood Design Guidelines Map



Legend

- Neighborhood Center
- Neighborhood Center Commercial District
- Meadows
- Uplands
- Uplands Filing 14
- Highlands
- Highlands Ridgeline
- Lots governed by 16,500 s.f. Limits of Disturbance

A number of Eagle Ranch neighborhoods are also governed by sub-associations who may have their own HOA and unique Design Guidelines.

Those include: Aidan's Ranch, Village Homes, 1020 Capitol, Addison Center, Castle Peak Building Association, Castle Peak Senior Life, Castle View Townhomes, Founder's Place, Sylvan Square Condos, Two10@Castle Peak & West Village Condos.

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Eagle Ranch
Association
Established 2000

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1. INTRODUCTION

1.1 Applicability

In 2024, the Eagle Ranch Design Review Board undertook a process to consolidate the various Design Guidelines into one master document, with the exception of the Commercial Design Guidelines. These Design Guidelines apply to all residential development as shown on the "Eagle Ranch Design Guideline Map."

While these Design Guidelines are the primary tool for developing the architectural character of Eagle Ranch, other material must also be considered during the design process. In addition to these Guidelines, the annexation of Eagle Ranch into the Town of Eagle included the approval of a development guide, preliminary and final subdivision plats, and subdivision covenants. The Town of Eagle has adopted various codes and regulations, which apply to all development. In some cases, there may be conflicting provisions within these control documents. In the event of such conflict, the most restrictive provision shall apply.

1.2 Purpose

The Town of Eagle is a small and close-knit community where the streets have a human, friendly character. Charming homes have yards, porches and sidewalks that foster neighborliness. The vision of Eagle Ranch is not of a gated community or resort, but of a close-knit community where neighbors meet in their yards to chat while kids ride bikes down tree lined streets. Eagle Ranch intends to be a diverse community, serving the interests of full-time local working men and women, families, as well as retirees and second homeowners.

Like the building designs of the original residences and stores of Eagle, as well as other western Colorado communities such as Glenwood Springs, Carbondale, Telluride and Durango, the architecture in Eagle Ranch will represent the dominant styles brought to Colorado by settlers between the late 19th century and World War II. These styles include late Victorian, Prairie, and Craftsman vernacular of architecture.

The goal of these guidelines is to create a series of harmonious, people friendly neighborhoods with house designs that strengthen the sense of community within Eagle Ranch. The intent of the guidelines is to create buildings at ease with Eagle's ranching and mountain setting. The Victorian, Craftsman, Prairie, and Alpine Ranch architectural styles may be expressed in traditional vernacular or as contemporary interpretations of the traditional styles.

All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Eagle Ranch must be reviewed and approved in accordance with the provisions of these guidelines. The Eagle Ranch Design Review Board (DRB) has been established to implement these guidelines and assist owners with the design review process. The Design Review Board is part of the Eagle Ranch Association and operates under the authority of the Eagle Ranch Covenants, Conditions and Restrictions. The Declaration of the Eagle Ranch Association provides (in part) that the Design Review Board will be appointed, removed and replaced by Declarant, pursuant to Section 6.6 of the Declaration for Eagle Ranch. The Executive Board of the Association is the successor to Declarant.

These Design Guidelines and the design review process itself are not exact. Rather they establish architectural and land pattern direction that will be implemented in balance with each site's unique attributes. These Design Review provisions are purposeful and appropriate in the interests of facilitating architectural and land pattern excellence to achieve a truly livable community, cost effective design and to enhance property values.

The Board's interpretations of these Guidelines may vary based upon the neighborhood area and site-specific considerations. These guidelines may be amended from time to time and it is incumbent upon each owner, architect, realtor, contractor or other interested party to obtain and review the most recent version of the Eagle Ranch Design Guidelines.

1.3 The Eagle Ranch Design Philosophy

The overriding vision for Eagle Ranch is to create a contemporary community based upon traditional architecture, planning, and design principles. The design philosophy is driven by a desire to allow Eagle Ranch to develop with a true, strong sense of community values and traditions that will foster a close-knit small-town culture.

The planning principles behind the overall design of Eagle Ranch and the inclusion of a neighborhood center, an elementary school, plentiful formal and informal parkland and features such as community gardens, ball fields and a public golf course all lay the foundation for the creation of a sense of community, sense of place, and a feeling of belonging. Equally important to the community's foundation are the various neighborhoods of Eagle Ranch and the carefully selected architectural vernaculars expressed in the home designs within these neighborhoods.

1.4 Neighborhoods

The neighborhoods of Eagle Ranch consist of four separately defined yet related design zones referred to as The Neighborhood Center, The Meadows, The Uplands, and The Highlands. An important concept of these guidelines is to recognize the unique characteristics of each of these design zones with architectural and landscape guidelines that respond to each setting.

1.4.1 The Neighborhood Center (Filings 15,16, and 17)

The Neighborhood Center consists of the traditional residential neighborhood that surrounds the civic and commercial center of Eagle Ranch. In this area, commercial buildings will follow an historic, traditional land pattern and selected design vernaculars seen in other historic western slope communities. One and two-story buildings front sidewalks and streets with on-street parking. Larger parking areas will be tucked to the side or rear of the buildings and a small civic park will anchor the block. The residential neighborhoods have been designed in a contemporary vision of a pre -World War II community land pattern. Homes front sidewalks and tree lined streets will have convenient on street parking to further buffer the tranquility of the front yards. Front porches and picket fences will enhance the streetscape and most garages will be accessed via alleys rather than from the street. In this neighborhood a variety of homesite sizes and the option of three traditional styles of architecture, Victorian, Craftsman and Prairie will provide for a wide palette of architectural style and color to further enhance the neighborhood character. Within The Neighborhood Center the design guidelines will allow a contemporary interpretation of these three styles, while ensuring that the architectural style, size and height of the individual houses will be appropriate to the image and character of the neighborhood center.

1.4.2 The Meadows

The neighborhoods that surround the golf course and begin to extend into the adjacent uplands follow a more conventional street and homesite size pattern. These neighborhoods clustered in and around the golf course are collectively known as The Meadows. The streetscape atmosphere of the neighborhood center will be maintained by extending the sidewalks and the tree planting into The Meadows neighborhoods. The placement of garages to the side or rear of the buildings and the front porch architecture of the homes will maintain the vitality of the front yard. The guidelines for these neighborhoods allow a more liberal interpretation of the architectural styles that define the neighborhood center.

The Meadows land pattern is a transition area between the Neighborhood Center with its formal, grid pattern of streets, and the curving and hilly streets and natural landscape of The Uplands. Befitting the location of The Meadows in and along the golf course, the architectural and landscape styles are intended to provide more relaxed and contemporary interpretation of the Eagle Ranch design concepts. The guidelines should not limit creativity but

encourage a variety of building solutions that will complement each other within the context of the Victorian, Craftsman and Prairie Styles.

The design concept of The Meadows includes a contemporary interpretation of the formal streetscape found in the Neighborhood Center. The design parameters of such publicly visible elements as uniform building setbacks, narrow driveways, recessed garages and clearly articulated front porches will create a pattern that fosters strong neighborhood character and identity.

The following architectural illustrations provide examples of how The Meadows Design Guidelines might be interpreted in both landform and building architecture. These illustrations are conceptual in nature. They demonstrate the design principles sought within The Meadows but should not be taken as a specific design solution for any homesite. Each proposal will be evaluated individually based upon the entirety of these design guidelines.

1.4.3 The Uplands (Including Uplands Filing 14)

Further away from the neighborhood center located in the rolling uplands of the property are the more rural neighborhoods of Eagle Ranch. These neighborhoods are referred to as The Uplands. In this setting lower density neighborhoods are served by rolling, low traffic roadways. The sidewalks give way to a more rural streetscape with homes set within a natural landscape. The Uplands architectural styles are less formal and more rustic than those in The Meadows neighborhoods.

The Uplands Design Guidelines land pattern goal is to establish site design criteria that respond to the setting and terrain, and that promote a strong sense of neighborliness.

The Uplands landscape setting contains formerly cultivated dryland fields and native sagebrush slopes with scattered Pinion/Juniper trees at the margins. These two conditions call for different landscape treatments. Both will contain modestly proportioned irrigated landscapes that will not cover the entire homesite. Preservation or re-establishment of native vegetation for its wildlife value is a principal landscape goal on residual areas of homesites in the natural areas or former fields, respectively.

The Uplands' sloped landforms call for less formal residential land patterns than The Meadows. The sloped terrain and varying road cuts and fills affect the elevation relationship between adjacent homes and of each to the street. These factors introduce substantial variation in the placement of improvements on the homesite, and results in a more sequential, rather than a contiguous streetscape.

Beyond a conscientious response to the setting, and less formal land pattern goals, the architectural goal in The Uplands is to establish homes and neighborhoods that recall and restate those of The Meadows neighborhoods at Eagle Ranch. Uplands homes will employ rustic proportions, massing, materials, and details derived, but not copied from The Meadows architectural styles. The Uplands neighborhoods are well suited to asymmetrical floor plans and naturalized landscapes that step with the slope and result in modest site grading. Flat-lot floor plans on pads starkly cut into or perched on the slopes with expansive formal landscapes are not appropriate.

1.4.4 The Highlands (Including Highlands Ridgeline)

The Highlands land pattern goal is to establish design criteria that respond to the setting and terrain, and that continue to promote a strong sense of neighborliness experienced in other Eagle Ranch neighborhoods. The Highlands Neighborhoods landforms are comprised of two moderately sloped high grounds bounded by Third Gulch, Mayer Gulch and the Brush Creek valleys. The predominant vegetation is a complex of native sagebrush, other wild land shrubs, grasses, and wildflowers a few feet tall interspersed with Pinion/Juniper trees generally up to about 15 feet.

The homesites are generally larger than in other Eagle Ranch Neighborhoods and are draped on the more gently sloped high ground above the valleys. The combination of the larger homesites and naturally low native vegetation height afford a greater opportunity for sweeping views of the valleys below and mountains beyond. The absence of tall overstory trees provides an unobstructed sky view both day and night. The site design and planning in the Highlands Neighborhoods seek to achieve a less formal streetscape than in other Eagle Ranch neighborhoods. Modestly proportioned landscapes provide gracious outdoor living spaces and are patterned to create wildfire defensible spaces around the homes and to improve the wildlife value of the habitat.

Building upon the architecture established in the Uplands Design Guidelines, these Highlands Design Guidelines provide for robust forms and rustic materials in keeping with the rugged character of the Highlands. More emphasis is placed on homes of lower height and additive massing that settle into the landscape. A fourth Style, Alpine Ranch, unique to the highlands is also introduced to broaden the design opportunities.

Within the Highlands, there are additional Design Guidelines applicable to the placement and design of structures on Lots 1 through 43, 52 through 57, and 74 through 90 Eagle Ranch Filing 25. The intent of these is to minimize the visibility of structures visible against the sky in Eagle Ranch Filing 25 as seen from Brush Creek Road.

1.5 Relationship to Building and Fire Codes

These Guidelines are intended to complement, and not replace, applicable building, fire, energy, or wildfire-resiliency regulations.

Applicants are responsible for ensuring that all proposed improvements comply with applicable building, fire, energy, wildfire-resiliency, and other regulations adopted by the Town of Eagle and other authorities having jurisdiction. Approval by the DRB constitutes a determination that a proposal is generally consistent with the architectural character and design intent of these Guidelines and should not be interpreted as a determination of code compliance. Neither the Association nor the DRB, or their respective directors, officers, committee members or agents will bear any responsibility for the design, quality, structural integrity or soundness of approved construction or modifications, nor for compliance with applicable building codes, regulations, or other governmental requirements. Applicants acknowledge that additional modifications to a proposed or approved design may be required during permitting, plan review, or inspection processes in order to achieve compliance with applicable regulations.

Where a conflict exists between these Guidelines and an adopted code requirement, the code requirement shall govern.

The DRB may approve reasonable alternative materials, products, or construction methods required for code compliance when they achieve substantially the same architectural appearance and design intent contemplated by these Guidelines.

Certain architectural features illustrated or described in these Guidelines, including exposed decorative timber elements such as rafter tails, beam ends, brackets, knee braces, and timber trusses, may require modification, alternative materials, and/or alternative construction methods to satisfy applicable building, fire, wildfire-resiliency, or other regulatory requirements.

If the Town of Eagle, building official, or other authority having jurisdiction requires a change to proposed or approved plans, the Owner must provide written notice and supporting documentation to the DRB. Changes that are reasonably necessary for code compliance, or that alter the exterior appearance, dimensions, placement, drainage, grading, or other aspects of the approved design, may require supplemental DRB review and approval.

2. GENERAL SITE DESIGN GUIDELINES

2.1 Site Design Guidelines Reference Table

Site Design Standards	Neighborhood Center	Meadows	Uplands		Highlands	
			Uplands	Uplands Filing 14	Highlands	Highlands Ridgeline
Maximum house foundation footprint including the garage	NA	5,000 s.f.	NA	5,000 s.f.	NA	NA
Maximum Lot Coverage of All Buildings	40% of lot area	30% of lot area	30% of lot area	30% of lot area	30% of lot area	30% of lot area
Maximum Site Coverage of Impervious Materials	60% of lot area	50% of lot area	50% of lot area	50% of lot area	50% of lot area	50% of lot area
Facade Zone Minimum Height	16’	16'	NA	NA	NA	NA
Subject to 16,500 s.f. Limits of Disturbance	No	No	Yes. See Map	No	Yes	Yes
Setback Minimums (See Individual Neighborhood Guidelines)	Front: 25’ Sides: 7.5’ Rear: 15’	Front: 25' Sides: 15' Rear: 25'	Front: 35' Sides: 15' Rear: 25'	Front: 25' Sides: 12' Rear: 25'	Front: 25' Sides: 15' Rear: 25'	Front: 25' Sides: 15' Rear: 25'
Driveway and Parking Minimum Setback	Sides: 5’	Sides: 7.5' Rear: 25'	Sides: 7.5'	Sides: 7.5'	Sides: 7.5'	Sides: 7.5'
Maximum Roof and Eave Setback Encroachment	30”	30"	30"	30"	30"	30"
Platted Easements Encroachment	No improvements or overhangs in easements	No improvements or overhangs in easements	No improvements or overhangs in easements	No improvements or overhangs in easements	No improvements or overhangs in easements	No improvements or overhangs in easements
Maximum Grade Variation From Existing	5’	5'	5'	5'	5'	5'
Address Numbers	Front Façade: 4-8" tall	Front Façade: 4-8" tall	Address Post: See Details	Address Post: See Details	Address Post: See Details	Address Post: See Details
Driveway Grade Maximum	6% for the first 20’ from sidewalk / remainder up to 10%	6% for the first 20’ / remainder up to 12%	6% for the first 20’ / remainder up to 12%	6% for the first 20’ / remainder up to 12%	6% for the first 20’ / remainder up to 12%	6% for the first 20’ / remainder up to 12%
Driveway width	12’, may flare to 16’ at street connection	12’, may flare to 16’ at street connection	12’ with 2’ shoulder each side	12’ with 2’ shoulder each side	12’ with 2’ shoulder each side	12’ with 2’ shoulder each side
Improvements on 30% slopes	NA	NA	Not permitted	Not permitted	Not permitted	Not permitted

2.2 Lots Governed by the 16,500 s.f. Limits of Disturbance (See Map - The Highlands and portions of The Uplands)

As part of the original approvals of the Eagle Ranch annexation and subsequent PUD, some lots have additional restrictions on allowable limits of disturbance to preserve wildlife habitat. These lots are restricted to a total of 16,500 square feet of disturbance. These lots were originally called "Building Envelope Governed Lots," but building envelopes were not platted. **For the purpose of these Design Guidelines, these lots are referred to as Limits of Disturbance (LOD) Governed Lots.** The DRB does not have the ability to vary or amend these requirements unless there is agreement amongst the various governing bodies.

As part of the Preliminary Plan submittal, the owner of LOD governed lots will designate the Limits of Disturbance not to exceed 16,500 square feet as follows:

1. The Limits of Disturbance should be compact in shape to retain as much natural vegetation as practicable.
2. The Limits of Disturbance may not include slopes greater than 30% gradient.
3. All disturbance shall be contained within the Limits of Disturbance, including but not limited to site grading, construction impacts, buildings, driveways, walkways, patios, retaining walls, outbuildings, and landscaping.
4. Buildings within the Limits of Disturbance must also respect established setbacks.
5. No grading, disturbance, structures, vegetation manipulation, or landscaping shall be permitted outside the Limits of Disturbance without prior approval by the Town of Eagle and the DRB, with the exception of the following:
   a) Street cut and fill slopes and utility crossings promptly revegetated to a natural condition.
   b) Noxious weed control.
   c) Wildfire mitigation with approved direction from the appropriate wildfire agency.
   d) The DRB may approve limited plantings outside the designated Limits of Disturbance when a conflict arises between required minimum plantings and best practices for wildfire defensible zones. These limited plantings should not include species that attract wildlife (e.g. plants producing fruits or berries).
6. Prior to any construction on the site, the Limits of Disturbance will be fenced with an approved construction fence and silt fence that shall be maintained throughout the construction process.

2.3 Driveways and Parking

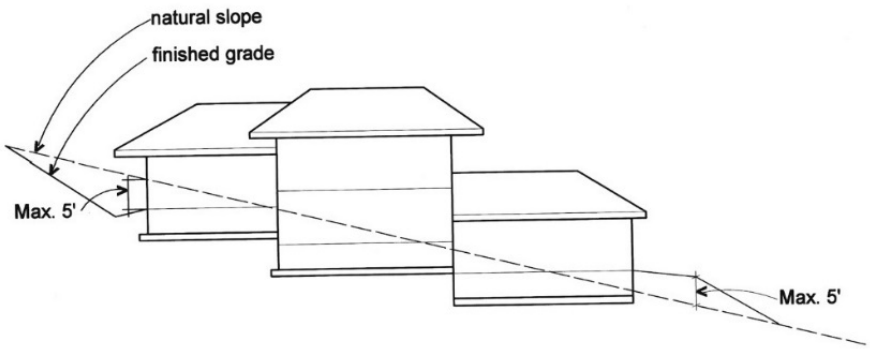
1. Appropriate surfaces for driveways include asphalt; natural or colored concrete, sand-set stone, or pavers. Gravel or other porous surfaces are not permitted as paving treatments.
2. Driveway curb cuts and/or roadside ditch crossings including culvert installation standards shall be designed in accordance with specifications provided by the Town of Eagle.
3. ADU parking should be screened with landscaping.
4. Off-street parking includes enclosed spaces within a garage, along with surface spaces in front of garage or within an auto court. Off-street Parking Requirements shall comply with Town of Eagle Requirements and are as follows:

2.4 Minimum Parking Requirements

Use	Neighborhood Center	Meadows	Uplands	Uplands Filing 14	Highlands	Highlands Ridgeline
Up to 2 bedrooms	2	2	2	2	2	2
> 3 bedrooms	3	3	3	3	3	3
ADU	1	1	1	1	1	1
Home Occupation	Determined by TOE	Determined by TOE	Determined by TOE	Determined by TOE	Determined by TOE	Determined by TOE

2.5 Grading and Retaining Walls

1. Minimize site grading by conscientious design and placement of all improvements on the homesite. Finished grades around the perimeter of the residence may not vary from existing ground by more than 5 feet. Positive drainage away from the building must be provided per geotechnical recommendations.
2. Flat lot floor plans set on sloped sites are not acceptable design solutions.
3. No improvements may be placed on slopes of 30% gradient or greater. Slopes of 30% gradient or greater shall be protected against adverse impacts from adjacent development. Prompt remedial efforts shall be implemented by the owner of adjacent development should adverse impacts occur.



Slope Stepping

2.7 Walkways

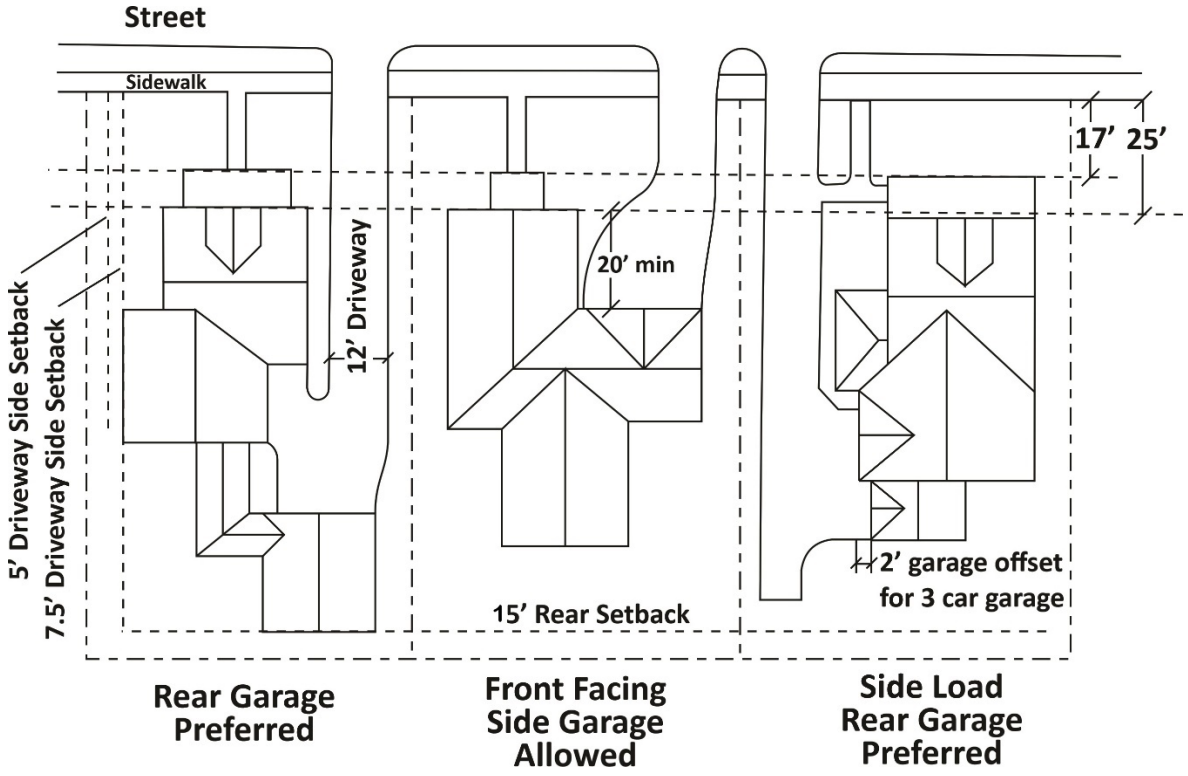
Appropriate walkway surfaces include pavers, flagstone, natural or colored concrete. Asphalt and gravel walkways are not permitted to a main entrance or an ADU entrance.

3. NEIGHBORHOOD SPECIFIC SITE DESIGN GUIDELINES

3.1 Neighborhood Center (Filings 15,16,17) Site Design Guidelines

3.1.1 Neighborhood Center (Filings 15,16,17) Setbacks

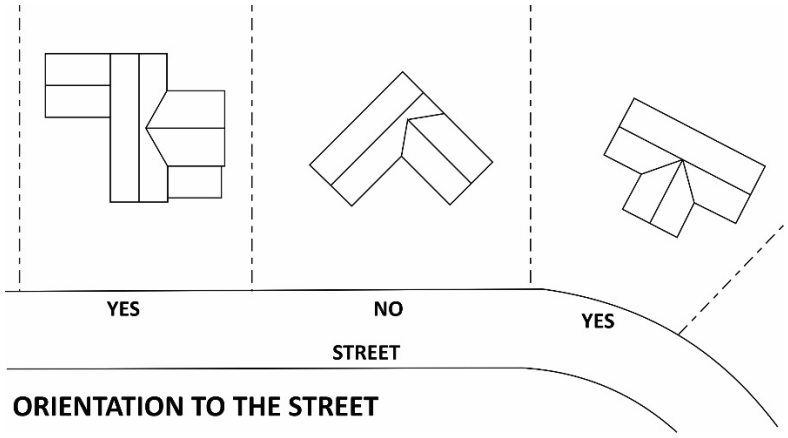
1. Façade Zone/Build-to Line/Porch Front Line:
   a. The Facade Zone is the area on each homesite between 25' (Build-to Line) and 17' (Porch Front Line) as measured from the from the front property line of each homesite.
   b. In instances where the forward most principal wall of the house is placed at the Build-to Line, the front porch (including eaves) may extend forward to the Porch Front Line.
   c. The front of any porch (including eaves) which exceeds 8' in depth should be placed at the Porch Front Line.
2. The minimum setback for the house and garage from the side property lines is 7.5' (except as provided for side street setback for corner homesites).
3. On corner lots, the minimum side street setback is 25' from the side property line, except for side porches which may not be placed nearer than 17 feet (including eaves) from the side property line.
4. The minimum setback from the rear property line is 15'.
5. The minimum setback for the driveways from the side property lines is 5'.



Neighborhood Center Setbacks

3.1.2 Neighborhood Center (Filings 15,16,17) House Orientation

1. The front mass of the house including the porch should be parallel to the street.
2. On corner homesites, the house should be parallel to the facade zone in which it is built.
3. On curved streets the front of the house should be tangent to the curve directly in front of the house.



Neighborhood Center and Meadows House Orientation to the Street

3.1.3 Neighborhood Center (Filings 15,16,17) Driveways and Parking

1. Driveways are permitted in front yards of only those homesites with no alley frontage. The driveway for any homesite with alley frontage must be from the alley. Driveways and parking areas must be a minimum of 5' from the side homesite line.
2. Parking is not permitted within any front yard.
3. On-street parking is permitted in the Neighborhood Center single family residential neighborhoods; and will be managed during winter to facilitate snow removal.

3.1.4 Neighborhood Center (Filings 15,16,17) Walkways

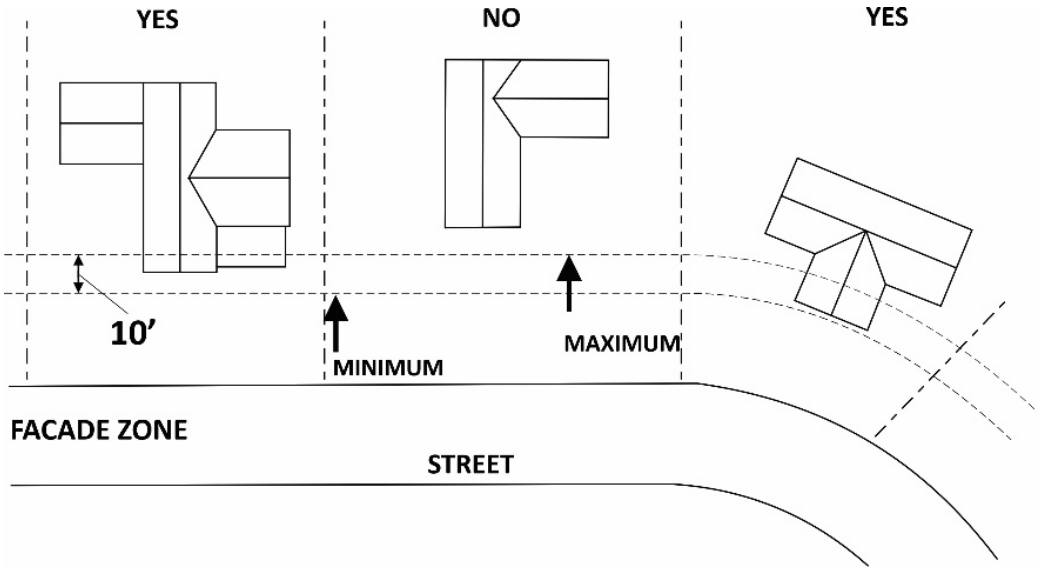
1. A walkway must be provided from the sidewalk to the front porch. The front porch must have steps leading up to it, if is elevated. A ramp meeting Americans with Disabilities Act standards may be provided in addition to the steps.

3.2 Meadows Site Design Guidelines

3.2.1 Meadows Setbacks

1. Front Setback/Facade Zone:
   a. The porch or front of each house must be built within the area between the minimum and maximum front setbacks off the street property line. This area is referred to as the façade zone.
   b. For lots with broad street frontage, the minimum façade zone/front setback is 25 feet, and the maximum is 35 feet.
   c. For narrow frontage and cul-de-sac lots, the preferred minimum façade zone/front setback is 40 feet, and the preferred maximum is 50 feet. However, certain homesites with a very narrow frontage may require a greater maximum front setback to accommodate a reasonable house width. This will be determined on a homesite by homesite basis by the Design Review Board.

d. On corner lots, the minimum building setback from any street is 25 feet. On homesites less than 17,000 square feet in size, both house sides that face a street must be built in the façade zone. On homesites larger than 17,000 square feet, the house front façade must be built in either one or the other of the façade zones. The house side facing the second street need not be built within its façade zone.



Meadows Facade Zone

3.2.2 Meadows House Orientation

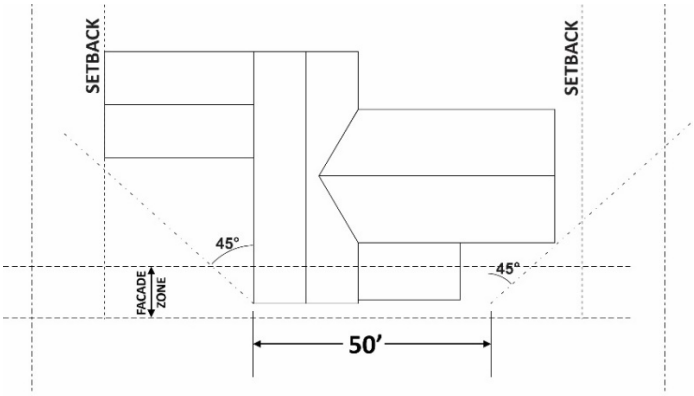
1. The intent of this section is to create a purposeful and orderly procession of homes along the street. The front mass of the house including the porch shall be parallel to the street except as conditioned below.

   a. On curved streets, the front of the house should be tangent to the curve in front of the house. Where side property lines are skewed more than 5 degrees from perpendicular to the street frontage or on cul-de-sac lots where such a skew creates a hardship upon the placement of a reasonable house, the DRB may grant a variance.

   b. On corner homesites, the house should be parallel to the façade zone in which it is built. The DRB may grant a variance where the side lot property lines are substantially skewed to the streets or where an alternative house siting provides a transition around the corner of the intersection.

2. The width of the main mass of the house built in the façade zone may not exceed 50 feet. The width of the portion of the house located in the façade zone must not be less than 24 feet.

3. All portions of the house must be located within an area of the lot bounded by a 50 feet base line aligned parallel to and contiguous with the front plane of the structure in the façade zone and extended rearward at 45° from the ends of the base line.



MAXIMUM HOUSE WIDTH

3.2.3 Meadows Driveways and Parking

1. No parking areas shall be provided forward of the front façade of the residence. From the lot line to the front of the façade zone the width of the driveway cannot exceed 12 feet.

3.2.4 Meadows Walkways

1. Provide a walkway from the public sidewalk to the front porch. If porch is elevated, provide steps or a ramp leading up to it. If a public sidewalk is not provided along the street, a walkway from the street to the front porch is encouraged but not required. On lots with less than 75 feet of street frontage, a walkway from driveway to porch may be provided.

3.2.5 Meadows Address Numbers

1. House numbers for the primary residence shall be displayed on the front façade of each house using numerals of at least 4-inches but not more than 8 inches in height. The numerals shall be placed in a location that is readily visible in conditions of normal visibility, preferably in a location illuminated by the front door porch light.
2. If an Accessory Dwelling Unit is present, it shall be addressed separately using the same street address followed by the letter "B". Its numerals shall be 4 to 8 inches tall and placed in the location nearest the ADU entry that is readily visible from the street in conditions of normal visibility.

3.3 Uplands Site Design Guidelines

3.3.1 Uplands Setbacks

1. On corner lots, only one Rear Yard Setback is required. The owner/designer must select which side is the rear.
2. The DRB may grant a variance for a front yard setback of not less than 25 feet in instances where 35 feet presents a hardship.
3. Rear Yard Setback: Minimum of 25 feet from the property line opposite the Front Yard. It should be designated along the property line opposite the front entry to the home. The DRB may approve a variance to the location of the Rear Yard Setback as site specific considerations may require.

3.3.2 Uplands House Orientation

1. The design intent for house orientation to the street is to encourage house orientation that is responsive to site characteristics without compromising the neighborhood friendly street presence of each home.
2. Parallel orientation of the front façade of the home to the street is preferred. A maximum of 30° skew is allowed. An element of the structure at least 24 feet wide must be placed between 35 feet and 50 feet from the front property line. Cul-de-sac and "flag-lot" homesites may require a greater front setback and will be evaluated on an individual basis.

3.3.3 Uplands F14 House Orientation

1. The design intent for house orientation to the street is to encourage house siting that is responsive to site characteristics without compromising the neighborhood friendly street presence of each home.
2. Parallel orientation of the front façade of the home to the street is strongly preferred. A maximum of 30° skew is allowed. An element of the structure at least 22 feet wide must be placed between 25 feet and 35 feet from the front property line. Cul-de-sac and "flag-lot" homesites may require a greater front setback and will be evaluated on an individual basis.

3.3.4 Uplands Driveways and Parking

1. Within the front setback, driveway placement should be a minimum of 15 feet from the side lot line. On narrow fronted lots, driveways forward of the building may be placed as close as 7.5 feet from the side lot line.
2. Driveways should not be placed in side or rear setbacks. The DRB may approve placement within the side or rear yard setback up to half the dimension of the setback. In no instance may any driveway, parking area or vehicle circulation area be placed within 7.5 feet of any side lot line. Landscape screening may also be required.

3.3.5 Uplands Walkways

1. Provide a hard surfaced walkway from the front entry to the on-site parking.

3.3.6 Uplands Address Numbers (see 3.4.4 Uplands and Highlands Address Numbers)

3.4 Highlands Site Design Guidelines

3.4.1 Highlands Driveways and Parking

1. Within the front setback, driveway placement should be a minimum of 15 feet from the side lot line. On narrow fronted lots, driveways forward of the building may be placed as close as 7.5 feet from the side lot line.
2. Driveways should not be placed in side or rear setbacks. The DRB may approve placement within the side or rear yard setback up to half the dimension of the setback. In no instance may any driveway, parking area or vehicle circulation area may be placed within 7.5 feet of any side lot line. Landscape screening may also be required.

3.4.2 Highlands Ridgeline Grading and Retaining Walls

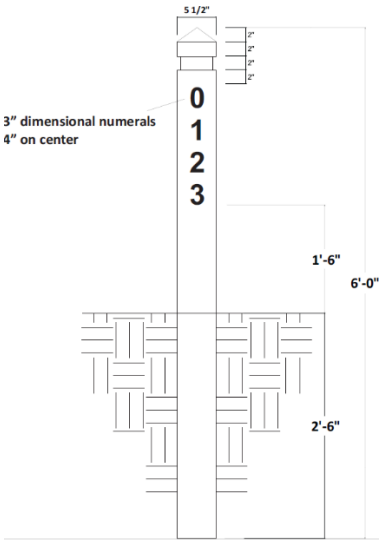
1. Cuts to final grade may not exceed 10 feet below existing grade. Cut slopes steeper than 3:1 gradient must be protected by revetments. Cut slopes steeper than 2:1 gradient must be retained. Fills to final grade may not exceed 5 feet above preconstruction natural grade.
2. The exposed height of any single retaining wall and/or revetment may not exceed 5 feet. Higher retaining or revetment structures must be stepped. The width of each terrace between stepped walls or revetments must be the greater of either 4 feet or the height of the wall/revetment below to provide for plantings sufficient to screen stepped walls. The net effective gradient of stepped walls or revetments may not be steeper than 1:1 as measured from the finished grade at the toe of the lowest wall to the top of the highest wall directly above it.
3. Where retaining walls face toward or are visible from Brush Creek Road, they shall be constructed of (or faced with) materials that are of color, color value, and texture and are landscaped to visually blend into the natural setting.

3.4.3 Highlands Walkways

1. A hard surfaced walkway from the front entry to the on-site parking shall be provided.

3.4.4 Uplands and Highlands Address Numbers

1. The intent of the address post is to create a uniformly recognizable way-finding element at the driveway entrance.
2. Permanently display the street address number at the driveway entrance. The numerals must be in 3 to 4 inch reflective numerals and must be readily visible under conditions of normal visibility. Mount the numerals vertically approximately 3 feet above grade on a 6 x 6 treated wood post within 10 feet to the right of the driveway at the front property line. Orient the numerals to be visible from the principal arrival traffic flow. Numerals mounted on a boulder are acceptable. Alternative address markers may be approved upon specific DRB review and approval.



Address Post Standard

Address Rock Example

4. LANDSCAPE DESIGN GUIDELINES

4.1 Landscape Design Guidelines Reference Table

Landscape Standard	Neighbor-hood Center	Meadows	Uplands			Highlands	
			Uplands – Setback Governed	Uplands – Limits of Disturbance	Uplands Filing 14	Highlands	Highlands Ridgeline
Minimum Evergreen Count	5	5	5	5	5	5	5
Minimum Deciduous Count	8	8	8	8	8	8	8
Minimum Shrub Count	15	15	15	15	15	15	15
Minimum Perennial Count	20	20	20	20	20	20	20
Minimum Annuals	0	0	0	0	0	0	0
Surrounding Bed Material	Non-Combustible	Non-Combustible	Non-Combustible	Non-Combustible	Non-Combustible	Non-Combustible	Non-Combustible
Minimum Size of Surrounding Bed	5’	5’	5’	5’	5’	5’	5’
Required Wildfire Defensible Zone	No	No	Yes	Yes	Yes	Yes	Yes
Berm Max Height	4’	4’	4’	4’	4’	4’	4’
Berm Max Grade	2 to 1	2 to 1	2 to 1	2 to 1	2 to 1	2 to 1	2 to 1
Front Yard Manicured Maximum	NA	40%	NA	NA	NA	NA	NA
Permanently Irrigated Area Maximum	Not Specified	50% of Lot Area	50% of Lot Area	Residual of 16,500 area	50% of Lot Area	NA	NA
Irrigation Required	Yes	Yes	Yes	Yes – within limits of disturbance	Yes	Yes – within limits of disturbance	Yes – within limits of disturbance

*In cases of demonstrated conflict with Wildfire Criteria, the number of evergreen trees may be reduced. This may require the number of deciduous trees to be increased.

4.2 Landscape Size Requirements Table (All neighborhoods)

Plant Type	Minimum Size	Recommended Minimum Number	Additional Information
Evergreen Trees*	6 ft. in height	5	Combined height of all evergreens above the root crowns of 40 ft.
Deciduous Trees	2 inch caliper	8	Individual deciduous trees or multi-stem aspen clumps or a combination thereof.
Shrubs	#5 pot	15	5 gallon container
Perennials	#1 pot	20	1 gallon container
Annuals	No minimum	No minimum	

*In cases of demonstrated conflict with Wildfire Criteria, the number of evergreen trees may be reduced. This may require the number of deciduous trees to be increased.

4.3 General Landscape Guidelines

It is strongly recommended that a landscape architect or designer with expertise in the local climate, and appropriate plant materials including water-wise (xeriscape) design principals be retained to consult and/or design landscapes and irrigation systems. The Highlands Ridgeline lots require a professional landscape architect design the landscape plan. (See the Suggested Eagle Ranch Planting Reference and Native Grasses and Seed Mixes in Appendixes D & E.)

1. Landscape plans should favor the use of water-wise (xeric) plant materials wherever possible. The recommended plant lists identify the water requirements of many selections. Xeric plant materials typically require as much water to become established as other plant materials. Once established (typically after one or two grow-in seasons), xeric plants require substantially less irrigation than non-xeric plants.
2. Plantings of non-xeric ornamental plant materials with high water demands should be reserved to specific focal areas to accent front porch entries, views, and outdoor living spaces.
3. Introduction of plants with high allergy response history is strongly discouraged. The introduction of State and Federally listed noxious weed species is prohibited. (Reference Appendix F.)
4. Artificial turf is permitted in rear yards. It is at the discretion of the DRB to allow artificial turf in either front or side yards. There are a wide variety of artificial turf products available. A sample of the proposed material is required to be provided with Final Review. Samples will be approved on a case-by-case basis.
5. Homeowners are encouraged to consult with an Arborist or local nursery for appropriate plant and tree species and availability. Microclimate conditions created by solar orientation, earth forms, soil characteristics, and structures on each site should be considered in plant selection. A variety of plant materials and sizes are encouraged.

4.4 Wildfire Resiliance

Eagle Ranch is subject to wildfire risk. All development shall comply with applicable building, fire, wildfire-resiliency, and defensible-space regulations adopted by the Town of Eagle and other authorities having jurisdiction.

Alternative materials or assemblies required for code compliance may be approved by the Design Review Board when they are consistent with the architectural character and design intent of these Guidelines.

4.5 Pre-Construction Homesite Maintenance

Each homesite owner shall be responsible for maintaining any unoccupied homesite in a clean and orderly manner to minimize fire hazard (mow once or twice per season), minimize dust, control erosion from wind and water, and minimize the presence of noxious weeds.

In the event that a homesite is not maintained as described above, the DRB and/or the Eagle Ranch Association shall have the authority to enter the property and conduct such maintenance measures as may be required to bring the homesite into compliance with terms. The homesite owners shall then be assessed the cost of performing these tasks.

4.6 Landscape Installation, Maintenance and Remedy

1. Installation Performance: Each homesite shall be fully landscaped in compliance with plans approved by the DRB within 180 days of the issuance of the Temporary Certificate of Completion of residence. The DRB may approve extension of this performance period due to winter conditions that are not conducive to the survival of the plantings.
2. Maintenance: The homesite Owner shall diligently maintain the landscape plants in a manner that is consistent with the normal character of the plants. This shall include cooperation with the Eagle Ranch

Association to minimize fire hazard and noxious weeds through appropriate mowing, weed controls, irrigation, and removal of dead branches and brush.

3. Each Owner is responsible for landscape installation and landscape maintenance of the entire lot and the planter strip between property line and adjacent curb or roadside ditch.
4. Remedy: If recommended by the DRB, the Association has the authority to enter upon a homesite and undertake such maintenance measures as may be required for the landscaping to meet the minimum quality of appearance, health and fire safety that is consistent with the character of Eagle Ranch.
   The Association may then levy a Reimbursement Assessment against such homesite owner for all costs and expenses incurred by the Association in completing such landscape maintenance work, including any costs and expenses of collection and attorney fees.

4.7 Landscape Lighting

The design intent for landscape lighting is to preserve the night sky views, to protect adjacent properties from direct light source glare, and to provide lighting for specific areas and uses (e.g. pathways, porches, timed or motion detector activated security lighting).

1. All exterior lighting is subject to DRB approval and must meet any current Town of Eagle lighting regulations.
2. Up-lighting of any kind is prohibited.
3. Low-wattage, fully shielded pathway lighting is permitted.
4. All landscape lighting must be turned off from 11:00 p.m. to the following dawn.
5. Landscape lighting must be included in total allowable lumen calculations.

4.8 Berms

The design intent for berms is to provide visual interest in the landscape and privacy from adjacent uses, but not to screen the front of the home from the street or appear to delineate property boundaries. Where practicable, coordinate berm placement and scope with adjacent properties to avoid double berms. Berm grading must not obstruct access along Town of Eagle lot perimeter easements.

Design criteria for earthen berms are as follows:

1. Berms must be delineated for DRB review on the ground prior to construction.
2. For lots with the 16,500 sf Limits of Disturbance, berms must be fully contained within the Limits of Disturbance.
3. Berm height may not exceed 4' above natural grade.
4. Side slope gradients must vary in steepness with no slope exceeding 2:1 gradient. (By example: In section, a berm 4' high with 2:1 side slopes on level ground would be 16' wide across its base).
5. The transition to other finished grades must present a smooth gradation over several feet in section. Sharply defined margins are not permitted.
6. The crest of any berm must vary in height by at least 1 foot in each 15' of berm length. In plan view, the crest of any berm must meander substantially to imply a natural feature and avoid the straight lined impression of a windrow of soil.
7. Side yard berms between houses are strongly discouraged.
8. Rear yard and front yard berms may not exceed 1/3 the length of the respective property or disturbance area boundary.
9. Boulders integrated into earthen berms must constitute less than 1/4 of the berm's plan view area with the resulting height being less than 4' above the berms base grade. Boulder terracing may be permitted on steep lots.

4.9 Fencing

The intent for fences is to enclose specific use areas within individual home sites while retaining the open character of Eagle Ranch. Fence designs should emphasize transparency, simple forms, natural materials, and compatibility with adjacent open space and wildlife movement patterns. Approvable fence examples are illustrated in Appendix K. Variations that are consistent with the design intent and character of the illustrated fence styles may be considered by the DRB.

1. Approvable fencing materials include, but are not limited to, wood, fire-retardant-treated wood, composite products, steel, wrought iron, and other materials that are consistent with the architectural character of Eagle Ranch and applicable wildfire-resiliency requirements.
2. No chain link, or plastic fences are allowed.
3. Where a fence connects to a building, the first eight feet (8') of fence measured from the exterior wall of the residence shall be constructed of non-combustible materials. Beyond the initial eight-foot section, approvable fence materials may be used in accordance with these Guidelines and applicable Town regulations.
4. The total fenced area on the home site may enclose up to 15% of the lot area, but not more than 5,000 square feet.
5. Fences may not be placed on property lines, outside the Limits of Disturbance, or within designated side yard and rear yard setback areas.
6. Side yard fences must be recessed a minimum of 15’ from the front of the house. At corner home sites, side street fences should be set back a minimum of 15’ from the property line facing sides of the house.
7. Front yard fences are not allowed.
8. The height of the fence may not exceed 42" except for dog runs, sound and headlight attenuators, or pool enclosures. Fences with heights of more than 42" but less than 6' can create an entrapment hazard for wildlife (particularly young deer and elk) and thus, are not permitted except for the listed exceptions.
9. Sound and headlight attenuation fences are only allowed for properties that have yards that back to busy roads and at the discretion of the DRB. These fences may be solid up to 6' above grade, but are preferred to have the top 12" of an open lattice or other partially open treatment and must be of an approved design. Evergreen landscaping shall be provided to screen and soften the fences.
10. Pool fences shall comply with the International Building Code for height and perimeter location. Fences shall not be permitted beyond the side yard or rear yard setbacks. Design materials must comply with these fence guidelines.
11. Dog run fences are permitted to enclose a maximum of 500 sf and have a maximum height of 72" with the top 12 -24" having lattice or other partially open treatment. The location of the dog run is strongly encouraged to be in the rear yard and not in the side yard.
12. Gates must be provided for emergency access to side and rear yard fenced areas as approached from both sides of the residence.

4.9.1 Special Considerations for Privacy Berms and Fencing

Noise and light mitigation measures due to traffic may be permitted by prior written approval of the Eagle Ranch Design Review Board on a case by case basis along back and street side yards that adjoin the right-of way of Eagle Ranch Road, 4th of July Road, and East Haystacker Drive. Material substitutions may be approved in cases where the alternative offers an increased level of wildfire protection but that do not significantly alter the architectural appearance.

1. Stipulations are as follow for Setback governed lots:
    a. A combination of earthen berms not taller than 4' above natural grade with an associated 4-foot-tall cedar fence that may be installed along the berm crest.
    b. Berm and/or fence may not be located within the property setbacks.
    c. Berm and fence may not enclose more than 15% or 5,000 square feet, whichever is less.
    d. Where privacy fence does not form an enclosure, it may be continuous across back and side street frontages.

e. Side street fences may not be placed forward of the residence.
f. Berms must meet guideline standards for height and slope.
g. Berms may not span more than 75% of affected lot line. Remaining 25% of berm boundary must meet pre-existing natural grade.
h. Berm gaps must facilitate lot drainage.
i. Fencing Specifics are as follows:
    1. 4' tall of stained vertical 1x6 dog-eared rough sawn cedar boards and 1x2 cedar battens.
    2. Posts must be 4x4 cedar or pressure treated fir/pine.
    3. Posts must extend 6" above fence top.
    4. Fence top must follow general grade.
    5. Except to accommodate drainage, boards must be placed neat to the ground for effective sound attenuation.
    6. Not less than 2 - 2x4 cedar stringers mounted to the yard-side of the fence are required.
j. Landscaping of drip irrigated evergreen and deciduous trees and shrub beds are required to be planted and maintained on the street side of the fence and berm to screen not less than 1/2 of the fence and berm length. Additional landscaping on the berm and fence inside of the fence is also encouraged.

2. Similar improvements may be made within the Limits of Disturbance allowable area.

4.9.2 Special Fencing Considerations for Properties that abut the Eagle Ranch Golf Course

For increased privacy and reduced trespassing potential, special fencing considerations may be permitted with written approval from the Eagle Ranch Design Review Board on a case-by-case basis for properties where rear yards abut the Eagle Ranch Golf Course. Stipulations are as follows:

a. Fences shall not be placed within rear and/or side Town of Eagle Easements as outlined on the Plat for the specific Filing under consideration.
b. There will be no restrictions on the total enclosed areas in these cases.
c. Fences may not be placed on property lines or outside the Limits of Disturbance.
d. A survey verifying the location shall be provided for any fencing within five feet of property easement(s).
e. All other Design Guidelines related to fencing as outlined in Section 4.9 still apply.

**Please reference Appendix K for sample fence style images. **

4.10 Irrigation

1. In recognition of the arid climate and to promote appropriate stewardship of our water resources, all homesites shall be required to install an underground automatic timer controlled irrigation system.
2. Controlled flow drip irrigation is encouraged for shrubs and perennial beds within the landscape.
3. Each system shall be designed for a water flow rate of not more than 12 gallons per minute at a minimum residual pressure of 40 pounds per square inch at the street.
4. Individual plant drip irrigation systems of fully planted beds comprised of larger perennials, shrubs, and trees are encouraged. Beds planted with annual flowers, and smaller plants are better irrigated with overhead sprinklers. When conscientiously managed, drip systems use about 60% of the water as compared to overhead sprinkler and mini-spray irrigation.
5. Temporary overhead sprinkler irrigation is required for 2 full irrigation seasons to re-establish healthy vegetation on formerly irrigated hayfields and areas disturbed during construction. Temporary systems shall be surface mounted and must be removed at the end of the second full irrigation season after installation.

Irrigation Type	Conversion Factor

Overhead sprinkler system	1.0
Mini spray system	1.0
Individual plant drip system	0.6

5. NEIGHBORHOOD SPECIFIC LANDSCAPE GUIDELINES

5.1 Neighborhood Center (Filings 15, 16, and 17) Landscape Guidelines

The landscape guidelines for Neighborhood Center single family residential homesites recognize that these homesites are smaller and more intensively managed and used by residents. This urban landscape incorporates the more formal, manicured treatments of residential areas of America's small towns. The landscape concept includes fully landscaped front yards with a neighborly presence. Rear yards are expected to be private enclaves designed for outdoor living uses. Side yards will serve as quiet zones between homes.

1. **Neighborhood Center Front Yard**
   a. Front yards are to include manicured lawn areas, carefully tended flower gardens, shrub beds, and street trees.
   b. The area from the back of the curb to the front of the facade zone should be maintained as irrigated lawn.
   c. Front yard and planting strip lawn areas should be sodded.
   d. Builder will plant street trees for each homesite of the species, size, variety, and plant spacing as specified in the Appendix. Street trees should be aligned and centered in the planting strip along the street frontage.
   e. Tree placement on corner homesites must respect intersection sight distances.
   f. Homeowners are required to irrigate and maintain the street trees in good health and growth habit beginning with issuance of a building permit.
   g. Individual trees planted within front lawn areas are allowed and encouraged; however, expansive annual or perennial flower beds, shrub or tree beds, hedges, or vegetable gardens are strongly discouraged.
   h. Irrigation system placement and plant material locations should respect winter snow storage requirements in areas adjacent to the roadway, sidewalk, and driveway.

2. **Neighborhood Center Building Perimeter**
   a. The building perimeter should be bordered by beds combining shrubs, perennial and annual flowers or other foundation plantings that buffer the transition from lawn to building wall. The width of this planting bed may vary but should not be less than 3'. Plant materials and locations should be evaluated with consideration to sun/shade exposure, mature growth habit, eave drip lines and snow shedding.
   b. Planting beds adjacent to the home which spill over the facade zone towards the street may be appropriate.

3. **Neighborhood Center Side Yards**
   a. Except for driveways, side yards should be landscaped.
   b. Hedges or other intensive screening landscape plantings may be located in side yards between the front of the building to the rear yard setback to provide privacy for specific window or use areas.
   c. Swing sets, play structures and outbuildings are allowed in the side yard but must be located outside of any required setback areas. Appropriate landscape screening will be required for some structures if they are visually prominent from adjacent properties or the street.
   d. Side and rear yard lawn areas may be seeded.

4. **Neighborhood Center Rear Yards**
   a. Patios, decks, irrigated lawn, trees, planting beds and vegetable gardens are appropriate for rear yards.
   b. Swing sets, play structures, and dog runs must be located outside of the side and rear building setback areas.

5. **Neighborhood Center Irrigation**
   a. Irrigation within the perimeter beds is restricted to clock-controlled drip irrigation with individual plant emitters only. Adjacent spray type irrigation systems must be carefully designed to avoid over spray onto the perimeter planting beds. Mini-spray or micro-spray emitters are not suitable irrigation systems in perimeter planting beds. They easily deliver excessive amounts of water that could saturate the soils and create a hazard to foundations.

5.2 Meadows Landscape Guidelines

1. **Meadows Landscape Design Intent**
   a. Provide equivalent landscape opportunities for all homeowners.
   b. Encourage creativity and personalized design of the landscaping.
   c. Provide sufficient functional landscape areas for customary outdoor activities, including irrigated turf where appropriate.
   d. Express a manicured residential setting that complements the refined Meadow neighborhood architecture through organized landscape design, defined planting areas, functional turf, ornamental plantings, and high standards of maintenance.
   e. Respect adjacent properties.
   f. Conserve water by creating landscapes where water-wise plants predominate and functional turf and higher-water-use plants are limited to appropriate activity areas, focal areas, and accent plantings.
   g. Limit total irrigation coverage, using skillful, microclimate responsive design of irrigation systems, and their conscientious operation; and
   h. Eradicate and prevent noxious weed infestations.

2. **Meadows Landscape Pattern**
   a. The Meadows landscape pattern should present well-maintained and intentionally designed residential landscapes that complement the refined architectural styles sought in Eagle Ranch Meadow neighborhoods. Landscapes should generally include a combination of functional turf areas, ornamental trees and shrubs, planting beds, and water-wise landscape treatments arranged in an orderly and cohesive manner.
   b. The majority of building sites in The Meadow are located in areas that were flood-irrigated hayfields or pasturelands for much of the previous 100 years. The landscaping treatment of these properties as they change to residential uses will be critical to creating a desirable living environment. It will take conscientious management of both irrigated and non-irrigated landscapes by each homeowner to establish stable residential landscapes and avoid noxious weed infestations.
   c. The landscape guidelines are intended to facilitate harmony throughout the Eagle Ranch community and provide for a smooth visual transition from homesite to homesite and to the recreational and open spaces beyond.
   d. Landscapes should favor the use of water-wise (xeric) plant materials where possible. Turf areas should be purposeful, functional, and integrated with planting beds, trees, shrubs, and water-wise landscape treatments. Xeric plant materials typically require as much water to become established as non-xeric plant materials. However once established, xeric plants require substantially less water than non-xeric plants. Plantings of non-xeric ornamental plant materials with high water demands should be reserved to specific areas such as required lawns and accent plantings.
   e. Homesites adjacent to the golf course require special consideration in landscape design. An appropriate transition from formal landscape to golf course rough is important to the character of the neighborhoods and the golf course. Specific plantings should consider visual sightlines to and from the golf course while promoting for the safety and privacy of homesite residents.

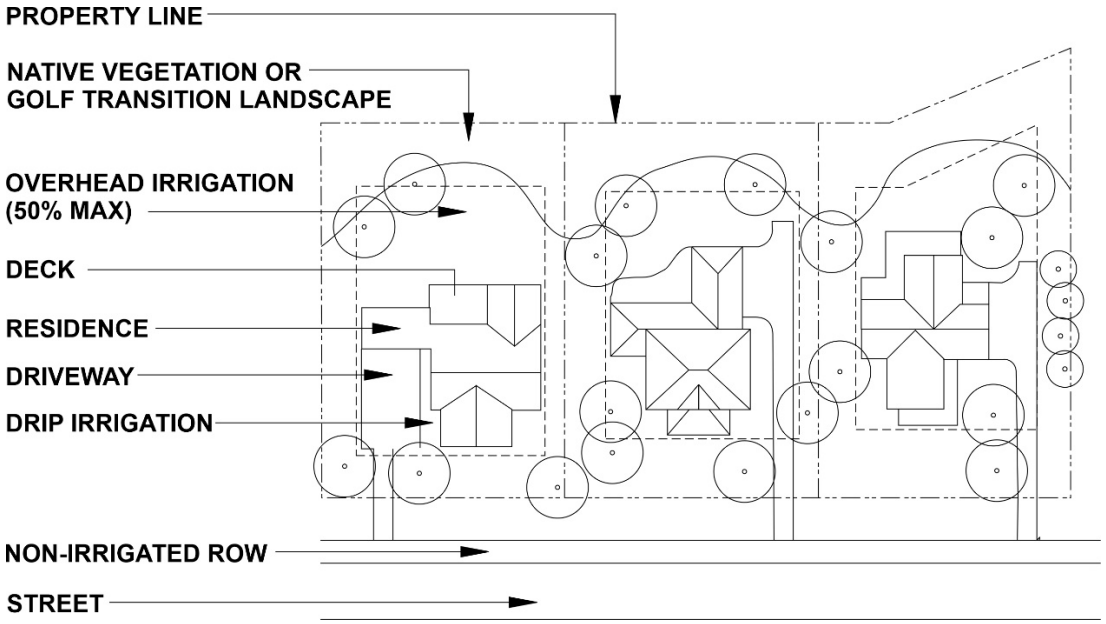
3. **Meadows General Landscape Considerations**
   a. **Perimeter Beds and Other Mulched Areas**
      1. A five-foot wide, non-combustible border of washed river cobble must be provided along all portions of the foundation line not otherwise contiguous with pavement or other hardscape. Edging and weed barrier fabric placed beneath mulch installations are strongly recommended due to the difficulty of weeding through mulch in place.
      2. Organic mulch material such as shredded or chipped bark may be used in planting beds beyond the five-foot home perimeter.
   b. **Front Yard**
      1. The front yard should appear as a well-maintained and cohesive landscape that complements the street presence of the home. Landscape designs should incorporate a thoughtful balance of functional turf, ornamental plantings, trees, planting beds, and water-wise landscape treatments.
      2. Functional turf may be incorporated into the front yard as a component of the overall landscape design. Front yards should generally incorporate a combination of turf, ornamental trees and shrubs, planting beds, and water-wise landscape areas. A maximum of 40% of the front yard may be maintained as irrigated turf
      3. Front yard and planting strip lawn areas may be installed as sod or variation of buffalo grass. Native grasses may be planted along the sides of the front yard if it blends with neighboring lots. Other lawn areas may be seeded.
      4. In neighborhoods with curb, gutter and sidewalk, each Owner shall plant and maintain 2-inch caliper street trees. These street trees should be aligned and centered in the planting strip along each street frontage spaced not more that 60' apart. A typical lot will require two such trees – one near the right front lot corner and the second near the center of the lot.
      5. In neighborhoods without curb, gutter and sidewalk, each Owner shall plant and maintain two 2-inch caliper trees on each street frontage. These trees should be planted on the lot in an alignment 5' from the front property line near each front corner of the lot.
      6. Diversity of tree species is encouraged, maintaining consistency with shape and height at maturity is desired (60' max height – 45' max crown diameter). Tree placement on corner homesites must respect intersection sight distances.
      7. Irrigation system placement and plant material locations should respect winter snow storage requirements in areas adjacent to the roadway, sidewalk, and driveway.
   c. **Side Yards**:

   Except for driveways, side yards may be landscaped with irrigated turf, planting beds, ornamental plantings, native grasses, and other water-wise landscape treatments. Other intensive screening landscape plantings may be located in side yards between the front of the building to the rear yard setback to provide privacy for specific window or use areas. However, these plantings must be carefully designed to avoid creating a fence like delineation along property lines.
   d. **Rear Yard**
      1. Irrigated turf, native grasses, wildflowers, trees, shrubs, planting beds, vegetable gardens, and other water-wise landscape treatments are appropriate for rear yards. Rear yard plantings should be designed to avoid creating a visible delineation between properties.
      2. On homesites that adjoin the golf course, the landscape treatment within the rear lot setback should provide a transition zone to the golf course landscape to avoid the delineation of property setback lines. This transition zone shall blend to match the adjacent golf course landscape. Selected tree and shrub plantings may be located in this zone and maintained with a drip irrigation system. Specific plantings should consider visual sight lines to and from the golf course while addressing safety and privacy of homesite residents.
   e. **Water Features:** Water features may be approved.

5.3 Uplands Landscape Guidelines (includes Filing 14)

1. **Upland Landscape Design Intent:**
   a. Provide comparable landscape opportunities for homeowners.
   b. Encourage creativity and personalized design of the landscaping.
   c. Provide sufficient functional landscape areas for customary outdoor activities while balancing wildfire resilience, water conservation, and preservation of native vegetation. Retain and promote as much healthy native vegetation as practicable.
   d. Conserve water by creating landscapes where water-wise plants predominate. Reserve the use of water-heavy plants to specific focal areas.
   e. Limit total irrigation coverage, using skillful, microclimate responsive design of irrigation systems, and their conscientious operation.
   f. Eradicate noxious weed infestations; and
   g. Minimize site grading. All grading must be contained within The Limits of Disturbance. Vegetation management outside The Limits of Disturbance is limited to implementation of Wildfire Criteria, noxious weed controls, and utility line restoration.

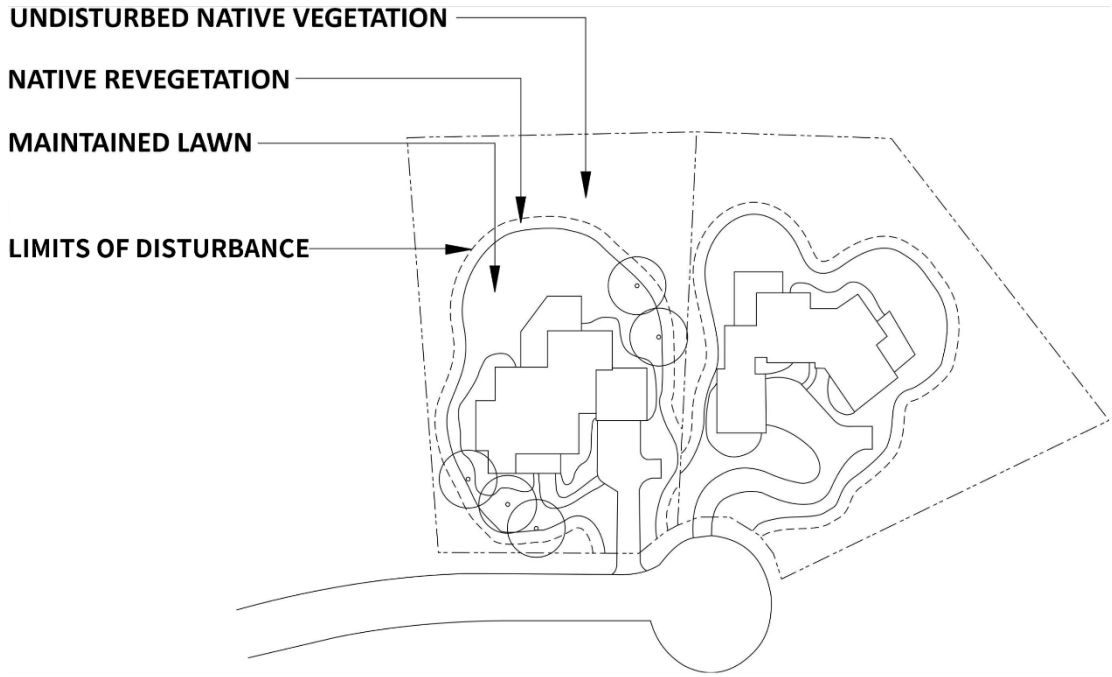
2. **Uplands Land Pattern:** The landscape design intent and building area determinations influence landscape patterns.
   a. **Setback Governed Landscape Pattern:** Most setback-governed homesites are situated on previously cultivated lands. Some are smaller than ½ acre. Managed landscapes will likely cover a high proportion of these homesites because of their smaller size and to control noxious weeds typically found on fallow agricultural lands.
      1. The figure below shows the typical landscape pattern of setback-governed homesites. Drip irrigated perimeter beds will surround the homes. Overhead irrigated front and side yard landscapes will likely merge with the landscape of adjacent setback governed homesites. Temporary irrigation zones and non-irrigated areas will delineate irrigated rear yards. Temporary irrigation for a period of about two growing seasons is needed to re-establish healthy natural vegetation and for weed control.



   b. **Limits of Disturbance Governed Landscape Pattern:** All Limits of Disturbance governed homesites are within relatively undisturbed native vegetation. All are larger than ½ acre. Managed landscapes along with all other improvements on these homesites must be contained within a 16,500 square foot

Limits of Disturbance. Vegetation management outside the Limits of Disturbance is limited to noxious weed control and utility line restoration.

1. The figure below shows the typical landscape pattern of Limits of Disturbance governed homesites. Drip irrigated perimeter beds will surround the homes. Overhead-irrigated landscapes will be broadly contiguous with the homes creating green provinces within the natural vegetation. Most irrigated landscapes will not merge with those of adjoining homesites. Each such province will be connected to the street by the drive and its landscaped borders. Temporary irrigation zones will encompass all other areas disturbed during construction for natural vegetation re-establishment and weed control. No vegetation management except noxious weed control and utility line restoration is permitted outside the Limits of Disturbance.



3. **Uplands General Landscape Considerations**
   a. **Design and Plant Materials**
      1. Landscape plans should favor the use of water-wise (xeric) plant materials wherever possible. The recommended plant lists identify the water requirements of many selections. Xeric plant materials typically require as much water to become established as other plant materials. Once established (typically after one or two grow-in seasons), xeric plants require substantially less irrigation than non-xeric plants.
      2. Plantings of non-xeric ornamental plant materials with high water demands should be reserved to specific focal areas to accent front porch entries, views, and outdoor living spaces.
   b. **Perimeter Beds**
      1. A five-foot wide, non-combustible border of washed river cobble must be installed along all portions of the foundation line not otherwise contiguous with pavement or other hardscape.
      2. Organic mulch material such as shredded or chipped bark may be used in planting beds beyond the five-foot home perimeter. Edging and weed barrier fabric placed beneath mulch installations are strongly recommended due to the difficulty of weeding through mulch in place.
   c. **Water Features:** Water features may be approved.
   d. **Front Yard**
      1. Irrigated front yard landscapes should be moderate in extent and configured to complement the home's entry and façade.
      2. Appropriate plant materials for front yards include native vegetation or wildflowers, trees, planting beds and modest areas of irrigated turf.

3. Irrigated borders for driveway and auto court (if any) should include all areas disturbed during their construction.
4. Irrigation systems should be designed to avoid watering closer than 5' of the street pavement edge. Irrigation systems may not be placed in the road right-of-way.

e. **Side Yards:** The design intent for side yard landscaping is to reduce fire hazards around the perimeter of each residence, to promote drainage, to provide visual screening between residences, and to revegetate areas disturbed during construction. On setback governed homesites side yard landscapes may merge with adjacent homesite landscapes. On Limits of Disturbance governed homesites, the typical side yard landscapes will not merge with adjacent homesite landscapes.
   1. Perimeter beds, turf borders for fire suppression, native vegetation or wildflowers, shrubs and trees are appropriate for side yards.
   2. Hedges or other intensive screening landscape plantings may be located in side yards between buildings to provide privacy for specific window or use areas. However, these plantings must be carefully designed to avoid creating a fence like delineation along property lines.
   3. Swing sets, play structures and outbuildings are allowed in the side yard but may not be located in any required setback and/or disturbance limit areas. Placement of such structures to respect adjacent property privacy and views is appreciated. Appropriate landscape screening may be required for such structures if they will be visually prominent from adjacent properties or the street. Such structures include but may not be limited to brightly colored play structures, outbuildings, and trampolines.

f. **Rear Yards:** The design intent for rear yards is to provide functional outdoor-use areas while maintaining the naturalistic character of the Uplands neighborhood and preserving transitions to native vegetation. On setback governed homesites rear yards may merge with adjacent homesite landscapes. On Limits of Disturbance governed homesites, the typical rear yard landscapes will likely not merge with adjacent homesite landscapes.
   1. Irrigated turf, native grasses or wildflowers, trees, shrubs, planting beds and vegetable gardens are appropriate for rear yards.
   2. Rear yard landscaped areas should be broadly contiguous with the rear of the residence to limit disruption of surrounding native areas.
   3. Rear yard plantings should be designed to avoid creating delineation between properties. On homesites that adjoin the golf course the landscape treatment within the rear lot setback shall provide a transition zone to the golf course landscape. This area shall be designed to provide smooth, irregular transition to avoid the delineation of property or setback lines. This transition area shall blend to the approved plant materials, maintenance level and irrigation regime of the golf course along the subject property line and adjacent homesites' golf related landscapes. Selected tree plantings may be located in this zone and maintained with a drip irrigation system. Where non-irrigated landscapes are used, a 2-year (max) temporary irrigation system shall be utilized to enhance establishment and growth in this area, but no permanent irrigation is permitted.

4. Uplands Irrigation

a. On homesites adjacent to the golf course up to 1,500 square feet of additional overhead sprinkler irrigation may be approved within the rear yard setback to blend and match adjacent irrigated golf landscapes.

5. Uplands Wildfire Resilience: Development within the Uplands shall comply with applicable building, fire, wildfire-resiliency, landscaping, and defensible-space regulations adopted by the Town of Eagle and other authorities having jurisdiction.

5.4 Highlands Landscape Guidelines

1. **Highlands Landscape Design Intent**
   a. Provide wildfire defensible landscapes surrounding homes and other improvements on Highlands homesites.
   b. Retain and promote as much healthy native vegetation as practicable for wildlife habitat and scenic values.
   c. Provide sufficient functional outdoor landscape areas for customary outdoor activities while preserving the natural character of the Highlands.
   d. Conserve water by creating microclimate-responsive landscapes where water-wise plants predominate. Reserve the use of water-heavy plants to specific focal areas.
   e. Encourage creativity and personalized design of the landscaping.
   f. Eradicate noxious weed infestations.
   g. Minimize site grading.

2. **Wildfire Criteria**
   When prudently implemented, these Wildfire Criteria will reduce wildfire risks. However, no practicable set of Wildfire Criteria can completely eliminate such risks. Some degree of risk from wildfire is inherent within the natural environment. Owners within the wildland-urban interface are inherently at risk from wildfire and must recognize and accept those risks.

   The Wildfire Criteria intend to strike a balance of reducing wildfire risks without abandoning the other values. These Wildfire Criteria do not insure or warrant against the occurrence of wildfire and any resulting damages or losses to property or life.

   The two primary determinants of a structure's ability to survive wildfire are the quality of the surrounding defensible landscapes and the use of fire-resistive roofing materials.

   Defensible space is the area surrounding a structure or specimen landscaping where fuels and vegetation are treated, removed and/or thinned to slow the approach of wildfire and reduce its intensity. Defensible space also reduces the chance of a structure fire spreading to the surrounding wild lands. Defensible space provides room and time for firefighters to do their job.

   Wildfire hazard refers to the continuity of fuel both horizontally across the terrain and vertically from the ground into the vegetation crown. Slope also plays an important role in determining the level of hazard. Steep slopes add to the vertical component of fuel continuity.

   The Highlands vegetation is mostly 2' to 3' high sage brush with moderate to strong horizontal continuity. Interspersed within the sage brush are scattered taller shrubs (5' to 10' high) and juniper trees (3' to 15' high). The combination of vegetation type and slope results in the Town of Eagle's rating as noted. There are no trees taller than about 15' and no contiguous overstory forest canopy on the site.

   These Wildfire Criteria focus on reducing fuel load and continuity with added consideration for slope.

   Effective defensible spaces are developed using different treatment techniques in a sequence of management zones:

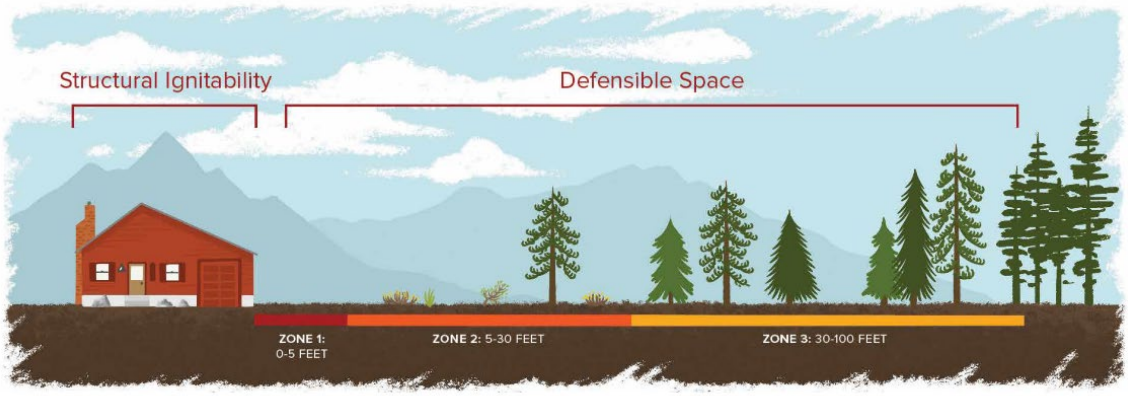


Illustration: Bonnie Palmatory, Colorado State University

Wildfire Defensible Zones 1-3

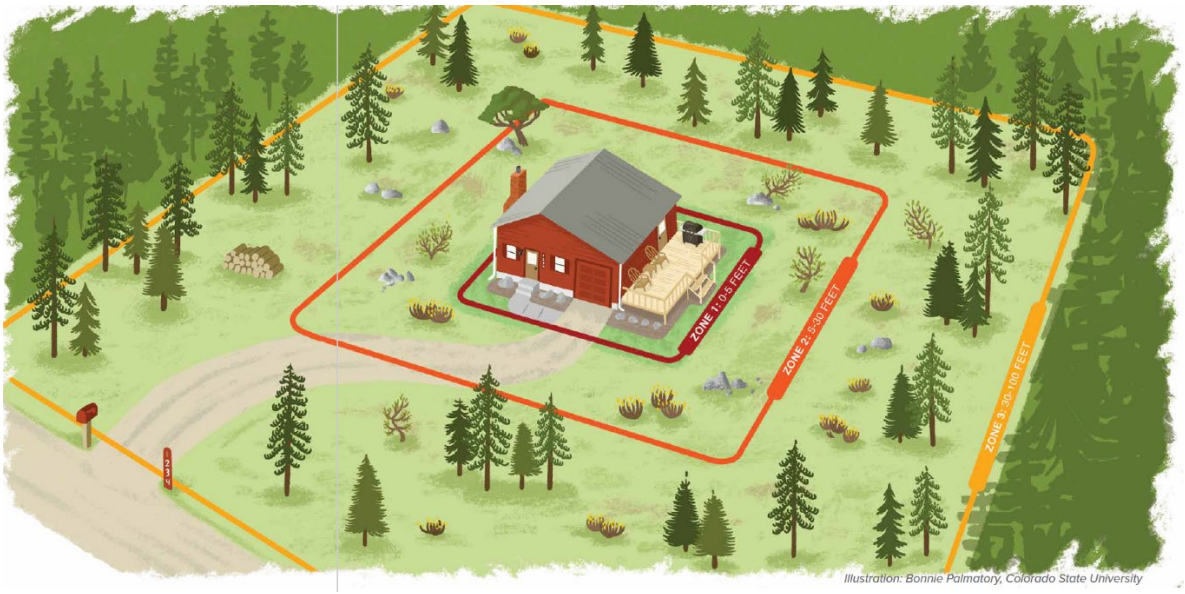
a. **Zone 1 (up to 5' from home):** Zone 1 is the area up to 5' from the home. The area within Zone 1 is intended to prevent flames from coming in direct contact with the structure.
   1. Nonflammable, hard surface materials, such as rock, gravel, sand, concrete, or stone/concrete pavers are most effective in this zone. A continuous non-combustible inner border not less than 5' wide comprised of washed river cobble placed over weed barrier under elevated decks, surrounding structures and associated landscaping is required. Vegetation within Zone 1 shall be limited to low-growing plants and groundcovers consistent with applicable wildfire-resiliency requirements. Trees and shrubs shall not be located within Zone 1.
   2. Continuing maintenance within Zone 1 is needed and should include:
      i. Remove dead branches, stems and leaves to maintain the non-combustible border.
      ii. Storage of combustible materials under decks or adjacent to structures is prohibited.

b. **Zone 2 (5' to 30' from home):** Zone 2 is the area from 5' to 30' from the home. The area within Zone 2 is intended to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.
   1. Small groups of two or three trees may be planted within Zone 2. Spacing of approximately 30' should be provided between tree groups. This will limit the ability of fire to jump from one group to another.
   2. When planting, consideration shall be given to the future size of fully mature trees planted in Zone 2.
   3. It is recommended that irrigated and maintained turf be planted for a minimum of 10' beyond the inner non-combustible border mulched area.
   4. No trees shall be planted within 10 feet of the home. The planting of conifers shall be extremely limited within 25 feet of the home.
   5. Shrubs may be planted in Zone 2, as long as they are not placed under trees. Shrubs shall be planted a minimum of 10 feet away from the edge of tree branches. Spacing between clumps of shrubs shall be at least 2 1/2 times their mature height. Each clump should have a diameter no more than twice the mature height of the vegetation. Example: For shrubs that grow 6 feet tall, space clumps 15 feet apart or more (measured from the edge of the crowns of vegetation clumps). Each clump of these shrubs should not exceed 12 feet in diameter.
   6. The goal of the landscape design is to avoid the creation of vertical continuity (ladder fuels) that would carry fire upwards into structures or taller vegetation such as adjacent shrubs and trees. Appropriate spacing between the drip lines of plants is at least 2 1/2 times the height of the plant or grouping of plants. Maintain at least 15' between the drip lines of single trees or between occasional groupings of trees. Allow for the growth of plants in the initial design and installation to insure appropriate spacing as plants mature.
   7. Continuing maintenance within Zone 2 is needed and includes:

i. Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.
ii. Mow grasses to 4 inches tall or less.
iii. Routinely evaluate Zone 2 treatment. It is likely that new growth will occur over time that may necessitate re-treatment to maintain the desired wildfire defensible spaces.
iv. All landscape materials other than turf must be maintained and drip irrigated for healthy growth and to reduce their vulnerability to fire.

c. Within the Limits of Disturbance but beyond Zone 2:

1. Zone 2 likely encompasses the majority of the Limits of Disturbance or to the lot boundary. In areas within the Limits of Disturbance but outside Zone 2, it is beneficial to focus on reducing wildfire fuel. Thin the sage brush and other shrubs in a randomized pattern such that the openings between individual plants are at least 2 times the height of retained plants. For example, if the sagebrush is generally 2' high, then the space between plants after thinning should be on the order of 4'. It is best to select older, larger plants for removal first as they typically contain a higher proportion of dead wood (wildfire fuel) and are of lower wildlife forage value. This will result in removal of between one third and one half of the sagebrush.
2. Remove all shrubs and sagebrush under and within 10' downslope and alongside of juniper trees to be retained within the Limits of Disturbance. Remove all shrubs and sagebrush within 7' upslope of juniper trees to be retained in Zone 2. These actions will remove ladder fuel hazards affecting the trees to be retained.
3. Remove the lower branches of shrubby juniper trees to one third the plant's height. By example, the lower 3.3' of branches would be removed from a 10' tall juniper.
4. Remove all prunings and trimmings from the site.



Wildfire Defensible Zones 1-3

3. **Water Features:** Water features may be approved.

4. **Front Yard:** The design intent for front yard landscaping is to provide a driveway border and welcoming corridor to the front entry of each home. It is not the design intent to create a streetscape of expansive front lawns.
   a. Wildfire-Defensible Zone 1 and Zone 2 landscapes are appropriate for front yards.
   b. Irrigated front yard landscapes should be moderate in extent and configured to complement the home's entry and façade.
   c. Appropriate plant materials for front yards include native vegetation or wildflowers, trees, planting beds and modest areas of irrigated turf.
   d. Irrigated borders for driveway and auto court (if any) should include all areas disturbed during their construction.
   e. Irrigation systems should be designed to avoid watering closer than 5' of the street pavement edge. Irrigation systems may not be placed in the road right-of-way.

5. **Side Yards:** The design intent for side yard landscaping is to reduce fire hazards around the perimeter of each residence, to promote drainage, to provide visual screening between residences, and to revegetate areas disturbed during construction.
   a. Wildfire-Defensible Zone 1 landscapes are appropriate for side yards.
   b. Hedges or other intensive screening landscape plantings may be located in side yards between buildings to provide privacy for specific window or use areas. However, these plantings must be carefully designed to avoid creating a fence like delineation along property lines.
   c. Swing sets, play structures and outbuildings are allowed in the side yard but may not be located in any required setback and/or outside disturbance limit areas. Placement of such structures to respect adjacent property privacy and views is appreciated. Appropriate landscape screening may be required for such structures if they will be visually prominent from adjacent properties or the street.

6. **Rear Yards:** The design intent for rear yards is to provide functional outdoor-use areas while maintaining the natural character of the Highlands neighborhood.
   a. Wildfire-Defensible Zone 1 and Zone 2 landscapes are appropriate for rear yards.
   b. Irrigated turf, native grasses or wildflowers, trees, shrubs, planting beds and vegetable gardens are appropriate for rear yards.
   c. Rear yard landscaped areas should be broadly contiguous with the rear of the residence to limit disruption of surrounding native areas.
   d. Rear yard plantings should be designed to avoid creating delineation between properties.

5.5 Highlands Ridgeline Landscape Guidelines

1. Landscape plans for each lot applicable shall be prepared by a professional Landscape Architect.
2. Landscape designs shall meet the Wildfire Defensible Criteria and all other requirements of the Highlands.
3. The interface between structures and surrounding landscape shall be designed to provide a gradual transition from built features into natural areas. Landscaping that is compatible with natural vegetation shall be designed so that it extends out from developed areas and forms a cohesive pattern with existing natural vegetation. The purpose is to blend the new landscape with the natural vegetation. It is intended that the transition between the built environment and natural areas occur sufficiently beyond residential structures to meet applicable wildfire codes.
4. Landscaping facing Brush Creek Road shall be designed to maintain selected views from the residences yet screen and soften the architecture from Brush Creek Road. Plantings shall be composed of a combination of trees and shrubs to punctuate and soften building elevations as seen from Brush Creek Road.
5. Trees and shrubs shall be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of and help to screen disturbed slopes. Plant materials that are used to stabilize a graded slope shall blend with the surrounding native plant materials in color and texture to the extent possible.

6. GENERAL ARCHITECTURE

	Neighborhood Center	Meadows	Uplands	Uplands Filing 14	Highlands	Highlands Ridgeline
Maximum Floor Area (Gross square footage)	NA	6,000sf	7,000 sf	6,000 sf	7,000 sf	7,000 sf
Minimum Gross Square Footage	900 sf	1,500 sf	2,000 sf	1,500 sf	2,000 sf	2,000 sf
Maximum ADU Square Footage	850 sf	850 sf	850 sf	850 sf	850 sf	850 sf
Maximum Building Height	35'	35'	35'	35'	35'	30'
Maximum Eave Height	23’	NA	NA	NA	NA	NA
Maximum Chimney Extension above Maximum Building Height	3’	3'	3'	3'	3'	3'
Facade Zone Minimum Height	16'	16'	NA	NA	NA	NA
Cantilevered Upper Story Elements Max width/max projection	8’/3’6”	16’/4’	24’/4’	24’/4’	NA	NA
Maximum Masonry Coverage of any Single Elevation	50%	50%	50%	50%	67%	75%

6.1 Maximum and Minimum Gross Floor Area

The maximum gross floor area including garage, ADU, and all habitable finished and unfinished space is identified in the table above. Gross square footage includes everything measured from the outside of the exterior framing and concrete walls to include, at a minimum, garages, staircases, chases, closets, and mechanical spaces. Crawl spaces that measure 5’-0” or less to the underside of the framing are excluded. Areas above grade that are 5’-0” or less to the structural framing are not included in the gross square footage. Dead spaces 5’-0” or more that could be accessible will count toward the overall square footage.

The minimum gross floor area is identified in the table above and includes all finished habitable space excluding garage. Gross square footage includes everything measured from the outside of the exterior framing and concrete walls to include, at a minimum, staircases, chases, closets, mechanical spaces and anything shown on the plans that is greater than 5’ high.

6.2 Accessory Dwelling Units

1. The accessory unit shall not exceed the limits identified in the table above, with a maximum of one-bedroom.
2. The floor area shall include all areas within the inside perimeter of the exterior wall framing or concrete of the building under consideration, without deduction for corridors, ramps, closets, the thickness of interior walls, columns, or other features.
3. Floor area shall not include shafts with no openings, interior courts, stairs, mechanical rooms, garages, and decks and porches that are not enclosed.
4. The accessory unit should architecturally complement the home or garage in such a way as to maintain the appearance of a single residence.

5. The accessory apartment will be a complete, separate housekeeping unit.
6. The owners of the residence in which the accessory unit is created shall occupy at least one of the dwelling units on the premises except for temporary absences, during which time the owner-occupied dwelling unit shall remain unoccupied.
7. Accessory unit off-street parking is required and screened with landscaping.
8. The accessory unit may be available for rent or other homeowner use, but may not be sold or subdivided as a separate dwelling unit.
9. The Eagle Ranch Property Owners DRB may regulate accessory dwelling use through its Rules, Regulations, and Guidelines.

6.3 Maximum Building Height

Maximum building height is limited as provided in the table above. The maximum building height is measured to any point on the house, as determined by a plane elevated above the more restrictive of the existing or finished grade measured along the perimeter of the building or within the building footprint. Chimneys may exceed the maximum building height by no more than 3'. The elevation of all roof ridges should be identified on the grading plan and the elevated plane should be demonstrated as offset lines on the building elevations.

6.4 Cantilevered Upper Story Elements

Large cantilevered second story elements are discouraged because they are foreign design elements in traditional Colorado architecture. The maximum width and maximum projection is provided in the table above.

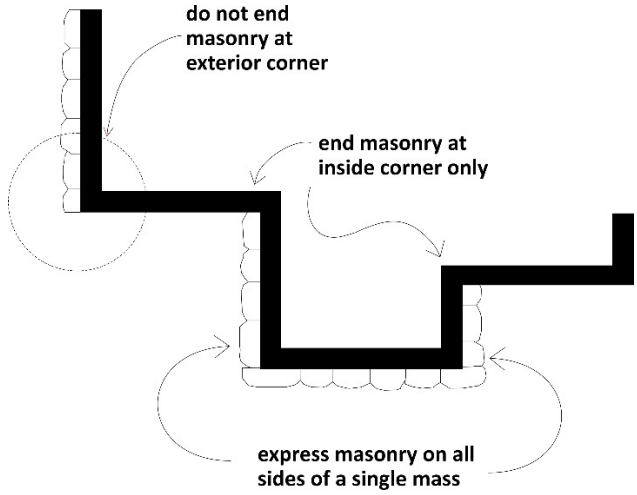
6.5 Exterior Wall Materials (General)

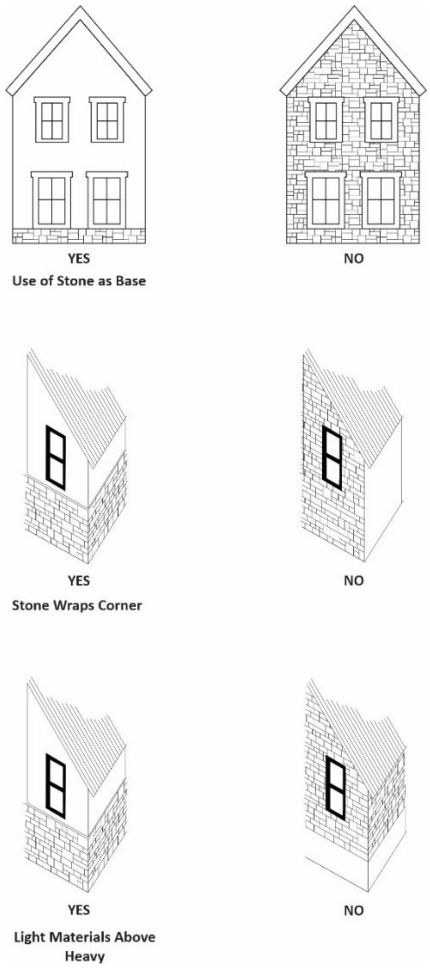
The design intent of this section in concert with the specific Architectural Styles sections is to encourage a range of exterior materials, organized and arranged to evoke rustic character and logical design integrity.

1. All exterior wall cladding material must be approved by the DRB prior to installation on the structure.
2. The type and detailing of exterior materials should be consistent on all sides of a particular massing element of the house.
3. The use of different exterior materials or siding types on different massing elements of the house is permitted. However, materials shall be used in ways that are true to their characteristics. For instance, a heavy material such as stone may not be used above a lighter material such as stucco, nor may stucco or stone be used above wood.
4. All exterior materials details must be provided and match architecture style of the house.
5. It is the intention of the Eagle Ranch DRB to maintain the character and aesthetics of the neighborhoods within Eagle Ranch as outlined in the Design Guidelines. Material substitutions may be approved in cases where the alternative offers an increased level of wildfire protection but that do not significantly alter the architectural appearance.

6.6 Masonry

Figures below show appropriate masonry details and applications.





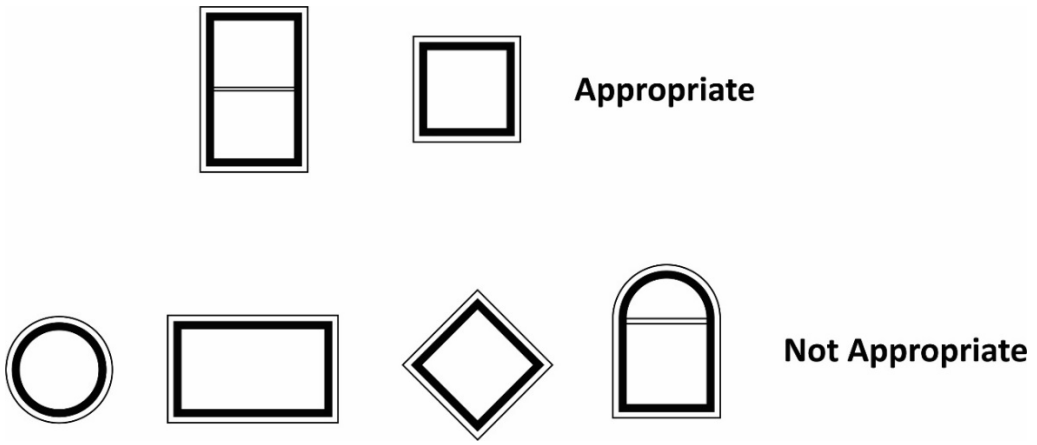
6.7 Garages (General)

The design intent regarding garages is to minimize the visual presence of the automobile and its appurtenances. Every residence must have a garage suitable for two or three vehicles as follows:

1. Garages located behind or recessed from the front of the residence are strongly preferred.
2. Garages must compliment the architectural style, materials and color palette as the house.
3. Two car garages must have two matching single-car garage doors (a maximum of 10’ wide by 10’ tall).
4. Three-car garages may have one two-car door (a maximum of 18’ wide by 10’ tall) and a single door (a maximum of 10’ wide by 10’ tall.)
5. Roof designs that minimize snow shedding over garage doors are strongly encouraged.
6. RV doors may be approved in some neighborhoods. See specific requirements in individual neighborhood chapters.

6.8 Windows

The design intent for windows is to provide light and ventilation and express a unifying design element throughout the residence that is consistent with this Section and the architectural style. The figure below shows appropriate general window shapes.



6.9 Roofs (General)

The intent of this section is to encourage variety in roof forms while maintaining harmony among houses by basing the roof design principles on the building traditions of homes from the Colorado mountain region, and as described in the various architectural styles. The design intent of this section in concert with the specific Architectural Styles is to encourage a range of roof forms, materials, and colors that are harmonious with the land forms and among the houses.

1. All roof vents and other mechanical penetrations must be painted to blend with the surrounding roof materials.
2. Roofing materials shall be selected to complement the approved architectural style of the residence. Terra cotta clay tile, Spanish tile, Oriental-style tile, other high-profile tile roofing systems, and glazed tile roofing are not considered compatible with the architectural character of Eagle Ranch.

6.10 Exterior Lighting

The design intent for exterior lighting is to encourage exterior lighting practices and systems that will minimize light pollution, glare, and light trespass; conserve energy; maintain night-time safety; and preserve the irreplaceable beauty and majesty of our diamond studded cobalt velvet drape of night – the star-filled dark night sky.

1. All exterior lighting is subject to DRB approval and must meet the more restrictive of these guidelines or Town of Eagle lighting regulations.
2. Light fixtures shall be Dark Sky compliant.
3. No lamp (light bulb) may be directly visible from off site. All lamps must be frosted. Clear lamps in clear glazed luminaires (light fixtures) are prohibited.
4. Luminaires glazed with translucent glass (e.g. opalescent glass or colored art glass) are strongly preferred over transparent (clear) glass. If transparent glazing is used it must be seeded. All other white “milk glass”, clear, or facetted glazing is prohibited. Spotlights are not permitted.
5. Total lighting output of all exterior lamps (light bulbs) on any residential lot may not exceed 5500 lumens.
6. Only Dark Sky Fully-Shielded luminaires with lamps rated at less than 2000 lumens per fixture. Fully-Shielded luminaires must be constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal.
7. Fully shielded low voltage lighting not exceeding 10 watts per luminaire may be used to illuminate driveways and walkways.
8. Driveways, walkways, porches, and patios may be illuminated for safety and security

9. Up-lighting or lighting intended to illuminate or accent landscape elements or structure exteriors is not permitted.
10. Exterior seasonal lights, not to exceed 15,000 lumens in aggregate on any homesite may be displayed from mid-November through mid-January.
11. Motion-activated, dimmer, and/or timer-controlled switches for exterior lights are strongly encouraged.
12. Except when in actual use, all exterior lights must be turned off from 11:00 p.m. until 5:00 a.m.

6.11 Exterior Lighting – Additional Requirements for Highlands Ridgeline Lots

1. These exterior lighting provisions seek to achieve three goals:
   a. Protect the visibility of stars in the dark night sky from fugitive light;
   b. Reduce glare from light fixtures as seen from off site; and
   c. Provide illumination for ordinary outdoor activities on the subject lots. These goals are achievable with careful selection and placement of light fixtures.
2. Exterior light sources facing Brush Creek Road shall be limited to code-required entrance wall mounted sconce luminaires. Fixtures in these locations shall be Fully Shielded or Dark Night Sky qualified luminaires mounted at not more than 6'-8" above the adjacent door threshold.
3. Soffit surface mounted, and pendant luminaires are not permitted in any location visible from Brush Creek Road.
4. Lighting of walkways and decks along building elevations that face toward Brush Creek Road shall be limited to wall and step lighting mounted to illuminate away from line of sight from Brush Creek Road.
5. All exterior lights shall be controlled by dimmer switches with overrides for motion detection where appropriate. Exterior lights may be illuminated during times of active usage, but must be turned off from 11:00 p.m. until 5:00 a.m.

6.12 Fireplaces and Chimneys

1. It is the owner's responsibility to verify with the Town of Eagle the type of combustion appliance(s) allowed according to current regulations, laws, rules and/or ordinances.
2. Direct-vent appliance vents may not be placed on the front elevation of any residence.
3. Chimneys must be clad in masonry or metal.
4. Decorative chimney caps are required of such scale and configuration as to screen vents and other roof penetrations housed therein.

6.13 Outbuildings and Recreational Structures

Outbuildings and Recreational Structures are intended to be clearly incidental and secondary to the use of the dwelling for dwelling purposes. They are not to be of such scale as to appear to be an extension of the residential structure on the lot.

1. **Outbuildings**
   a. Outbuildings may not be occupied for Accessory Dwellings, Home Occupations or full-scale garage spaces in excess of provisions in the Guidelines.
   b. No outbuilding is permitted that causes the total floor area of buildings on a lot to exceed residential floor area limitations.
   c. A conscientious designed, modestly scaled, well-constructed and maintained Outbuilding may be approved for construction on site to provide enclosure of some seasonal recreation or maintenance equipment (e.g. snowmobiles, tent trailers, open boats, boat trailers, personal watercraft, dirt bikes, snow removal equipment and garden tools, etc.). By example, during winter one could stage one's snowmobiles on their trailer within an outbuilding on site to provide ready access while the summer sports equipment is at a storage yard off site; and vice versa.
   d. Outbuildings for multiple arrays of seasonal equipment and/or larger items (e.g. mobile homes, travel trailers, trucks, etc.) are not consistent with the intent of the Design Guidelines. The presence of such items on site is restricted to brief periods to rig for use, or to de-rig after use. By example the RV or

cuddy cruiser could be staged at the residence for a day to set up for an outing and a day for clean-up after the return. Keeping such equipment on site all week for use on the weekends is not appropriate.

2. **Recreational Structures and Firepits**

   Recreational Structures are intended to provide for modest sized children's play structures, such as but not limited to a jungle gym, trampoline, basketball hoop, swimming pool, hot tub, gazebo, archery target, fire pits, etc. Recreational Structures do not include large installations including but not limited to a sport court, half pipe, tennis or basketball court.

   a. **Criteria for Outbuildings and Recreational Structures**
      i. Outbuildings and Recreational Structures must be approved by the DRB prior to installation on the lot.
      ii. Outbuilding, Recreational Structures and Fire Pits may be located in the side and rear yards, and must respect the Limits of Disturbance or building setbacks whichever apply.
      iii. Such improvements may not be located nearer any street adjoining the lot than any portion of the primary residence is to such street.
      iv. Fire pits and portable outdoor fireplaces must adhere to the current International Fire Codes.
      v. Swimming pools and hot tubs may be located in any rear yard within the buildable area of the homesite.
      vi. Permanent Swimming pools must be at grade or integrated into a raised deck that includes visual screening between deck level and the ground.
      vii. Swimming pool fencing must meet all applicable local and state regulations.

   b. **Quantity and Size of Detached Outbuildings and Recreational Structures**
      i. one storage structure not to exceed 350 square feet; and
      ii. one play structure with a footprint not greater 150 square feet and less than 10' in height; and
      iii. one hot tub with a footprint not greater than 144 square feet; and
      iv. one fire pit with a footprint not greater than 40 square feet; and
      v. one swimming pool with a water surface footprint not greater than 5% of the lot area.
      vi. casual uses such as a basketball hoop with backboard are acceptable whether free standing or mounted above the garage door.

   c. **Outbuilding Access and Egress**
      i. If an access drive for the outbuilding is proposed, it shall be no wider than 9', must be hard surfaced, and must connect to paved parking on-site.
      ii. The access drive may not provide a separate connection to the street and must respect the Limits of Disturbance or building setbacks.

   d. **Outbuilding Architecture and Materials**
      i. Outbuildings need not match but must complement the architectural style of the primary residence. Exterior materials and colors must be purposefully chosen and applied to enhance the relationship to the primary residence.
      ii. Outbuildings may not be more than a single story with a plate height not greater than 8'.
      iii. Roof pitch, forms, and materials must restate those of the residential structure on the lot.
      iv. Plastic, metal clad, and gambrel roofed sheds are not permitted.

   e. **Outbuilding Doors**
      i. The maximum dimension of any door opening on an Outbuilding may not exceed 10' wide and 7' high.
      ii. Not more than one door opening on an Outbuilding may exceed 4' in width.

   f. **Outbuilding Landscaping**

      Perimeter beds, shrubs and trees may be required to help integrate outbuildings and recreational structures into the landscape.

6.14 Antennas, Satellite Dishes, Transmitters

Satellite dishes with a diameter of less than one meter (39 inches) are allowed subject to location review by the DRB. Screening of dishes may be required if they are visible from the street.

No exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Unit, except inside a residence or otherwise concealed from view; provided, however, that any such devices may be erected or installed by the Declarant during its sales or construction upon the units; and provided further, however, that these requirements shall not apply to those antenna which are specifically covered by regulations promulgated under the Telecommunications Act of 1996, as amended from time to time. As to antenna which are specifically covered by the Telecommunications Act of 1996, as amended, the DRB shall be empowered to adopt rules and regulations governing the types of antennae that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996, as amended, establishing reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

1. **Antenna**
   As provided in the Telecommunications Act of 1996, "Antenna" is defined as follows:
   a. An antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services and is one meter or less in diameter or diagonal measurement.
   b. An antenna that is designed to receive video programming services via multipoint distribution services, including multi-channel multi-point distribution services, instructional television fixed services, and local multipoint distribution services and is one meter or less in diameter or diagonal measurement; or
   c. An antenna that is designed to receive television broadcast signals.

   All Antennas are subject to the provisions set forth below:
   d. Any Antenna an Owner places on their property must be registered with the DRB within 10 days of installation. Owners shall submit a registration drawing detailing how it complies with the guidelines set forth herein.
   e. Installation shall be by a qualified person knowledgeable about the proper installation of Antennas.
   f. All Antennas must be installed in accordance with the manufacturers' guidelines to insure safe installation and must also be installed in compliance with all federal, state and local statutes and regulations regarding safety. In addition, a building permit shall be obtained, if required by local ordinance.
   g. No Antenna can be over 39 inches in diameter or diagonal measurement, at its largest dimension. Any device larger than one meter (39 inches) in diameter is strictly prohibited.
   h. All Antennas must be properly grounded and must be placed a safe distance from any power lines.
   i. All Antennas must be located in a side or rear yard location, not visible from any street(s) or any neighboring properties, provided such location does not preclude reception of an acceptable quality signal.
   j. All Antennas shall be ground mounted, or as low to the ground as possible, and must be blended with the background upon which they are placed by screening the Antenna from view from any street(s) or adjacent properties with appropriate landscaping or other materials of a reasonable cost.
   k. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
   l. No Antenna shall be placed in a location where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other items or areas necessary for the safe operation of the DRB or individual units.
   m. No Antenna shall be attached to fencing shared between Units or common areas.
   n. No Antenna may obstruct a driver's view of an intersection or a street.

o. To the extent that interpretation of these provisions is necessary, such interpretation will be undertaken by the Design Review Board in full compliance with all federal, state and local statutes and regulations, as may be supplemented or amended from time to time.

If an Antenna needs to be installed in any way that is not consistent with the above-mentioned provisions due to preclusion of an acceptable quality signal, then the homeowner is asked to submit a request for location approval. The DRB's approval will then be based on how well the device is screened from the view of both public and private areas.

6.15 Exterior Colors

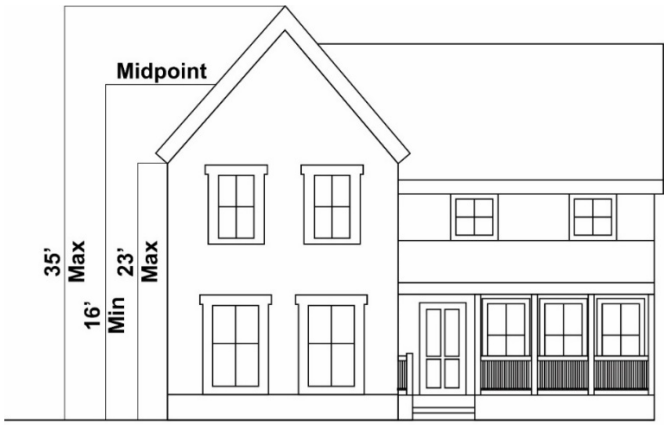
1. **Exterior Colors in Neighborhood Center, Meadows, Upland and Highlands**
   a. Natural and earth tones, including but not limited to colors such as brown, tan, grey, and green are permitted. Additionally, muted colors appropriate to both historical and modern Craftsman or Victorian homes, including but not limited to colors such as blue, red, gold, and cream are permitted.
   b. Colors generally should have a Light Reflectance Value (LRV) of 80 or less. Colors with an LRV above 80 are highly discouraged. The following colors are prohibited: neon, Day-Glo, fluorescent, and highly reflective or bright colors.
   c. Accent colors should complement the principal house color and may be used on doors, doorjamb and trim, window jambs, sash and trim, eave details and fascia. Corner trim should be of similar value to the wall color.

2. **Exterior Colors for Highlands Ridgeline Lots**
   a. The goal of these provisions is to provide a range of colors and exterior materials that blend into the natural setting when viewed from Brush Creek Road. In that regard materials with non-reflective textures and colors are required. These requirements lend themselves toward the rustic architectural expressions contained in the Highlands Design Guidelines.
   b. Exterior colors shall be limited to low saturation earth shades or tones found in nearby landscapes, or that come from natural sources (e.g., rock, stone, wood) or that resemble a natural appearance. Tone-on-tone color schemes are strongly preferred.
   c. Exterior building materials and colors shall be compatible with the natural setting. In addition to the paint colors allowed for the other neighborhoods, exterior colors for the Highland Ridgeline Lots are required to have an LRV of 70 or less. Colors trending towards gold, yellow, grey and white are not permitted.

7. NEIGHBORHOOD SPECIFIC ARCHITECTURE

7.1 Neighborhood Center Architecture (Filings 15,16,17)

1. **Neighborhood Center Façade Zone Height:**
   The minimum height of the main mass of the house in the façade zone should be at least 16 feet to the mid-point of the sloped roof measured from the existing grade directly below it.
2. **Neighborhood Center Eave Height:**
   The minimum height of the main mass of the house at the facade zone should be at least 16' to the mid point of the sloped roof measured from the existing grade directly below it.



Maximum Height of House

3. **Neighborhood Center Masonry**
   a. Approved masonry materials include stone, stucco, and fired clay brick. Simulated or manufactured alternatives that bear close resemblance to traditional masonry materials may be approved by the DRB.
   b. Unit masonry other than fired clay brick may be used as structural elements not exposed on the exterior of the building.
   c. River rock is permitted on Craftsman style homes only. Faux-stone river rock is not permitted.
   d. Masonry should appear to be load bearing or structural. Masonry expressed as a non-structural veneer is not permitted. No masonry which appears glued on may be used.
   e. Terminate masonry at inside corners only.
   f. Exposed masonry may not be used as a primary exterior cladding material. In aggregate, no more than 50% of combined foundation and wall surfaces of an exterior elevation may be masonry.
   g. Random horizontal ashlar lay-up of stone is required. The majority of individual units must be horizontally oriented rectangles. Not more than 20% of the surface area may be comprised of non-rectangular units that must be randomly dispersed within the ashlar field.

4. **Neighborhood Center Siding**
   a. Wood (or simulated wood) siding is a traditional building product in the mountains and is encouraged.
   b. Approved materials include cedar, hardboard, and fiber reinforced cement board with a minimum of 3/8 inch thickness.
   c. Shingle siding is permitted.
   d. The following exterior wall cladding materials are prohibited: vinyl siding, faux log and other siding thinner than 3/8".

e. Material substitutions may be approved by the DRB when required for code compliance or when the alternative offers an increased level of wildfire protection and does not significantly alter the architectural appearance.

5. **Neighborhood Center and Trim**
   a. Corner boards should be provided with shingle, wood (or simulated wood) siding.
   b. If decorative trim elements are used, they should be in the tradition of the selected architectural vernacular.
   c. The use of round logs for trim, beams or columns is prohibited.

6. **Neighborhood Center Garages**
   a. Garages located behind or recessed from the front of the residence are strongly preferred.
   b. Garages must complement the architectural style, materials and color palette as the house.
   c. Two car garages must have two matching style single-car garage doors (a maximum of 10' wide by 10' tall).
   d. Three-car garages may have one two-car door (a maximum of 18' wide by 10' tall) and a single door (a maximum of 10' wide by 10' tall.)
   e. Roof designs that minimize snow shedding over garage doors are strongly encouraged.

7. **Neighborhood Center Windows**
   a. Window arrangement should be consistent with the architectural type of the house.
   b. Windows should be of human scale, and square or vertical in proportion. Horizontally proportioned transom windows mulled above other windows or doors are acceptable. Large undivided horizontal windows are strongly discouraged.
   c. The maximum height of a continuous window opening is 10'. There must be at least 8" of wall/trim between upper and lower windows over 10' in height.
   d. Horizontal windows may be used sparingly for view corridors and may be approved by the Board on a case by case basis.
   e. Except as provided in specific architectural styles, it is preferred that no more than three windows be ganged together. "Ganged" means the arrangement of windows with frames attached directly to each other side-by-side, not separated by structure or siding.
   f. Three-sided bay windows of which the projecting bay continues to the ground are preferred. Bay windows that are cantilevered and supported by architectural elements consistent with the house style may be approved. Curved bay windows are discouraged.
   g. Arched, circular, octagonal or triangular windows are strongly discouraged in the Neighborhood Center. If incorporated, they should be used sparingly, such as on the gable end of the building in the "attic".
   h. Glass-to-glass corner (butt glazed) windows are prohibited.

8. **Neighborhood Center Window Trim**
   a. Windows set in wood or simulated wood siding must have trim around them.
   b. Windows set in stucco should have trim around them or raised relief in the wall which has the appearance of trim.
   c. Linking windows on the first and second story of the house with trim and different siding types is prohibited.

9. **Neighborhood Center Roofs**
   a. The principal masses of the house must have sloped roofs with a minimum pitch of 4:12 and a maximum of 12:12 as described in the Victorian, Prairie and Craftsman styles.
   b. Secondary massing elements of the house may have hipped, gabled and shed roofs with a minimum 2:12 pitch.

c. Dormers are encouraged and may have gabled, hipped, curved or shed roofs with a minimum 2:12 and a maximum 12:12 pitch.
d. Roofs may be architectural grade composite or asphalt shingles, slate or simulated slate, or simulated cedar shingles.
e. Muted earth tones of greens, blue grays, grays and browns are appropriate. Particularly bright, light or saturated roof colors are not appropriate.
f. Main roof elements may not have metal roofing materials.
g. Secondary roofs, such as porches, dormers, and other minor roof elements may have non-reflective metal roofing such as standing seam products, Cor-Ten™ and other corrugated weathering steel products.

10. Neighborhood Center Front Porch and Entry

The intention of this section is to create human scale front porches that invite use by the residents and nurture interaction between neighbors.

a. Each house must have a one-story covered front porch/entry facing the street and located within the façade zone. The porch/entry may be built along the side of the house, projecting in front of the house, or integrated into the mass of the house.
b. Minimum porch width is 12 feet.
c. Minimum useable porch depth is 7 feet clear.
d. Configure the front entry door to open onto the front porch facing the street.
e. A one-story porch roof supported by columns should cover porches not integrated into the mass of the house.
f. No two story porches or 2 story columns are permitted.
g. Decks above the front porch are discouraged.
h. Second story decks must be well integrated into the architectural mass of the home.
i. In the Neighborhood Center, the front porch/entry shall be elevated a minimum of 18” above grade. Exceptions may be made for sloping homesites.

11. Neighborhood Center Patios, Balconies and Decks

a. Patios and decks can serve as an effective transition between indoor and outdoor spaces and help to integrate a building into the site landscaping.
b. Above grade decks should be integrated with the architecture and color scheme of the building and should be designed to fit appropriately with the scale of the house.
c. Patio areas may be located anywhere outside of the side and rear building setbacks.
d. Appropriate patio materials include flagstone, sandstone, brick pavers and exposed or colored concrete.

7.2 Meadows Architecture

1. **Meadows Masonry**
   a. Approved masonry materials include stone, stucco, and fired clay brick. Simulated or manufactured alternatives that bear close resemblance to traditional masonry materials may be approved by the DRB.
   b. Unit masonry other than fired clay brick may be used as structural elements not exposed on the exterior of the building.
   c. River rock is permitted on Craftsman style homes only. Faux-stone river rock is not permitted.
   d. Masonry should appear to be load bearing or structural. Masonry expressed as a non-structural veneer is not permitted. No masonry which appears glued on may be used.
   e. Terminate masonry at inside corners only.
   f. Exposed masonry may not be used as a primary exterior cladding material. In aggregate, no more than 50% of combined foundation and wall surfaces of an exterior elevation may be masonry.
   g. Random horizontal ashlar lay-up of stone is required. The majority of individual units must be horizontally oriented rectangles. Not more than 20% of the surface area may be comprised of non-rectangular units that must be randomly dispersed within the ashlar field.

2. **Meadows Siding**
   a. Wood (or simulated wood) siding is a traditional building product in the mountains and is encouraged.
   b. Approved materials include cedar, hardboard, and fiber reinforced cement board with a minimum of 3/8 inch thickness.
   c. Shingle siding is permitted.
   d. The following exterior wall cladding materials are prohibited: faux log siding, vinyl siding and other siding thinner than 3/8”.
   e. Material substitutions may be approved by the DRB when required for code compliance or when the alternative offers an increased level of wildfire protection and does not significantly alter the architectural appearance.

3. **Meadows Trim**
   a. Corner boards should be provided with shingle, wood (or simulated wood) siding.
   b. If decorative trim elements are used, they should be in the tradition of the selected architectural vernacular.
   c. The use of round logs for trim, beams or columns is prohibited.

4. **Meadows Garages**
   a. Detached garages are permitted.
   b. Garages must be built along the side or behind the house. It is strongly encouraged that the garage doors do not face any street, but rather face an adjacent side yard.
   c. A two-car width garage is the maximum allowed facing the street. The doors must be set back at least 25' from the front of the structure. The doors should be recessed approximately 6" from the plane of the garage wall.
   d. Side loaded garages not facing the street should not exceed a three-car width. The street-facing sidewall of the garage must be set back at least 15' from the front of the house. The door plane of one end garage bay of any 3-car garage must be offset at least 2' from the door plane of the other two bays.
   e. Garage door material may be trimmed wood or hardboard flat panel garage doors. Modern flat panel metal garage doors may be considered if integrated into the style of the house. Garage doors may be wood or metal raised panel high quality garage doors. Windows are optional but encouraged.
   f. The DRB may approve a Recreational Vehicle (RV) oversized garage door with a maximum height of 12’ if it is appropriately integrated into the design.

5. **Meadows Windows**
   a. Window arrangement should be consistent with the architectural type of the house.
   b. Windows should be of human scale, and square or vertical in proportion. Horizontally proportioned transom windows mulled above other windows or doors are acceptable. Large undivided horizontal windows are strongly discouraged.
   c. The maximum height of a continuous window opening is 10'. There must be at least 8" of wall/trim between upper and lower windows over 10' in height.
   d. Horizontal windows may be used sparingly for view corridors and may be approved by the Board on a case by case basis.
   e. Except as provided in specific architectural styles, it is preferred that no more than three windows be ganged together. "Ganged" means the arrangement of windows with frames attached directly to each other side-by-side, not separated by structure or siding.
   f. Three-sided bay windows of which the projecting bay continues to the ground are preferred. Bay windows that are cantilevered and supported by architectural elements consistent with the house style may be approved. Curved bay windows are discouraged.
   g. Arched, circular, octagonal or triangular windows are prohibited in the Meadows.
   h. Glass-to-glass corner (butt glazed) windows are prohibited.

6. **Meadows Window Trim**
   a. Windows set in wood or simulated wood siding must have trim around them. Trim thickness should be 2-inch (nominal) stock and establish a rustic proportional relationship with the other exterior materials. It should be simple in its design, not ornate.
   b. Windows set in stucco may have stucco or wood trim that completely surrounds the window opening. If the trim is expressed as head and sill only, then the window must be recessed into the wall a minimum of 2".
   c. Head, sill and side window trim elements must be differentiated in dimension and detail. All trim members must stand proud of the surrounding wall cladding. Trim details must be provided.
   d. All trim must stand proud of the siding by not less than ¼ inch. Trim thickness must not be less than 5/4 stock.
   e. Except for corner boards, trim shall not be used to link elements such as windows or accent siding from one story to the next.
   f. Metal band window trim is prohibited.

7. **Meadows Roofs**
   a. The principal masses of the house must have sloped roofs with a minimum pitch of 4:12 and a maximum of 12:12 as described in the Victorian, Prairie and Craftsman styles.
   b. Secondary massing elements of the house may have hipped, gabled and shed roofs with a minimum 2:12 pitch.
   c. Dormers are encouraged and may have gabled, hipped, curved or shed roofs with a minimum 2:12 and a maximum 12:12 pitch.
   d. Muted earth tones of greens, blue grays, grays and browns are appropriate. Particularly bright, light or saturated roof colors are not appropriate.
   e. Primary roof materials shall be selected to complement the approved architectural style of the residence and the traditional character of the Meadows neighborhood. Traditional roofing materials may include architectural-grade asphalt shingles, slate, simulated slate, and simulated cedar shingles.
   f. Metal roofing may be approved where the material, profile, color, reflectivity, and detailing are consistent with the approved architectural style of the residence and do not create a dominant visual feature. Metal roofing is generally preferred for use on secondary roof forms such as porches, dormers, and other minor roof elements.

8. **Meadows Divided Lights**
   a. True or simulated divided light windows are permitted as further described by the Architectural Style and the pattern should be consistent with the historic precedents of the Architectural Style.
   b. As a minimum simulated divided light windows must have mullions on the exterior surfaces of the glazing, and these mullions must be at least 5/8 inch wide profiled stock.
   c. Narrow snap-on, interior only, airspace only, and flat profile mullions are prohibited.
   d. Divided lights are optional on double hung and small, square windows as further conditioned in the Architectural Style.
   e. Except for selected large, fixed glass picture windows, all casement and fixed glass windows require one of the following divided light patterns:
      i. A widened horizontal mullion at the mid-line of the glazing, giving the appearance of a double hung window.
      ii. A course of divided light mullions across the top of the glazing; or
      iii. A multi-light transom window mulled directly above the subject window.

9. **Meadows Front Porch and Entry**
   The intention of this section is to create human scale front porches that invite use by the residents and nurture interaction between neighbors.
   a. Each house must have a one-story covered front porch/entry facing the street and located within the façade zone. The porch/entry may be built along the side of the house, projecting in front of the house, or integrated into the mass of the house.
   b. Minimum porch width is 12 feet.
   c. Minimum useable porch depth is 7 feet clear.
   d. Configure the front entry door to open onto the front porch facing the street.
   e. A one-story porch roof supported by columns should cover porches not integrated into the mass of the house.
   f. No two story porches or 2 story columns are permitted.
   g. Decks above the front porch are discouraged.
   h. Second story decks must be well integrated into the architectural mass of the home.
   i. In the Neighborhood Center, the front porch/entry shall be elevated a minimum of 18” above grade. Exceptions may be made for sloping homesites.

10. **Meadows Patios, Balconies and Decks**
   a. Patios and decks can serve as an effective transition between indoor and outdoor spaces and help to integrate a building into the site landscaping.
   b. Above grade decks should be integrated with the architecture and color scheme of the building and should be designed to fit appropriately with the scale of the house.
   c. Patio areas may be located anywhere outside of the side and rear building setbacks.
   d. Appropriate patio materials include flagstone, sandstone, brick pavers and exposed or colored concrete.

7.3 Uplands and Highlands Architecture

1. **Uplands and Highlands Masonry**
   a. Masonry encompasses stone and stucco.
   b. Poured in place concrete with less than 12" exposure above grade is permitted as a base material.
   c. Brick, concrete block, slump block, adobe, and any other unit masonry are prohibited as exterior building materials in The Uplands and the Highlands. However, brick **is** allowed in Filing 14.
   d. If an entire wall of a mass is expressed as masonry within an elevation, then other exterior walls of that same mass should be expressed as masonry.
   e. Masonry cladding may terminate at inside corners only.
   f. Limitations on the use of masonry as a permitted material for the exterior (e.g. walls, dormer and gable ends, and deck structures) of any elevation are:
      i. Uplands: 50%
      ii. Highlands: 67%
      iii. Highlands Ridgeline: 75%
   g. The DRB may grant an exception for homes clad predominantly in stone.
   h. Stone applications are permitted as follows:
      i. Stone should appear to be self-supporting or structural.
      ii. Stone cladding expressed as a non-structural veneer is not permitted.
      iii. Indigenous Rocky Mountain stone is strongly recommended. All stone must be expressed in a horizontally oriented random ashlar lay-up. A minor proportion of the lay-up (up to 15% of the field area) may incorporate randomly scattered angular fieldstone elements.
      iv. River rock may be permitted on Craftsman style homes only.
      v. The DRB may approve the use of simulated stone. It must express the range of surface colors and textures of natural stone.
   i. Stucco (cement or other) is permitted as follows:
      i. Stucco applications must appear to be load bearing. Appropriate details that support the load bearing appearance are required (e.g. wall batter, radiused corners, deep reveals at penetrations, substantial lintels at penetrations, etc.).
      ii. Stucco must be finished in a random medium to heavy skip trowel pattern, but not “hump-and-bump” or repetitive trowel pattern. Particular attention is required to achieve a rustic surface treatment of synthetic stucco applications.
      iii. Formed stucco trim, lintels, water tables and other architectural details are not permitted. Trim, lintels and other architectural details must be expressed as wood, simulated wood or stone.

2. **Uplands and Highlands Siding**
   a. Wood siding is a traditional building product in the mountains and is encouraged. The reveal for wood siding (either horizontal or vertical) may not be less than 6" in the Uplands and 8” in the Highlands, with neither being more than 12". Battens shall be sized to complement the wood siding dimension.
   b. For Highlands Ridgeline only, horizontal wood or wood-like cladding must express a reveal on not less than 8 inches per course. Board and batten siding must express a reveal on not less than 8 inches at the boards and 3 ½ inches at the battens.
   c. Simulated wood materials including fiber-reinforced cement, engineered wood, and composite products are approved for exterior wall cladding. Because simulated wood products have innately more refined dimensions and finishes, careful attention must be given to colors and supporting details to evoke the robust and rustic expression sought in The Uplands and Highlands neighborhoods.
   d. Flat profile heavy timber and heavy planking (fitted or chinked) are acceptable exterior materials. The surface of such materials may be smooth, rough sawn or adzed.
   e. Wood shingle siding is allowed except as noted otherwise. Fiber cement or other hardboard shingles are permitted where individual shingles are expressed by through cut divisions. Shingles implied only by an embossed pattern on otherwise continuous boards are not permitted.

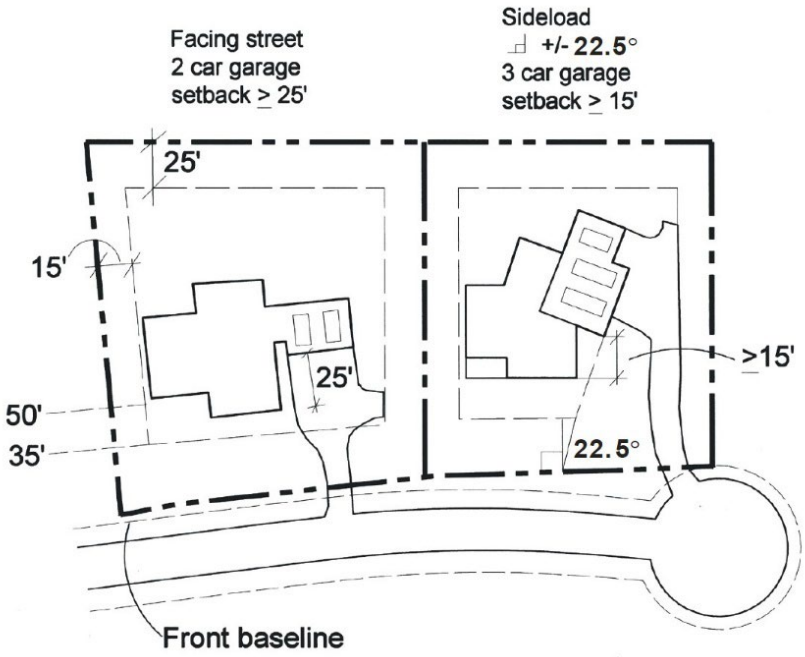
f. Sheet stock products (e.g. plywood, wafer board, T-111, Masonite™, etc.) are prohibited exterior wall cladding materials. Such products are approved for soffit sheathing.
g. Cementitious sheet product (e.g. Hardi Panel) may be approved for use as a siding material. Special consideration must be taken so no seams between sheets are visible.
h. Vinyl siding is not permitted as exterior wall cladding.
i. Cor-Ten™ and other corrugated raw cold rolled steel may be used as accents only.
j. Non-reflective metal siding panels and metal vertical corrugated siding may be used sparingly and approved on condition of integrating into the style of the house. Weathering metal is preferred.
k. Material substitutions may be approved by the DRB when required for code compliance or in cases where the alternative offers an increased level of wildfire protection but that do not significantly alter the architectural appearance.
l. Highly reflective materials (e.g., mirrored glass, bright metal) shall not be used as exterior materials.

3. Uplands and Highlands Trim

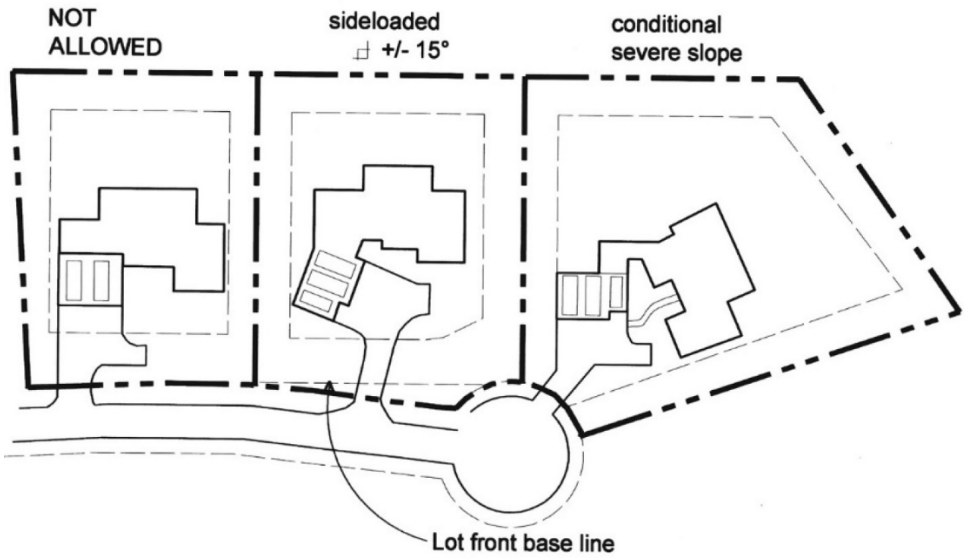
a. Provide corner boards wherever wood (or simulated wood) siding is used as an exterior material. All corner boards and trim must be at least 2 inch by 6 inch (nominal) dimensions to establish a rustic proportional relationship to other exterior wall materials. Interior corner shall use a 2 inch by 2 inch trim board. Corner boards are not required at vertical siding.
b. If decorative trim elements are used, they should be in the tradition of the selected architectural vernacular.
c. Metal corner trim may be approved by the DRB on a case-by-case basis.

4. Uplands and Highlands Rear and Recessed Garages

a. Rear or recessed garages that face the street are limited to two single-car doors the plane of which must be a minimum of 25' behind the front plane of the residential structure.
b. Rear or recessed garages the door plane of which is oriented at right angles (± 45°in Highlands / (± 22.5° in Uplands) from a line drawn between the two front corners of the homesite may have up to three single-car doors or one single-car and one two-car door and must be recessed a minimum of 15' behind the front plane of the residential structure.
c. Garage door cladding must appear to be flat panel wood with trim to compliment other exterior cladding on the residence.
d. Wood or metal raised panel doors are not permitted as they project a more refined image than is appropriate in the Uplands neighborhoods.
e. Modern flat panel metal garage doors may be considered if integrated into the style of the house.
f. Recreation Vehicles (RV) garage bays:
    i. Oversized garage bays for recreational vehicles (RV) will be considered on a case-by-case basis on lots larger than .60 acres.
    ii. An RV garage door counts as one of the allowed garage doors. A total of 3 garage doors is allowed on the homesite.
    iii. The RV garage bay must be integrated into the mass of the garage or residence and shall not be a large mass on the street or be taller than the house.
    iv. An RV garage bay may be included in an auto court
    v. The RV garage door may not exceed 10 feet wide by 12 feet tall and must be designed to match the other garage doors (i.e. match windows in top panel, same trim package, same materials). Doors over 12 feet are not allowed.



5. **Uplands and Highlands Front Garages**
   a. Side-loaded garages with auto court are permitted in front of the residence.
   b. A front stand-alone garage with auto court may be approved for homesites, the steepness of which precludes practical driveway grading for other garage locations.
   c. Garages projecting forward of the front façade of the home may be approved as follows:
      i. Door plane must be oriented at right angles(+/- 22.5°in Uplands) (± 45° in Highlands) from a line drawn between the two front corners of the homesite.
      ii. Where practicable, the door plane should be oriented away from the principal arrival traffic flow.
      iii. Either a two or three car auto court garage is permitted.
      iv. Either end door of three car garage must be offset a minimum of 2' from the plane of the other door(s).



6. **Uplands and Highlands Windows**
   a. Windows should be square or vertical rectangles in proportion. In general, vertical windows are preferred. Horizontal transom windows mulled above other windows or doors are acceptable.
   b. Horizontal windows should be used sparingly and must be approved by the Board on a case by case basis.
   c. Arched, circular, octagonal or triangular windows are not permitted.
   d. Glass-to-glass corner (butt glazed) windows are prohibited.
   e. Paired windows and end units of the gang must be of identical dimensions.
   f. Except as provided in specific architectural styles, no more than 4 windows may be ganged together. "Ganged" means windows attached to each other (frame-to-frame), not separated by post or siding.
   g. Window sizes, placement and detailing should be consistent with historic precedents of the architectural style of the house. See the specific house type requirements for more information.
   h. The maximum height of a continuous window opening is limited to 10'. There must be at least 6 inches of wall or structure between upper and lower windows over 10' in height. Exceptions may be allowed by the DRB for the Highlands Alpine Ranch Style.
   i. Bay windows where the projecting bay continues to the ground are preferred. Cantilevered bay windows supported by architectural elements consistent with the house style may be approved. Curved bay windows and bays with corner angles other than 90 or 135 degrees are discouraged.

7. **Uplands and Highlands Window Trim**
   a. Windows set in wood or simulated wood clad walls must have trim around them. Trim thickness should be 2-inch (nominal) stock and establish a rustic proportional relationship with the other exterior materials. It should be simple in its design, not ornate.
   b. Window trim must be detailed with head or sill differentiated at a minimum, unless a 2x2 buck is used. A 2x2 buck may be approved on a case by case basis by the Board. All trim members must stand proud of the surrounding wall cladding except as may be permitted for deeply set windows within masonry constructions.
   c. Trim, lintels and other architectural details for windows set in masonry-clad walls must be expressed as wood, simulated wood or shaped stone
   d. Windows set in stucco may have stucco or wood trim that completely surrounds the window opening. If the trim is expressed as head and sill only, then the window must be recessed into the wall a minimum of 2".
   e. Windows set in rustic barn wood siding or metal may be installed without window trim if approved by the DRB.
   f. Linking windows on successive stories of the house with trim and/or exterior material patterns is prohibited.
   g. Metal band window trim not less than 2 inch is allowed if consistent with the architectural style of the house.

8. **Uplands and Highlands Divided Lights**
   a. Windows with muntins may be either true or simulated divided light windows.
   b. Muntins must occur on both the interior and exterior surfaces of the glazing and must be not less than ¾ inch wide. Airspace-only muntins are not permitted in Uplands and Highlands Neighborhoods.
   c. No muntins are required with single or double hung windows.
   d. Muntin patterns on other windows (except large fixed glass picture windows) must either emulate the look of a double hung window (i.e. a single, 1 1/2" wide horizontal muntin at the mid line) or present a muntin pattern consistent with the architectural style of the house. Such a muntin pattern may be achieved either by true or simulated divided light patterns on the window itself, or as a divided light transom mulled frame-to-frame above the operable window.

9. **Uplands and Highlands Roofs**
   a. All roofs must be sloped within the pitch ranges described in the Architectural Styles section.

b. Dormers are encouraged, the forms of which are described in the Architectural Styles section.
c. Dormers protecting entries and steps from snow and ice are encouraged.
d. Primary roof materials shall be selected to complement the approved architectural style of the residence and the rustic character of the Uplands and Highlands neighborhoods. Traditional roofing materials may include architectural-grade asphalt shingles, slate, simulated slate, and simulated cedar shingles.
e. Metal roofing may be approved where the material, profile, color, reflectivity, and detailing are consistent with the approved architectural style of the residence and the character of the neighborhood.
f. Low-reflectance metal roofing such as terne metal, pre-weathered galvanized steel, patinated copper, Cor-Ten steel, standing-seam metal roofing, and similar materials are encouraged. Metal roofing is generally preferred for use on secondary roof forms such as porches, dormers, and other minor roof elements; however, full metal roofs may be approved where consistent with the approved architectural style of the residence.
g. Metal fascia is generally discouraged due to its tendency to exhibit visual irregularities. Metal fascia may be approved by the DRB on a case-by-case basis where the proposed material, detailing, finish, profile, and installation method are consistent with the architectural character of the residence.
h. Wood or simulated wood wall cladding, and/or sheet stock products (e.g. plywood, wafer board, T-111, Masonite™, etc.) may be approved for soffit sheathing. Alternative soffit materials may be approved where required for code compliance and where consistent with the architectural character of the residence. Vinyl soffits are prohibited.
i. Roof penetrations and equipment (e.g. plumbing stacks, exhaust fan caps, combustion gas vents, HVAC equipment, etc.) other than chimneys should not be placed on roof planes facing the street. The burden is on the applicant to show that the preferred roof penetration locations cannot be reasonably achieved.

10. Uplands and Highlands Front Porch and Entry

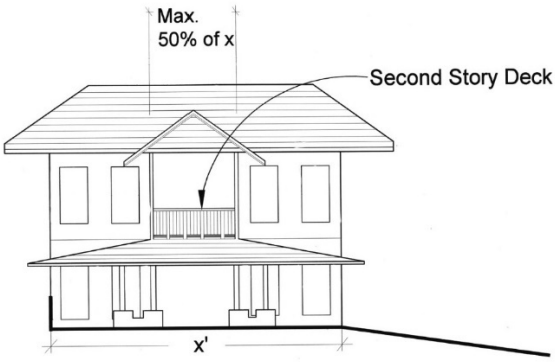
The design intent for entries and front porches is to promote an inviting, neighborhood friendly street presence.

a. Provide a one-story roofed front porch at least 16 feet wide and 8 feet deep visible and accessible from the street.
b. Provide a front door that is visible from the street opening onto the front porch.
c. Multi-story entry features are not permitted.
d. Railings are required if the front porch is greater than 30 inches above grade level.

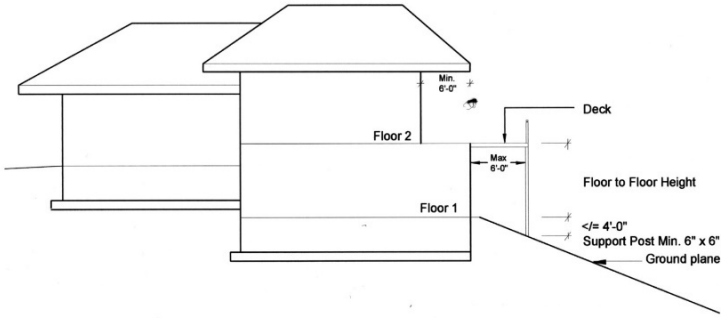
11. Uplands and Highlands Patios, Balconies and Decks

a. The design intent for patios and decks is to provide attractive, convenient outdoor living spaces without compromising the architectural integrity of the house.
b. At-grade patios and first floor decks can serve as an effective transition between indoor and outdoor spaces and help to integrate a building into the site.
c. For second story applications, balconies integrated into the mass of the house are strongly preferred.
d. Imposing second story decks, particularly on front façades are not permitted.
e. Patios and Decks must respect the Limits of Disturbance and/or setbacks.
f. Appropriate materials for on-grade patios include stone, concrete pavers, or flat work, but not asphalt.
g. First story decks within 4 feet of finished grade should be enclosed below and tied back to grade at one or both ends.
h. Second story decks must be consistent with the architectural style of the residence and integrated into the mass of the structure. At least 6 feet of the depth of second story decks must be covered by roof. Scabbed-on or scaffold like decks are not permitted.

i. Second story decks may not project farther than 6 feet beyond the outboard wall plane of the building perimeter.
j. Second story decks may not span more than 50% of a building elevation in the Uplands, 66% of a building elevation in the Highlands.
k. In the Highlands, second story deck vertical supports must be masonry clad piers below the deck structure.
l. Second story deck vertical supports must present an average cross section of not less than 8 inches square. If constructed as a group of two or more post elements, each element must be a minimum of 6 inches in its minimum cross sectional dimensions.
m. Second story deck posts are limited in height to the floor-to-floor height of the story below plus not more than 4 feet to railing height.
n. Any taller post (e.g. a post that supports a roof above the deck) must spring from a substantial pier or wall.
o. Railings should complement the style and details of the home design. Glass railings are not allowed as they do not convey the rustic nature of the Uplands and Highlands design aesthetic.
p. Deck railings on building elevations facing toward Brush Creek Road on Ridgeline lots shall be at least 50% solid.



Second Story Deck



Second Story Deck Support

7.4 Highlands Ridgeline Architecture

1. **Highlands Ridgeline Scale and Massing**
   a. Residential structures including garages must be composed of several architectural masses stepped and articulated to reduce the apparent scale of the structure.
   b. Towers or turrets or similar architectural devices are not permitted.

2. **Highlands Ridgeline Roofs**
   a. Roof forms must be composed to complement the gentle ridgeline silhouettes typical throughout the Brush Creek Valley in order to blend with rather than contrast the natural setting.
   b. Design roof elements to avoid sharp geometric contrasts visible above the skyline.
   c. Primary roof pitches must be between 4:12 and 8:12. Minor roof pitches must be between 2:12 and 8:12. Victorian Style is not allowed.
   d. Low-reflectance metal roofing may be approved on roof pitches of 4:12 or less. Architectural-grade asphalt shingles, simulated cedar shingles, slate, simulated slate, and low-reflectance flat-profile concrete tile roof claddings are permitted.
   e. Roof overhangs should comply with selected design style guidelines.
   f. Eave and rake fascia reveal must be at least 10 inches in height.
   g. Skylights are not permitted on roof surfaces visible from Brush Creek Road.
   h. Roof mounted equipment (e.g. solar panels, HVAC equipment, satellite dishes, etc.) may not be visible on the skyline.

8. ARCHITECTURAL STYLES

8.1 Victorian Style

1. **Victorian Style Design Characteristics**
   These Victorian Style Design Queen Characteristics are based on the simpler expressions of the Queen Anne and Folk Victorian homes on small lots in surrounding Colorado mining and ranching towns built in the 19th and the early 20th centuries.

   The Folk Victorian style includes simple rectangular masses or front and side wing masses. Roof forms are typically steep pitched front or side gabled. Spindle work detailing for porch roof supports, combined with flat or jigsaw cut lacy spandrels, trim and cornice line brackets were added to greater or lesser degree to create the Folk Victorian style. Exterior cladding was almost always horizontal clapboard. Other wooden cladding (vertical siding, decorative shingle patterns, attic vent grills, etc.) were commonly used at the gable ends. A full or partial porch occurs on the front facade. The porch is generally a simple shed but may incorporate a gable over the front steps.

   The Queen Anne Victorian house typically includes a central rectangular mass with partial width front and side wing masses. The masses of the structure are almost always the same number of stories in height. A steep pitch hipped roof over the principal mass with similarly pitched gables over the front and side wings creates typically irregular roof form. Dormer roofs are often eclectic (gabled, hipped, shed or stylized) and may be intermixed. A full or partial one story covered porch extended along the front façade, and often continued around one or both sides of the building. Bay windows, areas of patterned shingles, and the complex massing combine to avoid a smooth-walled appearance to this asymmetrical vernacular. Exterior cladding was usually horizontal clapboard. Decorative shingle patterns, attic grille vents etc. were commonly used at the gable high ends. Brick or stone was used regionally for foundations and chimneys.

2. **Historic Context of the Victorian Style**
   Victorian architecture was the dominant style of domestic building from about 1880 until 1900 after which it declined in popularity, being replaced by the Prairie and Craftsman vernaculars. Regional Victorian designs were typically simplified versions of designs of the East, South, and Midwest regions of this country. The designs and construction practices of these homes had been modified by the builders, who had relocated here from those areas, in response to the more demanding climatic conditions, the lack of sophisticated wood working mill shops, and the modest means of their owners. Beyond the cultural context of the times, Victorian homes were popular in mountain communities because they were relatively quick and inexpensive to build. These attributes arose from the light framing and the fact that standardized windows, doors, wood trim, porch columns and other elements were able to be shipped here by rail. Regional Victorian homes ranged in size, complexity, and degree of ornamentation from simple, plainly expressed smaller, simpler working family residences to larger more elaborate expressions of the owner's business or community status.

3. **Neighborhood Center and Meadows Victorian Style**
   It is strongly encouraged that Victorian style residences in The Neighborhood Center and the Meadows trend toward simple, asymmetrical massing, steep roofs, covered one story porches, vertical proportions, and clapboard exterior cladding. Ornamental trim such as pendants and lacy spandrels should be reduced, simplified, or eliminated. Brick or stone may be used for foundations or chimneys. Tower elements are strongly discouraged and if proposed, must fit within allowable building height. Strong preference is given to gable roofs protecting entries and steps from snow and ice. Shed roofs over entries that require heated gutters are discouraged. Contemporary interpretations of the vernacular are encouraged. Interpretations are expected to accommodate the changes in residential spaces and uses

that have occurred over time, yet must express the underlying principles of Queen Anne and Folk Victorian Styles.

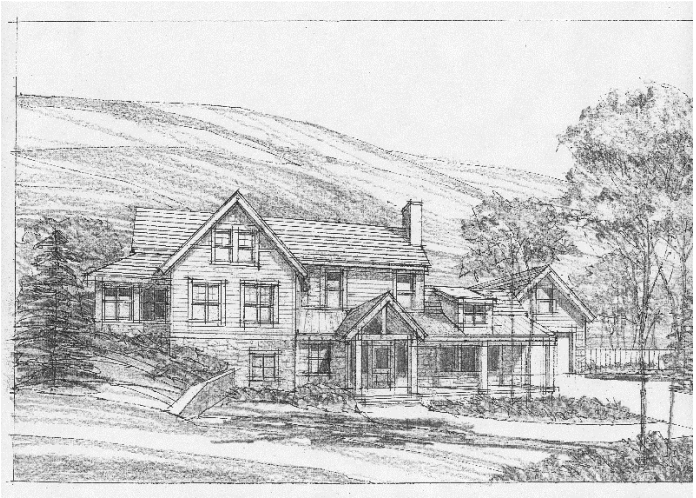
Neighborhood Center and Meadows Victorian Examples

4. **Uplands and Highlands Victorian Style (Victorian Style is not permitted on Highlands Ridgeline Lots)**
   The Uplands and Highlands Victorian Style encompasses a more rustic expression of asymmetrically massed Victorian homes in surrounding Colorado mining and ranching towns built in the late 19th and the early 20th centuries. In contrast to the refined, light frame Neighborhood Center and Meadows Victorian vernacular, Uplands and Highlands Victorian homes should express rustically proportioned exterior cladding and frame elements.

   The Uplands and Highlands Victorian Style results from a composition of simple vertically oriented gable roofed rectangular masses aligned and connected either at right angles or off-set but parallel to each other. At connections, the masses step up or down to respect the natural terrain. The principal masses of the structure are almost always the same number of stories in height. One story secondary masses or wings are encouraged to settle the structure into the landscape. A full or partial width one-story porch always occurs on the front facade and may wrap around one or both sides of the building.

   Principal roofs are steep, symmetrically pitched gables with moderate overhangs at the eaves and rakes. A steeply pitched hip roof may form the connection between principal gable roofs. However the hip roof element must remain visually subordinate to the principal gable forms. Porch roofs are generally low pitched sheds. Dormer roof forms are often eclectic (gabled, shed, stylized) and forms may be intermixed.

Detailing and brackets should be very simplified rather than the lacy spandrels, trim and cornice line brackets of more refined, urban examples. Exterior cladding was almost always horizontal clapboard with decorative accent cladding at the gable ends.



Uplands and Highlands Victorian Examples

Uplands Victorian Example

Victorian

Massing	Neighborhood Center	Meadows	Uplands	Highlands
Main Massing Notes	Main mass in façade zone should have habitable spaces on one or two stories above grade. Third floor spaces in attic should be minimal.	The house must be an asymmetrical composition, preferably of at least two principal one and one-half or two story, gable roofed masses set at right angles to each other.	Simple, vertically oriented, and rectangular. Principal masses should be aligned and connected either parallel or at right angles to each other.	Simple, vertically oriented, and rectangular. Principal masses should be aligned and connected either parallel or at right angles to each other.
Main massing height	1 to 2 stories	1, 1-1/2, or two stories	1-1/2 or 2 stories. Maximum 2 stories plus 2' foundation.	1-1/2 or 2 stories. Maximum 2 stories plus 2' foundation.
Main massing symmetry	asymmetrical	asymmetrical	asymmetrical	asymmetrical
Secondary mass height	1, 1 1/2, or 2 stories	1, 1-1/2, or two stories	Visually subordinate to the principal masses either in height or mass or both.	Visually subordinate to the principal masses either in height or mass or both.
Secondary Mass Alignments	NA	NA	Parallel or at right angles. Garage in auto court arrangement need not be at 90 degrees.	Parallel or at right angles. Garage in auto court arrangement need not be at 90 degrees.
Misc Massing Restrictions			Masses should step up or down to respect the natural terrain. Downhill side of a structure includes three stories, the upper floor must be contained within the volume of the roof.	Downhill side of a structure includes three stories, the upper floor must be contained within the volume of the roof.

Victorian Example

Victorian Continued

Roofs	Neighborhood Center	Meadows	Uplands	Highlands
Primary Roof pitch	8:12 to 12:12	10:12 to 12:12	10:12 to 12:12	10:12 to 12:12
Primary Roof style	Gable (No sheds allowed for primary)	Gable (No sheds allowed for primary)	Gable (No sheds allowed for primary)	Gable (No sheds allowed for primary)
Primary eave and rake overhangs	6" to 18"	12” to 24”	12" to 24"	12" to 24"
Minor eave rake and overhangs	6" to 18"	12” to 24”	12" to 24"	Not specified
Minor elements roof pitch	2:12 to 6:12	2:12 to 6:12	2:12 to 12:12 Shed roof connections may not occur above a line 3/4ths the height of the roof from which they spring.	2:12 to 12:12 Shed roof connections may not occur above a line 3/4ths the height of the roof from which they spring.
Minor elements roof style	shed and hipped	gabled, shed or hip	shed, hipped, gable or eclectic	Shed, hip or gable
Exposed rafter tails required	No	No	No	NA
Maximum Dormer Width	12'	Not specified	16'	NA
Gable End Cladding	Cladding that introduces pattern, texture and color that differs from but complements the principal wall cladding is generally encouraged.	Cladding that introduces pattern, texture and color that differs from but complements the principal wall cladding is generally encouraged.	Cladding that differs from but complements the other wall cladding is strongly encouraged.	Cladding that differs from but complements the other wall cladding is strongly encouraged.
Misc Roofing Restrictions	The overhanging gabled ends and eaves are typically enclosed.	A hipped roof may be employed at the connection between primary gable roofs. Its pitch must be between 10:12 and 12:12. If a hipped roof is proposed, it must be a visually subordinate connector between the primary gable roofs. The latter may not appear simply as dormers on a large hipped roof.	A hipped roof may be employed at the connection between primary gable roofs. Its pitch must be between 10:12 and 12:12. If a hipped roof is proposed, it must be a visually subordinate connector between the primary gable roofs. The latter may not appear simply as dormers on a large hipped roof.	A hipped roof may be employed at the connection between primary gable roofs. Its pitch must be between 10:12 and 12:12. If a hipped roof is proposed, it must be a visually subordinate connector between the primary gable roofs. The latter may not appear simply as dormers on a large hipped roof.

Victorian Continued

Front Porch	Neighborhood Center	Meadows	Uplands	Highlands
Porch Requirement	A one-story covered front porch/entry facing the street and located within the façade zone. The porch/entry may be built along the side of the house, projecting in front of the house, or integrated into the mass of the house.	A one-story covered front porch/entry facing the street and located within the façade zone. The porch/entry may be built along the side of the house, projecting in front of the house, or integrated into the mass of the house.	A full or partial one-story covered porch must be placed on the front facade and may wrap around one or both sides of the building.	A full or partial one-story covered porch must be placed on the front facade and may wrap around one or both sides of the building.
Porch roof style	Shed, may have gable over entry	Shed, may have gable over entry	Shed or hip, may have gable over entry	Shed or hip, may have gable over entry
Porch roof pitch	2:12 to 6:12	2:12 to 6:12 for shed	2:12 to 6:12	2:12 to 6:12
Porch column thickness	"thin"	NA	Rustic proportions	Rustic proportions
Piers as Bases for Columns	NA	NA	Not required. Porch roof columns spring from deck level	Not required. Porch roof columns spring from deck level
Columns, beams, and bracket detailing	NA	NA	Some decorative detailing at base, capitol, connections. Simplified, rustic and reserved decorative detailing encouraged.	Some decorative detailing at base, capitol, connections. Simplified, rustic and reserved decorative detailing encouraged.
Space below porch	About 12" above grade. Open or latticed.	NA	30" or less open or screened, 18" or less solid	30" or less open or screened, 18" or less solid
Railings or parapet walls enclose porch	Not required if porch is within 30” of grade, but thin verticals if included	NA	Not required if porch is within 30” of grade. Railings: Vertical elements between top and bottom rails.	Not required if porch is within 30” of grade. Railings: Vertical elements between top and bottom rails.
Porch minimum depth and width	7' depth, 12' width	7' depth, 12' width	8' depth, 16 feet width	8' depth, 16 feet width
Misc Porch Restrictions	Typically the columns, beams and brackets have some decorative detailing along their edges, at the connections between them and at end conditions. Simplified and reserved decorative detailing is strongly encouraged.	If present, railings should consist of thin vertical balusters kept between double bottom rails rather than lagged to the fascia below.	Railings not required if front porch is at grade level	Railings not required if front porch is at grade level

Victorian Continued

Facade	Neighborhood Center	Meadows	Uplands	Highlands
Facade Symmetry	Asymmetrical	Asymmetrical	Asymmetrical	Asymmetrical
Façade Proportions	Vertical	Vertical	Vertical	Vertical
Primary Façade Individual Element Placement	Symmetrical	Symmetrical	NA	NA
Misc Façade Restrictions	There is often one large dominant window element centered at each floor on a façade. In general the primary elements of the facade of the house should have some decorative detailing. This detailing need not be historically correct, it may be simplified, abstracted, modern versions of the traditional detailing. In general structure is de-emphasized.	NA	The design of individual elements and masses of the house including roofs, porches, windows, and doors should be symmetrical. There is often one large dominant window element on the first story of principal masses on the facade.	The design of individual elements and masses of the house including roofs, porches, windows, and doors should be symmetrical. There is often one large dominant window element on the first story of principal masses on the facade.

Exterior Materials	Neighborhood Center	Meadows	Uplands	Highlands
General Materials Notes	NA	NA	More Rustic Materials	More Rustic Materials
Siding Materials	Horizontal bevel wood or simulated wood, horizontal T&G, horizontal ship lap. Vertical board or shingle (esp. gable ends)	Horizontal wood or simulated wood, vertical siding, shingle siding as accents	Wide reveal horizontal siding or timbers (fitted or chinked). Vertical board and batten siding is also permitted with a belt course not less than 2x12 (nominal) at each floor. The intent is to eliminate butt joints in board or batten cladding.	Wide reveal horizontal siding or timbers (fitted or chinked). Vertical board and batten siding is also permitted with a belt course not less than 2x12 (nominal) at each floor. The intent is to eliminate butt joints in board or batten cladding.
Base siding materials	Different wood siding, brick, stone or stucco. Metal panels may be acceptable.	Different wood, brick, stone, or stucco	Stone, stucco or wood.	Stone, stucco or wood
Base height range	12" to 24" typ. 36" max above floor level.	12" to 24" typ. 36" max above floor level.	Less than 3'. Lower than bearing floor.	NA
River Rock allowed	No	No	Not specified	No
Maximum masonry coverage	50% per elevation	50% of any elevation	50% of any elevation	2/3 of any elevation

Victorian Continued

Windows	Neighborhood Center	Meadows	Uplands	Highlands
Window preferences	Not specified	Vertically oriented double or single hung rectangular windows	No more than 3 windows may be ganged together.	No more than 3 windows may be ganged together.
Divided light notes	Not specified	Patterns may be spare: the upper glazing being divided into two or four panes.	Not specified	Not specified
Misc Window Notes	NA	NA	Bay windows shall be composed of three flat planes symmetrically arranged about the midline to imply either a right angled box, hexagonal or octagonal bay.	Bay windows shall be composed of three flat planes symmetrically arranged about the midline to imply either a right angled box, hexagonal or octagonal bay.
Door and Window Trim	NA	NA	2x (nominal) or thicker	2x (dimensional) or thicker

Highlands Victorian Example

8.2 Prairie Style

1. **Prairie Style Design Characteristics**
   The Prairie Style is an eclectic architectural vernacular defined by the dominance of horizontal line with spirited interplay of short vertical accents. Virtually every aspect of the design establishes the horizontal line. The structure is often set upon the broad base. The disposition of the principal or composite masses of the structure, the shape and proportion of the low hipped roof, the horizontal banding of the windows, with often a belt course or shelf roof between stories reinforce the horizontal. The resulting continuity of line, edge and surface lends horizontal unity to the design. Short vertical accents such as piers, mullions and subsidiary masses enliven the design. Ornamentation is rare and every feature of the building from the basic mass to the smallest detail is clear, precise and angular.

   Exterior materials typically include brick, stucco, and wood. Stone was rarely employed. Stucco is used in combination with rough sawn, stained wood that either suggested structure or served as trim. Brick, though not interspersed with other materials, was sometimes used on the first story with stucco and wood combined above. Horizontal wood siding was often employed in smaller communities of the Rocky Mountain west where brick and stucco materials and trades were not readily available, and where short construction seasons conspired against the more traditional Midwestern materials.

   The Prairie Style includes asymmetrical compositions of low rambling rectangular shapes with forward and/or laterally projecting elements. However, the most common vernacular form is more symmetrical, formal, and compact- the American Foursquare.

2. **Neighborhood Center and Meadows Prairie Style**
   Prairie Style residences in The Neighborhood Center and the Meadows should tend toward a compact expressions of the vernacular though they need not be symmetrical or highly formal. Contemporary interpretations of the vernacular are encouraged. Interpretations are expected to accommodate the changes in residential spaces and uses that have occurred over time, yet must express the underlying characteristics of the Prairie Style. Designs that evoke an international motif are strongly discouraged. In all regards, the Prairie Style residence must meet the other provisions contained in these Design Guidelines.

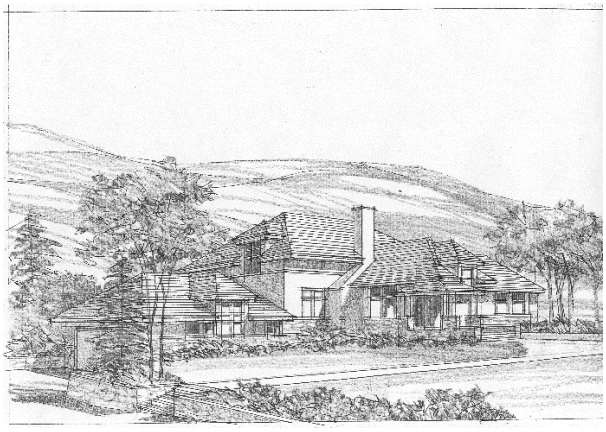
Neighborhood Center and Meadows Prairie Examples

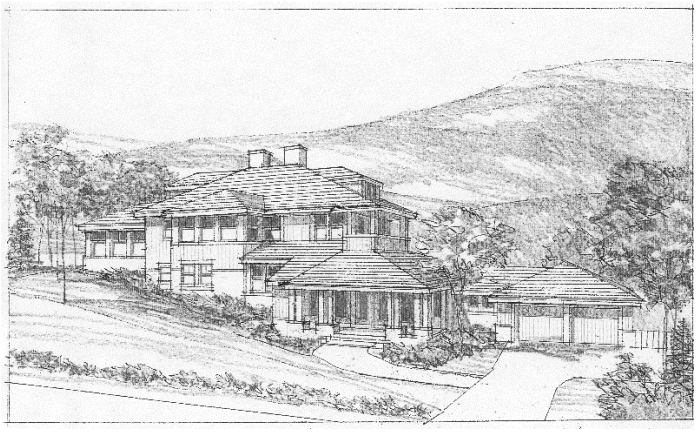
3. **Uplands and Highlands Prairie Style**
   The Uplands and Highlands Prairie Style is an eclectic architectural vernacular defined by the dominance of horizontal line with a spirited interplay of short vertical accents. Virtually every aspect of the design

establishes the horizontal line. The structure is often set upon a broad base. The disposition of the principal or composite masses of the structure, the shape and proportion of the low hipped roof, the horizontal banding of windows, with often a belt course or shelf roof between stories reinforce the horizontal. The resulting continuity of line, edge, and surface lends horizontal unity to the design. Short vertical accents such as piers, mullions and subsidiary masses enliven the design.

Nearly every feature of the Uplands and Highlands Prairie Style incorporates asymmetrical compositions of low rambling rectangular shapes with forward and/or laterally projecting elements. Compact, boxy two story structures such as the "American 4-Square" Prairie style that work well in The Meadows setting are not appropriate in The Uplands neighborhoods. The Uplands and Highlands Prairie Style is to be expressed in rustic exterior materials consistent with those of the other architectural styles in The Uplands neighborhoods.

Contemporary interpretations of the vernacular are encouraged. Interpretations are expected to accommodate the changes in residential spaces and uses that have occurred over time, yet must express the underlying characteristics of the Prairie Style. Designs that evoke an international motif are strongly discouraged.





Uplands and Highlands Prairie Examples

Uplands Prairie Example

Prairie

Massing	Neighborhood Center	Meadows	Uplands	Highlands
Main massing notes	In general, occupied space other than vaulted ceilings should not be created within the roof due to the lower roof pitches.	In general, occupied space other than vaulted ceilings should not be created within the roof due to the lower roof pitches.	In general, occupied space other than vaulted ceilings should not be created within the roof due to the lower roof pitches. Asymmetrical 1 story or 1 story over a walk-out level composition that steps with the terrain. Principal mass should be distinctly rectangular.	In general, occupied space other than vaulted ceilings should not be created within the roof due to the lower roof pitches. Asymmetrical 1 story or 1 story over a walk-out level composition that steps with the terrain. Principal mass should be distinctly rectangular.
Main Massing heights	1-2 stories	2 stories plus roof	1 story or 1 story over a walk-out level that steps with the terrain. Maximum two stories plus 2' foundation.	1 story or 1 story over a walk-out level that steps with the terrain. Maximum two stories plus 2' foundation.
Main massing symmetry	Overall symmetrical	Symmetrical and asymmetrical	asymmetrical	asymmetrical
Massing Base	NA	NA	Strong horizontal base that steps with the terrain.	Strong horizontal base.
Secondary mass(es) height(s)	1 story	1, 1-1/2, or two stories	At connections, the masses should step up or down to respect the natural terrain	Not specified
Misc massing restrictions	NA	NA	Full second story spaces may not exceed 25% of the building footprint. If the downhill side of a structure includes three stories the upper floor or floors must be set back from the lower floors by not less than 6 feet and demarked by a shelf roof.	Full height second story spaces may not exceed 33% of the building footprint. If the downhill side of a structure includes three stories the upper floor or floors must be set back from the lower floors by not less than 6 feet and demarked by a shelf roof.

Prairie Continued

Roofs	Neighborhood Center	Meadows	Uplands	Highlands
Primary Roof pitch	4:12 to 8:12	4:12 to 6:12	4:12 to 6:12	4:12 to 6:12
Primary Roof style	Hipped (no gables)	hipped	hipped	Hipped
Primary eave and rake overhangs	at least 30"	minimum 30 inches	36 inches or greater with enclosed flat boxed soffits.	36 inches or greater with enclosed flat boxed soffits.
Minor elements roof style	Shed or hipped (no gables)	shed or hipped	Hipped. Gables permitted at entry and garage.	Gables must be hipped except at entry and garage doors
Beam ends/brackets	Eave overhangs may be supported by simple brackets or struts.	Eave overhangs may be supported by simple brackets or struts.	NA	NA
Misc roof notes	Overhanging gabled ends and eaves may be open or enclosed with exposed rafters. Dormers are dominant elements, generally centered on the roof or aligned with the center of the porch.	The eaves may be open with exposed rafters or enclosed with either rake or flat soffits. A dormer centered on the front elevation roof is a common element.	The highest roof ridge should be located toward the upslope end of the structure. The lowest roof ridge should be located toward the downslope end of the structure.	The highest roof ridge should be located toward the upslope end of the structure. The lowest roof ridge should be located toward the downslope end of the structure.

Meadows Prairie Example

Prairie Continued

Front Porch	Neighborhood Center	Meadows	Uplands	Highlands
Porch height	One story	One story	One story	One story
Porch roof style	Hipped or Shed	hipped or shed	NA	NA
Porch column minimum cross section	c	Large, detailed	substantial columns	substantial columns
Piers as Bases for Columns	NA	Piers above deck level	Parapet or masonry piers slightly above railing height.	Parapet or masonry piers slightly above railing height.
Structural Beam at Porch	Yes	recommended	Yes. Resting on the porch columns.	Yes. Resting on the porch columns.
Columns, beams, and bracket detailing	Not specified	Not specified	columns with plinth and capitol	Columns with plinth and capitol.
Space below porch	Solid	Solid	Closed or solid. Less than 5' above finished grade.	Closed or solid. Less than 5' above finished grade.
Railings or parapet walls enclose porch	Open. Thin and widely spaced verticals. Railings not required if porch is within 30” of grade.	Not required if porch is within 30” of grade. Open as possible if included. Thin vertical pickets widely spaced.	Wall or parapet. Railings: slender vertical elements between substantial top and bottom rails. (Not required if porch is within 30” of grade)	Wall or parapet. Railings: slender vertical elements between substantial top and bottom rails. (Not required if porch is within 30” of grade)
Porch minimum depth and width	7' depth, 12' width	7' depth, 12' width	8' depth, 16 feet width	8' depth, 16 feet width
Misc Porch Notes	Generally, porch is centered on façade.	A seat height parapet may be provided with or without railing.	Porch may wrap around one or both sides of the building to form a broad veranda. It is encouraged to tie first floor porches directly to finished grade as site topography permits.	Porch may wrap around one or both sides of the building to form a broad veranda. It is encouraged to tie first floor porches directly to finished grade as site topography permits.

Prairie Continued

Façade	Neighborhood Center	Meadows	Uplands	Highlands
Symmetry	Overall facade should be symmetrical	Overall facade should be symmetrical	Overall composition should be asymmetrical.	Overall composition should be asymmetrical.
Façade Individual Element Placement	Symmetrical	Symmetrical	Not specified	Not specified
Facade Notes	Detailing should emphasize horizontal lines. With the exception of porch columns, structure is de-emphasized.	Detailing should emphasize horizontal lines. With the exception of porch columns, structure is de-emphasized.	Detailing of the facade and roof lines should emphasize horizontal lines including a strong horizontal base and horizontal façade detailing. May have some decorative detailing & need not be historically correct. May be simplified, abstracted or modern versions. Structural elements should be expressed.	Detailing of the facade and roof lines should emphasize horizontal lines including a strong horizontal base and horizontal façade detailing. May have some decorative detailing & need not be historically correct. May be simplified, abstracted or modern versions. Structural elements should be expressed.

Exterior Materials	Neighborhood Center	Meadows	Uplands	Highlands
Siding materials	Horizontal bevel wood or simulated wood, horizontal T&G, horizontal ship lap. No vertical siding.	Horizontal wood or simulated wood, horizontal tongue and groove, horizontal shiplap	Horizontal siding for the main body of the house should express a wide reveal. A narrower reveal is permitted for the second story frieze (if any). Shingle cladding is permitted.	All materials from General Considerations. Horizontal siding should express wide reveal. Narrow reveal is permitted for second story frieze. Shingle cladding is permitted.
Base siding materials	Different wood siding, brick, stone or stucco.	different wood, brick, stone or stucco	Strong horizontal base. Stone, stucco or substantial wood.	Strong horizontal base. Stone, stucco or heavier wood.
Base height range	24" to 36"	24" to 36"	Not more than 42 inches above the first floor elevation. Stone veneer may extend higher above the first floor elevation.	Not more than 42 inches above the first floor elevation. Stone veneer may extend up more than 42 inches.
Misc Material Notes	NA	A frieze of a distinctive cladding material is often applied to the second story or portions thereof to emphasize horizontal lines.	NA	NA
Trim	NA	NA	Trim for doors and windows, and corner boards should be 2x (nominal) or thicker and must stand proud of adjacent siding.	Trim for doors and windows, and corner boards should be 2x (nominal) or thicker and must stand proud of adjacent siding.

Prairie Continued

Windows	Neighborhood Center	Meadows	Uplands	Highlands
Window preferences	Windows (square or vertical rectangles) ganged for horizontal emphasis.	Horizontal emphasis. Ganged to a greater extent than with other architectural styles.	Windows may be ganged together more than other styles to emphasize horizontal of Prairie Style.	Windows may be ganged together more than other styles to emphasize horizontal of Prairie Style.
Divided light notes	Not specified	Patterns should emphasize horizontal lines.	NA	NA
Misc window notes	Individual windows within the series should be square or vertically oriented rectangles.	Individual windows within the series should be square or vertically oriented rectangles.	Individual windows within the gang should be vertically oriented rectangles of identical height and width.	Individual windows within the gang should be vertically oriented rectangles of identical height and width.

8.3 Craftsman Style

1. **Craftsman Style Design Characteristics**
   The Craftsman Style of architecture is identified by a principal rectangular mass of 1 or 1-1/2 stories. When present, side wings are subordinate to the principal mass. Roofs are gabled. The predominant form is medium-pitched front or side facing gables with second story rooms being contained within the volume created by the roof. All roofs have wide eave and rake overhangs. Among the most distinctive features of the style are the eave and gable ends that are almost never boxed or enclosed. The roof rafters are always exposed under the eave soffits. Substantial, decorative beams or braces appear under the gable rake soffits. Second story dormers are prevalent, serving living spaces contained within the volume created by the roof. Dormer roofs are gable or shed, however the two forms are rarely intermixed.

   One story covered porches of either full or partial width along the front of the building are common. Partial width porches are rarely less than half the façade width of the principal mass of the structure. Short, tapered square columns or groupings of smaller non-tapered columns that spring from more massive parapet height piers typically support the porch roof.

   The composition of the façade may be either asymmetrical or symmetrical. Symmetry is created by full width or centered partial width porches, window and door placement, and in the case of side gabled roofs, by a large centered dormer or a pair of lesser dormers. Asymmetrical expressions are well within the vernacular - typically being front-gabled with an offset partial width porch and its substantial roof gable.

   The most common exterior wall cladding in the Rocky Mountain west is clapboard primarily because of ready availability, ease of construction, and affordability, and where short construction seasons conspired against brick, stone, and stucco. Shingle, stone, brick, and stucco are sometimes used as exterior materials of the vernacular. Masonry was generally reserved for foundations, chimneys, porch post piers, and wainscot height base at or below first floor windowsill level.

Craftsman Example

2. **Use of River Rock in the Craftsman Style**
Along with the other masonry materials allowed in the Craftsman Style, Native Eagle River Valley river rock is conditionally permitted as an exterior material on Craftsman style homes only. Careful and purposeful lay-up of river rock is critical. Examples abound of poorly executed river rock applications that appear to be ill fitted, and glued-on.

River rock applications in Eagle Ranch must evoke the sense of mass and structural integrity that is implicit in masonry structures. The individual rocks' size range, general shape, orientation in the lay-up, tightness of fit, and resulting narrow, deeply raked mortar joints must be carefully and purposefully executed. To this end, a 4-foot high by 8-foot wide sample panel of the specified lay-up shall be constructed for DRB inspection and acceptance prior to approval of river rock. Applications that differ from the approved sample panel are subject to removal and re-installation. River rock applications in Eagle Ranch shall meet the following specifications:

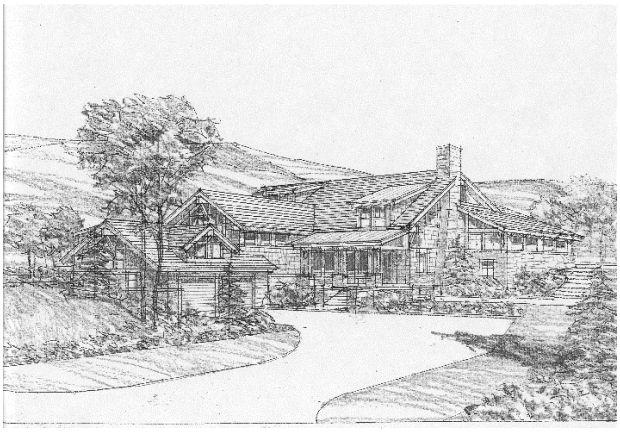
a. **Size Range of exposed face of any individual stone:**
   i. Minimum stone size = 4" x 6"; Smaller fitting-stones may be used occasionally to manage mortar joint width.
   ii. Maximum dimension = 16" in any dimension
   iii. The overall lay-up shall contain an evenly graded blend of sizes within the range.
b. **General shape and proportion exposed face of individual stones:**
   i. Not less than 70% of the exposed surface shall be comprised of distinctly oval or round-cornered rectangular shapes.
   ii. Not more than 30% of the exposed surface may be comprised of round or other polygonal shapes.
c. **Orientation of stones in the lay-up:**
   i. Orient shapes horizontally.
   ii. Place round or polygonal stones randomly within the field of horizontally placed oval stones.
   iii. Place larger, thicker stones within lower parts of the lay-up.
   iv. The overall exposed surface should be closely planar with a batter (if any) accommodating the use of the larger stones.
   v. Where river rock capstones are used, they shall be selected and fitted to form a strongly horizontal course not less than 6" in height.
d. **Fit and Mortar Joints:**
   i. Select and fit stones to nest into irregularities of and between the stones below;
   ii. Mortar joints shall be as narrow (1/4" to 3/4") and deeply raked while respecting the lay-up's stability.

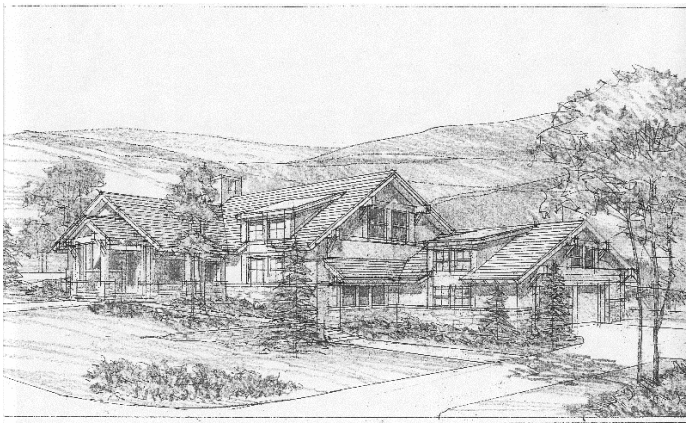
3. **Neighborhood Center and Meadows Craftsman Style**
Strong preference is given to gable roofs protecting entries and steps from snow and ice. Shed roofs over entries that require heated gutters are discouraged. Designs that evoke an international motif are strongly discouraged. Contemporary interpretations of the vernacular are encouraged. Interpretations are expected to accommodate the changes in residential spaces and uses that have occurred over time, yet must express the underlying characteristics of the Craftsman Style.

Neighborhood Center and Meadows Craftsman Examples

4. **Uplands and Highlands Craftsman Style**
The Uplands and Highlands Craftsman Style differs from the other styles in its roof forms, detailing, and expression of structure. Medium pitched gable roof forms with moderate to wide overhangs dominate. Substantial second story dormers are prevalent because occupied spaces are incorporated within the volume created by the roof. Among the most distinctive features of the Craftsman style are the level and type of exterior detailing - thence the name "Craftsman." Structural elements are expressed rather than hidden. Shaped rafter tails are always exposed under the eaves. Substantial, decorative beams or braces appear under the gable rake ends.

Craftsman Style in the Uplands and Highlands neighborhoods incorporates asymmetrical compositions of the Craftsman style of architecture with emphasis on American Bungalow forms.





Uplands and Highlands Craftsman Examples

Craftsman

Massing	Neighborhood Center	Meadows	Uplands	Highlands
Main Massing Notes	The design of individual elements / masses of the house including roofs, porches, windows, and doors should be symmetrical.	Second story rooms are largely contained within the volume of the roof. Designs with a minor portion of the second story fully expressed may be approved upon specific finding of the DRB.	Asymmetrical 1 story or 1 story over a walk-out level composition that steps with the terrain. Principal mass should be distinctly rectangular. Parallel or 90° alignment between masses are preferred.	Asymmetrical 1 story or 1 story over a walk-out level composition that steps with the terrain. Principal mass should be distinctly rectangular. Parallel or 90° alignment between masses are preferred.
Main massing height	1 1/2 stories (2nd story in roof)	1 or 1-1/2 stories	1 or 1-1/2 stories. Maximum two stories plus 2' foundation.	1 or 1-1/2 stories. Maximum two stories plus 2' foundation.
Main massing symmetry	Overall Symmetrical or asymmetrical	NA	asymmetrical	Asymmetrical
Secondary mass(es) height(s)	1 or 1 1/2 stories	1 or 1-1/2 stories	At connections, the masses should step up or down to respect the natural terrain.	Clearly subordinate in floor area and height of the primary masses.
Misc massing restrictions	NA	The combination of principal and secondary masses of the structure may be asymmetrical.	Full second story spaces may not exceed 25% of the building footprint. Two story walls facing the street are strongly discouraged. Where the downhill side of a structure includes three stories the upper floor must be fully contained within the volume created by the roof.	Second story habitable spaces, not incorporated into the volume created by the roof, may not be more than 25% of the building footprint. Where the downhill side of a structure includes three stories the upper floor must be fully contained within the volume created by the roof.

Highlands Craftsman Example

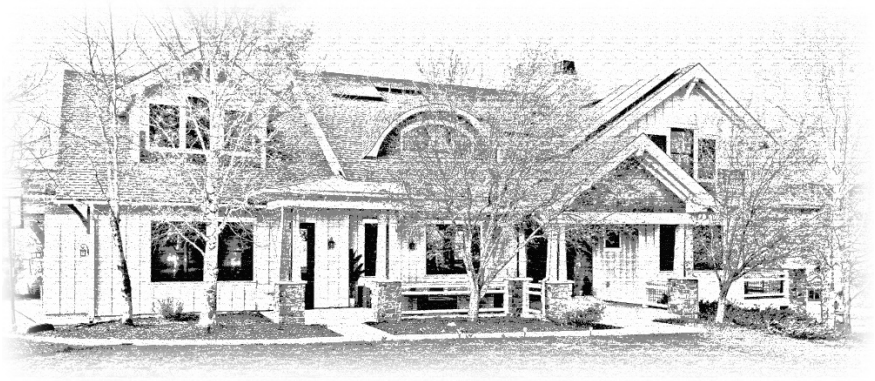
Craftsman Continued

Roofs	Neighborhood Center	Meadows	Uplands	Highlands
Primary Roof pitch	5:12 to 8:12	6:12 to 10:12	6:12 to 10:12	6:12 to 10:12
Primary Roof style	Gables	Gable	Gable	Gable
Primary eave and rake overhangs	minimum 30 inches w/ beams and brackets	minimum 30 inches w/ beams and brackets	30" to 48"	30" to 48"
Minor eave rake and overhangs	NA	minimum 18 inches	NA	NA
Minor elements roof pitch	NA	NA	2:12 to 10:12	2:12 to 10:12
Minor elements roof style	Dormers: shed or gables	Dormers: shed, gables, or eclectic with historic precedent in Craftsman style	Gable, shed, or eyebrow gable.	Gable, shed, or eyebrow gable.
Exposed rafter tails	Typical	Required all eave overhangs	Required all eave overhangs. Max spacing between = 48".	Required all eave overhangs. Max spacing between = 48".
Beam ends/brackets	Some ornamental detailing at the connections and end conditions.	Rake end look-out beams and/or brackets having some ornamental detailing at the connections and/or end conditions are required.	Beams and/or brackets having some ornamental detailing at the connections and end conditions must support rake ends.	Beams and/or brackets having some ornamental detailing at the connections and end conditions must support rake ends.
Misc Roofing Restrictions	No hipped roofs Overhanging gabled ends and eaves are typically open with exposed rafters.	Hipped roofs may be used on wrapped porches; however, hipped roofs are not permitted elsewhere on the structure. Overhanging gabled ends and eaves are typically open.	Upper-story living spaces are incorporated into the volume created under these roof forms.	Substantial second story dormers are prevalent: occupied spaces are within volume of the roof.

Uplands Craftsman Example

Craftsman Continued

Front Porch	Neighborhood Center	Meadows	Uplands	Highlands
Porch Requirement	A one-story covered front porch/entry facing the street and located within the façade zone. The porch/entry may be built along the side of the house, projecting in front of the house, or integrated into the mass of the house.	A one-story covered front porch/entry facing the street and located within the façade zone. The porch/entry may be built along the side of the house, projecting in front of the house, or integrated into the mass of the house.	A one story covered front porch incorporating the front entry is required. Porch may wrap onto one or both sides of the residence.	A one story covered front porch incorporating the front entry is required. Porch may wrap onto one or both sides of the residence.
Porch roof style	Gable or shed	Shed, gable or hipped (on porch only)	NA	NA
Porch column minimum cross section	12" or more	Substantial. 8 inches square, or grouped 4x4's	Massive, short tapered, square or grouped.	Massive, short tapered, square or grouped.
Piers as Bases for Columns	NA	Required, capped, 42" tall minimum, masonry or siding	Massive, capped piers that rise ground level to above the porch railing level. The piers may extend to the porch roof structure.	Massive, capped piers that rise ground level to above the porch railing level. The piers may extend to the porch roof structure.
Structural Beam at Porch	Beams and brackets.	Required that spans columns	Yes. Resting on the porch columns.	Yes
Columns, beams, and bracket detailing	Typical decorative detailing along edges, connections and at end conditions.	The columns, beams and brackets have some decorative detailing along their edges, at the connections between them, and at end conditions.	Simplified, rustic, and reserved detailing at base, capitol, connections to beams and brackets and at beam end conditions.	Simplified, rustic, and reserved detailing at base, capitol, connections to beams and brackets and at beam end conditions.
Space below porch	Solid	Enclosed	Always solid, clad with same material as base of house.	Always solid, clad with same material as base of house.
Railings or parapet walls enclose porch	Portions of railing or wall solid, up to 3' high.	Required	Parapet: Full or half with truncated railing. Railings between piers and columns (not required at grade level)	Parapet: Full or half with truncated railing. Railings between piers and columns (not required at grade level)
Porch minimum depth and width	7' depth, 12' width	7' depth, 12' width	8' depth, 16 feet width	8' depth, 16 feet width



Uplands Craftsman Example

Craftsman Continued

Facade	Neighborhood Center	Meadows	Uplands	Highlands
Facade Symmetry	Overall: Symmetrical or Asymmetrical	The composition of elements on individual masses of the house should favor symmetry.	NA	NA
Misc Façade Notes	Detailing of façade and roof should emphasize horizontal lines. Primary elements of façade should have some decorative detailing.	Primary façade elements should express structure, emphasize horizontal lines, and have some decorative detailing.	In general the primary elements of the facade of the house should have some decorative detailing. The façade should express elements of underlying structure.	In general the primary elements of the facade of the house should have some decorative detailing. The façade should express elements of underlying structure.

Exterior Materials	Neighborhood Center	Meadows	Uplands	Highlands
Siding Materials (regarding specific style)	Horizontal bevel wood or simulated wood, horizontal T&G, horizontal ship lap. Vertical board or shingle (esp. gable ends)	Wood or simulated wood: bevel, horizontal tongue and groove, horizontal shiplap	Horizontal wide reveal timbers (fitted or chinked); wood, simulated wood products, shingles. Vertical board and batten used sparingly.	Horizontal wide reveal timbers (fitted or chinked); wood, simulated wood products, shingles. Vertical board and batten used sparingly.
Base siding materials	Different wood siding, brick, stone or stucco. Metal Panels.	Brick, stone, stucco or heavier wood	Stone, stucco or heavier wood.	Stone, stucco or heavier wood.
Base height range	12" to 24" typ. 36" max.	less than 36"	30 inches above first floor level or full wall height of a walk-out level. Stone veneer may extend higher than 30 inches.	30 inches above first floor level or full wall height of a walk-out level. Stone veneer may extend higher than 30 inches.
River Rock allowed	No	Yes	Yes	Yes
Trim	NA	NA	Trim for doors and windows and corner boards should be 2x (nominal) or thicker and must stand proud of other wall cladding by not less than ¼ inch.	Trim for doors and windows and corner boards should be 2x (nominal) or thicker and must stand proud of other wall cladding by not less than ½ inch.

Windows	Neighborhood Center	Meadows	Uplands	Highlands
Misc window notes	NA	NA	Bay windows shall be composed of three flat planes symmetrically arranged about the midline to imply a right angled box bay. Bay windows that emulate hexagonal or octagonal forms are discouraged in the Uplands and Highlands Craftsman style as they are more suited to the Victorian vernacular.	Bay windows shall be composed of three flat planes symmetrically arranged about the midline to imply a right angled box bay. Bay windows that emulate hexagonal or octagonal forms are discouraged in the Uplands and Highlands Craftsman style as they are more suited to the Victorian vernacular.

8.4 Alpine Ranch Style in the Highlands

(Not permitted in other Eagle Ranch neighborhoods)

1. **Alpine Ranch Design Characteristics**

   The Alpine Ranch Architectural Style calls for a scale of architecture that is personal and intimate that settles quietly into the landscape. This merging of site and building can be further enhanced by transitional places that blur the line of indoor and outdoor with the addition of covered porches, decks, patios, and terraces.

   The form and scale of this style presents buildings of simple, additive parts that reflect a more human scale and express the functions they enclose. The Alpine Ranch Style favors building compositions of smaller-scaled components that recall traditions in regional high country ranch and alpine buildings. Central forms of simple geometry enhanced by additive elements such as porches, bay windows, dormers, balconies, doorways, and divided window patterns add richness and variety.

   The Alpine Ranch Architectural Style is expressed in direct and authentic use of stone, wood, and painted metals comprised of an honest simplicity of form and structure. The composition evokes a relaxed, casual lifestyle.

   The goal is to retain a simple order, and an honest and direct structure that can respond to the topography and create visual interest without being overly complex.

2. **Alpine Ranch Design Considerations**
   a. The use of rustic materials (e.g. shingles, board and batten siding, heavy planks, chinked timbers, and siding) should be carefully balanced with craftsmanship in detailing.
   b. Timber trusses, beams, rafters, corbels and trim must be carefully proportioned and detailed to avoid an unnatural coarseness.
   c. Full metal roofs may be approved on “Alpine Ranch” style homes within the Highlands. Low reflectance metal roofing such terne metal, “Gavlatique”, pre-weathered galvanized steel, patinaed copper, weathering corrugated steel or factory applied painted and non-reflective steel may be acceptable on Alpine Ranch style homes.
   d. Placement, shape, and size of dormers should take into consideration the scale and proportions of the primary building as well as interior spaces and functions.
   e. Dormer materials may be selected from the exterior wall materials and roofing materials used on the building.

Alpine Ranch Example

Massing	Highlands
Main massing notes	Massing shall be based upon combining one or more central forms of simple geometry with secondary elements added to them. Composition of additive forms, maintain human scale.
Main massing symmetry	Avoid rigid symmetry. Overall composition should be asymmetric, yet balanced and well-proportioned.

Roofs	Highlands
Primary Roof pitch	6:12 to 12:12 Lower pitched shed roofs as major roofs may be considered by the DRB if a strong case can be made for their use.
Primary Roof style	If major shed roofs are to be used, it is preferable that the sheds be used in conjunction with a primary gable roof form.
Minor elements roof pitch	2:12 to 12:12
Minor elements roof style	Dormers are strongly encouraged as both functional and aesthetic elements of Alpine Ranch Style.
Misc roof notes	Roofs should be comprised of simple forms to convey shelter and protection.

Front Porch	The design of porch column and railing detail, configuration, and color, provides a great opportunity for individual expression.

Façade	Highlands
Symmetry	Asymmetrical assembly of additive elements.
Façade Individual Element Placement	Individual masses within the composition may incorporate symmetrical placement of windows and doors.

Exterior Materials	Highlands
Siding materials	The Alpine Ranch Style may be rendered in any approved exterior materials.
River Rock allowed	Not for full stone walls.
Misc Material Notes	Homes with stone walls on more than 50% of walls may be considered by the DRB on a case by case basis.

Windows	See General Arch.

APPENDIX A: Eagle Ranch Design Review Process for New Homes and Major Exterior Alterations

Contact: Design Review Board Administrator: 970-328-2174 eagleranchdrb@eastwest.com

Design Review Board (DRB) approval is required for all new homes and major modifications to existing properties, prior to issuance of a building permit.

The design review process utilizes Design Guidelines adopted by the Board of Directors of the Homeowners Association. The Guidelines and the Design Review process are required pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Eagle Ranch. The current Guidelines are posted on the Eagle Ranch website. All applicants are encouraged to familiarize themselves with the Guidelines and all Governing Documents before submitting plans for the design review process.

1. Register your Project

The Design Guidelines, fee schedules, contact information, and related project requirements are updated as needed. Please email the DRB Administrator, eagleranchdrb@eastwest.com, to register your project so you are on our radar. The DRB administrator will supply or direct an applicant to the appropriate application forms and/or links.

2. Scheduling

The DRB will address requests for approval of an application in the order in which applications are received, subject to the volume of submitted applications at the time of submittal. Verification of the receipt of all required materials for an application occurs when the DRB Administrator has independently determined that all required materials have been submitted. Once the DRB Administrator determines that all required materials are received, the Applicant will be notified accordingly and the application will be set upon the DRB meeting schedule. Alternatively, if once the DRB completes its review of the application for completeness it is determined that the application is not complete, the Applicant will be advised of additional documents, materials, and information needed which process shall continue until the DRB Administrator determines that all required documents, materials, and information have been received. The Applicant will be notified, and the application will be set upon the DRB meeting schedule. The mere submittal of an application and accompanying materials does not constitute receipt by the DRB of all required materials.

All required materials for Preliminary or Final review must be submitted to the DRB in accordance with the Submittal Deadlines established for each DRB Meeting date. To expedite the design review process, ensure that the Preliminary Submittal is complete according to the Master Design Guidelines. Incomplete submittals will cause delays in the review process.

3. Fees & Deposits

The current fee and deposit schedule is available on the Eagle Ranch website.

4. DRB Meetings

The DRB typically meets monthly, on the third Thursday of each month. Meetings are held in the conference room of the Eagle Ranch offices at 1143 Capitol Street, Suite 208. Meetings are scheduled to begin at 2:00PM and usually complete by 5:00PM. The DRB Administrator will provide an agenda to each applicant scheduled for the upcoming meeting. Times associated with the agenda are estimated start times and not a definitive start time. These meetings are open to the public. The meetings are subject to change due to staffing and quorum requirements. Meetings are held in person with hybrid options available.

5. Design Review Process

The design review process consists of the following:

- Pre-design conference (required for new construction)
- Preliminary review (required for new construction)
- Final Review (required)
- Technical Review (required)

Pre-Design Conference

The DRB Administrator will conduct a pre-design conference for all new construction projects and may request a meeting for major modifications to existing properties. These meetings are intended to clarify design questions or help an applicant interpret the Guidelines under unique circumstances. The fee charged for the pre-design conference is outlined in the current fee schedule.

Preliminary & Final Reviews

Each application package completes a two-step process of preliminary and final review. The requirements for each package can be found in the Design Guidelines and Application forms available on the Eagle Ranch website. The applicant's submittal packages are reviewed by the DRB Administrator, who provides the DRB Board analysis on the application's compliance with the guidelines. The applications are reviewed at regularly scheduled DRB meetings. You must schedule submission of your application to begin the review process with the DRB Administrator who can determine the next available slot. Applications and supporting documentation/plans shall be in electronic format and uploaded to the appropriate Drop-Box folder.

Technical Review

Prior to applicants submitting plans to the Town of Eagle for a Building Permit, the DRB Administrator will review the final plan set, including architectural, landscaping, and structural plans, for compliance with Eagle Ranch Design Guidelines and to ensure the final plans match those reviewed by the Design Review Board.

It is the applicant's responsibility to ensure that the final plans match those reviewed and approved by the Board. Modifications between final review and technical review may result in delaying your approval.

The Town of Eagle requires a set of plans approved by the Design Review Board Administrator prior to commencement of your review for a building permit.

6. Construction Process

The DRB staff and Board also conduct meetings, inspections, and compliance reviews throughout the construction process. A handy ***construction phase checklist*** is available on the Eagle ranch website to manage DRB required inspections, deadlines, and submittals. ***Prior to construction*** the applicant's contractor must contact the Administrator to schedule an onsite pre-construction meeting. The purpose of this meeting is to ensure that the contractor is familiar with the protocol for constructing a home in Eagle Ranch and to alert the contractor to specific site issues or any changes to the Guidelines or construction procedures.

It is the contractor's and/or applicant's responsibility to maintain the construction site in an orderly manner. Failure to sweep the streets and keep them clear of mud, prevent overflowing trash dumpsters or blowing trash, or maintain the construction fencing will require the Eagle Ranch HOA staff to conduct site cleanup work. Any cleanup work will be charged to the applicant for time, materials, and administrative oversight.
These charges will be invoiced or deducted from the builder's compliance deposit as well as any other violations of the Eagle Ranch Rules & Regulations and the construction documents. Prior to rough framing inspection, which is conducted by the Town of Eagle Building Department, the applicant shall provide to the DRB verification of the height of the building. A Height Verification Form is attached to the Final Review Application or may be obtained from the DRB Administrator.

7. Completion and Closure

A final inspection will occur when all landscaping and exterior light fixtures have been installed, all vents and flues have been painted to match the exterior color of the home, chimney caps are on, and all traces of construction have been cleared from the property, and if necessary, the adjacent property is restored (reseeded and irrigated etc.). Before the DRB will issue a Certificate of Completion and the builder's completion deposit returned: the DRB will inspect to determine all work is completed per the approved plans and copies of the Improvement Location Survey (or ILC).

APPENDIX B: Eagle Ranch Design Review Process for Moderate and Minor Exterior Alterations

Contact: Design Review Board Administrator: 970-328-2174 eagleranchdrb@eastwest.com

Design Review approval is required for all exterior alterations to existing properties, this includes projects that will not require a building permit from the Town of Eagle.

The design review process utilizes Design Guidelines adopted by the Board of Directors of the Homeowners Association. The Guidelines and the design review process are required pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Eagle Ranch. The current Guidelines are posted on the Eagle Ranch website. All applicants are encouraged to familiarize themselves with the Guidelines and all Governing Documents before submitting plans for the design review process.

1. Register your Project

The Design Guidelines, fee schedules, contact information, and related project requirements are updated as needed. Please email the DRB Administrator, eagleranchdrb@eastwest.com, to register your project so you are on our radar. The DRB administrator will supply or direct an applicant to the appropriate application forms and/or links.

2. Scheduling

Design Review Board applications for Minor and Moderate Exterior Alterations are required to maintain the aesthetics and requirements of the Design Guidelines for the associated Eagle Ranch neighborhood. Complete applications, payment, and submittal documents will be required in order to review each project. Submittal guidelines can be found on the Eagle Ranch website.

Applications and submitted materials verified to conform with current guidelines may be approved by the Administrator. Applications and submitted materials that do not conform with current guidelines may be subject to review by the Board and those applications will be placed on the agenda for the next regularly scheduled meeting.

3. Fees & Deposits

The current fee and deposit schedule is available on the Eagle Ranch website. Please ensure you submit the correct checks and amounts at the time of application.

Applications for minor alterations that are substantially like for like, may have fees waived by the DRB Administrator or his/her designee.

4. DRB Meetings

The DRB typically meets monthly, on the third Thursday of each month. Meetings are held in the conference room of the Eagle Ranch offices at 1143 Capitol Street, Suite 208. Meetings are scheduled to begin at 2:00PM and usually complete by 5:00PM. Should your application be required to be reviewed by the Design Review Board, the DRB Administrator will provide an agenda to each applicant scheduled for the upcoming meeting. Times associated with the agenda are estimated start times and not a definitive start time. These meetings are open to the public. The meetings are subject to change due to staffing and quorum requirements. Meetings are held in person with hybrid options available.

5. Design Review Applications

Minor Alteration
Minor Alterations consist of alterations that do not add square footage to a home and include repairs and maintenance requiring changes in materials and/or color (roof, paint, windows), minor landscaping changes, and minor fence modifications.
Moderate Alterations
Moderate Alterations that consist of additional square footage must be approved by the Design Review Board and include, but are not limited to, deck addition, pool/spa, roof overhang additions, property out buildings. Business signage must be reviewed and approved by the board.

6. Completion and Closure
A final inspection will occur when all modifications have been completed.

APPENDIX C: Eagle Ranch Design Review Board Construction Inspections and Regulations

1. CONSTRUCTION INSPECTIONS

The Town of Eagle is the responsible agency for construction inspections. The Design Review Board will also inspect construction progress at certain milestones as follows:

1.1 Pre-Construction On-Site Meeting

a. Purpose

The purpose of the Pre-Construction Meeting on site is to assure that the builder and owner have installed the elements of the Construction management plan prior to any other construction on the site.

b. Action

Applicant shall notify the Design Review Administrator as soon as the building permit is received and before commencement of any construction activity. At that time, the Owner, Owner's Representative, and/or Builder will schedule the on-site meeting with the DRB Administrator to review the installation of all elements of the Construction Management Plan. Once the Construction Management Plan elements are properly installed, the DRB Administrator will release the site for construction. A copy of the building permit issued by the Town of Eagle must be emailed to EagleRanchDRB@eastwest.com.

1.2 Material and Color Mockup

a. Purpose

The purpose of the Mockup is to ensure that all colors and materials used on a project are in compliance with the Eagle Ranch Design Guidelines. The mockup allows the DRB to verify and approve colors and materials prior to installation.

b. Action

Prior to the application of any materials or colors onto the structure, a Material and Color Mockup must be constructed on site and approved by the DRB. This mockup must contain any and all applicable exterior colors and materials including, but not limited to: roofing, fascia, rake, soffit, corner board, siding, masonry, window details (casing, head, jamb, sill, apron, mullions, grilles, etc), and so on. Please refer to Appendix I or the Material and Color Board Mockup detail drawing.

1.3 Foundation Location Certificate and Inspection

a. Purpose

The purpose of the Foundation Location Certificate and Inspection is to assure that the foundation is located in accordance with the approved plans and that no encroachment into setbacks or easements occurs.

b. Action

The Owner is responsible to provide the DRB with a copy of the Foundation Location Certificate prepared by a licensed Surveyor. This should be done immediately following the completion of the foundation and prior to commencement of the framing of the house.

1.4 Improvement Location Certificate Inspection

a. Purpose

The purpose of the Improvement Location Certificate – including Framing/Building Height inspection is to assure that the building is being built in accordance with approved plans.

b. Action

The Owner is responsible to notify the Design Review Board at the same time as the Town of Eagle is notified for its framing inspection. If the building height is as provided in the approved drawings, the DRB will issue a Building Height Certificate. If the built height exceeds the approved height, remedial measures shall be required which may include but not be limited to construction stop order pending re- submittal for amended final plan approval, and/or framing demolition and reconstruction to the approved design.

1.5 Design Changes During Construction

a. Purpose

It is common for the design of new homes to be refined during the construction process. To the extent that such changes differ from the approved design, the Owner is responsible to seek and obtain DRB approval for such changes prior to implementation. The DRB will make reasonable efforts to review such changes promptly. However, if in the sole opinion of the DRB Administrator such changes constitute a substantial change from the approved design, full board action at a regularly scheduled meeting may be required.

b. Action

The Owner is required to present proposed changes to the DRB for approval prior to implementation. The DRB submittal and review process for design changes during construction will be managed to an appropriate level based on the scope of the proposed changes. Minor changes may be addressed administratively, whereas more substantial changes may require full DRB action. The DRB will make every reasonable effort to act on such changes in a timely manner.

1.6 Certificate of Compliance Review

a. Purpose

The purpose of the Certificate of Compliance Review is to assure that the residence and all site improvements are constructed in accordance with the approved Final Design. The Town of Eagle requires a Certificate of Compliance from the Design Review Board prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

b. Action

The Owner is responsible to notify the Design Review Board when the residence is ready for the Certificate of Compliance Review. The DRB will conduct a site visit and inspection to confirm that the project is constructed as approved, and that there are no outstanding fines or other sanctions. When confirmed, the DRB will issue a Certificate of Compliance and release the residual of the Construction Compliance Deposit.

1.7 Temporary Certificate of Compliance

A Temporary Certificate of Compliance (TCC) with specific completion date and conditions may be issued before all exterior elements of the project are complete. In the event that a TCC is requested, the Owner may be required to increase Construction Compliance Deposit (CCD) in an amount sufficient to cure the conditions. The increased CCD may be in the form of cash deposit or an Irrevocable Letter of Credit in favor of the Eagle Ranch Association.

As soon as the TCC conditions are cured a final Certificate of Completion will be issued and CCD shall be promptly released to the owner. If the TCC conditions are not cured within the specified time, the DRB may apply the CCD toward completion of TCC conditions. Any residual of the bond and CCD will be returned to the Owner upon completion of TCC conditions.

1.8 Continuity of Construction

As provided in Section 6.11.5 of the Declaration for Eagle Ranch, all improvements and construction commenced on the Residential Lots will proceed diligently and will be completed within fifteen (15) months after commencement, unless an exception is granted in writing by the Design Review Board. If work is commenced and construction is subsequently abandoned or dormant for more than ninety (90) days, or if construction is not completed within the required time frame, then after notice and opportunity for a hearing, the Association may impose fines every other day

until construction is completed. Fines may be assessed separately or deducted from the Owner's Compliance Deposit. Any fines separately assessed and not deducted from the Compliance Deposit will be considered a default Assessment and subject to the Association's lien against the property as provided in the Declaration. In its sole discretion, the Executive Board may grant extensions of time for completion due to circumstances beyond the Owner's or contractor's reasonable control.

Failure to commence or complete construction within the required time frames may result in forfeiture and/or surrender of the Construction Compliance Deposit at the sole and absolute discretion of the Executive Board.

2. CONSTRUCTION REGULATIONS

The purposes of these Construction Regulations include, without limitation:

i. To promote the orderly development of homesites;
ii. To avoid unnecessary damage to the site and adjacent properties;
iii. To minimize construction impacts on the neighborhood;
iv. To preserve and protect the health, safety and welfare of persons and property in the community; and
v. To implement agreements between Eagle Ranch, its homeowners, and the Town of Eagle.

Each Owner is responsible to implement these Construction Regulations with his contractors, subcontractors, suppliers, their employees, and all others associated with construction on the homesite.

Any violation of these construction regulations may be considered a nuisance per the Declaration for Eagle Ranch and may result in fines or other sanctions.

In addition, violations of the Eagle Ranch Construction Regulations by any Owner or by the Owner's contractors, subcontractors, material suppliers, or any employees or agents thereof, may be considered Health and Safety violations, subject to separate and/or additional fines.

2.1 Safety -

The Owner is responsible to comply with all governmental safety regulations for construction activities arising from his homesite. The Owner should ensure that agreements with contractors, subcontractors, suppliers, their employees and other agents provide for construction site safety and cleanliness.

2.2 Construction Fence –

A green plastic construction fence not less than 42 inches tall shall be installed around the perimeter of the lot or the established 16,500 square foot Limits of Disturbance prior to commencement of construction. One opening not more than 20 feet in width may be provided for access to the construction site. The construction fence must be maintained in good working order throughout the duration of the construction process.

2.3 Erosion control and drainage -

Erosion control measures (silt fence) shall be installed prior to any other construction activity on the site. The silt fence must be continuous around the Limits of Disturbance with the 20' exception at the site entrance. Such measures shall be maintained in working order throughout the construction period. Should erosion control measures fail, all other construction activity shall cease until erosion controls and any damages are repaired.

2.4 Homesite Access -

Homesite access is restricted to and from the street frontage of the homesite. Access or egress across other properties is prohibited except as prior written permission may authorize.

2.5 Restoration or Repair of Property Damage -

Any damage or scarring of other properties including but not limited to other homesites, driveways, roads, curb, gutter and other public street improvements is not permitted. Should such damage occur, it shall be repaired and/or restored promptly at the expense of the person or entity causing the same; provided however, that the Owner of the site is ultimately responsible to fully repair any damage that occurs as a result of construction on the homesite.

2.6 Construction Trailers/Portable Field Offices -

A single construction field office may be approved for placement on the homesite during the construction period as shown on the approved Construction Management Plan.

2.7 Storage of Materials and Equipment -

At Owner's sole and absolute risk, the Owner and builder are permitted to store construction materials and equipment on the construction site during construction. Such materials and equipment shall be placed, properly covered and secured in a neat and orderly manner. No materials or equipment may be staged or stored on the site more than 3 days prior to the commencement of construction. All material storage must be kept within the Limits of Disturbance.

2.8 Site Cleanliness -

Each construction site shall be kept neat and orderly to prevent visual nuisance for other properties. Owners and contractors shall provide an adequately sized container for debris and shall clean up all trash and debris on the construction site on a daily basis.

Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. Wind scattered debris shall be retrieved immediately and disposed of properly.
Trash and debris shall be removed from each construction site on a timely basis to a dumping site located off the project. No dumping, burying or burning of construction debris is permitted on any property in Eagle Ranch. Mud, dirt or debris resulting from construction activities on the site shall be removed promptly from streets or adjacent properties.

Roll-offs and construction dumpsters must be tarped or covered every night. They must also be tarped or covered when they are removed for dumping.

2.9 Sanitary Facilities -

Each builder shall provide adequate sanitary facilities on site during construction.

2.10 Construction Hours

Construction hours are limited to the following:

Day of week	Construction Hours
Monday - Friday:	07:00 to 19:00 (7 a.m. to 7 p.m.)
Saturday:	09:00 to 18:00 (9 a.m. to 6 p.m.)
Sunday/Holiday:	No outside construction or construction support is permitted at any time on Sundays and the following Holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Finish work and its support activities that occur within a fully enclosed structure are permitted between the hours of 09:00 and 18:00 (9a.m. to 6 p.m.) on Sundays and the above listed Holidays.

2.11 Construction Noise -

Use of radios, tape players, CD players etc. shall be restrained so as not to be a nuisance on any adjoining property or public street. Machinery shall not be operated before or after construction hours. Concrete pours shall be scheduled with customarily adequate time to complete the pour within authorized construction hours.

2.12 Vehicles and Parking -

Use of other homesites for construction parking is not permitted except as prior written permission may authorize. Construction vehicles and equipment may be parked in areas as shown on the approved Grading/Construction Management Plan.

2.13 No Dogs Allowed –

The Town of Eagle required Eagle Ranch to adopt policies prohibiting dogs at construction sites. Contractors and subcontractors are prohibited from bringing any dog into Eagle Ranch, including dogs kept inside motor vehicles. Violations of this policy shall result in the immediate eviction of the dog and the dog's owner or owner's representative from Eagle Ranch. Repeated violations of the dog prohibition are considered continuing violations with no cure period and fines levied immediately.

2.14 Miscellaneous Construction Policies –

The following miscellaneous construction policies apply to all owners, contractors, sub-contractors, suppliers and their employees on site during construction:

a. Changing oil on any vehicle or equipment, or discharge of oil or other petroleum products onto the ground, into utility structures, or into waters of the site is prohibited.

b. Concrete truck or equipment wash-out or disposal of excess concrete is prohibited except as shown on Grading/Construction Management Plan.

c. Removal of plant materials, or topsoil from any property other than the subject homesite is prohibited.

d. Carrying any type of firearm is prohibited.

e. Only one construction sign (no larger than 4'x4') as approved by the DRB is permitted on each homesite.

f. A minimum of one 1016 ABC rated dry chemical fire extinguisher shall be conspicuously located and immediately available on each construction site.

ENFORCEMENT

3.1 Authority to Fine

3.1.1 Section 4.12.18 (as amended) of the Bylaws of the Eagle Ranch Association (Association) provides the power, duty and procedures to impose fines and other sanctions for violations of rules and regulations of the Association. The Design Guidelines, including but not limited to the Construction Regulations, are rules and regulations of the Association.

3.1.2 Section 6.11 Enforcement of the Declaration for Eagle Ranch empowers the Design Review Board (DRB) to adopt a schedule of fines for failure to abide by DRB rules and the Design Guidelines.

3.2 Health and Safety Violations

3.2.1 Violations of the Eagle Ranch Construction Regulations may be considered Health and Safety violations in the Association's sole and absolute discretion. The DRB is required to provide a cure period of at least 72 hours after transmission of notice. Once the cure period has expired, the DRB may impose fines (as outlined in Section 3.3 Fine Schedule) as often as every other day until the violation is cured.

3.3 Fine Schedule

The following Schedule of Fines is established for violations of these Construction Regulations.

3.3.1 First Violation - A courtesy verbal and/or written notice of the violation, as well as the required action and time within which to cure the violation.

3.3.2 Second Violation – Verbal and/or written demand, plus a fine of $100.00;

3.3.3 Third Violation - Verbal and/or written demand, plus a fine of $200.00;

3.3.4 Succeeding Violations - Verbal and/or written demand, plus a fine of $400.00.

3.3.5 Any fines incurred as a result of violation of the Construction Regulations may be deducted from the Construction Compliance Deposit.

3.3.6 Health and Safety violations may be subject to fines of $100 every other day until the violation is cured.

3.3 Notice

a. Written and/or verbal notice will be given to the Owner and Builder as soon as practicable.

b. Written notice will be delivered via e-mail.

3.4 Violation Abatement

a. Once notified, the owner or violator must cure the violation within the reasonable time and in the manner as directed by the DRB or its designee. Immediate abatement may be required when the violation poses a health or life safety risk or when the effects of the violation are deemed to be progressive.

b. Proposed fines may be waived if the violation is cured as directed and within the specified cure time.

3.5 Hearing

a. The DRB will hear the matter of fines at its first regular meeting not less than 10 days after notice has been given.

b. The Owner is invited to present any statement, evidence and witness on the Owner's behalf.

c. The DRB acting as Hearing Committee appointed by the Eagle Ranch Association Board will consider the matter. The DRB may waive, reduce or impose the proposed fine in full.

d. Fines are Default Assessments of the Eagle Ranch Association that are due and payable within 30 days.

3.6 Appeal

Fines imposed by the DRB may be appealed to the Eagle Ranch Association Executive Committee.

APPENDIX D: Eagle Ranch Suggested Plant List

The following plant list contains recommendations based on fire-resistance, water-use and ability to thrive in the local climate. This list is not all inclusive. It is recommended that a local landscape architect or nursery be consulted or employed when making landscape and planting decisions.

Eagle Valley Wildland is strongly discouraging the planting of any new Juniper or Pinion Pines within Eagle Ranch due to their wildfire risk characteristics.
Considerations should be given to local micro-climates including sun exposure and soil conditions.

Special consideration should be given to mature tree and bush sizing.

The methodology rates the flammability of plants based on specific characteristics ranked on a scale of 0-10 with 0 the most flammable and 10 the least flammable.

Key								
Water Needs	VL = very low	L = low	M = medium	H = high				
Sun/Shade	S = sun	PS = part sun	SH - shade	Prt SH = part shade				
Scientific Name	Common Name	Approx. Water Needs	Sun/Shade Preference	Approx. Mature Height	Flower Color	Elevation in 1,000' Increments	Approx. Bloom Time	Low Flammability Rating

Deciduous	Common Name	Approx. Water Needs	Sun/Shade Preference	Approx. Mature Height	Flower Color	Elevation in 1,000' Increments	Approx. Bloom Time	Low Flammability Rating
Populus tremuloides	Aspen	M	S	8-25'	catkins	5-10 K	n/a	9
Acer glabrum	Rocky Mountain Maple	L	S/PS	10-15'	yellow/green	5-12 K	Early Spring	6
Acer negundo	Box Elder	M	S/PS	40' - 70'	yellow-green	4.5-7.5 K	Early Spring	NA

Acer tatericum subsp. ginnala	Amur Maple	M	S/PS/Prt SH	15' - 20'	white		Spring	6
Acer grandidentatum	Bigtooth Maple	M	S	20'-30''	yellow	up to 7K	Spring	6
Crataegus ambigua	Russian Hawthorn	L-M	S/PS	16' - 20'	white	up to 7.5K	Spring	7
Malus varieties	Crabapple: Dolgo, Cinderella, Roselow, Spring Snow	M	S	10-15’	pink/white	5-9 K	Apr-May	8
Populus × acuminata	Lanceleaf Cottonwood	H	S	40' - 60'	catkins	5-8 K	Spring	NA
Populus angustifolia	Narrowleaf Cottonwood	M-H	S	50' - 60'	catkins	5-8 K	Spring	NA
Prunus virginiana	Chokecherry	L	S/PS	15' - 25'	white	up to 10K	Late Spring	6
Sorbus aucuparia	European Mountain Ash	M	S	30' - 35'	white	up to 8K	Spring	6
Tilia cordata	Greenspire Linden	M	S/PS	30'-40'	yellow	up to 7K	Early Summer	NA

Conifers	Common Name	Approx. Water Needs	Sun/Shade Preference	Approx. Mature Height	Flower Color	Elevation in 1,000’ Increments	Approx. Bloom Time	Low Flammability Rating
In general, conifers have very low fire ratings due to high oil and resin content. Ponderosa pine and western larch are among the most fire-resistant conifers due to their thick bark which protects them from fire and the high moisture content of their foliage.								
Abies concolor	White Fir	L-M	s/PS	30-50'		3-11K		1
Picea pungens	Colorado Blue Spruce	M	S/PS	30'-40'		up to 10K		1
Pinus ponderosa	Ponderosa Pine	L-M	S	50-60'		5-9K		1
Pinus aristata	Rocky Mountain Bristlecone Pine	L-M	S	9-40'		7-13K		1

Pseudotsuga menziesii var. glauca	Rocky Mountain Douglas-Fir	M	S/PS	100'-130'		5.5-11.5K		1

Shrubs	Common Name	Approx. Water Needs	Sun/Shade Preference	Approx. Mature Height	Flower Color	Elevation in 1,000' Increments	Approx. Bloom Time	Low Flammability Rating
Chamaebatiaria millefolium	Fernbush	L	S	4'-5'	white	up to 7.5K	Late Spring	N/A
Amelanchier alnifolia v. utahensis	Utah serviceberry	VL-M	S	4-6'	white	5-7 K	May	7.5
Berberis thunbergii 'Atropurpurea Nana'	crimson pygmy Japanese barberry	M	S	2-3'	yellow	5-7.5 K	Spring	8
Ceanothus americanus	New Jersey tea' ceanothus	M	S/PS	2-3'	white	5-7.5 K	Summer	8
Cornus sericea	Redtwig Dogwood	L-M	S/PS	6'-9'	white	1.5 - 10 K	Mid-late Spring	N/A
Euonymus alatus 'Compactus'	Compact Burning Bush	M	S/PS	4'-6'	yellow	up to 7.5K	Late Spring	6
Lonicera tatarica	Tatarian honeysuckle	M	S/PS	4-6'	white/pink	5-10 K	May-Jun	8
Oenothera speciosa	evening primrose	L-M	S	1-1.5'	white-pink	4-7 K	May-Jul	8
Opuntia spp.	prickly pear	VL	S	.5-1'	yellow/pink	5-7.5 K	May	10
Philadelphus lewisii	Cheyenne mock orange	M	S	2-3'	white	5-9 K	Jun	8
Potentilla fruticosa	Shrubby Cinquefoil	L-M	S/PS	2'-4'	yellow	2.7-13.2K	Spring-Fall	5
Prunus pumila v. besseyi	Sand Cherry	L	S/PS	1'-1.5'	white	up to 9K	Summer	7
Rhus glabra	smooth sumac	L	S	3-5'	yellow	5-8 K	Apr	8
Rhus trilobata 'Autumn Amber'	Autumn Amber sumac	L	S/PS	1'	yellow	5-7.5 K	Apr	8
Ribes aureum	Golden Currant	M	S/PS	7'	golden-yellow	up to 8K	Spring-Fall	7

Ribes alpinum	Alpine Currant	L-M	S/PS/Prt SH	3'-6'	green/yellow	up to 9K	Spring-Fall	6
Rosa woodsia	Wood's Rose	M	S/PS	2'-10'	pink	2.5 - 11.5K	Jun-Jul	N/A
Sambucus canadensis 'Aurea'	Golden Elder	M	S	8'-12'	white	up to 8K	Summer	NA
Spiraea nipponica 'Snowmound'	Snowmound Spirea	M	S/PS/Prt SH	3'-5'	white	up to 8K	Spring	NA
Spiraea x bumalda 'Froebelii'	Froebel Spirea	M	S/PS/Prt SH	3'-4'	reddish-pink	up to 8.5K	Summer	NA
Spiraea x bumalda 'Goldflame'	Goldflame Spirea	M	S/PS/Prt SH	2'-3'	pink	up to 7.5K	Spring-Summer	NA
Symphoricarpos x chenault 'Hancock'	Hancock Coralberry	L	PS/Prt SH	2'-3'	pink/white	up to 8.5K	Summer	na
Symphoricarpos albus	snowberry	M	S/PS	2-3’	white/pink	5-9 K	n/a	8
Syringa Reticulata	Japanese Lilac	M	S	25'-30'	white		Spring	NA
Syringa vulgaris	Lilac	M	S/PS	10'-15'	purple	up to 10K	Spring	5
Viburnum lentago	Nannyberry Viburnum	M	S/PS/Prt SH	10'-15'	white	up to 8.5K	Spring	NA

Ground Cover	Common Name	Approx. Water Needs	Sun/Shade Preference	Approx. Mature Height	Flower Color	Elevation in 1,000’ Increments	Approx. Bloom Time	Low Flammability Rating
Arctostaphylos uva-ursi	Kinnikinnick	M	PS, PrtSH, SH	8-12"	pale pink	up to 10k	Summer	NA
Antennaria parvifolia	small-leaf pussytoes	M	S/PS	<.5’	creamy white	5-10 K	Jun	8
Antennaria rosea	rosy pussytoes	M	S/PS	<.5’	rose	5-10 K	Jun	8
Cerastium tomentosum	snow-in-summer	L-M	S/PS	1’	white	5-9 K	May-Jun	8
Delosperma spp.	ice plant	L	S	1.5-2’	yellow	varies	Spring	10
Fragariaspp.	wild strawberries	M	S/Prt Sh	.25-.75”	white	5-11 K	Summer	9

Galium odoratum	Sweet Woodruff	M	PS, SH	6-8"	white	up to 9K	Spring-Summer	8
Lysimachia nummularia	Common Green Moneywort	M	PS, PrtSH, SH	2-4"	yellow	up to 8.5K	Spring-Summer	NA
Paxistima myrsinites	Mountain Lover	L-M	PS, SH	8-24"	pink	6-10k	Summer	NA
Phlox subulata (varieties)	Creeping Phlox	M	S	4-6"	pinks, purples	up to 8.5K	Spring-Summer	NA
Potentilla neumanniana 'Verna Nana'	Clumping Potetilla (Cinquefoil)	M	S	2-3"	yellow	6.5 -11K	Summer	NA
Sedum spp.	stonecrop	M	S/PS	1-1.5’	yellow	5-10 K	Jul-Aug	10
Thymus praecox	Creeping Thyme	L	S	3-6"	pink-purple	up to 7.5K	Summer	NA
Thymus serpyllum ‘Minus’	Elfin thyme	L	S	1-3”	pink	4-10 K	Early-Late Summer	8
Veronica pectinata	woolly creeping speedwall	L-M	S	<.5’	blue	5-9 K	Apr-Jul	8
Vinca minor	common periwinkle	H	SH	<1’	white	5-10 K	Apr-Jun	8

Perennials	Common Name	Approx. Water Needs	Sun/Shade Preference	Approx. Mature Height	Flower Color	Elevation in 1,000’ Increments	Approx. Bloom Time	Low Flammability Rating
Achillea Ionulosa, now A. millefolium	common yarrow	L-H	S/PS	1.5-2’	white	5-10 K	Jul	9.5
Alcea rosea	Hollyhock	L	S	3-6'	blue, pink, purple, red, white, yellow		summer	5
Aquilegia caerulea	Rocky Mountain Blue Columbine	M-H	S/PS	18-24"	White/blue	6-10K	late spring-early summer	8

Aquilegia chrysantha	golden columbine	M-H	S/PS	1-2’	yellow	5-10 K	Jun-Aug	8
Callirhoe involucrata	poppy mallow	L	S	5”	pink/white	5-8 K	Summer	8
Centaurea montana	Amethyst in Snow Bachelor's Buttons	L	S/PS	12-14"	white/purple	up to 8K	Summer	NA
Delphinium	Delphinium	M	S/PS	3-4'	Blue, purple	up to 10K	Spring - summer	7
Dianthus spp.	Pink	L-H	S	<.5’-2’	pink	5-10 K	May-Aug	9
Dicentra formosa	Bleeding Heart	M	SH/PrtSH	12-18"	Pink	up to 9K	Spring - summer	NA
Gaillardia aristata	blanketflower	L-M	S	1-1.5’	yellow-reddish	5-10 K	Jul-Sep	8
Heuchera spp.	Coral Bells	M	S/PS	6-16"	pinks, red, purples	up to 8.5K	Summer	7
Iris germanica	bearded iris	L-M	S	1-3’	numerous colors	5-10 K	May-Jun	8
Leucocrinum montanum	sand lily	L-M	S	<1’	white	5-8 K	May	10
Linum lewisii	Lewis or blue flax	L	S	2.5’	blue	5-8 K	Late Spring-Early Summer	8
Lupinus argenteus	silvery lupine	M	Sh/PS	1-3’	blue	5-10 K	Jun-Jul	8
Lupinus spp.	lupine	L-M	S/PS	2-3’	lavender blue	5-10 K	Summer	8
Oenothera speciosa	evening primrose	L-M	S	1-1.5’	white-pink	4-7 K	May-Jul	8
Papaver nudicaule	Iceland Poppy	M	S/PS	1-2'	red, orange, yellow, white	up to 9K	Summer	NA
Papaver orientale	Oriental poppy	H	S/Sh	2-3’	orange/ pink/red	5-10 K	May-Jun	9

Penstemon spp.	penstemon species, cultivars	L-M	S	1-2.5’	blue/purple/ violet	5-9 K	Summe r	8
Penstemon strictus	Rocky Mountain penstemon	L-M	S	2-2.5’	purple/ violet	5-10 K	May-Jul	8
Penstemon virens	Front Range beardtongue	M	S/PS	.5’	blue	5-10 K	May-Jun	8
Penstemon caespitosus	mat penstemon	L-M	S	<.5’	purple	5-10 K	Jun	8
Penstemon secundiflorus	sidebells penstemon	L-M	S	1-2’	blue/violet/ pink	5-9 K	May-Jun	8
Penstemon teucrioides	germander beardtongue	L-M	S	.5’	purple/ violet	5-10 K	Jun-Jul	8
Salvia officinalis	common or garden sage	L-M	S/PS	2’	blue-lavender/ pink/ lavender	5-8 K	Jun	7.5
Tanacetum coccineum	Painted Daisy	M-H	S/PS	24"-36"	White, pink, red, crimson, magenta	up to 8K	Summe r to Fall	NA

Ornamental Grasses	Common Name	Approx. Water Needs	Sun/Shade Preference	Approx. Mature Height	Flower Color	Elevation in 1,000’ Increments	Approx. Bloom Time	Low Flammability Rating
Bouteloua gracilis	Blue Grama Grass	L	S	6"-24"		3.2K to 9.7K	Summe r	N/A
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	M	S/PS	36" to 48"		up to 7K	Summe r	N/A
Festuca cinerea	Blue Fescue	L	S	6" to 12"		up to 8.5K	Summe r	N/A
Festuca ovina	Sheep Fescue	L	S/PS/Part Sh	8" to 12"		up to 13K	N/A	N/A
Helictotrichon sempervirens	Blue Oat Grass	L	S/PS	24" to 48"		up to 8.5K	May-June	N/A

Koeleria macrantha	Prarie Junegrass	L	S/PS	12" to 24"		5k to 8k	Late Spring to Early Summer	N/A

APPENDIX E: Native Grasses and Seed Mixes

Courtesy of Eagle County Conservation District
& Pawnee Buttes Seed Inc.

Dry Native Mountain Mix:

- Mountain Brome (20%)
- Streambank Wheatgrass (15%)
- Thickspike Wheatgrass (15%)
- Slender Wheatgrass (10%)
- Arizona Fescue (10%)
- Bluebunch Wheatgrass (10%)
- Sandberg Bluegrass (10%)
- Prairie Junegrass (5%)
- Bottlebrush Squirreltail (5%)

This mix is adapted to dry mountain conditions and useful for restoration, forage and wildlife. It is also adapted for reclamation of roads, trails, pipelines and homes.
Seeding rate = 15 lbs. per acre

Low Grow Native Mix:

- Arizona Fescue
- Sandberg Bluegrass
- Rocky Mountain Fescue

This native mix is a low grow, drought tolerant, cool season blend that is adapted to inhabit a wide range of hills and mountain conditions. It has been adapted for reclamation/restoration in the medium to cooler mountain climates, and is recommended for low-growing cover. It is also used as a low-maintenance turf in the Rocky Mountain area. For a prairie or meadow look, combine with our Native Wildflower mix for meadowscaping!
Seeding rate = 5lbs/1,000 sq ft.

Fine Fescue Lawn Mix:

- Creeping Red Fescue (34%)
- Hard Fescue (33%)
- Chewings Fescue (33%)

This fine fescue turf is an excellent alternative to Kentucky Bluegrass and equally aesthetically beautiful! This cool season grass is easy to establish and grow and thrives in mountain climate conditions, specifically in shadier areas. This mix still requires frequent watering, but takes less water than a traditional Kentucky Bluegrass over the course of a watering season.
For optimal results, we recommend planting this mix in the spring to guarantee seed establishment and germination
Seeding rate = 5lbs/1,000 sq ft.

Wildlife Grasses Seed Mix

Common Name	Scientific name	PLS#/1000 sf
Squirrel-tail bottle brush	Elymus elymoides	4 oz
Green needle grass	Nassella viridula	3 oz
Indian rice grass	Achnatherum hymenoides	3 oz
Basin Wild Rye	Leymus cinereus	4 oz
Subtotal Grasses		14 oz./1000 sf

APPENDIX F: Federal Noxious Weed List

Aquatic

Latin Name	Author(s)	Common Name(s)
Azolla pinnata	R. Brown	Mosquito fern, water velvet
Caulerpa taxifolia (Mediterranean strain)	(Vahl) C. Agardh	Killer algae
Eichhornia azurea	(Swartz) Kunth	Anchored water hyacinth, rooted
Hydrilla verticillata	(L.) Royle	Hydrilla
Hygrophila polysperma	T. Anderson	Miramar weed
Ipomoea aquatica	Forsskal	Water-spinach, swamp morning
Lagarosiphon major	(Ridley) Moss	African elodea
Limnophila sessiliflora	(Vahl) Blume	Ambulia
Melaleuca quinquenervia	(Cavanilles) S.T. Blake	Broadleaf paper bark tree
Monochoria hastata	(Linnaeus) Solms-Laubach	Arrowleaf false pickerelweed
Monochoria vaginalis	(N.L. Burm.) K. Presl	Heartshape false pickerelweed
Ottelia alismoides	(L.) Pers.	Duck lettuce
Sagittaria sagittifolia	Linnaeus	Arrowhead
Salvinia auriculata	Aublet	Giant salvinia
Salvinia biloba	Raddi	Giant salvinia
Salvinia herzogii	de la Sota	Giant salvinia
Salvinia molesta	D.S. Mitchell	Giant salvinia
Solanum tampicense	Dunal	Wetland nightshade
Sparganium erectum	Linnaeus	Exotic bur-reed

Parasitic

Latin Name	Author(s)	Common Name(s)
***Aeginetia* spp.**	Linnaeus	Varies by species
***Alectra* spp.**	Thunb.	Varies by species
***Cuscuta* spp.** (except for natives)	Linnaeus	Dodders
***Orobanche* spp.** (except for natives)	Linnaeus	Broomrapes
***Striga* spp.**	Lour.	Witchweeds

Terrestrial

Latin Name	Author(s)	Common Name(s)
Acacia nilotica ***= Vachellia nilotica***	(L.) Willd. ex Delile (L.) P.J.H. Hurter &	Prickly acacia (updated 3/21/2017)
Ageratina adenophora	(Sprengel) King &	Crofton weed
Ageratina riparia	(Regel) King & H. Rob.	Mistflower, spreading snakeroot
Alternanthera sessilis	(L.) R. Brown ex de	Sessile joyweed
Arctotheca calendula	(L.) Levyns	Capeweed
Asphodelus fistulosus	Linnaeus	Onionweed (corrected 3/21/2107)
Avena sterilis	Durieu	Animated oat, wild oat

Carthamus oxyacantha	M. Bieberstein	Wild safflower
Chrysopogon aciculatus	(Retzius) Trinius	Pilipiliula
Commelina benghalensis	Linnaeus	Benghal dayflower
Crupina vulgaris	Cassini	Common crupina
Digitaria scalarum	(Schweinfurth)	African couchgrass, fingergrass
Digitaria velutina	(Forsskal) Palisot de	Velvet fingergrass, annual
Drymaria arenariodes	Humboldt & Bonpland ex J.A. Schultes	Lightning weed
Emex australis = ***Rumex hypogaeus***	Steinheil T. M. Schust. & Reveal	Three-corned jack (updated 3/21/2017)
Emex spinosa = ***Rumex spinosus***	Campdera L.	Devil's thorn (updated 3/21/2017)
Euphorbia terracina	Linnaeus	False caper, Geraldton carnation
Galega officinalis	Linnaeus	Goatsrue
Heracleum	Sommier & Levier	Giant hogweed
Imperata brasiliensis	Trinius	Brazilian satintail
Imperata cylindrica	(L.) Raeuschel	Cogongrass
Inula britannica	Linnaeus	British yellowhead
Ischaemum rugosum	Salisbury	Murainograss
Leptochloa chinensis	(Linnaeus) Nees	Asian sprangletop
Lycium ferocissimum	Miers	African boxthorn
Lygodium flexuosum	(L.) Sw.	Maidenhair creeper
Lygodium microphyllum	(Cav.) R. Br.	Old world climbing fern
Melastoma	Linnaeus	Malabar melastome
Mikania cordata	(Burman f.) B. L.	Mile-a-minute
Mikania micrantha	Kunth	Bittervine
Mimosa invisa **Now:** ***M. diplotricha***	Martius C. Wright	Giant sensitive plant (Updated July 2016)
Mimosa pigra	Linnaeus	Catclaw mimosa
Moraea collina	Thunberg	Cape tulip
Moraea flaccida	(Sweet) Steudel	One leaf cape tulip
Moraea miniata	Andrews	Two leaf cape tulip
Moraea ochroleuca	(Salisbury) Drapiez	Apricot tulip
Moraea pallida	(Baker) Goldblatt	Yellow tulip
Nassella trichotoma	Nees) Hackel ex	Serrated tussock
Onopordum acaulon	Linnaeus	Stemless thistle
Onopordum illyricum	Linnaeus	Illyricum thistle
Opuntia aurantiaca	Lindley	Jointed prickly pear
Oryza longistaminata	A. Chevalier & Roehrich	Red rice
Oryza punctata	Kotschy ex Steudel	Red rice
Oryza rufipogon	Griffith	Red rice
Paspalum scrobiculatum	Linnaeus	Kodo-millet
Pennisetum clandestinum	Hochstetter ex Chiovenda Hochst. ex Chiov.	Kikuyugrass (updated 3/21/2017)
Pennisetum macrourum = ***Cenchrus caudatus***	Trinius (Schrad.) Kuntze	African feathergrass (updated 3/21/2017)

Pennisetum pedicellatum = Cenchrus pedicellatus	Trinius (Trin.) Morrone	Kyasumagrass (updated 3/21/2017)
Pennisetum polystachion = Cenchrus polystachios subsp. polystachios	(Linnaeus) Schultes (L.) Morrone	Missiongrass, thin napiergrass (updated 3/21/2017)
Prosopis alpataco	R. A. Philippi	Mesquite
Prosopis argentina	Burkart	Mesquite
Prosopis articulata	S. Watson	Velvet mesquite
Prosopis burkartii	Munoz	Mesquite
Prosopis caldenia	Burkart	Calden
Prosopis calingastana	Burkart	Cusqui
Prosopis campestris	Griseback	Mesquite
Prosopis castellanosii	Burkart	Mesquite
Prosopis denudans	Bentham	Mesquite
Prosopis elata	Burkart	Mesquite
Prosopis farcta	(Banks & Solander) J.F.	Syrian mesquite
Prosopis ferox	Grisebach	Mesquite
Prosopis fiebrigii	Harms	Mesquite
Prosopis hassleri	Harms	Mesquite
Prosopis humilis	Gillies ex Hooker &	Algaroba
Prosopis kuntzei	Harms	Mesquite
Prosopis pallida	(Humboldt & Bonpland ex	Kiawe, algarroba
Prosopis palmeri	S. Watson	Mesquite
Prosopis reptans	Bentham	Tornillo
Prosopis rojasiana	Burkart	Mesquite
Prosopis ruizlealii	Burkart	Mesquite
Prosopis ruscifolia	Grisebach	Mesquite
Prosopis sericantha	Gillies ex Hooker &	Mesquite
Prosopis strombulifera	(Lamarck) Bentham	Argentine screwbean
Prosopis torquata	(Cavanilles ex Lagasca y Segura)	Mesquite
Rottboellia	(Lour.) W. Clayton	Itchgrass
Rubus fruticosis	Linnaeus	Wild blackberry
Rubus moluccanus	Linnaeus	Wild raspberry
Saccharum spontaneum	Linnaeus	Wild sugarcane
Sagittaria sagittifolia	Linnaeus	Arrowhead
Salsola vermiculata	Linnaeus	Wormleaf salsola
Senecio inaequidens	DC	South African ragwort
Senecio	Poir.	Fireweed
Setaria pumila ssp. pallidefusca	(Schumach.) B. K. Simon (Büse) B.K. Simon	Cattail grass
Solanum torvum	Swartz	Turkeyberry
Solanum viarum	Dunal	Tropical soda apple
Spermacoce alata	Aublet	Winged false buttonweed
Tridax procumbens	Linnaeus	Coat buttons
Urochloa panicoides	Beauvois	Liverseed grass

APPENDIX G: Winter Fencing Policy

Applicability

This Winter Fencing Policy applies to all Lots in all Eagle Ranch Filings.

Guidelines

Abundant wildlife frequents Eagle Ranch during the winter. Winter fencing is necessary to provide protection for our developed landscaping from wintering deer and elk. Winter fencing shall be as aesthetically pleasing as possible and temporary. Welded wire mesh, black poly-deer fence, chicken wire and green plastic construction fencing supported by tree stakes are common and acceptable winter fencing materials. Any other type of winter fencing must be approved by the DRB.

a. Barbed wire, orange construction fence, "hot-wire" or other types of electric fencing are **not allowed**. There are fence materials that are not very visible and encouraged for use in larger tree groupings. Tenax C-Flex deer fencing in black is a good option. https://tenaxfence.com/store/agriculture-aquaculture/deer-fence.html

b. Fasteners should match the fence material. Duct tape and other unsightly fasteners are not allowed.

c. Random horizontal stabilizing elements, such as metal C-channels, are unsightly and therefore should be avoided. Use of more vertical stakes to stabilize the fence is an acceptable alternative.

d. Fencing should wrap individual trees or enclose landscape beds, unless the landscape beds are large. If a landscape bed is half the length or more of the adjacent property line, the entire bed cannot be fenced; individual trees and plant groupings should be fenced instead. If homeowners wish to fence their entire yard, they must have DRB approval.

e. Winter fencing and t-posts may be installed after mid- September and shall be taken down mid-May (unless late winter conditions exist). New plantings may be protected year round for the first 2-3 years to establish adequate bark protection. Vegetable gardens may be protected during the summer growing season. Chicken wire or fine wire gauge fencing is appropriate to wrap around tree trunk for year- round protection. (2018)

f. When not in use, winter fencing materials must be stored in an enclosed structure and not visible from any location off site.

g. Winter fencing by the use of roped areas is allowed to enclose landscape beds and groups of trees. Entire yards are NOT allowed to be roped. T- posts with two strands of rope are allowed. The top and bottom strand must be the same material and color. (2020)

h. The use of PVC sleeves set in the ground for winter fence posts is an efficient method to quickly install and remove winter fencing. This system will minimize the puncture of irrigation pipes each season.

APPENDIX H: Sign Policy

The Declaration for Eagle Ranch, Section 8.10 Restrictions on Signs provides Design Review Board authority regarding signs. Except as specifically provided herein, no signs or advertising devices of any nature shall be erected or maintained on any Unit or other property within Eagle Ranch except as provided in Sections 8.12 of the Declaration for Eagle Ranch and as approved by the Eagle Ranch Design Review Board.

Standard design signs (see attached) do not require separate approval from the DRB. Customized sign (e.g. commercial business signs) approval shall be considered at a regular meeting of the Design Review Board following receipt of digital scaled drawing of the proposed sign and its placement in plan and elevation. Submittal of the drawing shall be made no less than one week prior to the regular meeting date.

A. Specific Prohibitions:

Signs, including but not limited to the following classes, are specifically prohibited within Eagle Ranch.

1. Real estate sales signs advertising the sales status of a property except as provided in Section B below.
2. Any sign that identifies or advertises services or goods except signs approved by the DRB and that are affixed permanently to a place of business in the Neighborhood Center PUD Zone District. DRB consideration of such signs does not relieve the Applicant from obtaining approval from the Town of Eagle Building Department, should such be needed.

B. Specific Exceptions:

1. **Lot Available Sign** –
   a. Not more than one single-sided Lot Available Sign may be placed facing the street on each vacant lot. In the case that the lot is a corner lot, no more than one single-sided Lot Available Sign may be placed facing each street with a maximum of one sign per address.

   b. The Lot Available Sign panel may not exceed 18 inches by 24 inches (432 square inches) and shall be mounted on a single 4 x 4 post not more than 4 feet above grade to the top of the sign panel. The Lot Available Sign shall be placed a minimum of 25' from the front or rear property line and approximately in the center of the lot, side to side. The Lot Available Sign may also have Available on the sign. A maximum of one rider 6" high x 18" wide containing the Lot Sellers Name and Contact Information may be installed below the sign. See illustrations for examples of approved sign. The Lot Available Sign may be displayed until the Construction Sign is placed on the lot (see item 3 below).

   c. A Lot Corner Witness Post (Corner Post) may be placed within the boundaries of the subject lot, but not closer than one foot off each lot corner on any lot. Each Corner Post shall be fabricated of a 2x2 or 4x4 wood post painted orange and standing not taller than 3 feet above grade. Corner Posts may be displayed until issuance of a temporary or final Certificate of Compliance.

2. **Construction Sign -** One Construction Sign of the attached design shall be erected and maintained on each Unit or other property under construction Except for single family projects within the Neighborhood Center Zone District. The Construction Sign may not be placed prior to issuance of a Town of Eagle building permit. Following issuance of a Temporary or Final Certificate of Compliance, the Construction Sign must be removed from the property within 90 days, or within 2 days after closing of a sale of the subject property whichever is the earlier.

3. **Home Available Signs -** One "Home Available" sign 18 inches by 24 inches of the attached design may be placed on the street frontage and one such sign abutting the golf course of any Single Family Dwelling Unit having been issued a Temporary or Final Certificate of Compliance by the Design Review Board. One placard

of the same proportion, design and of equal or smaller dimension may be displayed in a window of any Multi-family Dwelling Unit having been issued a temporary or final Certificate of Compliance by the Design Review Board. Such window placard need not be fabricated of aluminum nor mounted to a frame. Home Available Sign must be removed from the property within 2 days after closing of a sale of the subject property.

A **double rider** is allowed on Home Available signs (not on lot available signs). The frame height and colors must comply with the design of this policy.

4. **For Rent/For Lease Signs -** One sign of the attached "Home Available" design but bearing the phrase "For Rent" or "For Lease" may be placed on the street frontage and one such sign abutting the golf course of any Dwelling Unit having been issued a Temporary or Final Certificate of Compliance by the Design Review Board. One placard of the same proportion, design and of equal or smaller dimension may be displayed in a window of any Dwelling Unit or Commercial Unit having been issued a temporary or final Certificate of Compliance by the Design Review Board. Such window placard need not be fabricated of aluminum nor mounted to a frame. For Rent/For Lease Sign must be removed from the property within 2 days after rent or lease of the subject property.

5. **Political Signs –** signs related to candidates, ballot issues, or political matters must follow the following criteria:
   a. Not more than two election event signs may be displayed on a single lot or parcel at any given time.
   b. The maximum size for any single sign is 24 square feet.
   c. Political signs must be placed on the Owner's property and may not be placed in public rights-of-way or common areas. Owners are responsible for ensuring compliance with applicable local laws regarding placement.
   d. Signs which create a danger to motorists, pedestrians, or other members of the public due to the signs' size, construction, location, movement, content, coloring, or manner of illumination are not allowed. This includes, but is not limited to:
      - Signs that may be confused with or construed as official traffic control devices
      - Signs that obscure or hide any official traffic control device
      - Signs that cause glare or impair the vision of motorists
      - Signs that obstruct visibility at intersections or along roadways
      - Signs that are structurally unsound or otherwise create unsafe conditions

      The Association may require relocation of any sign determined to create such conditions.

6. Other Signs (i.e. Temporary Informational Signs)
   a. The maximum size for any single sign is 24" x 24".
   b. Signs shall be displayed at a height no taller than 48" above adjacent grade.
   c. A maximum of two signs may be displayed on a single lot or parcel at any given time.
   d. Signs must be removed within 5 days after the event or purpose ends.
   e. The Eagle Ranch logo may not be used without the written approval from HOA Executive Board.
   f. Signs must remain in good condition.
   g. Signs may not:
      1. Be placed in property setbacks, easements, public rights-of-way or common areas without prior written approval from the DRB or HOA Executive Board.
      2. Include lighting, animation, or electronic displays.
      3. Obstruct traffic visibility or create safety hazards.

7. Flags
   a. No commercial flags are permitted on residential parcels or lots at any time.

b. The maximum size for any single flag is 4’x6’.
c. A maximum of two flags may be displayed on a single lot or parcel at any given time.
d. Flags must remain in good condition (no torn, damaged or faded flags)
e. Poles and hardware must be maintained and remain in good condition.
f. Permanent flagpoles require DRB approval prior to installation.
g. Flags may not:
    1. Be placed in property setbacks, easements, public rights-of-way or common areas without prior written approval from the DRB or HOA Executive Board.
    2. Include lighting, animation, or electronic displays.
    3. Obstruct traffic visibility or create safety hazards.
h. Regarding mounting and height for flags:
    1. Wall mounted poles must be:
        i. Securely attached to a structure.
        ii. Have a pole length that is proportional to a home’s scale.
    2. Freestanding poles must:
        i. Have a maximum height of 20’.
        ii. Be installed in a location approved by the DRB for safety and aesthetics.

Nothing in this section shall be interpreted to prohibit the display of the American flag or other flags protected by federal or state law.

C. Non-compliance:

In the event that any sign is placed in violation of this Policy, the Property Owner to which the non-compliant sign is attributed shall be provided written or electronic notice of the violation and afforded a period of forty-eight (48) hours to cure the violation by removing or correcting the non-compliant sign.

If the violation is not cured within the specified time period, the Association may take appropriate action to bring the sign into compliance, including removal as a last resort. The Association will make reasonable efforts to provide notice prior to taking such action.

The Property Owner shall be responsible for the reasonable costs actually incurred by the Association in removing the sign, not to exceed $50 per sign, which amount may be assessed to the Owner’s account.

Any signs removed by the Association may be reclaimed by the Owner within five (5) working days following removal upon payment of applicable removal costs. Signs not reclaimed within such time period shall be deemed abandoned and may be disposed of by the Association.

Nothing herein shall prevent the Association from taking immediate action, including removal of a sign, where reasonably necessary to address a condition that poses a threat to public health, safety, or welfare.

The removal of non-compliant signs and assessment of associated costs under this section are not considered fines. Any enforcement actions involving the imposition of fines shall be conducted in accordance with the Association’s CCIOA-compliant enforcement policy and applicable law.

HOME AVAILABLE / LOT AVAILABLE SIGN

PMS color is 280

LOT SIGN FOR VACANT LOT

Either “Lot Available” or “Available” can be printed on sign

18” h x 24” w - mounted on 4’ x 4’ wooden post

May have owners/realtors name logo and phone number on sign or rider

CONSTRUCTION SIGN

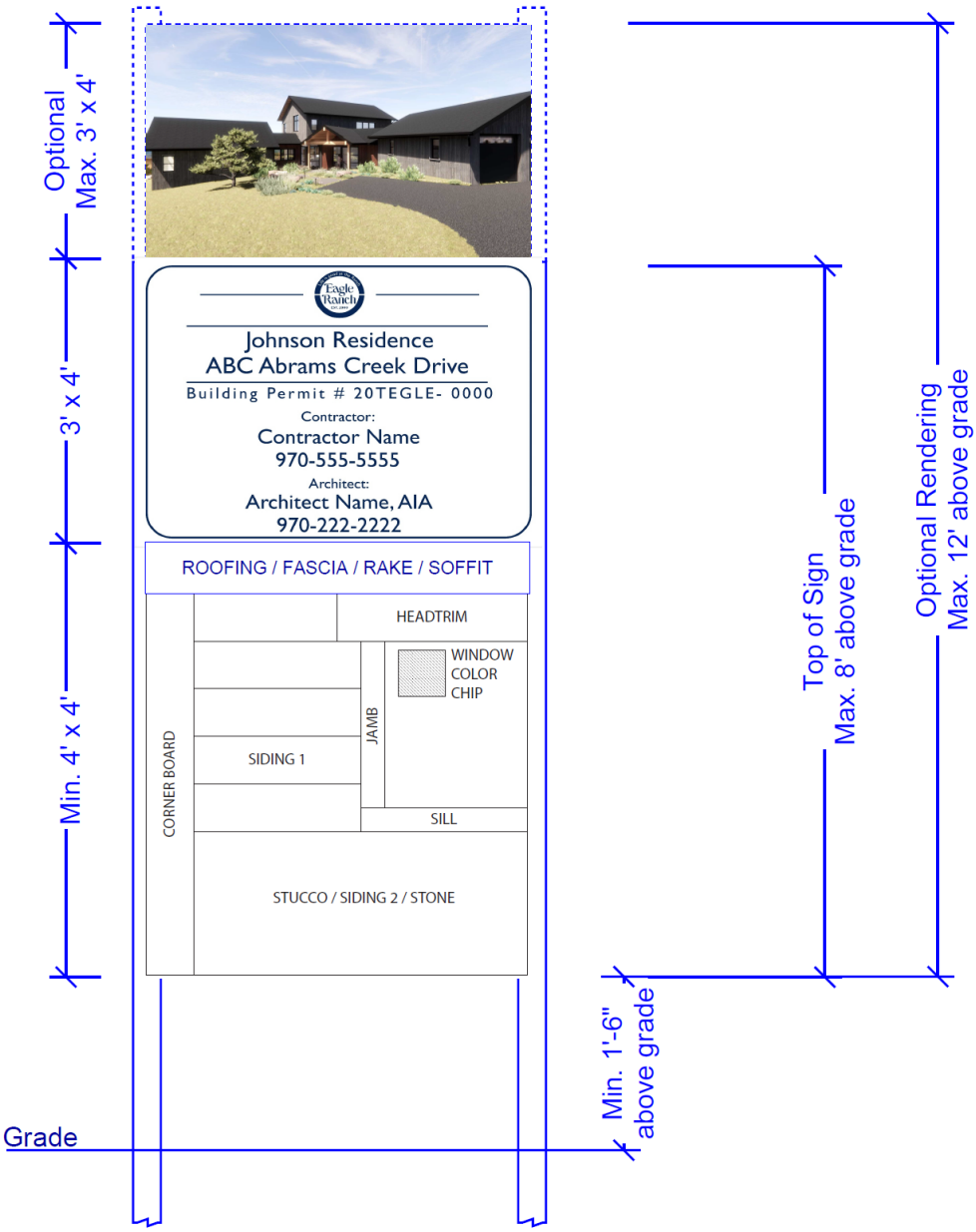
PMS color is 280

Size: 4’w x 3’h

Mount panel to 4x4’s with lag bolts at all corners

Bottom of sign should be at least 3’ above grade.

APPENDIX I: Project Sign and Mockup Details



Requirements:

Supports: PT 4x4;s located as shown on the Site Plan or as approved by DRB Administrator
Project Sign: 4'w x 3'h, lag bolts at all corners, top of sign 8' max above grade.
Material & Color Board: min 4'w x 4'h (can be larger pending finishes). Roof overhang min. 4'w x 18"d. Must be installed and approved by DRB prior to ordering of materials. Layout of materials for reference only, final layout shall meet individual project materials.
Optional Rendering Sign: 4'w x 3'h, lag bolts at all corners, top of sign 12' max above grade. Project Specific detail of Project Sign and Material & Color Board to be provided on Construction Management Plan as well as location near the street.

APPENDIX J: Mechanical Screening Guidelines

The intention of the mechanical screening Guidelines within Eagle Ranch is to reduce the visual impact of mechanical elements.

1. All roof and wall vents and other mechanical penetrations must be painted to blend with the adjacent or surrounding materials.
2. All exterior HVAC units and/or mechanical components must be screened from street view. Screening may include landscaping or a DRB approved enclosure (i.e. screen, wall, or cover)
3. Utility connections including but not limited to gas meters, electrical panels, telephone and data equipment must be enclosed, screened or located such that they are visually screened from the street. Any enclosures must be architecturally consistent with and integrated into the design of the residence. Any utility connections not enclosed or screened by landscaping must be painted to match/blend with adjacent building materials.
4. Equipment relative to solar installations, excluding Photovoltaic (PV) panels, must be enclosed or screened from street view. Connections (e.g. electrical conduit) must be painted to match adjacent or surrounding materials.

APPENDIX K: Eagle Ranch Sample Fence Styles

Dimensional post and rail split rail with hardware fabric	Split Rail with hardware fabric
Dimensional post and rail with hardware fabric	Cedar Picket double sided- single sided allowed also- dog eared pickets
72" cedar painted backs to Eagle Ranch Road- one sample	

Please note: These examples are not intended to be an exhaustive list. Other styles and/or materials may be approved by the DRB.

APPENDIX L: Definitions

ADU or Accessory Dwelling Unit - An ADU is a complete, separate dwelling unit, with its own ingress, egress and access. Refer to Section 6.2 for specifics.

ADU square footage - The floor area shall include all areas within the inside perimeter of the exterior wall framing or concrete of the building under consideration, without deduction for corridors, ramps, closets, the thickness of interior walls, columns, or other features. Floor area shall not include shafts with no openings, interior courts, stairs, mechanical rooms, garages, and decks and porches that are not enclosed. Refer to Section 6.2 for specifics.

Easement - An easement grants a specific, limited right to use another person's land. Most properties within Eagle Ranch have easements. Typical examples might include Town of Eagle easements for Utilities, Drainage, Water or Sewer. See the Final Plat for the specific Filing to determine any defined property easements.

Façade - The exterior face or front of a building, often the most prominent side.

Grade - In the context of terrain, the term "grade" refers to the slope or inclination of the land's surface. It describes how steeply the elevation changes over a horizontal distance.

Gross square footage - Gross square footage includes everything measured from the outside of the exterior framing and concrete walls, including, at a minimum, staircases, chases, closets, mechanical spaces, and anything shown on the plans that is greater than 5' high. Gross floor area includes the garage, ADU, and all habitable finished and unfinished spaces above 5' tall. The maximum square footage allowed for homes within Eagle Ranch are measured based on the Gross square footage area. See section 6.1.

Limits of Disturbance (LOD) - The designated boundaries within which all construction, landscaping, and related activities must be confined. Some lots within Eagle Ranch have a maximum LOD of 16,500 square feet. Refer to Section 2.2 for more information.

Lumens - A measure of the total amount of visible light (to the human eye) from a lamp or light source. See Section 6.10 for more information on Exterior Lighting.

Roof Slope - Roof slope, also known as roof pitch, refers to the steepness of a roof, expressed as a ratio of the vertical rise to the horizontal run. For example, a 4/12 roof slope means the roof rises 4 inches for every 12 inches of horizontal distance.

Setback - The required distance separating a building or structure from a property line. The setbacks vary somewhat between neighborhoods. See the Site Design Guidelines Reference Table in Section 2.1.

Wildfire Defense Zones - Also known as defensible space, defense zones are areas around a structure where vegetation and other potential fuels are managed to reduce the risk of wildfire. See Section 5.4.2.a-c

Xeriscaping - The process of landscaping, or gardening, that reduces or eliminates the need for irrigation. A sustainable and innovative approach to landscaping in arid regions.

Zeroscape - Often confused with Xeriscape, zeroscaping involves creating a dry landscape design, eliminating native plants from the scenery. It's a bleak, desolate landscape of nothing but gravel and the occasional boulder, without the presence of other plants.

APPENDIX M: Frequently Asked Questions

What kinds of projects need DRB approval?

Per the Declaration for Eagle Ranch, section 6.2:
No improvement will be erected, placed, reconstructed, replaced, repaired or otherwise altered, nor will any construction, repair or reconstruction be commenced within Eagle Ranch until plans for the improvements shall have been approved by the Design Review Board; provided, however, improvements that are completely within a structure may be undertaken without such approval.

In layman's terms, any exterior project of any type requires DRB approval. Interior remodeling does not need DRB approval unless there is an addition of square footage, or the addition of an ADU.

Exterior modifications performed solely for the purpose of maintenance may have the corresponding DRB fee waived. Examples of this might include window replacement, roof replacement, or re-painting of the existing colors.

What type of projects need to go before the Design Review Board and what gets reviewed administratively?

The following are examples of what the DRB may review at a regular meeting:

- New Construction
- Major Exterior Alteration with the Addition of Square Footage
- Addition of an ADU
- Variance Requests
- Pools

The following are examples of what typically get reviewed administratively:

- Minor Exterior Alterations including fencing, repainting, reroofing, landscaping, play structures
- Moderate Exterior Alterations including decks, hot tubs, door and window replacement, outbuildings

  Depending on the specifics of the project, the DRB administrator may request the project be reviewed by the DRB at a regularly scheduled meeting.

What can be placed in a setback?

Generally, no built structure can be placed within any DRB-defined setback.

Items that **may** be placed in a setback (with DRB approval):

- Trees
- Landscaping (Berms, planter beds, vegetable gardens, etc.)
- Boulder retaining walls
- Driveways (site location dependent)
- Fencing – Only on lots that meet certain criteria, i.e. rear yards that are directly adjacent to the Eagle Ranch Golf Course

- Roof overhangs may extend 30” inches into a setback
- Walkways
- Address Post

Items that **cannot** be placed in a DRB setback:
- Outbuildings of any type (sheds, greenhouses, etc.)
- Play structures (jungle gyms, playhouses, trampolines, etc.)
- Concrete retaining walls
- Fencing
- Patios or Decks
- Fire Pits or outdoor Fireplaces
- Hot Tubs
- Saunas
- Swimming Pools

What can be placed in an easement?

In general, the preference is for nothing to be placed within any platted Town of Eagle easement; however, the DRB and the Town may grant permission for a select few items. Typically, the Town of Eagle will require an Encroachment Permit if a homeowner wishes to place something in an easement.

Examples of what **may** be allowed in an easement <u>with proper authorization</u>:
- Trees or landscaping; however, **no trees may ever be planted in a sewer or water easement.**
- Boulder retaining walls
- Terrain grading
- Berms
- Fencing

Examples of what **cannot** be placed in an easement:
- Built structure of any kind
- Driveway, parking or vehicle circulation

What is the maximum slope for terrain?

In general, the maximum allowed slope for cut and fill grading is 2:1 (horizontal to vertical). A slope steeper than 2:1 will typically require a retaining wall.