

Improvements

Please be aware of the requirements set forth in Article 4, Section of the covenants that approval should be sought for any “improvements” to your property. If it was not on your original site plan you will need to submit your ideas to the board.

Listed below are the “improvements” Specifically mentioned in Article 2, Section 2 in the Covenants. These are general headings and although some things such as entryways and berms are not specifically listed they are covered by these general headings.

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|---|-------------------|----------------------|-----------------------------|
| Buildings | Structures | Parking Areas | Loading Areas |
| Fences | Walls | Hedges | Plantings |
| Poles | Driveways | Ponds | Lakes |
| Teepees | Signs | Decks | Enclosures |
| Excavation, including grading | | | Utility Improvements |
| Removal of trees or plantings | | | |
| Finishing Basements or undeclared square footage | | | |

All materials and colors in improvement proposals must be in harmony with existing natural surrounding.

If approval for an improvement has not been sought from the Executive Board, the Board has the right to order the removal of that improvement. Therefore, PLEASE submit every request to us. A short delay as you wait for your approval is nothing compared to the cost and aggravation of removing your latest project.

Driveway surfaces, driveway entrances, berms, signage, and landscaping visible to the main Red Mountain Range roads must have Board approval.

SECTION I – INTRODUCTION

1.1 The purpose of these design guidelines is to ensure that this carefully planned residential community continues to be developed according to the original concept.

1.2 The intent of the DECLARATION OF PROTECTIVE COVENANTS (“Covenants”) and DESIGN GUIDELINES is to have the improvements located on Red Mountain Ranch be compatible and blend with the natural environment, the climate and existing surrounding residences. Those buildings or improvements which, in the view of the Architectural Review Board, do not conform to existing properties or the natural environment will not be accepted at the design review.

1.3 The following sets forth the standards to be adhered to, the procedures for review and development of building on the lot, and assistance to owners of lots regarding design considerations. These design regulations may be amended from time to time and thus a property owner must obtain the most recent issue (available in PDF form at www.redmountainranch.net).

SECTION II – DESIGN REVIEW PROCESS

2.1 Choose an Architect.

A licensed architect must approve and stamp the design of your residence at Red Mountain Ranch. . We recommend consulting with a local licensed Colorado architect to fully understand the impacts of Crested Butte weather. Prior to commencing the design process be sure that your architect reads these design regulations and the following documents:

2.1.1 Red Mountain Ranch Plat and Covenants (available at www.redmountainranch.net);

2.1.2 Rules and Regulations (available at www.redmountainranch.net); and

2.2 Pre-Design Meeting.

You and/or your architect are encouraged to meet a representative of the Architectural Review Board to discuss, among other things, your particular site, architectural theme and special design considerations, expectations of the Architectural Review Board, and the building program.

2.3 Final Plan Review.

The owner shall submit a final plan to the Architectural Review Board. Said final plan shall include:

2.5.1 Site Plan (5 copies) (presented at minimum of 1" = 20'). Indicate proposed building "footprint", property boundaries, building envelope and easements, utility locations, existing vegetation, existing and proposed one foot contours, areas of cut and fill, drainage, proposed roads, driveways, sidewalks, decks and any other proposed improvements including locations of proposed structures. Indicate scale and north direction;

2.5.2 Footing and Foundation Plan prepared by a Colorado licensed engineer (presented at 1/8" or 1/4" = 1');

2.5.3 Floor Plans (5 copies) (presented at 1/8" or 1/4" = 1"). Include all room dimensions, floor and window locations and sizes, and location of mechanical and electrical systems;

2.5.4 Elevations (5 copies), indicate the exterior appearance of all views labeled in accordance with the site plan; height from lowest grade to highest point; height of chimney as compared with the ridge of the roof; nature and finish grade for elevations of all views. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimney, windows, doors, etc.); location of exterior light fixtures. The elevation drawing should indicate shadow patterns and material textures;

2.5.5 Perspective Sketches. Provide a ground level perspective sketch(s) of the building from a location(s) representing a primary public exposure to the building. This sketch should indicate exterior shadow patterns, materials, textures, and trim details;

2.5.6 Details. Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces;

2.5.7 Landscape Plan (5 copies) (presented at 1" = 20', 1" = 16', 1" = 10' or 1" = 8'). Indicate final landscape improvements to include: driveway surfaces, driveway entrances, berms, signage, landscaping, etc. Anything visible to the main Red Mountain Ranch roads must have Board approval.

2.5.8 Proposed grading plan with spot elevations at one foot contours for drainage control and rim and invert elevation for all drains and culverts;

2.5.9 Locate rock out-croppings, deck or patios, service yards, driveways, other free standing structures, etc.;

2.5.10 Specifications. Provide written specifications and color boards where necessary for the following items:

2.5.10.1 Exterior wall materials and colors which shall be earth tones, and have non-reflective materials.

2.5.10.2 Windows and exterior doors with colors which shall be earth tones, and have non-reflective materials.

2.5.10.3 Exterior trim materials and colors which shall be earth tones, and have non-reflective materials.

2.5.10.4 Fireplace;

2.5.10.5 Exterior lighting fixtures;

2.6 An architect appointed by the Architectural Review Board, at the expense of the owner, may review the final plan to assure compliance with the Design Guidelines. This review shall be evidenced by a written letter from the reviewing architect which clearly states that all relevant provisions of the guidelines are complied with and identifies any discrepancies.

2.7 Final Plan Approval.

Upon final written plan approval the owner must submit the approved final plan to the County Building Department to obtain a building permit. The County Building Department has specific requirements which must be met.

SECTION III - SITE DESIGN GUIDELINES

A number of site and landscape guidelines have been prepared to help owners and architects design residential structures that are compatible with the project. These requirements may be modified if approved by the Architectural Review Board by owner and/or architect showing that said modifications will not affect the basic intent of Red Mountain Ranch.

3.1 Building Envelope. This is an area designated on each lot that shall be for the exclusive use of the lot owner, within which building and landscaping may occur subject to the design regulations. The purpose of the building envelope is to reduce uncertainty of neighbors as to which view corridors might be impacted in the future by construction and to help ensure that structures blend with the surrounding landscape, rather than becoming a dominating figure of the neighboring community. All lot improvements including buildings, accessory buildings, walls, fences, and recreational improvements must be placed within the building envelope.

3.2 Driveways.

Driveways within a lot (including the construction of any culverts, landscaping, maintenance and snow plowing which may be necessary) are the responsibility of the owner. However, driveway plans must be approved by the Board to include berms, landscaping, signage, and driveway surfaces.

3.4 Water Sprinkler System.

Reminder: It is required by Gunnison Country regulations that all residential Buildings situate upon the Property have installed and maintained a water or chemical sprinkler system of a type and design, including water capacity and pressure, sufficient for fire protection of the Building. At a minimum, such system shall comply with NFPA 13D.

3.5 Driveway Entrances Signage

All signs at the driveway entrance must have written approval of the Architectural Review Board. All residential units must have street number signs located at the driveway entry. The use of street numbers mounted on monument rocks is encouraged. Other styles of signs are restricted to a minimum of one square foot and a maximum of four square feet. Any light source must be concealed with minimum glare to pedestrians or automobiles.

3.6 Exterior Lighting.

Exterior lighting should be understated with shielded bulbs. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. All exterior lighting or illumination on any Lot shall be so located, placed, shielded and designed to be architecturally and aesthetically in keeping with the Buildings and surroundings and to have minimum visual impact on other Lots or any nearby land. Indirect lighting should be used wherever possible. It is recommended that a professional lighting designer be consulted. All exterior lighting must also comply with the County Land Use Resolution.

3.7 Natural Drainage

No owner or contractor shall interfere with or direct the natural course of any drainage and run-off, nor construct any improvement, place any landscaping, or allow the existence of any condition whatsoever which shall alter the drainage pattern or run-off from its natural flow to or across the land of another, except to the extent such alteration and drainage pattern or run-off is approved in writing by the Architectural Review Board. Run-off from impervious surfaces such as roofs and pavement areas shall be directed to natural or improved drainage channels or dispersed into shallow sloping vegetated areas.

SECTION IV - ARCHITECTURAL GUIDELINES

These guidelines apply to the design and construction of residences and other building improvements. The following architectural standards shall apply:

4.1 General Design Consideration.

Red Mountain Ranch is a planned development and special consideration must be given to the siting of all improvements with emphasis on the relationship to existing grades, preservation of natural site features and trees, and a relationship to neighboring lots and vistas.

4.2 Foundations.

Foundation walls shall not be exposed for more than eight inches in a vertical direction, unless they are faced with wood, plaster or rock as delineated in the section on Exterior Walls, or unless written approval is obtained from the Architectural Review Board for exposed foundation walls. Visually exposed concrete or black masonry foundations shall be stained or textured as required by the Architectural Review Board. Foundations shall be designed by a Colorado licensed professional engineer to be consistent with the soil reports for the specific lot.

4.3 Exterior Walls and Finishes.

Major exterior walls should convey a sense of mass through wood, plaster, rock or glass. Certain types of pre-cut log walls may be used as exterior walls and shall be compatible and blend with the natural environment, the climate, and the surrounding residences in the Development as required and approved by the Architectural Review Board. In contrast to the mass walls, vertical wood siding can be used as a sheathing, especially at gable ends and upper levels. Glass can also be used to contrast with the mass walls on southern exposures. Generally, the heavier rock and plaster surfaces shall be below, and visually supporting the lighter wood sheathed elements above. It is suggested that at least 15% of the proposed residential structure should be rock.

The following materials shall be used for exterior walls, following special approval of the Architectural Review Board:

4.3.1 Natural, painted, or stained wood

4.3.2 Plaster (stucco or Drivit Suttef) in muted colors.

4.3.3 Rock approved by the Architectural Review Board. Rock walls shall be laid in a random pattern.

4.4 Chimneys, flues and Roof Vents.

Vents and flues shall not be exposed galvanized pipe, but rather attempts shall be made to group these roof projections and conceal them from public view. This can be done by enclosing them in forms compatible with the structure.

4.5 Roofs. Roof materials can be natural sawn cedar shingles, fire-retardant simulated shake shingles, non-reflective metal roofs or any other material approved by the Architectural Review Board. All roof selections must conform to the overall design requirements of Red Mountain Ranch. Roof color shall conform with the color palate as approved by the Architectural Review Board. Additional specific roof requirements are listed below:

4.5.6 All flashing shall be painted to match roof colors, unless otherwise approved by the Architectural Review Board for good cause.

4.6 Windows.

Window casings shall be wood or dark non-reflective metal. Approved finishes are natural, stained, painted or clad. Exterior window trim shall relate to other building materials, either wood or masonry. The use of headers and sills designed integrally with the wall is encouraged. Windows shall be used in combination to avoid large, uninterrupted glass areas. Windows shall have a double or triple glazing. Mirrored glass is not allowed.

SECTION V - LANDSCAPE GUIDELINES

Each lot in Red Mountain Ranch is unique. It is the intent of the landscape guidelines to preserve those special attributes. Owners should realize that because Red Mountain Ranch is situated at and above 8,000 feet above sea level and experiences extreme differences in climate from season to season, the list of plants that can be expected to flourish is limited. Within the area that is outside the building site, only limited landscaping may occur. Grading, planting and construction of improvements require the approval of the Architectural Review Board, because of impacts on views from adjacent properties.

5.1 General Design Considerations.

Within the building site, the owner is encouraged to use plant material to enhance the architecture, define outdoor spaces in a manner that preserves both on and off site views, and knit the structures to the site. The composition of the plant materials should consider

present and mature size, enframement of certain views, background and foreground balance, relationship to the architecture and other site textures, and judicious use of color and texture. Due to the relatively short growing season at Red Mountain Ranch, large-caliper deciduous trees and mature evergreens are strongly recommended.

5.3 Maintenance.

All trees, shrubs, ground covers, grasses and irrigation systems must be maintained at a level consistent with the rest of Red Mountain Ranch. All dead and dying plants or grasses shall be replaced immediately.

5.4 Erosion Control and Re-vegetation.

Prior to commencing construction consideration shall be given to the following:

5.4.1 Measures to control both ground water and surface water runoff;

5.4.2 Temporary measures to retain all eroded soil material on site during construction;

5.4.3 Measures to permanently stabilize all disturbed slopes and drainage features upon completion of construction.

5.5 Landscaping and Plant Materials.

Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the natural mountain landscape and the inherent line, color and texture of the local plant communities. New planting should use plants that are indigenous to the Rocky Mountain Alpine and Sub-Alpine zones and should be located to extend existing canopy edges planted in natural looking groups. Ornamental plants are recommended only for locations directly adjacent to building masses or in courtyards. Manicured or groomed yards shall be within areas defined by buildings, fences, walls or other defined edged modification so that the visibility of these yards is limited to the adjacent building. Irrigated lawn and garden shall not exceed 1,000 square feet. Plant materials used for erosion control shall establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species will be used to provide an eighty percent surface cover within one growing season. All invasive and noxious weeds must be removed from disturbed soil, within the first growing season and controlled thereafter.

SECTION VI - CONSTRUCTION REGULATIONS

In order to ensure that lots will not be damaged during the period a residence is being built, the following construction regulations shall be enforced during the construction period. These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and owners shall abide by these regulations:

6.1 Construction Area.

All construction materials and equipment shall be contained on the lot. No construction equipment or materials shall be stored on the roads within Red Mountain Ranch. No construction materials or vehicles belonging to construction personnel shall be left unattended at the front entrance to Red Mountain Ranch.

6.2 Construction Access.

The only approved construction access during the time a residence is being built will be over the approved driveway for the lot unless the Architectural Review Board approves an alternate access.

6.3 Construction Trailers or Temporary Structures.

Temporary structures must be located on the owner's property and must be approved by the Architectural Review Board as to size, configuration and location. All temporary structures shall be removed by the General Contractor before handing the site back to the owner.

6.4 Daily Operation.

No construction activity shall be conducted except between 7:00 a.m. and 8:00 p.m.

6.5 Blasting.

Any plans to blast shall be brought to the attention of and approved by the Architectural Review Board before commencement. Proper safety and protective actions shall be used.

6.6 Restoration and Repair.

Damage to any property, other than the owner's (including Red Mountain Ranch roads) by contractors shall be promptly repaired at the expense of the property owner employing the person or entity causing the damage. (This includes damage done by cleaning out concrete trucks on-site or dumping chemicals anywhere in Red Mountain Ranch).

6.7 Dust and Noise.

Every effort shall be made to control dust and noise emitted from a construction area. The contractor shall be responsible for controlling excessive dust and noise from the site.

6.8 Excavation.

Excavation material shall not be placed in common areas, roads, other lots or on public property. Excavation, except from utility trenching, shall be done on the owner's site only.

6.9 Debris and Trash Removal.

Proper disposal of refuse and storage of material is the owner's and the contractor's responsibility. Debris and trash shall be removed on a weekly basis and hauled to a designated site outside Red Mountain Ranch. Construction materials shall not be placed in the Association's dumpster at the front entrance of Red Mountain Ranch.

6.10 Vehicles and Parking.

All vehicles will be parked so as not to inhibit traffic, and within the designated "construction area" so as not to damage the natural landscape. Changing oil in vehicles and equipment without proper receptacles and removal procedures is forbidden. No vehicles may be parked at the Red Mountain Ranch front entrance during the work day.

6.11 Portable Toilets.

Portable toilet shall be provided by the contractor and placed in an approved location within the building envelope.

6.12 Signage.

Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area. The sign will be free standing and the design and location of such a sign shall be approved by the Architectural Review Board.

6.13 Fire Extinguisher.

A minimum of three serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

6.14 Flammable Items.

Careless use or storage of cigarettes or flammable items will not be allowed.

6.15 Pets.

Contractors, subcontractors and their employees are **prohibited** from bringing dogs and other pets to the construction site.

6.16 Continuity of Construction.

All construction, alteration and demolition shall be completed within eighteen months of commencement, unless extended by the Architectural Review Board and the County for good and sufficient cause.

Adopted this ____ day of _____, 2006, by Red Mountain Ranch of Gunnison County Association, Inc., a Colorado nonprofit corporation.

Secretary