

**COLORADO'S TIMBER RIDGE HOMEOWNERS ASSOCIATION
POLICY AND ARCHITECTURAL GUIDELINES
FOR IMPROVEMENTS
(As Revised 10/01/2021)**

Pursuant to Article VI, Paragraph G of Colorado's Timber Ridge Subdivision's Covenants, Conditions and Restrictions (CC&R's), the Improvement Review Committee (previously known as the Environmental Control Committee) hereby approves and adopts the following guidelines.

RECITALS

The Board of Directors and the Improvement Review Committee (IRC) recognize that there are provisions in the original Timber Ridge CC&R's that are general in nature. Discovery has determined that the general nature of those provisions was intentional. The following guidelines are not intended to be totally inclusive and the original CC&R's should be consulted for further design requirements (Part VIII) and regulations. The IRC, pursuant to the authority granted in Article VI, Paragraph G may update these Guidelines to better serve and support the owners.

Over the past two decades Timber Ridge has developed with very diverse architecture throughout. A drive through the development will show a variety of designs working harmoniously together to form the whole as is typical in many developments across the Mountain West. All homes, must of course, continue to be Single Family Residence in style.

Given the eclectic and diverse nature of the existing homes, the IRC will continue to consider new applications presenting homes consistent with existing architecture in Timber Ridge, as well as architecture significant in trend and relevance in the Mountain West. These policies will help ensure that Timber Ridge remains desirable for changing demographics in the future and protect and enhance property values.

STATEMENT OF GENERAL GUIDELINES

Colorado's Timber Ridge is recognized as a premier development in Archuleta County. Homes should represent that designation with exemplary curb appeal and a significant presence. The general architectural feel of homes should have a visual weight that conveys a solid quality. Strength and mass should be conveyed with the use of proportionately substantial materials such as rock or heavy wooden support beams, especially at porch and deck posts.

As detailed in VI. A. of the CC&R's, a Construction Application or a Property Improvement Application ("Application") must be approved by the IRC before any construction work can commence. (Please be aware that an approved Application must be presented to the Archuleta County Government before it will issue a building permit.) All improvements must be completed, as approved, in their entirety. Any additions, deletions or other exterior changes, including paint/stain color, must be approved in advance by the IRC, pursuant to a revised Application.

Exterior changes made without prior approval are subject to fines imposed by the HOA Covenant Rule and Enforcement Policy as a Class 3 Violation and to other enforcement/legal action if not corrected.

Driveway placement must also be approved by the IRC before obtaining a driveway permit from the Archuleta County Government. The Driveway must not be in the 50 foot setback unless the IRC approves the infringement and issues a variance.

All exterior changes to existing structures, such as additions or exterior remodels, must be approved in advance by the IRC. These changes, especially total remodels, should follow the requirements set forth in these guidelines. However, partial remodels or additions to older structures should be designed to compliment and blend in with the original structure so as not to be obtrusive. As with new construction, each remodel or addition plan submitted will be evaluated on an individual basis and subject to IRC approval.

No more than two homes that are architecturally the same or deemed considerably so by the IRC will be allowed in Timber Ridge in order to keep the unique individual nature inherent to homes in the development. Further, if there are two homes that meet the above criteria, they may not be on the same street or within close or visual proximity to one another as determined by the IRC.

DESIGN REQUIREMENTS AND APPROVAL POLICY

Although each design submitted will be reviewed on its own over-all merits, some of the specific items that will be considered by the IRC in approving a home will be:

ROOFS

Roofing material can be slate, unglazed tile, composite shingles or metal but should be muted, natural colors. No shiny or reflective material will be allowed. Due to the potential of fire hazards, wooden shake roofs will not be approved. Roof flashings may not be reflective, bare metal or galvanized metal. Flashings must match or compliment the roof or trim color. Skylights and roof mounted solar panels should be integrated with the roof design to be as unobtrusive as possible. Solar panels and hardware should be as unobtrusive as possible.

EXTERIOR WALLS AND TRIM

Log or hewn timber wood accents and stucco walls, while not required, are desirable. Rock facing or accents are also desirable. The stone can be natural or composite as long as it has a natural shape and natural varied color as opposed to cut, architecturally uniform pieces. A combination of exterior components is desirable to create an architecturally interesting design. It is suggested that no more than sixty percent of the exterior surface (not including doors and windows) should be of only one material such as stucco or wood siding, unless the surface is

broken up by color or trim variations to create an architecturally interesting design. Uniform exterior walls should be avoided. Traditional metal or fiberglass siding or other reflective materials are not allowed. In addition to splashguards, exterior surfaces may be metal in a type and finish approved by the IRC. Exterior paint may not be bright colors or white.

SUPPORTS AND BEAMS

Visible supports, including deck or porch posts, should preferably be made of heavy wood beams, proportionate in size to the structure, to convey a substantial appearance of stability.

WINDOWS, DOORS AND TRIM

Windows, doors and trim should be of size and shape to add visual interest but not detract from the over-all design. Doors and trim should be painted or stained in muted colors found in nature that blend with the local surroundings. Bright colors or white will not be approved.

Windows should be designed in proportion to the form and structure of the residence. The use of colored, reflective or mirrored glass will not be approved.

GARAGES

Garages must be a two-car minimum and there must be room for at least two vehicle parking spaces outside the garage. Garage doors should match or compliment the over-all design and may not be a commercial roll up style.

ENTRY GATES

Entry gates should reflect the quality and presence of the home and also have exemplary curb appeal as they are viewed as an extension and representation of the home. Stock gates or livestock gates are unacceptable for primary entry to a residence. They may be considered on properties that have a secondary drive to access barns or similar facilities.

CHIMNEYS

Chimneys should be in proportion to the rest of the structure and have a substantial, stable appearance. Materials used may include rock/stone, stucco, or wood clad.

VENTS AND FLUES

Roof vents and flues should be grouped and concealed from view as much as possible, such as with a false chimney. Visible bare metal or plastic flues and vents will not be allowed. Visible

flues and vents must be painted to match or compliment the surface from which they protrude, to be as unobtrusive as possible.

HEIGHT

The maximum height of the structure shall not exceed 35 feet, as measured by Archuleta County regulations.

SETBACKS

In accordance with Section VIII of the CC&R's all improvements shall be constructed within the 50 foot setback from all property lines with the exception of perimeter fencing. Under certain circumstances the IRC may grant a variance for infringement on the 50 foot setback. (CC&R Part VI, Paragraph H).

SPLASH GUARDS

In order to protect the structural integrity of the exterior walls from snow and rain water, metal "splash guards" will be allowed, as long as they have a natural rust or partial rust finish or similar patina appearance. Maximum height is to be 48 inches from grade but variances may be issued for ground slope or design concerns. Galvanized (untreated/shiny), bare metal, or otherwise reflective splash guards will not be allowed.

LOG HOMES

Full log homes will be allowed, but like other designs discussed above, long uniform walls should be avoided. Log walls should be broken with features such as heavy window trim or bay or garden windows to help provide an architecturally interesting design.

Logs may be full-round, "D" or square hewn timber but exposed log ends may not display factory manufactured tongue and groove cuts.

APPROVED AND ADOPTED (10/01/2021)
Timber Ridge Improvement Review Committee

