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**Mountain Architecture ♦ Design Group, P.C.**

**PRELIMINARY DESIGN – CONCEPTUAL REVIEW CHECKLIST**

Pre-Design Conference

Consultation Date: \_\_\_\_\_

**I. SUBMITTAL REQUIREMENTS**

Submitted

- Topographic Survey – prepared by a registered land surveyor or licensed civil engineer showing the Lot boundaries and dimensions, site contours at 2' intervals, easements, and significant natural features and mature stands of trees and utility locations. (Scale: 1" = 20')
- Site Plan – showing the entire Lot, Building Envelope, proposed home and other structures, driveway and grades, parking areas, snow storage areas, site improvements, existing and proposed grading and drainage (Scale: minimum of 1" = 20')
- Staking – accurate staking (+/- one foot) of the building envelop, building footprint, accessory improvements, driveway, proposed vegetation to be removed and preserved, and any other proposed improvements. All stakes shall extend at least three feet above grade and shall be properly marked and flagged.
- Floor Plans – showing the layout of all rooms, approximate size, finished floor elevations and total square footage of enclosed space for each floor level (Scale: minimum of 1/8" = 1'0"). Submit DWF file.
- Exterior Elevations - showing the architectural character of the residence, fenestration, existing and proposed grades, plate heights, roof heights and roof pitch. Elevations should also include a description of exterior materials and colors (Scale: 1/8" = 1'0")
- Roof Plan - showing proposed roof pitch, materials and elevations of major ridge lines and all cave lines (Scale: 1/8" = 1'0")
- Site/Building Sections - indicating building walls, floors and roof relative to the site, including existing and proposed grades such as patios, decks, driveways and other landscape features (Scale: 1/8" = 1'0")
- Other - Any other drawings, samples or materials requested by the Review Board.

**II. SITE PLANNING**

Existing terrain, vegetation and climate are all important factors that must be considered in the design of any improvements to a building site. It is expected that the design of each residence will evolve from and be tailored to the unique attributes of each individual building site.

o **Building Envelope**

Conforms    Does not conform

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | All portions of a home including garages, roof overhangs, decks, patios, terraces, pools, retaining walls, site walls, fences, accessory buildings and similar features shall be located within the Building Envelope. The Review Board may, under extraordinary circumstances, approve on-grade outdoor living spaces outside the Building Envelope considering impact on adjacent properties, and open and public use spaces. |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway access, including grading and retaining walls necessary for access, and landscape improvements associated with driveways may be located outside the Building Envelope.   |

- Building Envelope Change Request - An engineer has prepared overlay identifying the original building envelope with a dotted line and the proposed change in a hard line.
- Design Review must approve any building envelope, lot consolidation and/or re-subdivision change prior to submission to the Planning and Zoning Department.
- Building envelopes may contain areas with slope greater than 30%, but buildings may not be located in these areas.

o **Site Work, Grading & Revegetation**

Conforms Does not conform

- Site grading must occur with minimal disruption to the building site without altering natural drainage patterns as run-off crosses lot lines and without causing conditions that could lead to unnecessary soil erosion, slippage or subsidence. Extensive re-contouring of a site (overlot grading) is not permitted.
- Designs for sloping building sites shall incorporate slope considerations into the design solution so that the proposed improvements step or terrace with the natural slope.
- Cut and fill should be balanced with minimal use of retaining walls.
- No excessive excavation or fill will be permitted on any building site, or grading outside the building envelope, except where specifically allowed by the Review Board due to unique terrain and design considerations.
- Indicate area of clear-cutting of vegetation on the Building Envelope. Limit removal to that which is reasonably necessary for the construction of a home.
- Indicate any cutting of trees and shrubs. All removal must be reviewed and approved by the Review Board with the exception of the following: removal of dead trees, pruning of dead limbs, and removal of trees and shrubs which are damaged, bowed, leaning or diseased.

o **Drainage**

Conforms Does not conform

- Surface drainage upon and across a building site shall be addressed through the implementation of environmentally sensitive grading and construction practices. Existing points of entry and exit of historic surface drainage must be respected. Drainage shall be required to be constrained on-site.

o **Driveways**

Conforms Does not conform

- Each building envelope shall be accessed by a single driveway. In some cases, lots may share a common driveway (refer to the Final Plat for the location of common driveway easements).
- Driveway grades shall be 4% for the first 20 feet from the point of intersection with the road and no more than 10% elsewhere.
- Driveways shall be designed to intersect the road at a 90 degree angle and paving shall have a flared apron at the road with a radius not exceeding fifteen feet.
- With the exception of parking areas adjacent to garages and emergency vehicle turn-arounds, the paved surface of a driveway shall not exceed 15 feet in width.
- A metal or concrete culvert pipe with a diameter of 18 inches or greater shall be installed beneath each access driveway between the road shoulder and the property line unless the Review Board approves another design.
- Adequate snow storage areas shall be provided adjacent to driveways and parking areas. Snow storage shall be contained on the lot and snow shall not be pushed onto roadways.



o **Parking, Garages and Snow Storage**

Conforms Does not conform

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Each home shall include a minimum of two enclosed garage spaces, plus one enclosed garage space for a secondary dwelling unit (if constructed).   |
| <input type="checkbox"/> | <input type="checkbox"/> | If additional enclosed garage spaces are included, the wall plane of the third (or more) door(s) must be in a secondary wall plane offset by at least five feet.  |
| <input type="checkbox"/> | <input type="checkbox"/> | The maximum number of parking stalls in any single garage may not exceed four stalls.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Parking stalls may be side-by-side or tandem (end-to-end).  |
| <input type="checkbox"/> | <input type="checkbox"/> | A minimum of two guest parking spaces shall also be provided within the building envelope (three with a secondary dwelling unit).   |
| <input type="checkbox"/> | <input type="checkbox"/> | The minimum size of enclosed spaces is 9' x 18' and the minimum size of surface spaces is 10' x 20'.  |
| <input type="checkbox"/> | <input type="checkbox"/> | The maximum size of garages shall be no greater than 1,500 square feet total.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Garage doors directly facing the primary street frontage are discouraged except where the configuration of the Building Envelope makes an angled or side-entry garage impractical.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Garages may be physically separated from the main residence however they shall be identical to, or compatible, with the architecture and materials of the main residence.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Owners who possess motor homes, campers, motor cycles, campers boats, trailers of any kind, trucks, buses or other vehicle which is not a conventional automobile, pick-up truck or SUV, must store or park such vehicles within an enclosed garage so as to be completely hidden from view.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Site planning shall provide for adequate snow removal and snow storage, including driveways, parking areas, walkways, decks and roofs. Snow storage areas shall be equivalent to at least 30 percent of the area to be cleared. Landscape elements that could be damaged by snow removal and storage, such as small trees, shrubs, fences and railings should be located out of snow storage areas. |

o **Exterior Equipment and Satellite Dishes**

Conforms Does not conform

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | No roof mounted equipment shall be permitted. |
|--------------------------|--------------------------|---|

o **Easements and Utilities**

Conforms Does not conform

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | The extension of these services from the stub locations to the residence shall be the responsibility of each Owner, shall be located underground and routed to minimize disruption to the natural landscape. |
| <input type="checkbox"/> | <input type="checkbox"/> | When feasible, utility service lines should be located under or along driveways in order to minimize site disturbance.   |

o **Wildlife Mitigation Plan**

Conforms Does not conform

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Only limited fencing within the Building Envelope and in close proximity to the home or other structure shall be allowed. Fencing of the perimeter of the Building Envelope or of the entire building site is prohibited. Fencing shall be of an open rail type no higher than 60 inches. Rail fencing intended to protect flower or vegetable gardens from wildlife may incorporate 4 x 4 inch welded wire fencing. |
|--------------------------|--------------------------|--|



### III. ARCHITECTURAL DESIGN

The following architectural standards have evolved in response to historic, cultural, climatic and aesthetic considerations. It is the intent of these standards to evoke a sympathetic response to the mountain environment and to promote architectural design that is characteristic of the region and compatible with the natural landscape.

#### o Allowable Development and Home Sizes

Conforms Does not conform

Each lot is allowed one primary residence. Attached secondary dwelling units consistent with Routt County regulations will be allowed.

The Homesite Development Standards located in Appendix A of the Design Guidelines lists development that is permitted on each lot.

Conforms Does not conform

Building Height (indicate Building Height Envelope on Drawings)

Maximum Square Footage (includes Secondary Dwelling Unit if applicable)

Architectural Style

A total of 37 secondary dwelling units are allowed on Lots 1-43 only and shall be controlled and distributed by the Developer on a first come-first served basis at such time and at such cost as the Developer shall determine.

Secondary dwelling units shall share a single driveway access from the project roadway.

Secondary dwelling units shall be attached to the Primary Unit, and shall not exceed 800 square feet in size.

The secondary dwelling unit shall be architecturally identical to the main residence.

#### o Massing

Conforms Does not conform

Building massing shall emphasize horizontal scale and form. Massing will be characterized by varied building heights, offsets in building elevations, well-proportioned fenestration, decks and balconies, and architectural detailing.

Buildings shall be designed as a composition of additive forms designed as a composition of smaller forms clustered around outdoor spaces such as courtyards, porches, or verandas.

Building forms shall step with the existing contours of the site and be designed to conform to the natural terrain

Large, box-like structures and monolithic, unbroken forms shall be avoided.

#### o Building Height

Conforms Does not conform

Building height and massing shall be varied and designed in relationship with the characteristics of each site.

The maximum height of any portion of a building shall not exceed two stories unless the third story is offset by at least 15' from the plane of the second story on at least two sides.

#### o Roofs



Conforms Does not conform

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Roofs will be low-pitched using relatively simple forms with exposed rafter tails.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Other roof materials, non-reflective and muted colors that are consistent with the architectural style will be considered by the Review Board.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Flat roofs, when allowed, shall be finished with colored aggregate ballast or cap sheet matching the walls or other roof materials of the residence.  |
| <input type="checkbox"/> | <input type="checkbox"/> | A secondary roof material may be a non-reflective, naturally weathering metal such as copper, corten steel or terne metal. It is required to treat metal roof materials in order to accelerate the natural weathering process to adequately dull the finish on the roof.          |
| <input type="checkbox"/> | <input type="checkbox"/> | Large, unbroken roof planes shall be avoided and smaller segmented roof forms consistent with the additive form of the home or a composition of primary and secondary roof forms shall be used.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Primary roof forms may range from a minimum of 3:12 to a maximum of 12:12 with low-pitched gable, shed or double-pitched roofs preferred. Flat roofs are not allowed on Colorado Regional design styles, but are allowed as a secondary roof form on Mountain Contemporary homes. |
| <input type="checkbox"/> | <input type="checkbox"/> | No painted metal roofing will be allowed.   |
| <input type="checkbox"/> | <input type="checkbox"/> | A minimum of a 24 inch roof overhang is required in order to provide shade and add interest to building elevations.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Alternative roof overhang minimums will be considered for structures designed as Mountain Contemporary.   |

o **Exterior Walls**

Conforms Does not conform

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | The predominant exterior wall materials shall be wood and stone.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Exposed concrete or unfinished foundation walls are prohibited. All unfaced visible surfaces of concrete masonry or concrete foundation walls shall receive a stucco or mortar-wash finish and shall be painted to blend unobtrusively with adjacent materials.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Walls should be comprised of no more than three materials.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone shall be used around the base of all buildings to a height of at least 24". No less than 25% of exterior wall surfaces shall be stone.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Other complementary stone may be used in order to accent and add variety to a building. Complementary stone shall comprise no more than 25% of all stone used on the building. Applications of complementary stone include lintels, band courses, and wall caps integrated with the primary stone material. |
| <input type="checkbox"/> | <input type="checkbox"/> | The use of small, uniformly-sized river rock or veneer is not permitted.  |
| <input type="checkbox"/> | <input type="checkbox"/> | High quality log veneer that presents a natural appearance will be considered by the Review Board for approval.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding may be shiplap, shingles, beveled or tongue-in-groove board siding, logs, board-on-board or board and batten siding. Plywood siding is prohibited. Siding should be 6" to 12" inches in width.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Cedar shingles may be used as an accent element on dormer or gable ends.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any home with exterior walls comprised exclusively of stone shall include exposed timbers or logs to express roof, porch or other ancillary framing.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Logs may be used as tacked load bearing walls but when expressed on the building exterior, logs must be set on a stone base.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Turned or "manufactured" logs of uniform profile, finish and diameter are not permitted.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Logs may be hewn round or rectangular and joints may have chinking or may be fitted into an interlocking profile without chinking.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Prohibited wall materials – Imitation stone, stucco (except when textured and used as an accent material), plastic, exposed concrete or concrete block, plywood and hardboard siding, metal wall panels, tile, brick, and asphalt shingles or shakes.   |



o **Windows and Doors**

Conforms Does not conform

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Windows and doors shall be deeply recessed (six to eight inches) or be trimmed in profiled wood (minimum 2" x 6"). Steel lintels will be acceptable in the Mountain Contemporary style if painted to match the window or adjoining wall material and as approved specifically by the Design Review Board.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Windows shall convey a traditional rectangular pattern.  |
| <input type="checkbox"/> | <input type="checkbox"/> | With the exception of Mountain Contemporary building sites, windows of unusual shapes and sizes and the use of colored, reflective or mirrored glass is not permitted. Alternative window design will be considered on a case by case basis on Mountain Contemporary building sites.   |
| <input type="checkbox"/> | <input type="checkbox"/> | When larger "picture" windows are used, true divided light windows shall be incorporated into the overall window design. Picture windows shall be limited in size to 4' x 8' maximum in the Colorado Regional style and 6' x 8' in the Mountain Contemporary style. All windows shall be proportional to the size of the wall in which the window is placed. |

o **Architectural Detailing**

Conforms Does not conform

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|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | The interpretation and application of architectural details shall be consistent throughout the residence and other structures.   |
| <input type="checkbox"/> | <input type="checkbox"/> | The structure of the roof shall be expressed by the use of exposed rafter tails and exposed beams at gable ends.   |
| <input type="checkbox"/> | <input type="checkbox"/> | The design of every home shall include porches and other similar covered outdoor spaces that provide an effective transition between a home and the outdoors.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches, patios, decks and other outdoor spaces shall be confined to the building envelope. The Review Board may, under extraordinary circumstances, approve on-grade outdoor living spaces outside the Building Envelope considering impact on adjacent properties, and open and public use spaces. |
| <input type="checkbox"/> | <input type="checkbox"/> | The structure of the porches and other similar covered outdoor spaces roof extensions shall be expressed with exposed rafter tails. Materials used shall be consistent with materials used on the main residence.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Exposed structural connections shall contribute to the mass, stability and proportions of the supported element. Exposed steel beams, tension rods, cables and related connectors may be acceptable in the Mountain Contemporary style as approved specifically by the Design Review Board.          |

o **Chimneys, Flues and Fireplaces**

Conforms Does not conform

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Chimneys shall be constructed of stone consistent with the stone used on other portions of the building and may not be encased in wood. |
| <input type="checkbox"/> | <input type="checkbox"/> | On a log residence, the stone chimney shall count toward satisfying the 25% minimum requirement for stone on every exterior elevation.  |

o **Building Projections**

Conforms Does not conform

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|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | All projections from a home or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, mail boxes, porch railings and exterior stairways shall be complementary in design and |
|--------------------------|--------------------------|---|



- color to the surface from which they project or shall be painted or stained an approved color to blend with adjacent materials.  
An exception to this rule shall be made where the intent is architectural detailing and the material itself is an expression of quality, for example, copper flashing and copper gutters and downspouts.

o **Balconies and Decks**

Conforms Does not conform

- In no cases shall projecting decks or balconies be supported by narrow posts or columns.

o **Accessory Buildings and Uses**

Conforms Does not conform

- Dog runs up to 200 square feet in size are allowed if located within the building envelope, contiguous to the main residence and visually screened from adjacent properties and roadways.
- Dog runs shall be constructed of materials integrated with the design of the main residence and shall be a maximum of 6' in height and use a minimum of 4" x 4" welded wire fencing.

o **Green Building and Energy Conservation:**

Conforms Does not conform

- Ground mounted solar energy gathering apparatus must be appropriately screened and landscaped so as not to disrupt views from common areas, roads or adjacent lots. No ground mounted solar apparatus may be noticeably visible from another home site building envelop. In the case of roof mounted solar collection apparatus, such apparatus must be part of the initial roof design incorporating recesses and screening to minimize issues with view from lots with corridors that look over such roofs. Plans for any solar collecting apparatus on the property must be submitted to the Design Review Board for approval and such approval will be considered based on the laws of the State of Colorado and the best efforts of the owner and committee to protect views and property values in the community.

**IV. LANDSCAPE DESIGN**

o **Landscaping in the Native Landscape Area**

Conforms Does not conform

- The removal of trees, gambrel oak, shrubs and other plants in the native landscape area is prohibited without a detailed plan approved by the Review Board. Plant materials existing on site shall be preserved to the greatest practical extent.

o **Retaining Walls, Landscape Walls, and Fences**

Conforms Does not conform

- All landscape walls, retaining walls and fences, except retaining walls required for the driveway, shall be located within the building envelope.
- No perimeter fencing of lots or Building Envelopes is permitted.
- The introduction of landscape walls and fences is limited to establishing privacy around outdoor spaces, providing an edge between formal landscaped areas and



the native landscape area and creating outdoor spaces such as courtyards, creating outdoor spaces such as courtyards, and protection of flower and vegetable gardens.

Retaining walls should be designed as an architectural extension of the residence.

o **Other Landscape Features**

Conforms Does not conform

Major water features such as ponds and artificial streams and waterfalls are not permitted unless specifically approved by the Design Review Board and located on a natural drainage providing intermittent water at a minimum. Decorative fountains or water features that are re-circulating are permitted within the building envelope.

Jacuzzis, hot tubs and swimming pools shall be located within the building envelope. As with other landscape improvements, materials for pools, fencing and decks shall be consistent with materials used on the residence.

The construction of tennis courts within building envelopes may be permitted subject to approval by the Review Board.

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**ALPINE MOUNTAIN RANCH ASSOCIATION**  
**DESIGN GUIDELINE RECOMMENDATIONS**

- Natural features of the site should be incorporated into the site design. Since re-vegetation is difficult, every reasonable effort should be made to preserve existing vegetation. Privacy and the relationship of improvements to neighbors, roads and common areas should also be considered.
- The site plan should be developed in concert with the architectural design taking into consideration of the following:
  - o Views
  - o Separation between homes
  - o Building height and footprint
  - o Existing slope
  - o Trees and other vegetation
  - o Orientation to sun, wind and views
  - o Rock out-croppings
  - o Other prominent site features
- The retention of mature trees and shrubs is strongly encouraged.
- Whenever possible, the entire septic system, including any leach fields, should be located within the building envelope. However, because of geology and topography of various Lots, not all Lots will be able to accommodate a septic system on site. Accordingly, the Declaration has provided for a blanket leach field easement over all other Lots and lands within AMR.
- Offsets or indentations in wall planes create visual interest and add depth via shadow lines. An offset should be structural rather than simply a change in the texture of an exterior material. Low-level one to two-story building mass is encouraged, balancing the desire to minimize building envelope disturbance.
- Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum.
- The use of dormers is encouraged, but should be limited in order to maintain simple uninterrupted roof forms.
- The type and composition of exterior wall materials should convey an authentic expression of structural integrity. Stone should be applied to reflect the structural massing of the building and the natural forces of gravity should be considered in the placement and composition of all wall materials. The design, materials, and color of exterior walls should relate to the natural colors and textures of the site in order to reinforce the sense that the building is an outgrowth of its surroundings.
- The use of stone material with a relatively flat surface such as sandstone or quarried mountain stone is encouraged. Rounded alluvial rock or river rock may be used; however, the use of small, uniformly-sized river rock or veneer is not permitted. Stone should generally be laid in an informal coursing with



deep rake mortar joints and should have an irregular, rectangular shape. Mortar joints shall be well fitted. The use of boulders and large rocks to visually anchor corners and ground levels of rock walls, fireplaces, and landscape improvements is encouraged. Stone should have the appearance of being self-supporting through the natural forces of mass and gravity. This can best be achieved by using larger stones or boulders at the bottom of walls, portraying a horizontal stacking and avoiding small "in-fill" rubble stones.

- Timbers and logs should convey an authentic expression of the building's structural form and their size should accurately reflect the structural load carried by the timber. The use of exposed timbers and logs for roof and porch framing, columns, lintels and sills is strongly encouraged. Logs should express a massive appearance and a typical minimum dimension of at least 14 inches in diameter is encouraged. Logs are to be hand-hewn to reflect the natural shape, grain and inconsistencies of timber.
- Exterior Trim - Architectural details provide the opportunity to showcase the skill of the designer and craftsman while expressing the heritage and artistry of the architectural style and the Colorado setting. Many opportunities can be exploited to enrich building detail. Among these are windows and doors, gates, balconies and railings, deck and patio surfaces, chimneys and dormers, corbels, artwork and lighting.
- Windows and doors provide relief to exterior walls and, in doing so, introduce human scale. Properly located and detailed, windows and doors also present an opportunity to add interest and individual character to buildings.
- Openings should be located to take advantage of views and be designed in proportion to the overall structure and form of the residence.
- The use of true divided light windows is strongly encouraged.
- The most appropriate manner for creating porches and covered outdoor spaces is to extend the roof over the outdoor space. The use of a double-pitched roof should be considered. Porches and covered outdoor spaces may also be created by pergolas and similar structures.
- The use of the following architectural details is encouraged:
  - Carved timbers and handcrafted timber joinery.
  - Lintels and sills constructed of stone or timbers.
  - Handcrafted doors and decorative hardware on windows and doors.
  - Deep set reveals in stone walls.
  - Planter boxes.
  - Decorative handrails and balcony railings.
  - Decorative exterior light fixtures.
  - Operable window shutters (sized in proportion to windows)
  - Garage doors with architectural character
- Chimneys should be designed to be in proportion with the residence and should reflect a simple, understated design.
- Balconies and decks should be understated in scale and designed as an integral element of the home. They should be designed within the mass of the building or as a cantilevered element of the building supported either by angled braces, by building mass below, or by substantial building elements such as stone columns or arches that visibly tie the deck to the ground.
- Protecting balconies and above grade decks from snow shedding from overhead roofs is encouraged.
- Generally, all accessory buildings such as gazebos, kennels and storage buildings should be physically integrated with the main residence, but, if free-standing, shall be architecturally consistent. Accessory buildings should be physically or visually connected with the main residence with the use of similar materials, structural elements, site walls, or covered walkways or landscaping.
- All formal landscaping should generally be concealed from view from adjacent roadways.
- The introduction of manicured lawns is discouraged. To the extent that they are part of the formal landscape, they should be located adjacent to the home, within courtyards or screened by buildings, walls or other plant materials in order to remain unobtrusive. The use of fescue grasses for manicured lawns is recommended in lieu of water-intensive grasses such as Kentucky Bluegrass.
- Privacy fences and walls used to define courtyards and other outdoor spaces should be designed as an architectural extension of the main residence. The transition between outdoor living spaces and the native landscape area should be defined by a defined edge such as patio walls, retaining walls, stone edging, planting beds or lawns.
- As part of the site planning for each property, Owners may wish to design connecting trails from their building envelope to the community trails if the community trail crosses or is contiguous to their property.

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The Review Board reserves the right to vary from any of the standards or procedures set forth herein for good cause shown. Upon submission of a written request by an Owner, the Review Board may, from time to time and in its sole discretion, permit Owners to construct improvements which are not strictly in conformance with the Design Guidelines. Each written request shall identify and set forth in narrative and/or graphic detail the specific guideline or standard from which a variance is sought and describe in detail the exact nature of the variance sought. Any grant of a variance by the Review Board shall be in writing and shall identify in detail both the standard from which a variance is granted and the specific variance being granted. Variance requests shall be subject to a review fee determined by the Review Board which shall be non-refundable regardless of whether the variance is granted or denied.

Each request submitted hereunder shall be reviewed separately and apart from other such requests and the grant of a variance to any Owner shall not constitute a waiver of the Review Board's right to strictly enforce these regulations. No member of the Review Board shall be liable to any Owner or other person for any claims, causes of action, or damages arising out of the granting or denial of any variance.

An Owner may appeal a Preliminary Design Review or Final Design Review decision of the Review Board by submitting a written appeal within 30 days of receipt of notice of the Board's decision. The initial appeal shall be to the Review Board. The intention of this thirty day period is to allow the Owner an opportunity to consider the comments of the Board and to develop a design solution that is consistent with these guidelines and the direction of the Board. The Board shall review the applicant's appeal at its next regularly scheduled meeting and a mail a written decision to the Owner within seven days.

Following an initial appeal, any Owner, may make a final appeal to Board of Directors of the Alpine Mountain Ranch Association. The final appeal shall be in writing and shall be filed within 30 days after the initial appeal decision of the Review Board. The decision of the Board of Directors shall be in writing and mailed to the Owner and the Review Board. In its decision, the Board of Directors shall make specific findings which shall be binding on the Review Board.

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Submitted and acknowledged by Applicant or Authorized Representative:

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Signature

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Date

