

ECHO CANYON RANCH ASSOCIATION

DESIGN GUIDELINES

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Table of Contents

I. THE ECHO CANYON RANCH DESIGN GUIDELINES.....	1
II. PURPOSE OF THE ECHO CANYON RANCH DESIGN GUIDELINES	1
III. THE DESIGN REVIEW AND APPROVAL PROCESS.....	2
THE DESIGN REVIEW/ENVIRONMENTAL COMMITTEE	2
THE DESIGN REVIEW PROCESS	3
OTHER DEVELOPMENT REGULATIONS	3
MODIFICATIONS TO EXISTING STRUCTURES AND IMPROVEMENTS	3
STEP ONE: THE INTRODUCTORY MEETING.....	3
STEP TWO: FINAL REVIEW	4
STEP THREE: CONSTRUCTION AND INSPECTIONS	5
IV. SITE PLANNING DESIGN GUIDELINES	5
THE BUILDING ENVELOPE.....	5
THE UNDISTURBED AREA	6
MAINTENANCE OF THE PARCEL.....	7
BUILDING SITING AND SITE ACCESS	7
SITE CONTOURS, GRADING AND DRAINAGE	7
LIMITS OF CONSTRUCTION	8
PARKING	8
UTILITIES.....	8
V. ARCHITECTURAL DESIGN GUIDELINES.....	8
BUILDING HEIGHT.....	8
ROOFS.....	9
EXTERIOR WALLS AND SURFACES.....	10
FENESTRATION	10
DECKS AND BALCONIES	10
CHIMNEYS, ROOF VENTS, FLUES AND ARRESTORS	10
TRIM AND ACCENT COLORS	11
ACCESSORY USES AND STRUCTURES	11
SPECIFIC DESIGN GUIDELINES FOR LOG HOMES	11
VI. LANDSCAPE ARCHITECTURE DESIGN GUIDELINES.....	12
LANDSCAPE DESIGN CONSIDERATIONS.....	12

LANDSCAPING WITHIN THE BUILDING ENVELOPE	12
UNDISTURBED AREA.....	13
DECKS AND PATIOS.....	13
DRIVEWAYS	13
RETAINING WALLS	13
FENCES.....	13
IRRIGATION.....	13
LIGHTING	13
WATER FEATURES.....	13
SWIMMING POOLS AND OTHER AMENITIES	14
WILDFIRE	14
RE-VEGETATION PLANS	14
EASEMENTS	14
VII. CONSTRUCTION REGULATIONS.....	14
CONSTRUCTION MANAGEMENT PLAN.....	15
CONSTRUCTION COMPLETION AND CLEAN-UP DEPOSIT	15
DR/EC INSPECTIONS	16
VIII. SCHEDULE OF FINES FOR NON-COMPLIANCE	16

I. THE ECHO CANYON RANCH DESIGN GUIDELINES

These Design Guidelines have been promulgated pursuant to Article V of the Declaration of Covenants, Conditions, Restrictions and Easements for Echo Canyon Ranch. The Design Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage or plant life thereof. The Design Guidelines are administered and enforced by the Design Review/Environmental Committee in accordance with the Declaration and the procedures herein and therein set forth. The Design Guidelines may be amended from time to time and it is the responsibility of each owner or other person to obtain and review a copy of the most recently revised Design Guidelines.

II. PURPOSE OF THE ECHO CANYON RANCH DESIGN GUIDELINES

The Echo Canyon Ranch Design Guidelines have been written to implement Echo Canyon Ranch's design goals by providing a guide for the design and development of homes and improvements. These Guidelines provide the principal tool for maintaining the design continuity of Echo Canyon Ranch's built environment.

One of the major objectives of these Guidelines is to encourage a unified design philosophy for Echo Canyon Ranch. These Guidelines are not intended to suggest that all homes in Echo Canyon Ranch must be designed the same or use identical building materials. Rather, these Guidelines are written to encourage architectural harmony in the design of homes and their relationship to the environment. The intention of these Guidelines is that no single structure or improvement stand apart in its design or construction so as to detract from the overall environment and appearance of Echo Canyon Ranch.

The Echo Canyon Ranch Design Guidelines contain relatively few absolute design standards. Rather, most design concepts are expressed in fairly broad terms. This has been done in order to allow for individuality and a variety of architectural expression while at the same time ensure compliance with the Echo Canyon Ranch Design Theme.

The six major objectives of the Echo Canyon Ranch Design Guidelines are:

- To provide owners with clearly defined standards of what is expected in terms of architectural and landscape design and home construction.
- To foster a unified design philosophy for the community while allowing for individual architectural expression defined by the desires of the property owner.
- To protect owners' investments in their home by requiring that every property owner comply with the same high level of design and construction standards.
- To ensure the delicate mountain environment will be preserved and enhanced over time.
- To assist owners and their design teams with the design review process and with the many technical factors that must be considered when designing in mountain environments.
- To provide visual and graphic images of the character of the community and how it will look in the future.

The Guidelines have been written with room for self expression to allow all owners in Echo Canyon Ranch the latitude to build the home of their choice. Inherent in this concept is the understanding that all homes must be designed within the parameters outlined in these Guidelines in order to maintain design compatibility throughout the project, preserve economic values and enhance the environmental quality of the community.

As Echo Canyon Ranch develops over time, so will these Guidelines. The Echo Canyon Ranch Design Guidelines is a dynamic document that will continue to evolve along with the changing conditions and character of the community. This document contains detailed sections on the design review process and project construction regulations. The actual design guidelines are outlined in three different sections:

Site Planning Design Guidelines outline standards for the siting and orientation of homes and improvements on a lot.

Architectural Design Guidelines address the architectural style, materials, form and finish of a home.

Landscape Architecture Design Guidelines cover all site improvements and the landscaping of a site.

Although addressed separately, the design concepts in these three sections are clearly interrelated and must be considered as a whole when designing a home. A successfully designed home will achieve a balance between the various design standards outlined in each of these three sections.

This document provides the primary guide to be used in the design and development of homes in Echo Canyon Ranch. Supplemental information may be prepared by the Design Review/Environmental Committee to further assist owners and designers with the design process.

III. THE DESIGN REVIEW AND APPROVAL PROCESS

There are two important steps that every owner should take prior to selecting a lot and beginning the design of a new home. The first is to become familiar with the Echo Canyon Ranch's environment. Echo Canyon Ranch includes many different types of lots characterized by a variety of terrain, orientation and vegetation. These lots present different opportunities and challenges in the design of a home. The second is to spend time reviewing these Design Guidelines.

One of the fundamental objectives of the Echo Canyon Ranch Design Guidelines is for homes to be designed in response to the natural features of a site. The unique characteristics of each lot will dictate its own unique design solutions. A preconceived design should not be arbitrarily "forced" onto a site. If feasible, it may be helpful to retain an architect prior to making a final decision on a home site. Design professionals can help potential owners visualize different styles of homes and how they will fit on a particular lot.

THE DESIGN REVIEW/ENVIRONMENTAL COMMITTEE

The design review process involves a series of meetings between the owner, the owner's design team and the Echo Canyon Ranch Design Review/ Environmental Committee (DR/EC). This process begins with an informal introductory meeting and concludes with the completion of construction.

Along the way is a series of meetings, or check points, designed to ensure a smooth and efficient review of the home design. The DR/EC is committed to assisting owners through the design review process. The DR/EC should be thought of as a member of the owner's design team.

The DR/EC is comprised of three to five members who are selected to represent a cross section of design professionals and others familiar with Echo Canyon Ranch and the challenges involved with designing and building in mountain environments. The Committee meets on an as needed basis, and is responsible for reviewing all new construction and modifications to existing homes and accessory buildings.

The DR/EC evaluates all development proposals on the basis of the Echo Canyon Ranch Design Guidelines. Most of the design guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is the sole discretion of the DR/EC. Other guidelines such as roof height, roof form and exterior wall materials are more clearly stated as definitive, or absolute design parameters. The intention of this design review process is that all home designs comply with these absolute standards.

It is also recognized that each lot has its own unique characteristics and that each owner has individual needs and desires. For this reason, the DR/EC has the authority to approve deviations from any of the design standards in these guidelines. Any request to deviate from these guidelines will be evaluated at the sole discretion of the DR/EC and the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DR/EC approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Guidelines and that the deviation will not adversely affect adjoining lots or Echo Canyon Ranch as a whole.

THE DESIGN REVIEW PROCESS

The following sections describe the major steps involved in the Echo Canyon Ranch design review process. The DR/EC may, at the request of an owner or at its own discretion, modify any of these submittal requirements.

OTHER DEVELOPMENT REGULATIONS

While these design guidelines constitute the primary tool for controlling the development of Echo Canyon Ranch, other documents must be considered during the design process. In addition to these guidelines, the approval of Echo Canyon Ranch by regulatory agencies included the approval of a development guide, preliminary and final subdivision plats, and subdivision covenants. Each of these documents establishes regulations which control the development of Echo Canyon Ranch. In some cases, there may be conflicting provisions within each of these control documents. In the event of a conflict, the most restrictive provision shall apply.

MODIFICATIONS TO EXISTING STRUCTURES AND IMPROVEMENTS

DR/EC approval is required for any exterior modifications to an existing home or accessory building. This would include modifications such as changes to color, landscaping, or the addition of new windows or an outdoor patio. The review of modifications to existing homes or accessory buildings will generally be limited to plans, written information, material samples or color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modification to an existing home or accessory building, owners are encouraged to contact the DR/EC to request a review process and ascertain submittal requirements for the modification.

STEP ONE: THE INTRODUCTORY MEETING

The Introductory Meeting provides an opportunity for the owner, the owner's design team and DR/EC to have an informal discussion of the Echo Canyon Ranch Design Guidelines. Items to be discussed at this meeting are the overall concept for Echo Canyon Ranch, the design review and construction process, specific site planning, architectural and landscape guidelines. This meeting also gives the owner and the owner's design team an opportunity to share their initial design concepts with DR/EC.

Owners are encouraged to visit the home site with the DR/EC to discuss site specific issues relative to these Design Guidelines.

- **Required Submittal Material for Introductory Meeting:** There are no formal submittal requirements for the Introductory Meeting. A variety of material has been prepared to supplement these Design Guidelines. It is the responsibility of the owner and the architect to obtain all supplemental guidelines and information prior to initiating formal design work.

STEP TWO: FINAL REVIEW

The purpose of the Final Review is to ensure that final construction plans and documents are consistent with Echo Canyon Ranch Design Guidelines. Owners will be notified of the time and place for the Final Review meeting. Owners and their design/construction team are encouraged to attend the Final Review meeting. The general contractor shall meet with representatives from the DR/EC prior to any construction or site preparation to review construction regulations.

A written NOTICE TO PROCEED will be issued by the DR/EC for all plans that are consistent with the Design Guidelines. The DR/EC shall issue the NOTICE TO PROCEED within thirty days from the date complete construction plans were received. A NOTICE TO PROCEED is valid for one year from the date of issuance. Prior to initiating construction, owners are responsible for obtaining a building permit from Archuleta County.

If construction plans deviate from the Design Guidelines, the DR/EC may approve such deviations and issue a NOTICE TO PROCEED or may disapprove the construction plans. In the event that construction plans are not approved, the DR/EC shall provide a written explanation of why the plans were denied within thirty days from the date construction plans were received.

- **Required Submittal Material for Final Review:** (Revised May 17, 2010)
 1. As appropriate, two full sized sets of construction plans including the site plan, building elevations from all views, floor plans, material samples, color samples, and the location of sanitary waste facilities, plus 3 sets of 11" by 17" copies of the site plan, building elevations, and floor plans. The DR/EC at its sole discretion may require a landscape plan to be submitted and approved prior to the Construction Completion and Clean-up Deposit being refunded.
 2. Final Construction Management Plan.
 3. List of all subcontractors to be employed on the project.
 4. \$350 Non-Refundable Final Review Application Fee for initial construction, \$150 for additions and modifications with the stipulation that the application shall reimburse the Association for any and all DR/EC administrative expenses exceeding \$150 up to a maximum of \$350 (amended March 21, 2011.)
 5. Construction Completion and Clean-up deposit of \$1500- This deposit is to be paid by the owner prior to the issuance of a NOTICE TO PROCEED.
 6. Site to Building Location Survey depicting the Building Envelope and the proposed construction.

STEP THREE: CONSTRUCTION AND INSPECTIONS

All construction commenced on a parcel shall be prosecuted diligently to completion and shall be completed within twelve (12) months after commencement, unless an exception is granted in writing by the DR/EC.

Inspections may be performed by the Echo Canyon Ranch DR/EC throughout the construction process. The purpose of DR/EC inspections is to ensure that the residence is being built according to approved plans and that construction is in compliance with the approved Construction Management Plan. The Archuleta County Building Department will also inspect construction to ensure compliance with the Uniform Building Code and other County regulations. Both the DR/EC and Archuleta County have the authority to enter a construction site at any reasonable time during the construction process.

It is very common for the design of new homes to be refined during the construction process. Any changes to approved plans require review and approval by the DR/EC. Owners are required to contact the DR/EC prior to initiating such changes. Submittal requirements and the review process will vary depending upon the nature of proposed changes. At its discretion, the DR/EC may collect a Design Change Review Fee.

When all construction is completed and a Certificate of Occupancy (when required) has been issued by Archuleta County, the owner will notify the DR/EC. A minimum of two members of the DR/EC will verify that the construction has been completed in accordance with the approved plans and that all construction debris has been removed from the parcel. The DR/EC will notify the Association's Treasurer to refund any unused portion of the Construction Completion and Clean-up deposit upon satisfactory verification.

IV. SITE PLANNING DESIGN GUIDELINES

Echo Canyon Ranch was planned and designed to blend people and structures with a pristine mountain setting. Properly siting a home and other improvements on a lot is a critical first step to a successful design process. Effective site planning involves creatively integrating the design of a home with the natural features of the lot. The characteristics of each lot will vary. Therefore, the site planning design solutions may vary. A successful site planning process should find the delicate balance of preserving and enhancing the natural features of a site while at the same time accomplishing the design objectives of the owner.

The following sections outline design and planning considerations to be addressed during the site planning process. These considerations, or guidelines, include where the home and improvements are located, the orientation of the home on a lot, the manner in which access is accomplished, site grading, limits of construction, parking and utilities.

THE BUILDING ENVELOPE

The Building Envelope defines the location for all buildings and improvements on a lot. The Building Envelope is designated by a survey with an approximate area of 220,000 square feet.

The location of the Building Envelope was determined based on site specific considerations of each lot. The first objective for defining the Building Envelope was to identify the portion of each lot that would allow the design of a home to optimize views, privacy, solar orientation and other attributes of the lot. Secondly, the location of the Building Envelope minimizes the visual impact of development and maximizes the physical separation between homesites. Third, the Building Envelope encompasses a "buildable" portion of the site

that also has the potential for reasonable access from the Echo Canyon Ranch road system. Finally, the Building Envelope directs construction away from environmentally sensitive areas.

All structures and site improvements such as patios, pools, accessory buildings and landscape features shall be located within the Building Envelope. The design team for a new home may develop design solutions to unique conditions that may propose construction outside of the existing Building Envelope. In such cases, the DR/EC has the discretion to approve deviations for improvements outside the Building Envelope, or changes to the location of the Building Envelope.

Prior to approval of a project that modifies or relocates the Building Envelope, an owner shall demonstrate that the proposed modification does not adversely impact any surrounding lot. For example, the modification shall not affect view corridors from other lots, appreciably increase the visibility of the proposed home, or substantially reduce the distance between adjacent Building Envelopes. In addition, the proposed modification must be sensitive to the environment and natural features of the lot, provide a reasonable driveway design, and be consistent with the overall design objectives of Echo Canyon Ranch. Surrounding lot owners will be notified of any proposed Building Envelope changes.

The development of a single family residence is permitted within the Building Envelope of each lot in Echo Canyon Ranch.

- The minimum size requirement for each residence is 2500 square feet of enclosed heated space.
- The development of a guest house (or caretaker unit) is permitted on each lot. The maximum size permitted for the guest house is 1,500 square feet. The guest house may be integrated into the main residence, be designed as part of a free standing garage or be a free standing building. While the guest house may serve as a residence independent of the main residence, it cannot be subdivided, rented, leased, or sold separately from the main residence.
- In all cases, the main residence shall be the first structure constructed upon a lot. Accessory structures including, but not limited to, guest houses, garages, combination guest houses and garages, barns, and other accessory buildings may be constructed concurrently with, or subsequent to, a main residence. In no case shall any structure of any type be constructed upon a lot prior to the construction of a main residence.
- Guest houses constructed concurrently with a main residence shall not be inhabited or occupied until such time that the main residence is certified for occupancy.
- In no case shall any accessory building be rented, leased, subdivided, or sold separately from the main residence.

THE UNDISTURBED AREA

The Undisturbed Area is the portion of a lot located substantially outside of the Building Envelope or substantially removed from the home. The Undisturbed Area provides a physical buffer between homes, protects sensitive environmental or natural features of a lot and provides a natural unifying landscape element throughout Echo Canyon Ranch. The Undisturbed Area of a lot is to be maintained in a predominantly natural state and defined with a gradual transition line between other more formal landscaped areas of the lot. In most cases some degree of maintenance of the Undisturbed Area may be required by the DR/EC.

MAINTENANCE OF THE PARCEL

(Section revised July 19, 2012)

Requirements for maintaining the Undisturbed Area, as well as the Building Envelope, will vary depending upon the unique characteristics of each lot. For fire mitigation purposes, maintenance of the parcel should include the removal of deadfall, diseased trees, and "ladder fuels"; the trimming/limbing up to 12' and thinning of trees; the planting of indigenous fire-resistant landscape material; and the control/eradication of noxious weeds. Activities requiring approval by the Firewise Committee or the DR/EC on the parcel, include the removal of Ponderosa with trunks more than 8" in diameter, the introduction of manicured lawns, and the mowing of native grasses beyond a 15' buffer zone outside the building envelope or perimeter fence.

For their own safety and out of consideration to their neighbors, owners are urged to perform the following fire mitigation, maintenance activities and weed control on their parcels without the need for any written approval:

- Removal of deadfall and diseased trees
- Trimming/Limbing up of Ponderosa to 12'
- Removal of "ladder fuels", oak brush, juniper and other vegetation that permit a ground fire to progress to a tree crown fire
- Removal of slash and pine needles from around base of Ponderosa
- Removal of competing pines with less than 8" diameter trunks
- Control/eradication of noxious weeds

To thin trees with larger than 8" diameter trunks, owners should request an aerial map from the Ranch Manager, mark on the map the main areas for tree thinning, list the approximate total number of trees they propose to remove, taking aesthetics and privacy into consideration, and submit this information to the Firewise Committee. No fee will be required for fire mitigation work. The Firewise Committee will consider the scope of the proposed project, the characteristics of the parcel, the impacts on adjoining parcels and Echo Canyon Ranch when determining the appropriate review requirements for any proposed tree thinning plan.

BUILDING SITING AND SITE ACCESS

Homes should be sited and designed to be integral with the natural characteristics of a lot. Existing terrain, vegetation, rock outcropping and other natural features should be preserved, and when appropriate, incorporated into the design of a home. While responding to all of these considerations, a home should also be located and oriented on a lot to take full advantage of the site's attributes. Privacy, short range and long-range views, sun exposure and orientation should be carefully considered during the site planning process.

SITE CONTOURS, GRADING AND DRAINAGE

The grading and modification of existing site contours should be no more than necessary to accommodate the development of a home. Existing natural drainage courses should not be altered. When grading is required, it shall be designed to blend with the natural contours and landscape of the site. This can be accomplished by feathering all cuts and fills into the existing terrain of the site. In order to preserve existing vegetation, it is important that grading around trees be minimized.

Cuts and fills should be minimized by proper site planning and design. The slope of cut and fill banks should be determined by soil characteristics to avoid erosion and promote re-vegetation. In all cases,

cut and fill banks should be limited to a maximum slope of 2:1. When retaining walls are required such improvements shall be consistent with design standards and materials outlined in the Landscape Architecture Design Guidelines.

LIMITS OF CONSTRUCTION

During the design process, it is important for the design team to consider how construction will be accomplished. This is particularly important for preserving existing vegetation and minimizing the impact of construction on a site.

PARKING

Each residence shall contain parking spaces for a minimum of two vehicles within an enclosed garage. One additional enclosed space shall be required for a guest or caretaker unit. Garages may be integrated into the design of a residence or detached from the residence. Provision should be made for temporary guest parking. Overnight parking on Echo Canyon Ranch roads is not permitted.

UTILITIES

All utility lines and related utility equipment shall be installed underground. Utility connections from main service lines to homes should be designed to minimize disruption of the site and existing vegetation. The precise location of a utility line shall not be based on the shortest distance between the main service line and the home. Utility lines should be located to minimize impact to the site. All utility boxes should be located to minimize their visual impact from the residence, adjacent lots and roadways. When appropriate, utility boxes should be screened with landscaping.

V. ARCHITECTURAL DESIGN GUIDELINES

The essence of the Architectural Design Guidelines is that homes in Echo Canyon Ranch should be designed to belong in the Colorado Rocky Mountains. The character of structures in Echo Canyon Ranch should be casual and draw inspiration from the traditional designs of buildings in the Rocky Mountain region. Rather than attempt to define this style, these guidelines outline a number of specific architectural concepts that are to be followed during the design process.

Architectural concepts for Echo Canyon Ranch involve principles such as designing with the existing characteristics of a lot, incorporating natural materials into the design of a home, designing buildings that express a sense of mass, the use of a limited number of unassuming colors and finishes and the integration of man-made landscaping with the natural landscape. As homes are developed over the years, these fundamental design concepts will define Echo Canyon Ranch.

The following sections outline the specific architectural design guidelines used to evaluate proposed development in Echo Canyon Ranch.

BUILDING HEIGHT

- Generally, the maximum building height on all parcels in Echo Canyon Ranch is twenty-eight (28) feet.
- Under certain conditions, building heights up to thirty-five (35) feet may be permitted. An owner may petition the Design Review/Environmental Committee to exceed the twenty eight-foot building height when the owner can demonstrate to the Design Review/Environmental Committee that the building envelope and site contain sufficient natural native forestation to mitigate the effects of additional building height on adjacent properties. Each parcel's unique characteristics and

setting shall be evaluated when determining the maximum allowable building height appropriate for a building site. Consideration shall also be given to the views from allocations in Echo Canyon Ranch including Echo Canyon Ranch Lane.

- Skylining or silhouetting by a structure on a ridge, mesa, knoll, or promontory is to be avoided. The design goal is to ensure that structures built in Echo Canyon Ranch blend in with the natural features of the property.

In keeping with Echo Canyon Ranch's design philosophy of designing with the site, buildings should step with the natural contours of the lot. Accordingly, building height is measured as the difference between the elevation of any major roof ridge and existing grade directly below such ridge. With this method of calculating height, the maximum ridge elevation of a home will vary depending on the existing grade below the ridge line.

ROOFS

- All major roofs of a structure shall have a minimum roof pitch of not less than 4:12.
- While the recommended range of acceptable roof pitch is 4:12 to 9:12, roof pitches of up to 12:12 may be approved by the DR/EC.
- Roof forms shall be strictly limited to gable, gambrel and hip type roofs.
- Flat and shed roofs are not permitted in Echo Canyon Ranch. Shed roofs may be permitted as secondary roof forms provided they are attached to the primary building form and have pitches no less than 4:12.

Roof overhangs and dormers are encouraged to add interest and variety to roof forms. When used, dormers should be an integral part of the roof form and designed in proportion to the overall scale of the roof. Dormers may be either gable, gambrel, hip or shed forms.

Roof materials shall be unit pieces such as slate or flat concrete tile, metal roofing with concealed fasteners, or architectural grade composition shingles. Roof colors shall be muted. Highly reflective, bright, or shiny roof materials are prohibited. All roof flashings shall be colored to match the approved finish roofing material. Bare metal and galvanized roof flashings are not permitted. Patina or aged copper flashings may be approved by the DR/EC.

All finished roof surface materials are to be a minimum Class B fire rating. The fire ratings are to be issued by a nationally recognized rating agency or bureau such as Underwriters Laboratory. Natural wood shakes or shingles, treated or untreated, are prohibited as a finished roof surface material.

Snow diverters and retainers may be necessary on certain roof forms. If used, they should be designed as a decorative element consistent with the overall design of the residence.

When skylights are used, they should be integrated with the roof form to be as unobtrusive as possible.

Roof mounted solar panels/collectors will be integrated with the roof form to be as unobtrusive as possible. Solar panels/collectors will not be approved without a site visit by the DR/EC. DR/EC will evaluate the impact of any proposed solar device on all properties in Echo Canyon Ranch, including Echo Canyon Ranch Lane. Solar devices that employ mirrors or other reflective surfaces are prohibited in Echo Canyon Ranch.

EXTERIOR WALLS AND SURFACES

As the major supporting element of a structure, exterior walls should lend the feeling of strength and mass. The use of exterior wall materials should therefore be selected and designed with consideration of the "visual weight" the wall must carry. The feeling of strength and mass can be accomplished with judicious use of "solid" materials such as rock, timber or stucco. At a minimum, such materials should be used around the base of the structure to create a "mass wall." Foundation walls must be concealed to finished grade with one of these materials.

In contrast to the mass walls of a structure, wood siding is an appropriate material to be used as a sheathing, especially at gable ends and upper levels of a structure. Appropriate exterior siding includes natural wood (western cedar, redwood, spruce or pine) with sound tight knot or better. When such materials are used, they may be treated with natural preservatives, semi-transparent stains, pigment stains or paint. When pigment stain or paint is used on siding, trim, beams or other exterior wall materials, colors should be selected in concert with other building materials and natural colors found on the site. In all cases, heavier "mass wall" material such as stucco, timber or rock shall be used below the lighter wood-sheathed elements to visually support the upper levels of the structure.

In order to express coherence and simplicity in the structure, no more than three exterior wall materials should be used on a structure. When stucco is used, it should be limited to no more than 50% of the total area of exterior wall surfaces and have an appearance similar to adobe. Generally, muted earth tone colors are most appropriate for use on stucco walls. Monolithic exterior wall surfaces should be avoided.

Window casing shall be wood and exterior window trim shall relate to the other building materials. Acceptable finishes are natural, stained, painted or clad.

FENESTRATION

Openings for windows and doors should be designed in proportion to the structure and form of the residence. Larger panes may be permitted by the DR/EC if properly detailed with heavy wood or masonry or with deep recesses from the face of the exterior wall. Banks of windows are permitted provided adequate mullions separate individual panes. Openings of unusual shapes and sizes that distract from the overall design of a home should be avoided. The use of colored, reflective or mirrored glass is not permitted.

DECKS AND BALCONIES

Above-grade decks and balconies can add interest to the design of a building. These types of features are encouraged and when used, should be incorporated into the structure and detailed with materials and colors consistent with the overall design of the home. When locating decks and balconies, consideration should be given to sun/shade, snow shedding and exposure to the natural elements.

CHIMNEYS, ROOF VENTS, FLUES AND ARRESTORS

Chimneys are often prominent visual and structural elements of a home. They should be designed in proportion to the rest of the structure and be constructed of materials that lend a substantial and stable appearance. Building height limitations do not apply to chimneys and related roof elements. All chimneys and flues should be designed with downdraft deflectors and spark arrestors.

Roof vents and flues should be grouped and concealed from view by enclosing such features in a manner compatible with the design of the residence. A false chimney is one example of how this can be accomplished. Under no circumstances are unpainted flues or vents permitted.

TRIM AND ACCENT COLORS

All trim work, mullions, soffits, fascia, flashing and other exterior finishes shall be consistent with the materials and color of the residence. Accent colors should be used to provide visual interest to a residence, but should not call undue attention to any single element of a building. Trim and accent colors should be selected to reflect the natural colors found on the site. The use of bright colors should be avoided. In all cases, trim and accent colors are subject to approval by the DR/EC.

ACCESSORY USES AND STRUCTURES

All accessory structures such as detached garages, guest houses, barns, pool houses, gazebos, kennels and similar structures shall be integrated with the design of the main residence. Integration shall be achieved with the use of similar materials, colors, architectural style and form. When feasible, accessory structures should be visually or physically connected with the main structure by landscaping, walls or walkways.

Enclosed or screened areas shall be provided for trash containers, maintenance and recreational equipment, and the storage of seasonal equipment, such as patio furniture. These areas shall be screened from view from public roadways and adjacent properties. Trash storage areas shall not be exposed to free access by wildlife. All utility meters and connections shall be enclosed or incorporated into the design of the structure.

One entry marker shall be installed at each driveway entrance from Echo Canyon Ranch Lane. The entry marker shall consist of a single four-inch square wood post with the Archuleta County standardized/mandated numerical address placard attached. Shared driveways may have more than one numerical placard affixed to the entry marker post.

Antennas and large satellite dishes are discouraged. DR/EC may approve such devices provided they are appropriately located and screened from view from adjacent lots and roadways. In order to minimize the visual impact of a large dish, the use of mesh dishes is encouraged. Large satellite dishes shall also be painted to further minimize their visual impact. Rooftop installations of antennas or satellite dishes are prohibited. Ground anchored towers or masts for antennas are prohibited.

Small satellite dishes associated with direct broadcast satellite systems are permitted.

SPECIFIC DESIGN GUIDELINES FOR LOG HOMES

Hand-crafted logs can be left round or hewn on one or more sides, but in either case, the basic timber size and individual characteristics such as grain and dimension should be reflected in the final product. Care should be taken to ensure that logs are of a consistent diameter and that adjoining logs are of uniform size. A 1"-2" difference in the diameter of a log 20'0" in length is an acceptable standard.

Exterior Walls. The overall architectural expression in Echo Canyon Ranch includes a sense of mass in exterior walls that is accomplished by using "heavy" materials around the base of structures. Log buildings in Echo Canyon Ranch are to respect this overall design direction by including areas of stone or stucco on exterior walls. These materials express mass and can be used effectively to merge the building with its site, to provide an effective transition from slope to structure and to provide a strong visual base or buttressing for log framing or stacked log walls. A minimum height for the stone or stucco base is 2'0".

In addition to the stone or stucco base, the upper portions of exterior walls may include rough-sawn wood siding.

Roofs. Design guidelines for roofs shall be as outlined on page 9.

Fenestration. Openings should be proportioned and shaped to complement the overall building design while responding to the structural demands of logs. Large expansive openings can be successfully framed with vertical logs to offset the effects of shrinkage and provide a complementary proportion between opening and frame. Narrow stacks of horizontal logs between windows should be avoided. Large panes of uninterrupted glass can be out of proportion and scale with log dimensions. Multiple windows with varied size of lights are encouraged.

Doors present an opportunity for creativity and innovation. Detailing such as iron straps and hardware on wood planks, glass with sculptured iron and bronze, carved figures in wood panels, lintels or side trim are encouraged. Pegged connections, interlocking joinery and ornamental surrounds will be appreciated as fine log craftsmanship when incorporated into entry doors.

Detailing and Joinery. Log structures by their very nature portray an expression of craftsmanship and understanding of wood as a building material. The true skill of the log designer and builder is expressed in details and joinery.

Colors for Logs Homes and Structures. Natural color stains should be used for logs and siding. Accent colors may be used on trim material but in no case should accent colors call undue attention to a single element of a residence.

VI. LANDSCAPE ARCHITECTURE DESIGN GUIDELINES

Echo Canyon Ranch lies within a unique and sensitive mountain environment. This ecosystem is populated by abundant and diverse flora and fauna. The site offers panoramic views of surrounding mountains and valleys.

The challenge of landscape design in Echo Canyon Ranch is to integrate the built environment with this spectacular setting. The use of landscape materials immediately adjacent to a home is relatively unrestricted. In other areas removed from the home, the introduction of plant materials is limited to species currently found in the local plant community. The integration of the man-made and natural landscape is a key aspect of these Landscape Design Guidelines.

LANDSCAPE DESIGN CONSIDERATIONS

The scale of landscape materials and the overall landscape design shall be integrated with the natural mountain landscape and local plant communities. New planting shall complement existing plant communities and be located to visually extend existing vegetative edges. The functional uses of plant materials for buffering westerly winds, providing seasonal shade and screening of undesirable views should be considered. The judicious use of color and texture should also be considered in the selection of landscape materials. The present and mature size of new landscaping materials should be considered when selecting landscaping materials. Due to the relatively short growing season at Echo Canyon Ranch, large caliper deciduous trees and mature evergreens are strongly recommended.

LANDSCAPING WITHIN THE BUILDING ENVELOPE

Within the Building Envelope or in areas immediately surrounding a home, landscape materials should be used to complement the architecture of the home. The use of plant materials in areas immediately adjacent to a home may include introduced and nonnative plants.

UNDISTURBED AREA

The Undisturbed Area is very important to the ecology of Echo Canyon Ranch. In addition to providing a buffer between homes, this area also provides a natural landscape connection throughout the entire community. While the specific treatment of the Undisturbed Area will vary depending on the characteristics of the lot, the goal of every landscape plan should be to establish a natural transition between the Undisturbed Area and other landscaped area of a lot. Modifications to the Undisturbed Area shall be limited to activities described in the Site Planning Design Guidelines.

DECKS AND PATIOS

Decks and patios should be designed as an integral element of the design home. Materials used for decks, patios and other hard landscape surfaces shall be consistent with the materials and colors of the residence and other site improvements such as retaining walls. The use of stone is encouraged.

DRIVEWAYS

Driveways shall be constructed of either asphalt, chip and seal, pavers or gravel. Driveways should be designed and constructed to meet emergency response agencies' requirements.

RETAINING WALLS

Retaining walls shall be constructed of materials consistent with the materials and colors of the residence and other site improvements. The use of stone is encouraged. Retaining walls should be designed as an architectural extension of the home. The use of plantings to soften the visual impact of retaining walls is encouraged.

FENCES

Fences, walls and barrier devices may be used for privacy and screening purposes within the Building Envelope. When used, such features must be incorporated into the structural and architectural design of the residence. The Design Review/Environmental Committee shall review the design, size, materials, color and construction of such structures in relation to the proposed residence and its neighboring sites. When fencing is appropriate, log, split rail, and other types of wood fencing associated with the Colorado Rocky Mountains are strongly encouraged.

The construction of fences, walls and barrier devices outside the Building Envelope is discouraged. Fences, walls, and barrier devices are prohibited in the Recreational Easement located adjacent to Echo Canyon Ranch Lane.

IRRIGATION

All newly grassed, landscaped, or re-vegetated areas within the Building Envelope or immediately surrounding a home shall be irrigated.

LIGHTING

The design, location and type of any exterior lighting require approval by the Design Review/Environmental Committee. No exterior lighting in which the direct source is visible from a neighboring property or which produces glare to pedestrian or vehicular traffic shall be permitted. Lighting outside of the Building Envelope is prohibited. Low level landscape lighting immediately surrounding a home may be permitted.

WATER FEATURES

Architectural or landscape water features may be approved subject to review by the DR/EC. No owner or contractor shall interfere with or direct the natural course of any drainage and runoff, nor construct any improvement, place any landscaping or allow the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow to or across the land of another, except to the extent

that such alteration in drainage pattern or runoff is approved in writing by the Design Review/Environmental Committee.

SWIMMING POOLS AND OTHER AMENITIES

Swimming pools and related features must be located within the Building Envelope. Such improvements should be designed to complement the residential structure and should be located so as to minimize impacts on adjacent lots and the surrounding natural area.

WILDFIRE

(Section revised July 19, 2012)

It is important that Echo Canyon Ranch owners be aware of the real possibility of wildfire. However, the threat of wildfire can be greatly reduced with fire-resistant landscaping and ongoing fire mitigation.

The goal of fire-resistant landscaping is to reduce the amount of potential fuel immediately surrounding a home. This need not result in a barren or unattractive landscape.

Defensible Space or a 30' Safety Zone 1 in all directions around a home is essential:

- Remove "ladder fuels", oak brush, juniper, dead limbs, leaves, pine needles, bark chips and other flammable materials, starting with those next to the house or around the base of Ponderosa
- Trim/limb up Ponderosa to 12' and limb up clusters of oak worth keeping
- Thin competing pines with less than 8" diameter trunks
- Dispose of slash and debris
- Stack firewood away from the home, preferably on the NE side
- Submit a plan to remove larger Ponderosa, eventually reducing stems to 70 per acre.
- Mow dry grasses and vegetation within the building envelope.

Once Defensible Space/Home Ignition Zone has been mitigated, work should extend to 100-200 feet and fire mitigation undertaken on the entire parcel (see under IV. **SITE PLANNING DESIGN**

GUIDELINES/MAINTENANCE OF THE PARCEL).

These suggestions are intended only as guidelines. Consult the Pagosa Fire Department, Colorado State Forest Service Durango, WMPA Durango, and the Firewise Committee for specific information on making your home more fire-resistant, getting assessments and names of contractors.

RE-VEGETATION PLANS

All areas of a lot disturbed during construction must be re-vegetated to blend with the non-disturbed landscape. Plant materials used for re-vegetation shall be consistent with the Landscape Design Guidelines.

EASEMENTS

Easements are located at various points throughout Echo Canyon Ranch for the installation and maintenance of utilities and drainage facilities. No grading, structures, plantings or other materials that may damage or interfere with utilities or drainage shall be permitted within these easements. Re-vegetation of all easements disturbed during the installation of utilities shall be required.

VII. CONSTRUCTION REGULATIONS

Careful management and control of construction activity are critical elements in the successful design and development of Echo Canyon Ranch. Architecture and site design are only the first steps in successfully integrating a home onto a site. Equally, if not more important, are the methods used to construct the project. The most sensitively planned project can quickly become a disaster if care is not taken to manage the construction process.

There are two significant reasons for regulating construction. The first is to protect the site and adjacent sites from potential damage by construction equipment and activity. The second reason is to protect Echo Canyon Ranch property owners. There will always be a certain level of disturbance from construction, but if all owners comply with the same stringent standards, the impact on neighbors can be greatly minimized.

Regulations and programs to manage construction in Echo Canyon Ranch include the following:

CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan shall be submitted during Preliminary Review and finalized prior to the submittal of final construction plans. The plan shall consist of narrative and graphic material (plans drawn at the same scale as the project site plan) in sufficient detail to address the following considerations.

Limits of Construction. The physical limits of all construction and all construction related activity shall be indicated on the Construction Management Plan. Prior to initiating construction, grading or any modifications to the site, the limits of construction shall be delineated on the site. All construction activity, storage of all construction materials, temporary construction trailer and sanitary facilities, vehicle parking, dumpsters and any other construction equipment or facilities shall be located within the limits of the construction area.

Protection of Existing Vegetation. Methods shall be employed for protecting existing vegetation, particularly vegetation within the limits of Construction Management Plan. All protective measures shall be implemented prior to initiating construction.

Location of Construction Trailers. No more than one temporary construction trailer shall be permitted on a construction site. Trailers must be located within the designated limits of construction. Signs are not permitted on construction trailers.

Temporary Sanitary Facilities. Job sites shall be equipped with sanitary facilities. Such facilities shall be screened from view from adjacent properties and roadways.

Project Construction Schedule and Phasing. A construction schedule indicating the estimated start and completion date of construction shall be submitted.

CONSTRUCTION COMPLETION AND CLEAN-UP DEPOSIT

A Construction Completion and Clean-up Deposit of one thousand five-hundred dollars (\$1,500) shall be required prior to beginning new construction or site preparation in Echo Canyon Ranch. The deposit shall be paid directly by the owner. The deposit shall be made payable to the Echo Canyon Ranch Association and shall be used as security to ensure that Contractors comply with the approved Construction Management Plan and the following performance standards. In addition to this deposit, the Declaration of Covenants, Conditions, Restrictions and Easements for Echo Canyon Ranch includes other conditions under which liens may be placed on a property to ensure compliance with these regulations during the construction process.

Maintenance of the Job Site. Job sites shall be cleaned up daily to remove construction material and debris. Any debris that cannot be temporarily stored in dumpsters shall be removed from the site daily. Concrete remaining from the clean-up of trucks shall be removed from the site within seven days.

Excavation Material. All excavation material not used for backfill or final grading shall be removed from the construction site and the development within one month after excavation.

Dust and Noise Control. Reasonable noise and dust level shall be maintained at all times. When necessary, mitigating measures may be required by the DR/EC to reduce noise or dust levels. Approval from the DR/EC shall be required prior to any blasting in Echo Canyon Ranch.

Construction Signs. Temporary construction signs are not permitted in Echo Canyon Ranch.

Hours of Construction. Hours of construction shall be limited to 7:00 a.m. through 6:00 p.m. Monday through Saturday. Sunday construction may be permitted with approval from the DR/EC.

DR/EC INSPECTIONS

Members of the DR/EC may conduct inspections of the job site throughout the construction process. The purpose of these inspections is to ensure that all site work and construction are consistent with approved plans. The DR/EC has the authority to access a job site at any point during construction. In the event that the project is not in compliance with approved plans, the DR/EC will work with the owner, the owner's design team and Contractors to resolve any discrepancies. In the case of severe or unresolved deviations from approved plans, the DR/EC may issue a "Stop Work Order," at which time all construction activity on the site is to be suspended. Construction may resume only after all discrepancies have been resolved with the DR/EC.

In addition to periodic inspections by the DR/EC, owners are responsible for obtaining all required building permits from Archuleta County. The Archuleta County Building Department will also conduct inspections during construction. The owner and the owner's Contractor are responsible for requesting all required inspections from Archuleta County.

VIII. SCHEDULE OF FINES FOR NON-COMPLIANCE

(Section added May 17, 2010)

Any Owner (Member) who is deemed not in compliance with the Echo Canyon Ranch Design Guidelines by a majority of the Committee will be notified by letter as provided in Section 4.8 of the Declaration for Echo Canyon Ranch. This letter will state the nature of the alleged violation, what action is required to abate such violation and a time period, of not less than 10 days nor more than 30 days, in which to effect the abatement prescribed. The recipient of this letter will be afforded the opportunity to meet with the Committee to discuss the alleged violation and the abatement prescribed.

In the case of failure to affect the required abatement specified by the Committee, the DR/EC is authorized to immediately impose a fine of up to and including \$100 (one hundred dollars) per day, until such time as approval has been granted or the violation abated, this pursuant to Section 5.8.4 of the Declaration for Echo Canyon Ranch. Such a fine may be imposed for, but not limited to, the following violations for non-compliance, which apply to all improvements, new construction and modifications:

Commencing construction prior to submitting an application with application fee and obtaining the required approval.

Failure to provide evidence of a building permit issued by Archuleta County, if applicable.

Failure to submit a timely construction completion and clean-up deposit.

Subsequent to approval, failure to contact the DR/EC regarding changes in construction plans.

Abandonment of any improvement or failure to complete within the approved time frame, without an approved extension by the DR/EC. In this latter case, a fine may be imposed of not less than \$100(one hundred dollars) per day (or such other reasonable amount as the Association may set), pursuant to Section 5.9 of the Declaration for Echo Canyon Ranch.

The DR/EC reserves the right to review the schedule of fines from time to time.

Any Owner (Member) may appeal the decision of the Committee and request a Hearing Procedure by the Board, as provided in Section 7.05 of the Bylaws of the Echo Canyon Ranch Association. The Board's decision will be final.

Pursuant to the Declaration for Echo Canyon Ranch, ARTICLE V. DESIGN REVIEW COMMITTEE, Section 5.3.4, Committee and Guidelines, The Board of Directors does hereby revise the Design Guidelines for Echo Canyon Ranch dated October 11, 1994.

These revised Design Guidelines include all prior amendments and augmentations to the Design Guidelines and shall become effective upon the adoption date indicated below.

Adopted on the 17th day of the month of May, in the year 2010, by the Board of Directors of the Echo Canyon Ranch Association.

My signature as Secretary of the Echo Canyon Ranch Association certifies that this change to the Design Guidelines was approved by a vote of a majority of a quorum of Directors present in person or by proxy as required by Section 5.3.4 of the Declaration for Echo Canyon Ranch.


Jan Clinkenbeard, Secretary/Treasurer