



POLICY REGARDING ARCHITECTURAL GUIDELINES

Phase 1: Plat Reception #877022 Dated 1/20/2004

- Lots 1 – 53

Phase 2A: Plat Reception #896542 Dated 11/3/2004

- Lots 59 – 115
- Lot 121

Phase 2B: Plat Reception #906548 Dated 4/11/2005

- Lots 116 – 124 – Ventana Pass Neighborhood
- Lots 125 and 127 – 132 – Snowslide Neighborhood
- Lots 134 – 158 – Monarch Crest Trail Neighborhood

Phase 2C: Plat Reception #925871 Dated 1/1/2006

- Lots 163 - 193

Phase 4: Plat Reception #950578 Dated 1/26/2007

- Lots 280 – 292
- Lots 293 – 296, 297A, and 299 – 305 – Window Lake Trail Neighborhood
- Lots 306 – 345

Comprehensive Amended And Restated Architectural and Landscaping Guidelines for Edgemont Highlands (Reception #1060592 Dated 2/13/2013) Hereinafter referred to as *COMPREHENSIVE GUIDELINES*.

1. Purpose and Control

In order to foster a sense of community within Edgemont Highlands and to preserve the natural beauty of its setting, promote harmonious residential design and enhance property values, EHCA has adopted these Building and Architectural Guidelines. They will provide you with direction for the use of your lot and the design of your home. Collectively, your residence with those of your neighbors can promote, enhance, and protect the value of property and maintain Edgemont Highlands as a very pleasant and desirable place to live.

Edgemont Highlands Architectural Guidelines govern any construction, exterior additions, reconstruction, or alterations to any improvements in Edgemont Highlands. They address the use, shape, height, exterior materials, exterior color, landscaping and location of all structures.

Architectural Review. The process for establishment and application of guidelines, standards, and requirements for architecture, design, construction, landscaping, and exterior improvements at Edgemont Highlands (hereafter referred to as “Architectural Review”) is set forth in Article 8 of the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Edgemont Highlands recorded as Reception #1231036 in the Office of the Clerk and Recorder of La Plata County, Colorado. The Architectural Review process will aid you in the review and development of your lot in order to complement and blend into the natural landscape. This process will provide the review and approval of the site design, including sensitivity to natural terrain, vegetation, view, relationship to the surrounding building sites and adherence to architectural guidelines. While the guidelines make every effort to give clear architectural direction, the process, by nature, ends up being subjective in at least some areas. The Architectural Review process may determine that what was acceptable in one situation may not be acceptable in another. Experience has shown that compliance with Guidelines does not necessarily guarantee good composition or aesthetics. The goal is for the appearance and character of all homes to harmonize with each other and enhance their natural surroundings.

In addition to the Guidelines, all Edgemont Highlands improvements are subject to approval by all county, state, and federal building requirements.

These Guidelines are one of the most important elements in determining the eventual cohesiveness of the homes within Edgemont Highlands. It is the goal of these Guidelines to promote variety of expression, styles, and details within a well-defined boundary. As the development of Edgemont Highlands evolves, these Guidelines will be amended to fit the evolution of the community. Therefore the guidelines are apt to be more restrictive than most people would expect. Each prospective buyer is encouraged to thoroughly review these Guidelines to make sure the house they envision building will meet these Guidelines.

2. Architectural Character

- A. The many unique physical characteristics of Edgemont Highlands will give opportunities for a range of styles and neighborhoods, all interconnected within the development. The predominant physical features are the gambel oak and the ponderosa pine forest. These suggest a general architectural theme of “cabins” or “cottages” in the woods. This theme is reflected in the general architectural styling of Colorado mining, ranching and American Cabin with limited influences from Craftsman, Log and Victorian styles. The designs within Edgemont Highlands can reflect literal and contemporary interpretive aspects of these styles. While we encourage a variety of expressions within this context, and will allow for individual consideration, it is important to be aware that certain styles will not be approved. These include but are not limited to Geodesic Domes, A-Frames, Stark Contemporary and Santa Fe/Adobe. The architecture of your residence will become a significant part of the emerging neighborhood of Edgemont Highlands.
- B. There is opportunity for variety and richness of architectural style reflecting the interests and personal choice of residents. However, it is important to the visual quality of Edgemont Highlands that each home be designed with consideration to the overall sense of community; to ensure it will become a positive and harmonious contribution to the landscape and surrounding community.
- C. Designation of the Monarch Crest Trail Neighborhood (Reception #906547) The Monarch Crest Trail Neighborhood (as shown on map in 4.D. below -Lots 134 through 158) consists of significantly larger lots in a more remote area of Edgemont Highlands with more varied terrain.

In acknowledgment of these conditions, special provisions of the Guidelines are warranted. While the general Guidelines for architectural character remain, greater latitude will be given for broader architectural styles within the Monarch Crest Trail Neighborhood. Along with the broader architectural latitude will come more responsibility for the architectural drawings that will detail the finishes within these homes. The use of a qualified architect/designer is strongly encouraged.

- D. Designation of Window Lake Trail Neighborhood: Lots 293 through 305 of Phase 4 as shown on the Phase 4 Supplemental Plat (Reception #950578) are hereby identified and designated as a separate Neighborhood as defined in the Amended and Restated Declaration, to be known as the "Window Lake Trail Neighborhood".
- E. Designation of Snow Slide Court/Ventana Pass Neighborhood (Reception #906547): The Snow Slide Court/Ventana Pass Neighborhood consists of Lots 116 through 132.

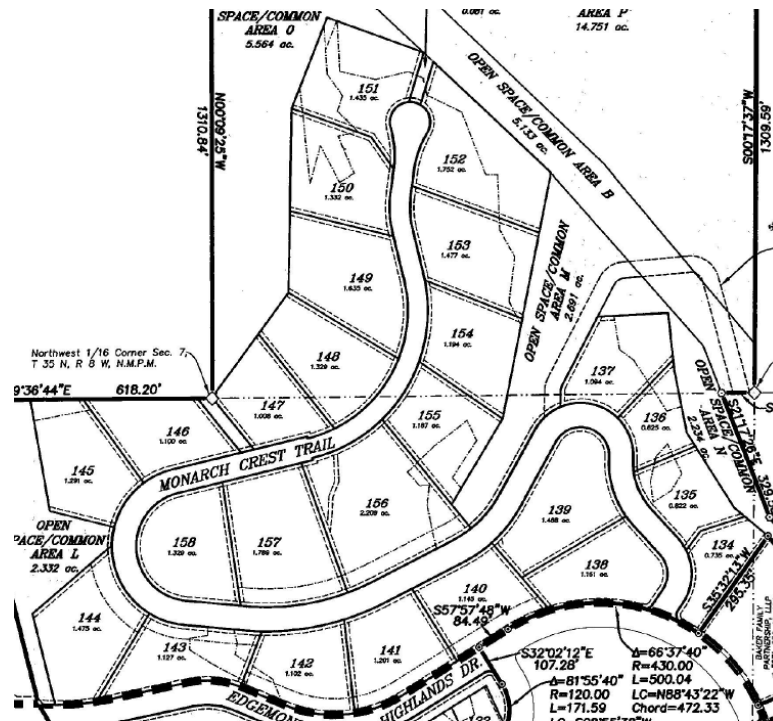
3. Overall Compatibility

Beyond any of the specific design requirements, the design of your house needs to be compatible with neighboring houses, natural land forms, drainage patterns, natural features and the streetscapes. Areas of consideration will include but not be limited to avoiding too many similar colors next to each other, height compatibility, appropriate material mix and general style. These requirements are subjective in nature and will vary some from area to area within Edgemont Highlands.

4. House Siting

The proper siting of the home is one of the most important components in its design. The following principles need to be adhered to:

- A. The home footprint and layout need to work with the existing topography. Large amounts of grading to "impose" a design on a site will not be allowed.
- B. The natural drainage needs to be considered, maintained, and unchanged as much as possible.
- C. The protection and preservation of existing trees and vegetation are important. This needs to be reflected in the design and siting of the home. The indiscriminate removal of trees to accommodate any design will not be allowed. Other requirements regarding tree and fire protection are contained in other areas of these documents.
- D. Except as set forth for Monarch Crest Trail Neighborhood as shown below, all single-family lots shall have the following setbacks: Front - Minimum 20', Side - Minimum 10', Rear - Minimum 10'. The multi-family lots. designated on the Phase 1 Plat as lots 54, 55, 56 and 57 shall have setbacks as determined by the Owner and the La Plata County building department. As the proposal for the development of the multi-family parcels are submitted, the massing of the units shall be evaluated using the same principles without specific restrictions. Certain single-family lots may have more restrictive setbacks as slopes dictate.



Recommended Building Setbacks for the Monarch Crest Trail Neighborhood are shown on this map. (Map and Setback language inserted from Reception #906547 Exhibit C Item 4.d. and Exhibit D.) These setbacks vary according to the terrain, building site and size of each particular lot. In most cases the setbacks are in excess of county minimum standards. These setbacks have been established to create a greater minimum standard of privacy between homes and along the street frontage. While Architectural Review does retain the ability to grant variances (up to the County minimum standards) for these setbacks, variances will only be considered for minor adjustments when no other reasonable alternative exists.

- E. Garage and Garage Orientation: As additional Phases are developed, new regulations may be imposed.
 - i. All single-family lots shall incorporate, at the minimum, a two-car garage. Multi-family units on lots 54 through 57 may have, but are not required to have, a garage or carport. One objective of the Edgemont Highlands design guidelines is to discourage garages from facing the street. Therefore, owners, if possible, are encouraged to orient their garage doors in such a way that they do not face the street. Garages may be detached as long as the garage matches the architectural style of the house. In any event, a three-car garage is the maximum size allowed. If the garage faces the street, it can be no more than a two-car garage, and it is preferable that it be comprised of two one-car doors with a maximum width of ten feet per door, with an overall maximum width of twenty-six feet, and a maximum height of nine feet. The front facade of the house should be at least two feet wider than the overall garage width. (This change is incorporated from Rec #1020189 Paragraph 1). If garage doors do not face the street, a maximum of three doors are allowed, with a maximum overall width of thirty-five feet. The street face of the garage is encouraged to be recessed from the front facade of the house. Longer driveways are encouraged to be narrower. There is no predetermined limitation to the depth of a garage as long as the architectural element is proportional.

- ii. For the Window Lake Trail Neighborhood (Lots 293 - 305) and the Monarch Crest Trail Neighborhood (Lots 134 - 158) each home will incorporate, at a minimum, a two-car garage. One objective of the Edgemont Highlands design guidelines is to discourage garages from facing the street. Therefore, owners in these Neighborhoods are encouraged to orient their garage doors in such a way that they do not face the street. Garages may be detached, as long as the garage matches the architectural style of the house. In any event, a three-car garage is the maximum size allowed. If the garage faces the street and is to be a two-car garage, it is preferable that it be composed of two one-car doors with a maximum width of ten feet per door, with an overall maximum width of twenty-six feet and a maximum door height of nine feet. The street face of the garage is encouraged to be recessed from the front facade of the house. There is no predetermined limitation to the depth of a garage, as long as the architectural element is proportional. If the garage faces the street and is to be a three-car garage (i) it may be composed of one two-car door and a one-car door or three one-car doors, and (ii) at least one door is required to be set back a minimum of six feet from the other door(s), and (iii) the maximum width of the garage is 35 feet, and (iv) the front façade of the house should be at least four feet wider than the non-recessed garage element and (v) the maximum door height is nine feet. The Architectural Review process will thoroughly examine all three-car garage submittals for colors and quality of proposed materials, amount of additional paving and architectural interest.

- F. Driveways: Driveways with access points to two different streets are prohibited, however circular or split driveways with access points on one street may be allowed. Asphalt driveways must have a minimum structural section of 2-1/2" of hot-mixed asphalt over 4 inches of aggregate base. Concrete driveways must have 4" of concrete over 4" of aggregate base. Other permanent driveway surfaces will be considered upon submittal for Architectural Review.

5. Size Requirements and Building Type

All single-family homes in Phase 1, 2A, 2B, 2C and 4 shall have a minimum of 1,600 square feet heated livable space and no more than 3,200 square feet of heated livable space except as follows. All lots within the Monarch Crest Trail Neighborhood (Inserted from Rec #906547 Exhibit C 5.c.) Lots 134-158 except lots 144, 149, 153, 156 and 157, the minimum heated livable Square Footage shall be 2,600 sq. ft. and the maximum heated livable Square Footage shall be 5,500 sq. ft. For Lots 144, 149, 153, 156 and 157 the minimum Square Footage shall be 2,800 sq. ft. and the maximum Square Footages shall be 6,500 sq. ft. Lots within the Snow Slide Court/Ventana Pass Neighborhood (Lots 116-132) (Inserted from Rec #906547 Exhibit B) and lots within the Window Lake Trail Neighborhood (Lots 293 - 305) (Inserted from Rec #950576 Exhibit B Item 5c modification) shall have a minimum of 1,600 sq. ft. of heated livable space and no more than 3,600 sq. ft. of heated livable space.

An applicant may apply for a variance on any lot to increase the maximum square footage up to 20% by demonstrating that the additional space is created without adding bulk to the exterior. An example of this would be including an upstairs bedroom within the roof structure by use of dormers. Approval is at the sole discretion of the Architectural Review.

6. Exterior Mass and Form

The foremost objective of a house's exterior elevation shall be to reflect the architectural style, using approved materials, and shall strive to be harmonious with other houses and the natural surroundings. House designs should attempt to be lower in scale, asymmetrical and should avoid unbroken two story elevations. Introduction of different materials to ground the structure, the use of proper proportion and careful detailing are encouraged. For Phases 1, 2A, 2B, 2C and 4 the following requirements must be met:

- A. As much as possible, buildings shall strive to bring the massing down to the ground. This can be accomplished by following the natural terrain, use of stepped floor levels, dropping roof eaves and other similar measures. Please refer to height limit - Item 7 below.
- B. The use of "roof space" as upper-level living is encouraged through the use of dormers.
- C. Unbroken two-story wall elevations are discouraged and not allowed on front elevations. Two story elements should be softened through the use of alternate materials and/or colors.
- D. Each home must have a covered entry porch. While there are no size requirements, it should be proportional to and in keeping with the general architecture. Generally, decks above front porch or two-story front porches are discouraged.
- E. Porches, verandas, courtyards, patios or other features that encourage a relationship with the outdoor environment are encouraged and should be an integral part of the overall design.
- F. The architectural character of the garage should generally be in keeping with that of the house.

7. Height

Height limitation shall be thirty-five (35') from the existing grade to the highest point directly above. Chimneys and other minor architectural features may be eligible to be exempt from this height limitation at the discretion of Architectural Review.

8. Exterior Materials

The harmonious use of exterior materials will help provide both a sense of unity as well as individual expression. An important component in the architectural style is the inclusion of texture such as that provided by shingles, board and batten, stone and timbers. Exterior elevations must use a blend of two or three of the four approved material types. If only two materials are used, then the architectural style shall incorporate an additional color or application. The four types with their use requirements are:

- A. Stucco: A hard coat or EIFS stucco can be used with a finish coat color approved through Architectural Review. The stucco element must be used in conjunction with two other elements and cannot comprise more than 70% of the entire exterior wall surfaces and no more than 50% of elevation (or elevations) that face the street. Two story unbroken stucco elements are not allowed except possibly in gable end applications.
- B. Siding Material: A variety of materials may be used within this category and are noted below. These siding materials can qualify as two of the three required materials by using a combination of types and color applications, subject to approval through Architectural Review.
 - i. Wood siding: A variety of types may be used including T&G, vertical board and batt, shiplap, channel rustic and similar patterns.

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- ii. Synthetic wood: Synthetic wood materials, including, but not limited to hardiplank and masonite, may be used.
 - iii. Applications of non-shiny corrugated metal.
 - iv. Poured concrete walls if stained appropriate color and used as an accent.
 - v. Other siding component materials will be reviewed on an individual basis.
- C. Stone: A variety of real and synthetic stone is approved for use. Its use should be to help "anchor" the home and meet the variety of materials requirements. Uses of stonework to "ground", lend strength to chimneys and other pop outs, break up vertical features, strengthen columns and give street elevation richness are encouraged. Stones that blend with the approved materials of the palette will be considered for approval. River rock is not indicative of the natural rock of the area and may not be approved. These Guidelines apply only to exterior stone. In the proper application, masonry block or cast in place concrete could also be used.
- D. Timbers, Logs and Beams: Timbers, logs and beams are described as wood members 4x6 and larger. The use of timbers, logs and beams to support porches or entry roofs, form exposed trusses, embellish dormers, trim window features or other similar uses is highly encouraged. There is no percentage use requirement, but their use is encouraged to promote richness of design, variety of material and community style.
- E. Exterior Colors: At the time of recording of this document, there are over 150 existing homes within Edgemont Highlands. These homes represent and are indicative of an appropriate color palette. Generally, colors should be darker and match the general palette of existing homes. The approval of colors will also be influenced by color schemes of surrounding homes. An applicant should not assume that choosing a previously approved color would automatically result in approval. Similarly, new colors will also be considered for approval, provided they are darker in nature and complementary with the palette of existing homes.
- F. Window Colors: Darker colors are encouraged. If approved, white or light colors will be required to include more contrast or accent in surrounding materials.
9. Roofs
- A. Roof forms will be one of the most dominant architectural features. For this reason, the roof design will be one of the most carefully considered elements of Architectural Review. The Guidelines put forth are intended only as a template for neighborhood continuity. Each roof will be considered on its own merits as it relates to the entire design.
- i. Large, unbroken expanses of a single pitch are not encouraged. Ideally, a roof will have several different planes and pitches to create interest. Simpler roof forms can be approved with more scrutiny to proportions and fascia details.
 - ii. The main roof areas shall have a pitch from 8/12 to 12/12. Porches, dormers and other small areas can be as shallow as 2/12.
 - iii. Pitches less than 2/12 or flat areas will be reviewed on an individual basis as those areas relate to the overall design of the home.
 - iv. The use of gabled, hipped or shed dormers is encouraged.

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- v. Generally, more typical roof forms such as hip, gable, shed and combinations thereof are encouraged. Forms such as mansard, flat and a-frame are not allowed. Turret or other more atypical roofs will be considered if used in small areas.
- B. Within the broader latitude of architectural styles allowed within the Monarch Crest Trail Neighborhood (Lots 134 - 158) (Inserted from Rec #906547 Exhibit C 9.a and 9.b.v.) it is likely that roof forms will be more varied. Requirement i., which reads "Large, unbroken expanses of a single pitch are not encouraged. Ideally, a roof will have several different planes and pitches to create interest. Simpler roof forms can be approved with more scrutiny to proportions and fascia details" remains. The requirements of ii. through v. are waived to allow greater freedom in designing homes with more unique or distinctive architectural features. However, it is important to state that the waiving of these specific requirements in no way diminishes the importance of the roof form and in many ways assigns a higher level of responsibility in meeting the general requirements within Edgemont Highlands for this neighborhood. The waiving of these specific requirements inherently adds to the subjectivity of the Architectural Review interpretation of the Guidelines. Prospective buyers should be aware of this and accept that subjectivity. The use of larger areas of EPDM flat roofs will potentially be considered with the greater latitude of architectural design.
- C. Roof materials: All roofs must be Class A Fire Rated. A variety of roof materials may be approved, with more stringent consideration given to the harmoniousness within the community and the surrounding houses.
- i. Composition shingles: Composition shingles are approved, as long as they are "architectural" grade and from the approved colors. No "three tab" (flat) shingles or 90 lb. rolled composition paper are allowed. The palette of shingle colors on existing homes serves as guidance on approvable color choices.
- ii. Metal roofs: Metal roofs are approvable but with more restrictions and guidelines.
- No shiny, reflective or brightly colored roofs are approved.
 - The use of approved metal is encouraged for accent in conjunction with other roofing material.
 - Rusty metal such as Korten steel, etched galvanized, black iron or other naturally rusty color is an approvable material.
 - Standard "pro-panel" type roofs are discouraged unless roofline is less prominent.
 - Alternate metal type or designs will be considered if submitted.
- iii. Wood roofs: Because of the fire danger and generally inferior longevity of wood roofs in our climate, wood shake or shingle roofs are prohibited.
- iv. Other materials: A wide variety of other, more exotic roof materials are available. These include synthetic shakes, real and imitation slate, concrete tiles, copper and many others. These will be reviewed individually on the basis of appropriateness to architectural style, color and harmony of texture to other roofs.

10. Exterior Detailing

Exterior details such as fascia, soffit, windows, window trim, vents etc. are important features and should be given careful consideration. Special attention should be given to the consistency of materials and proportions.

Homes shall have address identification consistent with County Code but not inappropriately large numbers.

11. Reuse of Plans

There are circumstances where the reuse of floor plans and elevations is appropriate and even desirable or required. The initial phases of Copperhead Camp I and II (along with the requirements for Lots 121 and 134 - originally Copperhead Camp III and IV) and the single-family homes built on Halfmoon Court and Red Table Court are good examples of this. The similarity creates a "neighborhood" feel, yet the homes still maintain their individuality, using alternate colors, materials and elevation changes. These types of uses will continue to be approved where appropriate and may be required for the higher density parcels as determined by Architectural Review. The more random reuse of plans within an area will be considered on several levels including proximity of the homes to each other, variety of materials and colors used, changes to roof lines or elevations, number of times a plan is proposed to be used, etc. In these circumstances, increased focus will be given by Architectural Review to ensure that the homes do not detract from the overall feel of the area and at their discretion, may limit the reuse of plans or require greater mixes of colors, materials or elevations.

12. Foundations and Foundation Vents

Owners are required on all phases past Phase 1 to perform a subsurface soils investigation prior to foundation design and approval. Care should be taken to avoid large areas of untreated gray concrete stem walls showing. This is especially critical on sloped sites. Generally, any continuously exposed stem wall that shows more than two feet and especially stepped stem walls should be treated. This includes but is not limited to: use of colored concrete in pour, staining or painting concrete, stucco color coat or extending stucco or siding down.

Foundation Vents and other miscellaneous exterior metals shall be a matte or dull finish. Shiny and reflective metal shall be avoided.

13. Chimneys

Chimneys are often strong visual elements since they are required to extend above a roof. Chimneys, whether full masonry or "zero-clearance" inserts, shall be of proper proportion, with finish to match or compliment other features. Exposed metal flues greater than 10" in diameter are not allowed except for their termination caps or spark screens. County approved spark arrestors must be used and shall be architecturally acceptable to the overall form of the chimney. It is preferred that larger framed or masonry chimneys be clad in stucco or stone.

14. Roof and Wall Penetrations

Care should be taken to attempt to locate all plumbing vents, exhaust vents and other roof or wall penetrations in the least visible location from the street view and as close to ridge as possible. It is encouraged that they be painted a color to reasonably match the roof color.

15. Accessory Structures

Patios, decks, trellises, gazebos, storage sheds and other approved appurtenant improvements shall be integrally consistent with colors, materials and architectural forms of the house and must be approved through Architectural Review prior to construction.

16. Antennas

Antennas, dishes or other communication or transmission devices, if allowed by the Rules and Regulations, must be installed in the least conspicuous location.

17. Awnings

Awnings to provide shade over windows or patios/decks are allowed. Materials and colors must be approved through Architectural Review.

18. Mechanical Equipment

All mechanical equipment shall be installed inside house whenever possible. Air conditioning equipment or other equipment that must be installed outside shall be located away from view as much as is reasonably possible.

19. Solar Equipment

Solar panels for electricity, heat or hot water are encouraged if carefully integrated into the architectural design.

20. Exterior Lighting

In order to ensure the rural character and to preserve views of the night sky, exterior lighting shall be kept to a minimum and used to provide safe entry at doors, and to provide appropriate lighting as needed for decks, porches and walks. Shielded bulbs shall be used. Landscaping lighting is limited to low shielded lights on walks, and limited areas of entry on decks. The primary consideration once safety and access are satisfied shall be to make sure lighting does not infringe on neighbors. These regulations may be added to if La Plata County adopts a formal "dark skies" ordinance.

21. Fireplaces

Wood burning stoves and fireplaces are not allowed as the primary source of heat within Edgemont Highlands. As part of being an ecologically responsible community, we promote clean air practices. To further this mission, community members are encouraged to choose EPA approved wood burning or gas stoves with glass fronts or EPA approved wood burning or gas fireplaces with glass fronts. Owners choosing to install non-EPA approved stove or fireplace units, or EPA approved units that do not have glass fronts will be charged \$500, with \$250 of the fee going to San Juan Basin Health for ongoing public education and the balance going to the Edgemont Highlands Community Association, Inc. to be used as the Association sees fit to promote ecological practices and education within the community. Full masonry fireplaces are considered to be non-EPA approved. A maximum of one (1) non-glass fronted EPA approved stove or fireplace, one non-EPA approved stove or fireplace or one (1) full masonry fireplace is allowed per home.

22. Mobile/Manufactured Homes

Mobile homes are strictly prohibited even if installed on a permanent foundation. The determination of what constitutes a mobile home is left to the discretion of Architectural Review. At the present time, manufactured homes are not allowed. As technology and practices evolve, it is likely the Guidelines will be revisited relative to this limitation. The determination of what constitutes a manufactured home is left to the discretion of Architectural Review. Mobile and Modular Homes (from Rec #906547 Item 22) are specifically prohibited in the Monarch Crest Trail Neighborhood.

23. Wildfire Mitigation

As outlined in the Declaration of Covenants, Conditions and Restrictions, Homeowners, separate from Architectural Review, are required to maintain defensible space around their home.

24. Sheds

Sheds not to exceed 200 square feet may be allowed by Architectural Review, provided plans are submitted and approved, materials and colors are compatible with the home and the shed does not pose a negative visual impact to neighboring properties. Sheds may not be allowed on Multi-Family Lots.

25. Construction Guidelines

These Guidelines have been written and will be enforced in order to assure that the improvements at Edgemont Highlands will be constructed in a safe and orderly manner with minimal disruption to neighbors and with maximum protection to the natural landscape. If any contractor fails to correct any violation of these Guidelines within five (5) days of receipt of a written notice to contractor and owner of said violation, then Edgemont Highlands Community Association may impose fines on owner of up to \$200 per violation per incident as determined by Architectural Review.

- A. Construction times are limited from 7:00 a.m. through 7:00 p.m. Monday through Friday and 8:00 a.m. through 6:00 p.m. on Saturdays and national holidays. There shall be no interior or exterior construction work on Sundays.
- B. Owner, Builder, and their employees are prohibited from having temporary living quarters on the jobsite.
- C. Prior to bringing a construction trailer or similar temporary office facility into Edgemont Highlands, the Owner or Builder must obtain written approval from Architectural Review. Architectural Review will work with the applicant to site the trailer in the best possible location to minimize impacts to the site and the adjacent lot owners. All such facilities must be removed from the lot within twelve months of placements and prior to issuance of a Certificate of Occupancy.
- D. Sanitary facilities must be provided for construction personnel on-site. The facility must be maintained regularly to eliminate any possibility of odors and must be placed in the least conspicuous yet practical location.

- E. All jobsite debris must either be contained in a dumpster or contained onsite prior to being hauled off site. The exterior must be picked up on a regular basis to ensure that jobsite is neat and tidy and to prevent it from becoming an eyesore. All trash must be removed on a periodic basis. Any dirt hauling, whether import or export, must be accomplished using covered carrier to avoid fugitive dust.
- F. All on-site grading shall be mitigated by appropriate water use to avoid excessive dust.
- G. Except as provided in CC&Rs, no burying or burning of trash, debris or other materials is allowed.
- H. Pets belonging to construction personnel are allowed on the jobsite however, they must be kept within vehicles or leashed at all times while within Edgemont Highlands and except for during transport, must be contained on the lot under construction. They must not be a nuisance to, or threaten, any persons. If the pet(s) become a threat or nuisance to any person, they shall be promptly and permanently removed from the jobsite.
- I. Builder shall keep noise to a minimum. Radio sound will be kept to a low level to minimize disturbance to neighbors and wildlife.
- J. The builder is responsible for the proper control of erosion during construction through a Stormwater Management Permit and plan. A copy of the State of Colorado COPS Stormwater Associated with Construction Activities completed application is required by the Association as part of the Architectural Review and plan approval process.
- K. Builder shall avoid causing damage to property within Edgemont Highlands, including open space, adjacent lots, roads and driveways. If any damage occurs, it must be repaired and/or restored promptly at the expense of the Person causing the damage or the Owner of the lot.
- L. The contractor is required to exercise the utmost care in the protection of trees during construction. Before any work commences, all trees within close proximity to the construction area shall have protective fencing installed around the dripline if practical and around trunk if not practical to fence drip line. Additionally, any soil disturbance or compaction around the immediate adjacent area shall be kept to a minimum. The owner is encouraged to consult an arborist for possible spraying, deep root feeding or other measures to maximize probability of survival.
- M. These regulations apply to General Contractor, Contractor's Employees and all Subcontractors.

26. Builder and Quality Requirements

These standards are intended to ensure that the level of quality at Edgemont Highlands is consistent and is in everyone's best interest.

- A. All builders or Owner/Builders shall meet the following requirements:
 - i. Builder:
 - Proof of insurance for general liability in minimum amount of \$1,000,000

- Proof of at least five full years of experience in residential home construction with the last three having been served in the capacity of a general contractor or job superintendent with full responsibility for overseeing all aspects of the home construction.
- References may be required at sole discretion of Architectural Review process.

ii. Owner/Builder

An Owner/Builder shall meet the same requirements as the Builder except that the business license is not required, and the liability insurance can be job specific. If an Owner/Builder cannot meet these requirements and they still want to act as Owner/Builder then they must submit for approval a copy of a Construction Management Contract with an individual or company that is approved as a Builder. This contract must provide, at the minimum, that the Construction Manager will Supervise, advise, and manage the job on an ongoing basis in a capacity that Architectural Review determines will provide enough guidance and direction to complete the job according to the plans, quality and timeframes of the approvals.

B. Quality Guidelines: It is important that the homes built in Edgemont Highlands meet certain quality standards. This is important to both the immediate and long-term values within the development. These Guidelines are intended to help give specific direction to ensure the quality of the exterior finishes of the homes. While not intended to be all-inclusive, these Guidelines are given as examples of the level of quality that is expected.

- i. Roofing: Roofing shall be installed in a professional manner with careful attention to clean and even cuts on all valleys, and shall have consistent overhangs, well-fastened eave and rake metal with clean joints, and neat and even field installation. All metal at chimneys and other penetrations shall be flashed in a neat manner with the appropriate color.
- ii. Fascia/Soffit: All joints shall be clean, tight fitting and fastened at ends. All gaps at transitions to walls shall be neat, clean and not show large voids.
- iii. Siding: Siding shall be installed in a neat and professional manner with attention to layout and nailing. Trim applications shall adhere to these same qualities.
- iv. Stucco: Stucco shall be applied in a professional manner and the finish shall be consistent with the finish approved at design submittal. Special attention shall be paid at terminations to wood, stone and any other alternate surfaces. Protection and cleanup of adjacent surfaces is of utmost importance.
- v. Stone: The lay-up pattern approved by Architectural Review needs to be consistent throughout the job. Special attention shall be paid to the consistency of the grout joints within the stone lay-up. Upon final clean up, finished stonework shall be free of excessive concrete staining.
- vi. Beams, Logs, other surfaces: All other exterior finishes shall be held to the same quality standards as those designated here.

27. Future Residential

Those lots identified on the Plats of Edgemont Highlands as Future Residential have been created as future multi-family project areas. These lots contain unique qualities that support density and the clustering of units in a manner substantially different from typical, single-family lots. This section includes additional guidelines for lots identified on the Plats of Edgemont Highlands as Future Residential. Note: This section replaces Amendment to Architectural Guidelines for Edgemont Highlands Recorded under Reception No. 993084 on 3/27/2009 in its entirety. The following section supersedes the previous sections for Future Residential only; however, for all guidelines not addressed in the following section, Future Residential lots shall be subject to the guidelines listed within this document, prior to this section.

The following restrictions apply to those parcels designated as Future Residential:

- A. **Architectural Character:** While the density and clustering of units on the multi-family projects may differ from single-family lot development, many of the architectural characteristics described in the previous original Architectural Guidelines hold true. Therefore, the general architectural theme of "cabins" or "cottages" in the woods remains. This theme is reflected in the general architectural styling of Colorado mining, ranching and American Cabin with limited influences from Craftsman, Log and Victorian Styles. Designs can reflect literal and contemporary interpretive aspects of these styles. As always, it is important to the visual quality of Edgemont Highlands that each home be designed with consideration to the overall sense of community, resulting in a positive and harmonious contribution to the landscape and surrounding community.
- B. **Compatibility and Project Identity:** In addition to the requirement that these units be designed with consideration of the overall sense of community established at Edgemont Highlands, the units within a Future Residential lot shall also maintain a unique architectural theme that harmoniously blends within the project but distinguishes it from the balance of the community. These units should maintain consistent design elements, harmonious colors, an appropriate material mix, height compatibility and a quality of construction consistent with the standards found throughout Edgemont Highlands. As an example of multi-family developments that have met this standard, Copperhead Camp 1 and Copperhead Camp 2A have incorporated these important elements and created a distinguishable project within Edgemont Highlands.
- C. **Unit Siting and Layout:** The Owner/Builder of a proposed project within a lot designated as Future Residential shall submit a set of plans for all proposed units within said lot/lots to be reviewed by Architectural Review as a whole. Said plans must include lot/unit layout, grading plans, drainage plans, a tree survey, a detailed landscaping plan and any additional information requested by Architectural Review in order to conduct an informed review of said project.
- D. **The proper siting of the units/project is one of the most important components in its design. The following principles need to be adhered to:**
 - i. Multi-family units on Future Residential lots shall have setbacks as determined by the Architectural Review process and the La Plata County Building Department. As the proposal for the development of the Future Residential parcels are submitted, the massing of the units shall be evaluated using the same principles without specific restrictions.
 - ii. Multi-family units may have, but are not required to have, a garage or carport.

E. Size Requirement and Building Type

- i. Attached townhomes or condominiums: No more than four (4) family residences shall be contained within any single residential building. No unit may consist of less than 700 square feet of heated livable space and no more than 2,800 sq. ft. Larger units will be required to be grouped in smaller numbers (duplexes or triplexes) to avoid building being out of scale with the rest of the community.
- ii. Detached multi-family: Patio homes, cottages or other detached multi-family homes are defined as detached single-family residences with a limited footprint and are created by a specific plat with other units. These units shall be no less than 1,000 square feet of heated livable space and no more than 2,800 square feet of heated livable space.

- F. Project Submittal: The Developer /Builder of a Future Residential parcel shall submit a construction schedule detailing the timely and orderly build-out of the project to Architectural Review. Architectural Review may advise Developer /Builder as to a minimum and/or maximum number of units to be constructed at one time.

28. Improvement Location Certificate

It is recommended that all owners obtain an Improvement Location Certificate (ILC) prior to pouring foundation to ensure home is within setbacks. Architectural Review reserves the right to require such Improvement Location Certificate as it deems necessary with homes that are close to setbacks

Phase 3A: Reception #1089234 Dated 11/14/2014

- Lots 194 – 208, 210 – 212, 212A, and 213 – 216 – The Timbers

Phase 3B: Reception #1106073 Dated 12/18/2015

- Lots 217 – 220, 222-A, 223 – 224, and 240 – 257 – The Timbers

Phase 3C: Reception #1130781 Dated 7/13/2017

- Lots 225 – 239 – The Timbers

The **COMPREHENSIVE GUIDELINES** have and will continue to create a beautiful, well-executed neighborhood, enhancing and protecting property values, creating a very pleasant and desirable place to live.

The physical location of The Timbers at Edgemont Highlands ("The Timbers") and the physical separation from the existing Edgemont Highlands neighborhoods (Phases 1, 2A, 2B, 2C, 4 and 5A) creates an opportunity to both embrace the Comprehensive Guidelines and also allow for diversity and potential improvement from experience of the execution and intent of the Comprehensive Guidelines. Broader architectural styles will be considered, as they are in the Monarch Crest Trail neighborhood.

1. Styles

Section 2A of the Comprehensive Guidelines indicates that certain "styles" will not be approved. Within The Timbers at Edgemont Highlands Neighborhood Santa Fe/Adobe style shall not be allowed, and tasteful Southwestern Contemporary Architecture, along with Colorado Mining, Ranching and Craftsman Styles are encouraged.

2. Design

Within The Timbers at Edgemont Highlands Neighborhood the design shall take into consideration the use of the entire lot, including saving mature established trees when possible, considering solar access, and most important promoting design that utilizes the outdoor space -patios, covered porches, motor courts - to work in concert with the interior of the home design, creating an indoor/outdoor synergy of usable, pleasant lifestyle opportunities for social gatherings and simply family enjoyment.

3. Size

Within The Timbers at Edgemont Highlands Neighborhood homes shall have a minimum of 1,600 square feet and a maximum of 3,200 square feet of heated livable space. A variance on any lot to increase the maximum square footage by up to 20% may be applied for.

4. Roofs

Within The Timbers at Edgemont Highlands Neighborhood roofs may vary from a flat roof to a 12/12 pitch as in the existing Monarch Crest Trail neighborhood. By lowering the pitch from an 8/12 minimum, the need for excellent architectural consideration in eave and soffit detailing is important to avoid any look similar to a modular, prefabricated or trailer style roof appearance. Strong simple roof forms are allowed, along with consideration of all other existing roof guidelines in the Comprehensive Guidelines.

5. Exterior Materials

Within The Timbers at Edgemont Highlands Neighborhood all exterior materials currently allowed in the Comprehensive Guidelines are approvable. Greater consideration will be given to allowing larger percentages of one exterior material on elevations within The Timbers, however careful architectural design and specifications, such as window and other architectural details, soffit and eave detailing, etc. shall be required in these cases. Each building form may be one material, for example all stucco. The previous requirement to have two or three of the four approved material types, while still valid for design consideration, will be waived if strong architectural validity can be demonstrated in the overall design.

Phase 5B: Reception #1149152 Dated 1/11/2018

- Lots 346 – 383 – The Overlook

Phase 5C: Reception #1168889 Dated 3/11/2020

- Lots 384 – 389, 390-A, 392 – 395, and 397 – 404 – The Overlook

The **COMPREHENSIVE GUIDELINES** have and will continue to create a beautiful, well-executed neighborhood, enhancing and protecting property values, creating a very pleasant and desirable place to live.

The physical location of Phases 5B and 5C - The Overlook at Edgemont Highlands ("The Overlook") and the physical separation from the existing Edgemont Highlands neighborhoods (Phases 1, 2A, 2B, 2C, 3A, 3B, 3C, and 5A) creates an opportunity to both embrace the Comprehensive Guidelines and also allow for diversity and potential improvement from experience of the execution and intent of the Comprehensive Guidelines. Broader architectural styles will be considered, as they are in the Monarch Crest Trail neighborhood and the Timbers neighborhood.

1. Styles

Section 2A of the Comprehensive Guidelines indicates that certain "styles" will not be approved. Within The Overlook at Edgemont Highlands neighborhood, Santa Fe/Adobe style shall not be allowed, and tasteful Southwestern Contemporary architecture, along with Colorado Mining, Ranching and Craftsman Styles are encouraged.

2. Design

Within The Overlook at Edgemont Highlands neighborhood, the design shall take into consideration the use of the entire lot, including saving mature established trees when practical, considering solar access, and most importantly, promoting design that utilizes the outdoor space - patios, covered porches, motor courts - to work in concert with the interior of the home design, creating and indoor/outdoor synergy of usable, pleasant lifestyle opportunities for social gatherings and family enjoyment.

3. Size

Within The Overlook at Edgemont Highlands neighborhood, on lots one half acre (21,780 s.f.) and less, homes shall have a minimum of 1,600 square feet and a maximum of 3,200 square feet of heated livable space. On lots over one half acre and not more than one acre (21,780-43,560 s.f.) homes shall have a minimum of 1,800 s.f. and a maximum of 4,400 s.f. of heated livable space. On lots over one acre (43,560 s.f. and up) homes shall have a minimum of 2,200 s.f. and a maximum of 5,200 s.f. of heated livable space. A variance on any lot to increase the maximum square footage by up to 20% may be applied for.

4. Roofs

Within The Overlook at Edgemont Highlands neighborhood, roofs may vary from a flat roof to a 12/12 pitch as in the existing Monarch Crest Trail neighborhood and The Timbers neighborhood. By lowering the pitch from an 8/12 minimum, the need for excellent architectural consideration in eave and soffit detailing is important to avoid any look similar to a modular or prefabricated style roof appearance. Strong simple roof forms are allowed, along with consideration of all other existing roof guidelines in the Comprehensive Guidelines.

5. Exterior Materials

Within The Overlook at Edgemont Highlands neighborhood, all exterior materials currently allowed in the Comprehensive Guidelines are approvable. Greater consideration will be given to allowing a larger percentage of one exterior material on elevations within The Overlook, however, careful architectural design and specifications, such as window and other architectural details, soffit and eave detailing. etc., shall be required in these cases. The requirement in the Comprehensive Guidelines to have two or three of the four approved material types, while still valid for design consideration, will be waived if strong, architectural validity can be demonstrated in the overall design.

Phase 3D: Reception #1190280 Dated 4/12/2021

- Lots 258 – 265, 266A, 268 – 279, and 405 – 407 – The Overlook

The **COMPREHENSIVE GUIDELINES** have and will continue to create a beautiful, well executed neighborhood, enhancing and protecting property values, creating a very pleasant and desirable place to live.

The physical location of PHASE 3D – The Timbers at Edgemont Highlands neighborhood ("The Timbers") and the physical separation from the existing Edgemont Highlands neighborhoods (Phase 1, 2A, 2B, 2C, 4, 5A, 5B, 5C) creates an opportunity to both embrace the Comprehensive Guidelines while allowing for diversity and potential improvement from experience of the execution and intent of the Comprehensive Guidelines. Additionally, the size of some of the lots within Phase 3D differ from lot sizes in 3A, 3B and 3C. Broader architectural styles will be considered, as they are in the Monarch Crest Trail neighborhood and The Overlook neighborhood. Additionally, specific requirements for home size and guidelines for outbuildings apply to all lots within Phase 3D, and specific allowances relative to driveway orientation apply to a few lots within Phase 3D.

1. Style

Section 2A of the Comprehensive Guidelines indicates that certain "styles" will not be approved. Within The Timbers Phase 3D, Santa Fe/Adobe style shall not be allowed, and tasteful Southwestern Contemporary architecture, along with Colorado Mining, Ranching and Craftsman Styles are encouraged.

2. Design

Within The Timbers Phase 3D, the design shall take into consideration the use of the entire lot, including saving mature established trees when practical, considering solar access, and most importantly, promoting design that utilizes the outdoor space -patios, covered porches, motor courts - to work in concert with the interior of the home design, creating an indoor/outdoor synergy of usable, pleasant lifestyle opportunities for social gatherings and family enjoyment.

3. Size

Within The Timbers Phase 3D, on lots one half acre (21,780 s.f.) and less, homes shall have a minimum of 1,600 square feet and a maximum of 3,200 square feet of heated livable space. On lots over one half acre and not more than one acre (21,780 -43,560 s.f.) homes shall have a minimum of 1,800 s.f. and a maximum of 4,400 s.f. of heated livable space. On lots over one acre (43,560 s.f. and up) homes shall have a minimum of 2,200 s.f. and a maximum of 5,200 s.f. of heated livable space. A variance on any lot to increase the maximum square footage by up to 20% may be applied for.

4. Roofs

Within The Timbers Phase 3D, roofs may vary from a flat roof to a 12/12 pitch as in the existing Monarch Crest Trail neighborhood, The Timbers Phases 3A, B and C neighborhood, and The Overlook neighborhood. By lowering the pitch from an 8/12 minimum, the need for excellent architectural consideration in eave and soffit detailing is important to avoid any look similar to a modular or prefabricated style roof appearance. Strong simple roof forms are allowed, along with consideration of all other existing roof guidelines in the Comprehensive Guidelines.

5. Exterior Materials

Within The Timbers Phase 3D, all exterior materials currently allowed in the Comprehensive Guidelines are approvable. Greater consideration will be given to allowing a larger percentage of one exterior material on elevations within The Timbers Phase 3D, however, careful architectural design and specifications, such as window and other architectural details, soffit and eave detailing, etc., shall be required in these cases. The requirement in the Comprehensive Guidelines to have two or three of the four approved material types, while still valid for design consideration, will be waived if strong, architectural validity can be demonstrated in the overall design.

6. Garage Orientation

For Lots 258 through 277 three car garages are allowed provided they do not face the street, as noted in the Comprehensive Guidelines Section 4.F i. The front of the house is considered to be facing the street. For a three-car garage to qualify as not facing the street, it must be at an angle of 45 degrees or more to the front plane of the house.

For Lots 278, 279, 405, 406 and 407 three car garages may face the street, as noted in the Comprehensive Guidelines Section 4. F. ii.

Garage doors may have a maximum height of 9', however one single garage door may have a maximum height of 10' with proper design consideration.

7. Outbuildings

One outbuilding (up to 500 s.f.) *may* be allowed on Lots 258 through 277 within The Timbers Phase 3D depending on architectural review, provided the outbuilding appropriately integrates with the residence on the lot.

Outbuildings must be designed and located to complement the house and landscape designs, and should not be more visible, or dominant, than the house when viewed from the street. The exterior materials must be of the same materials or similar materials as the analogous exterior materials of the house and must present the same appearance to the street (including orientation, pattern, and color) as the analogous exterior materials of the house. Roof pitches must mirror those on the house.

One larger Outbuilding (up to 1,000 s.f.) *may* be allowed on lots 278, 279, 405, 406 and 407 within the Timbers 3D depending on architectural review, provided the outbuilding appropriately integrates with the residence on the lot and that it also meets the requirements above.

Outbuildings may be plumbed to include a bathroom. Outbuildings are intended for the homeowner's personal use, such as a woodshop, art studio, music room, etc. and are not to be used as an inhabited space. No agricultural usage that would result in water consumption exceeding 10,000 gallons per month for the entire lot is allowed. No rental of the space is allowed. While the space may be used for business activities of the homeowner, limitations on businesses activities within Edgemont Highlands will apply as outlined in the Rules and Regulations and other governing documents of Edgemont Highlands Community Association.

The Grove: Reception #1245746 Dated 8/19/2025

- Lots 1 - 4

The **COMPREHENSIVE GUIDELINES** have and will continue to create a beautiful, well-executed neighborhood, enhancing and protecting property values, creating a very pleasant and desirable place to live.

The physical location of The Grove at Edgemont Highlands neighborhood ("The Grove") surrounded by established neighborhoods (Red Table Court, Kenosha Court, Ventana Pass, Monarch Crest) creates an opportunity to both embrace the Comprehensive Guidelines while allowing for diversity and potential improvement from experience of the execution and intent of the Comprehensive Guidelines.

1. Style

Section 2A of the Comprehensive Guidelines indicates that certain "styles" will not be approved. Within The Grove, Santa Fe/Adobe style shall not be allowed, and tasteful Southwestern Contemporary architecture, along with Colorado Mining, Ranching and Craftsman Styles are encouraged.

2. Design

Within The Grove, the design shall take into consideration the use of the entire lot, including saving mature established trees when practical, considering solar access, and most importantly, promoting design that utilizes the outdoor space -patios, covered porches, motor courts - to work in concert with the interior of the home design, creating an indoor/outdoor synergy of usable, pleasant lifestyle opportunities for social gatherings and family enjoyment.

3. Size:

Lots within The Grove at Edgemont Highlands neighborhood homes shall have a minimum of 1,600 square feet of heated livable space and no more than 3,200 square feet of heated livable space. A variance on any lot to increase the maximum square footage by up to 20% may be applied for.

4. Roofs

The main roof areas shall have a pitch from 6/12 to 12/12. Porches, dormers and other small areas can be as shallow as 2/12. Pitches less than 2/12 or flat areas will be reviewed on an individual basis as those areas related to the overall design of the home.

5. Exterior Materials

Within The Grove at Edgemont Highlands Neighborhood all exterior materials currently allowed in the Comprehensive Guidelines are approvable.

Exterior elevations must use a blend of two or three of the four approved material types. If only two materials are used, then the architectural style shall incorporate an additional color or application

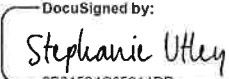
6. Garage Orientation

For The Grove neighborhood each home will incorporate, at a minimum, a two-car garage. One objective of the Edgemont Highlands design guidelines is to discourage garages from facing the street. Therefore, owners in this neighborhood are encouraged to orient their garage doors in such a way that they do not face the street. Garages may be detached, as long as the garage matches the architectural style of the house. In any event, a three-car garage is the maximum size allowed. If the garage faces the street and is to be a two-car garage, it is preferable that it be composed of two one-car doors with a maximum width of ten feet per door, with an overall maximum width of twenty-six feet and a maximum door height of nine feet. The street face of the garage is encouraged to be recessed from the front facade of the house. There is no predetermined limitation to the depth of a garage, as long as the architectural element is proportional. If the garage faces the street and is to be a three-car garage (i) it may be composed of one two-car door and a one-car door or three one-car doors, and (ii) at least one door is required to be set back a minimum of six feet from the other door(s), and (iii) the maximum width of the garage is 35 feet, and (iv) the front facade of the house should be at least four feet wider than the non-recessed garage element and (v) the maximum door height is nine feet. The Architectural Review process will thoroughly examine all three-car garage submittals for colors and quality of proposed materials, amount of additional paving and architectural interest

PRESIDENT'S
CERTIFICATION:

The undersigned, being President of Edgemont Highlands Community Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on 07.30.2026 and in witness thereof, the undersigned has subscribed their name.

Edgemont Highlands Community Association
Inc.,
a Colorado nonprofit corporation

By: 
0B31534C65014DD

Its: President