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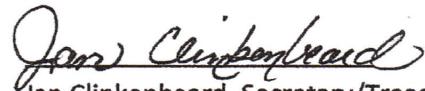
## AMENDMENTS TO THE DESIGN GUIDELINES FOR ECHO CANYON RANCH ASSOCIATION

### Required Submittal Material for Final Review

4. \$350 Non-Refundable Final Review application fee for initial construction, \$150 fee for additions and modifications *with the stipulation that the applicant shall reimburse the Association for any and all DR/EC administrative expenses exceeding \$150 up to a maximum of \$350.*

(Amendment shown in italics adopted March 21, 2011)

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 Article V Section 5.3.4. at a regular meeting of the Board on March 21, 2011

  
Jan Clinkenbeard, Secretary/Treasurer

Return to:

Echo Canyon Ranch Association  
PO Box 2031  
Pagosa Springs, CO 81147

## **SUPPLEMENT TO DESIGN GUIDELINES**

### **ECHO CANYON RANCH ASSOCIATION**

Supplement to Section IV., Site Planning Design Guidelines, The Undisturbed Area

This supplement to the Design Guidelines is promulgated to give Echo Canyon Ranch owners guidance concerning the maintenance of the Undisturbed Area of their parcels.

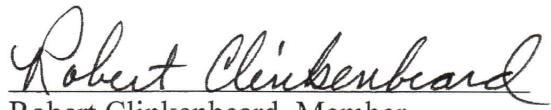
Owners are permitted to perform the following maintenance activities on their parcels without first obtaining written approval by the Design Review/ Environmental Committee.

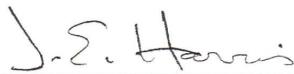
- Removal of deadfall and diseased trees.
- Control/eradication of noxious weeds.
- Removal of "ladder fuels" that are described as brush and other vegetation that permit a ground fire to progress to a tree crown fire.

Owners desiring to thin trees on their parcels (other than "ladder fuels") should outline their proposal in writing to the Design Review/ Environmental Committee. The Design Review/ Environmental Committee will determine what, if any, review will be required for the proposed tree thinning project. The Design Review/ Environmental 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.

This Supplement to the Echo Canyon Ranch Design Guidelines (rev.01/29/01) shall become effective upon the adoption date indicated below.

Adopted on the 28<sup>th</sup> day of the month of March, in the year 2002, by the Design Review/ Environmental Committee of the Echo Canyon Ranch Association.

  
Robert Clinkenbeard, Member

  
Jan Harris, Member

  
Marian Forbert, Member

  
Tom McCullough, Member



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## AMENDMENT TO ECHO CANYON RANCH DESIGN GUIDELINES

The Design Review/ Environmental Committee does hereby amend the Design Guidelines for Echo Canyon Ranch as follows::

SECTION IV. SITE PLANNING DESIGN GUIDELINES, page 17 of the Design Guidelines, paragraph one, BUILDING HEIGHT, shall be amended to state the following:

Generally, building heights up to thirty-five feet are permitted on wooded lots and open lots are permitted building heights up to twenty-eight feet. *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 all locations 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 insure that structures built in Echo Canyon Ranch blend in with the natural features of the property.*

This amendment to the Echo Canyon Ranch Design Guidelines shall become effective upon the adoption date indicated below.

Adopted on the 29<sup>th</sup> day of the month of August, in the year 2001, by the Design Review/ Environmental Committee of the Echo Canyon Ranch Association.

Echo Canyon Ranch Association  
P.O. Box 2031  
Pagosa Springs, CO 81147



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## AMENDMENT TO ECHO CANYON RANCH DESIGN GUIDELINES

The Design Review/ Environmental Committee does hereby augment the Design Guidelines for Echo Canyon Ranch as follows:

SECTION IV. SITE PLANNING DESIGN GUIDELINES, page 13 of the Design Guidelines, paragraph one, shall be augmented to state the following:

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 2,500 square feet of enclosed heated space. In addition, the development of a guest house (or caretaker unit) is also 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 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 house and garage, 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.*

This augmentation to the Echo Canyon Ranch Design Guidelines shall become effective upon the adoption date indicated below.

*Adopted on the 20th day of the month of February, in the year 2001, by the Design Review/Environmental Committee of the Echo Canyon Ranch Association.*