

# Design Guidelines

## TRAIL RIDGE SUBDIVISION

Architecture within the Trail Ridge Subdivision is intended to reinforce and enhance the objective of the Ridge at Cherry Canyon development, namely, to provide a rural western style residential community for owners. By providing guidelines for architectural design, it is hoped that a unique and harmonious feel will be created. At the same time, creativity and individual style will have room to develop in the homes and surrounding grounds of each site. The current popular design theme of “mountain modern” is strongly encouraged. However, it is understood that design trends evolve over time, and thus the design guidelines approved by the Architectural Review Committee (ARC) will also evolve. All structures located on a particular lot should be designed such that the exterior features are in harmony with the primary residence on that lot.

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## PLAN REVIEW

Prior to beginning design work on a project, the lot owner should contact the ARC to obtain the most current set of Design Guidelines. Prior to making application with the county for a building permit, the owner shall submit preliminary plans to the ARC for review. A site plan shall also be included. For homes, a review fee of \$500 shall be payable to the HOA. The fee may be reduced for smaller projects that require ARC review. Prior to the start of construction, a digital copy of the following shall be provided to the ARC: The county issued Building Permit. Stamped, approved, final building plans.

## RESIDENCE SIZE

Lots within the Trail Ridge Subdivision range in size from 1 to nearly 5 acres. The ARC allows maximum residence sizes of 10,000 square feet on lots that are less than 3 acres, and 15,000 square feet on lots sized 3 acres to 5 acres. The minimum residential home size for all lots is 1,900 square feet (above ground level). Upon request, and with acceptable reasons, maximum square footages stated above, may be increased based upon the location and design of the additional space. Homes shall be residential in scale, having low, horizontal forms. It is important that the massing of buildings be scaled in such a way that the structures relate to the environment and harmonize with the area and its natural features. To encourage off street parking, the county has required a minimum three car garage and parking for at least three guest vehicles in the driveway.

## EXTERIOR WALLS

No unbroken expanse of building wall may exceed 40 feet in length unless otherwise approved by the ARC. When the 40-foot limit is reached, one of the following must occur:

- 】 The building wall must be articulated.
- 】 The wall line must be offset a minimum of 24 inches.

The intent of this stipulation is to ensure that buildings do not become overpowering. Also, changing direction and providing some variety in the roof form gives diversity and visual interest.

Materials used on building walls offer the opportunity to convey a sense of unified vision for the Trail Ridge Subdivision. A limited palette of similar materials shall be used to accomplish this vision. No more than four primary building siding materials are permitted on any single structure on a lot.

Wood, Corten and ARC approved manufactured siding, either vertical, horizontal or shingle, may be used. Natural stone and ARC approved cultured stone is allowed if it does not dominate the appearance of the house.

Other acceptable secondary building materials include painted or non-reflective metals. These materials shall be used in accent areas only and in a manner consistent with the architectural feel of the building. The use of stucco is prohibited except for accent areas, as approved by the ARC.

## FOUNDATION WALLS

For areas where the foundation is exposed, durable materials, such as stone, approved stone veneer, board-formed concrete, or concrete with an exposed aggregate shall be used. Other materials may be used, subject to approval by the ARC.

## EXTERIOR COLORS

Building colors for residences should be chosen to blend buildings with their surroundings. Earth tones and other low-intensity colors taken directly from the natural site shall be predominant. Colors inherent to their materials, such as natural stone and naturally-weathering woods generally offer the textures desired in the Trail Ridge Subdivision.

Colors generally foreign to the Trail Ridge Subdivision landscape shall be avoided. White and lighter colors and/or black and darker colors are strongly discouraged, but may be permitted on a limited basis as approved by the ARC. Colors should match the medium color and values of the natural landscape and should reflect a similar range of hues as shown in the color palette below:



Roof material colors should also be natural in nature. Roof colors should not stand out in the landscape but should blend with the natural colors found around the Trail Ridge Subdivision.

A materials board, illustrating samples and colors of exterior materials (6" x 6" dimension for each sample), is to be submitted to the ARC as part of the final submittal process.

A digital materials board shall be submitted with the preliminary submittal.

## WINDOW MATERIALS AND COLORS

Windows can be wood or clad in maintenance-free metals such as copper, aluminum or steel with a baked enamel finish. Other window materials that offer a similar appearance may be acceptable upon ARC review. Window colors shall be harmonious with trim and siding colors and in hues in keeping with the field colors and accent elements. Window glazing shall be non-reflective to minimize off-site glare. Window samples, specifications and exterior color samples must be submitted to the ARC with the preliminary design packet.

## EXTERIOR DOOR MATERIALS AND COLORS

Exterior doors shall be wood or wood-clad in maintenance-free metals such as copper, aluminum, or steel with baked enamel paint in earthen colors. Glass doors are also permitted.

## PORCHES

Porches are a traditional element of the relaxed ranch lifestyle. Covered and wrap-around porches are encouraged as they emphasize horizontality while complimenting the relaxed atmosphere inherent in ranch living. Materials for porches shall be in harmony with the primary building materials.

## ROOFS

The roof is a major element of building form and one of the most important contributors to the feel of the building. All roof forms must complement and create a visually pleasing relationship to the existing terrain. The overall roof profile should undulate such that the home creates a visual interest and relationship to the existing landscape. Roof color shall be approved by the ARC.

Mansard, false mansard, gambrel, curvilinear (organic in shape) and domed roofs are not permitted at the Trail Ridge Subdivision, unless otherwise approved by the ARC.

Roofs shall overhang walls a minimum of 22 inches. Overhangs that are less than 22 inches must be approved by the ARC.

Approved roof materials include slate, asphalt, and concrete tile, composite shakes and shingles which resemble cedar, cement shakes and metal shingles (copper, zinc, terne and Corten steel). Standing seam and corrugated Corten steel roofs are also allowed. Asphalt shingles shall be heavy architectural style, have a minimum weight of 400 pounds, and have a minimum 30-year warranty.

Rooftop access stairs, vent shafts, mechanical and electrical areas, and antennae shall be confined within the roof and roof dormers and shall not be allowed to protrude from the roof or form awkward-looking bulges in the roof field.

## FENCING

All fence design and locations must be approved by the ARC prior to installation. Fencing should blend in with the surroundings and be wildlife friendly. Fences may be constructed of wood or metal. Other materials may be approved by the ARC, depending on location and visibility. Chain link is prohibited.

Only one fence may be erected along common boundary lines between Lots. Unless otherwise approved by the ARC, all common boundary fences shall be 48 inches tall and made with metal field fence and treated round wood posts or steel posts that are an approved brown color. A top rail may also be included. An ARC approved gate must be installed where a common boundary fence crosses a utility easement. Fences along the perimeter of Lots adjacent to agricultural land shall be installed by the agricultural landowner.

The location of any fenced area to hold animals, including corrals and holding pens, must be approved by the ARC. The location shall be selected to minimize the visual impact from roadways and adjacent lots.

Fences located in front of a Residence may not exceed 42 inches in height. Privacy and/or wildlife fences, with a maximum height of six feet, may be permitted in approved rear yard areas behind the Residence. Fences may not be constructed within any designated easement area without written ARC approval. All fencing shall be maintained by lot owners in the condition originally installed or as otherwise set forth by the ARC.

## LANDSCAPING & IRRIGATION

Each lot holds one share in Cherry Canyon Irrigation Company to be used for outdoor watering through a secondary water system stubbed to each lot. These shares are non-transferable. The culinary water system is also stubbed to each lot and is for indoor use only and may not be used for outside irrigation. One irrigation share entitles the use of a maximum of ¼ acre-foot of water each year (approximately 81,000 gallons). Owners may supplement irrigation water with a rain capture system from their roof. The secondary water is typically operational from early-May to mid- September. Owners should design their landscaping to be water-wise and not require more water than the lot is entitled. Only drip irrigation is allowed for trees and shrubs. If turf lawn is desired, a maximum of 2,000 SF is permitted, and should be of a drought tolerant variety. Because of the large lot sizes in our development, it is expected that a large portion of each lot will be native vegetation. To protect our development from wildfires and to minimize home insurance rates, it is required that each lot owner maintain a minimum 50-foot defensible space around their home. It is recommended that all native sagebrush, juniper and other highly flammable vegetation on your lot be properly trimmed to reduce fire hazards.

## PRESERVATION OF NATIVE LANDSCAPE AND REVEGETATION

The impact of construction on the existing landscape shall be minimized as much as possible. Correcting any damage caused during the development process requires revegetation. To the greatest possible extent, revegetation shall recreate the character of the pre-development environment using local native plant materials. New plantings must blend with the existing landscape so that several years hence, all traces of the disruption will have disappeared.

## CONSTRUCTION REQUIREMENTS

The preservation of natural areas of the Trail Ridge Subdivision is critical to the community. To ensure that natural areas surrounding every home site are preserved to the maximum extent possible and the nuisances inherent in any construction process are kept to a minimum, the following regulations will be enforced during the construction period of all improvements. Lot owners will be responsible for violations of these Guidelines by any consultant, contractor or subcontractor, agent or employee performing any activities on behalf of the owner in the Trail Ridge Subdivision, whether such violation occurs on the owner's property or elsewhere in the community. The lot owner shall be responsible to reimburse the HOA for any costs to repair damage to roads or other common infrastructure caused by the owner or their contractors. Fines may also be imposed if any of the above occurs. Applicable Occupation Safety and Health Act (OSHA) regulations and guidelines must be observed at all times during construction.

## LIMITS OF DISTURBANCE

The ARC approved area/limits of disturbance (LOD) shall be staked and fenced to a minimum four-foot high for the duration of construction. A six-foot chain-link fence may be required if the LOD is encroached upon. Construction fencing shall extend to the street frontage so contractors and suppliers will be unable to park vehicles or store supplies in the natural environment. The LOD on each home site is the area within which all construction activities related to the improvements must be confined, except for the driveway, limited landscaping, and utility lines. All disturbed areas must be revegetated following construction with local natural plant materials.

The builder and/or architect may display a construction sign on the lot during the construction period only. The sign may be made of metal or wood and may be no larger in size than 2 x 3 feet. The sign, and any images on it, must be specific to the site and to the home under construction there.

## CONSTRUCTION TRASH RECEPTACLES AND DEBRIS REMOVAL

Owners and builders must clean up all trash and debris at the end of each day. If trash blows off-site, it is the owners' and builders' responsibility to pick it up and properly dispose of it. An approved trash receptacle shall remain on the site during the construction period for this purpose. Receptacles shall be positioned along the access drive, clear of adjacent road rights-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse and disposal must be offsite. Owners and their consultants, contractors, or other employees are prohibited from dumping, burying, or burning trash of any kind (including construction and landscaping debris) anywhere on the home site or in the Trail Ridge Subdivision.

Concrete washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited. Each construction site must be kept neat and must be properly policed to prevent it from becoming a public eyesore, nuisance or detriment to other home sites or open space. Any clean-up costs incurred by the HOA in enforcing these requirements will be payable by the lot owner. Dirt, mud, or debris resulting from activity on each construction site must be promptly removed from subdivision roads, open spaces and driveways.