
LAKOTA CANYON RANCH
New Castle, Colorado

DESIGN GUIDELINES
FOR
LAKOTA CANYON RANCH
HOME OWNERS ASSOCIATION

LAKOTA CANYON RANCH, LLC.
(Revised, December, 2007)

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1.0

INTRODUCTION

It is the goal of Lakota Canyon Ranch to develop the property with an architectural style consistent with the vision of mountain lifestyle. Breath taking views exemplify the unique and special qualities of this property and together with a commitment to preserve the natural environment, Lakota Canyon Ranch is offering a select opportunity to have a home in this majestic and spectacular setting.

These Design Guidelines are a supplement to the Covenants, Conditions and Restrictions of the Lakota Canyon Ranch Design Review Enforcement Committee, Ltd. They apply to the property, homes and improvements of the Lakota Canyon Ranch Home Owners Association. Their intent is to assure that all development within this special property respects the natural beauty and sensitive environment of Lakota Canyon Ranch including the surrounding mountain setting and spirit.

It is further the intent of these guidelines to help each homeowner to achieve their dreams while being a responsible participant in this wonderful plan and a responsible citizen of the Town of New Castle.

LAKOTA CANYON RANCH VISION

Nestled below the high mountain forest of the Rocky Mountains is the historical town of New Castle. Rich in the history of Colorado, New Castle is the home of Lakota Canyon Ranch and Golf Course.

Lakota Canyon Ranch is a picturesque confluence of mountains, breath taking views, and a unique seclusion with uncharacteristic access to services and larger population based work opportunity.

Now the home of a new spectacular James Engh golf course, Lakota Canyon Ranch offers an intriguing combination of residential community and world class golf experience. Lakota Canyon Ranch Golf Club is the recipient of many national awards and top rankings. By *Golf Travel and Leisure*, *Golf Magazine*, *Golf Digest* and *Golf Week Magazine*

James Engh has proven himself to be one of Americas top golf course designers. He has won “Best new golf course in America” for his Sanctuary course in Castle Rock, Colorado and his course at Redlands Mesa. Jim has been called by *Colorado Avid Golfer Magazine*. “Americas’ hottest new golf course designer”, and recently was awarded “2003 Designer of the Year”, by *Golf Digest*.

In balance with the natural environment, a commitment of architectural continuity will be preserved throughout the Lakota Canyon Ranch property. It is important that each homeowner has an opportunity to understand and embrace this commitment of spirit, history and environment.

The Colorado mountains have over the development of our country reflected an architecture sensitive to the environment, producing structures built and decorated with the region’s natural resources, this architectural style has reflected the serenity and indelible power of their surroundings in a rustic, yet elegant Adirondack and Mountain western style.

This vernacular style, with its mixture of logs, native stone, and decorative rustic work of twigs and branches, has been adopted for hotels and private vacation homes in the Pacific Cascades, the Colorado Rocky Mountains and the Northern Lakes.

In 1916 the Adirondack lodge style of architecture was adopted by true National Park Service for their structures, thus making this regional style familiar to people across the country. The Ahwahnee in Yosemite National Park, The Old Faithful Inn in Yellowstone National Park, Bryce Canyon Lodge in Zion National Park, Lake McDonald Lodge in Glacier National Park and others all have architectural roots from the Adirondack style.

The Adirondack and Mountain western style of architecture is a harmony of the great natural beauty of the environment and the inevitable and logical combination of local craftsmanship traditions and readily available indigenous materials. It is an architecture with a special, intrinsic approach to the natural surroundings.

It has been spawned from the picturesque natural beauty of wooded mountains and the vistas of mountain peaks. In an atmosphere of roaring rivers and high mountain lakes it has emerged as a spectacular form of rustic yet refined architecture.

It is poetically fitting that this style of architecture will be the theme for the Lakota Canyon Ranch and Golf Club. Here, amongst the robust climate and at the foot of the Colorado River that threads its way through our mountain environment.

The Club House and Recreation center, will incorporate the distinct architectural elements of the Adirondack and mountain western styles. The hand peeled log trusses and columns, the fireplace of the regional stone, the covered porch with articulated wood railings supported by peeled log columns highlight the rustic, yet eloquent design.

Indigenous stone foundations, peeled and unpeeled log siding, brainstorming and half-log applications, peeled interior trusses, articulated wood railings at balconies and covered porches, extended eaves which evolved from the Swiss and Alpine roots. Stone fireplaces with stone chimney caps, decorative rustic workmanship of twigs and branches to accent the natural wood and stone features, multiple roof lines varying in pitch with rusted metal and architectural grade composition and asphalt singles and the decorative potential of all structural element can be integrated by all homeowners.

Each structure should embody the living history of this architectural style, collectively forming an indigenous environment with the spectacular natural beauty of Lakota Canyon Ranch.

**ARCHITECTURAL DESIGN GUIDELINES
FOR LAKOTA CANYON RANCH
New Castle, Colorado**

TABLE OF CONTENTS

Chapter		Page Number
1.0	INTRODUCTION	2
2.0	LAKOTA CANYON RANCH DEVELOPMENT VISION	3
3.0	TABLE OF CONTENTS	5
4.0	PURPOSE AND OBJECTIVES	6
5.0	REVIEW PROCEDURE & APPLICATION SUBMITTALS	7
6.0	CHARACTER.....	9
7.0	MATERIALS	9
8.0	COLORS.....	10
9.0	SITING	10
10.0	BUILDING MASS	10
11.0	SCALE.....	11
12.0	BUILDING ENVELOPE	11
13.0	BUILDING REQUIREMENT	11
14.0	MANUFACTURED HOUSING	11
15.0	OPEN SPACE	12
16.0	BUILDING HEIGHT	12
17.0	BUILDING SIZE.....	12
18.0	SOLAR DESIGN	12
19.0	ROOFS/EAVE TAILS	12
20.0	DORMERS.....	13
21.0	WINDOWS	13
22.0	ENTRIES.....	14
23.0	DOORS.....	14
24.0	DRAINAGE	14
25.0	GUTTERS & DOWNSPOUTS	15
26.0	FOUNDATIONS	15
27.0	WALLS.....	15
28.0	RETAINING WALLS.....	16
29.0	CHIMNEYS AND VENTS.....	16
30.0	FIREPLACES	17
31.0	PORCHES, PATIOS, BALCONIES, DECKS	17
32.0	ACCESSORY BUILDINGS	17
33.0	GARAGES	17
34.0	DRIVEWAYS	18
35.0	PATHWAYS, BRIDGES, FENCES	18
36.0	PARKING	19
37.0	UTILITIES.....	19
38.0	SCREENING.....	19
39.0	MAINTENANCE	19
40.0	OUTDOOR ELEMENTS	19
41.0	LIGHTING	20
42.0	WILDLIFE - DOMESTIC ANIMALS	21
43.0	WILDFIRE MANAGEMENT	21
44.0	LANDSCAPE GUIDELINES.....	22
45.0	LANDSCAPE DEPOSIT	22
46.0	AC UNITS AND SATELLITE RECEIVERS	23
47.0	CONSTRUCTION MANAGEMENT	23
48.0	EXHIBIT A	27

PURPOSE AND OBJECTIVES

The purpose of the Design Guidelines is to maintain the architectural integrity of the Lakota Canyon Ranch, assure that development conforms to these architectural standards and that buyers and their architects understand and appreciate the design character and environment sensitivity required in their planning.

The Committee will use its best judgment to see that all improvements, construction, landscaping and alterations of the land conform to these guidelines and harmonize with the natural surroundings and existing structures as to external design, materials, color, siting, height, grade, ground elevations and other critical elements.

The objective is to work with the homeowners and builders to develop a harmonious project that complements and fulfills the development goals of protecting the present natural beauty, native setting, and seclusion of home sites within the Lakota Canyon Ranch development for the benefit of all property owners.

It is the intent of these guidelines to promote architectural differences between homes and multi-family buildings. The guidelines are not intended to unnecessarily restrict creative design or efficient construction. The guidelines do not consider the interior of a home, unless it has an exterior impact.

The lot locations were chosen to best utilize the land while optimizing the views. In many cases the views are so spectacular that some lots are fairly close to others so that they could share the views. This sometimes further restricts the size and height of homes and multi-family buildings as shown in Exhibit A, Lot Design Parameters.

It is further the intent of the Lakota Canyon Ranch Design Review Committee to be helpful to the homeowner and builder to make the review process as simple and easy as possible. We encourage owners and builders to bring in examples of construction, style or details they would like to use so that direction can be established early in the process before incurring significant design cost.

All standards are subject to change as deemed appropriate by Lakota Canyon Ranch Management Company due to specific lot topography and conditions.

REVIEW PROCEDURE & APPLICATION SUBMITTALS

These Design Guidelines cover all improvements, alterations and changes to the subdivision for the Lakota Canyon Ranch homeowners. They will be enforced by the Lakota Canyon Ranch Design Review & Enforcement Committee. It is expected that the Design Guidelines will be amended from time to time by the committee. Variances will be considered by the committee on a case by case basis.

It is the intent of the Committee to treat simple items simply and give proper consideration to the more complex issues. Owners and potential buyers are further encouraged to request a Conceptual Review to verify that their proposed construction is within the Design Guidelines. This would be followed by a Preliminary Review followed by the Final Review of their house and landscaping plans. This will help avoid misunderstandings concerning the Design Guidelines and unnecessary work by the owner's design team. If all requirements are met and approved during the preliminary review, it is possible that a final review will not be necessary. The Conceptual review may be scheduled without the design review fee. The Design review fee made payable to Lakota Canyon Ranch Management Company is due at the beginning of the preliminary review process.

A Security Deposit for the improvements shall be paid by the Owner to the Committee prior to receiving Final Approval.

The owner should ascertain that their architect and contractor are qualified and knowledgeable of mountain conditions, local economics and these Design Guidelines.

The application for Preliminary Design Review should include a transmittal letter identifying the owner, the owner's design team, and the nature of the planned improvements. In addition, a site plan, floor plans, building elevations, conceptual landscape plan, list of building materials and colors, as appropriate, should accompany the letter. The building should be staked at the time of application including building corners, lot corners and driveway centerline.

Similarly, to Final Design Review application should include the transmittal letter and a complete set of construction drawings and specifications including site plans, building plans, grading plans, utility plans, erosion control plans, lighting plans, snow management plans, construction management plans, the construction schedule and sample boards of exterior building materials.

From the time the Committee considers the applications complete, they have forty days to approve, approve with changes or disapprove the applications. It is anticipated that most reviews can be completed in less time.

Fees: \$1,000 per application payable to Lakota Canyon Management Company, LLC at time of application submittal.

Submittals: Upon submittal of completed application form a complete plan set preliminary or final review will be scheduled within 2 weeks.

Preliminary application should include completed form, site plan, landscape plan, roof plan, all exterior elevations.

Final applications should include revised site plan, landscape plan, roof plan, all exterior elevations, siding samples, color samples, stone samples, roofing samples. Additional information and samples may be requested.

Approvals:

Upon approval of preliminary plan set. Lakota will authorize Building Dept. to release building permit upon their satisfaction for applicant to proceed with excavation and foundation work only at applicants own risk.

Upon approval of final plan set, Lakota will notify Building Department that applicant is approved to proceed with further construction.

Prior to requesting final inspection from Building Department and issuance of Certificate of Occupancy, applicant must request final inspection from Lakota. Upon completion and satisfaction of all required conditions, Lakota will notify the Building Department in writing of applicant release for Certificate of Occupancy.

Schematic Level – Review time - 1 week

Description: Schematic Level Drawings, Photographs or sketches are encouraged by the applicant to minimize advanced costs and establish direction.

Preliminary Level – Review time - 1 week

Description: Preliminary Level Drawings must be presented in a 24” x 36” format. Designers, Builders or Architects may produce these plans, but they must be presented at an industry standard level. Site Plan, landscape plan (including drainage considerations), elevations, floor plans, roof plan are required. They must depict all horizontal and vertical dimensions, indicate contemplated materials, demonstrate roof pitches, window / door sizes and styles as well as a fascia and siding, railing and deck considerations.

Revisions resulting from application review must be presented in revised 24” x 36” drawings prior to preliminary approval being issued.

CHARACTER

The spirit and character of the Great Adirondack Camps applied to the Rocky Mountains shall be the inspiration for the appearance of all roads, amenities, landscape, homes and accessory buildings.

All structures in the Lakota Canyon Ranch development must be in harmony with the natural environment.

The Adirondack and Mountain western character is a vernacular style of architecture consisting of a mixture of logs, native stone, and decorative work of twigs and branches are combined with hand peeled log trusses and columns, fireplaces and chimneys of regional stone, covered porches with articulated wood railings. Rustic yet eloquent in composition and design and materials.

Each structure should embody the living history of this architectural style, collectively forming an indigenous environment with the spectacular natural beauty of Lakota Canyon Ranch.

Buildings should be constructed in a more subtle fashion that harmonizes with the surrounding landscape or sometimes even recedes into the landscape through meticulous use of natural materials in an appropriate scale, through use of forms and massing related to the surrounding topography, and through careful site design.

7.0

MATERIALS

Using native materials contributes to the harmonious blend of function and character desired for the Lakota Canyon Ranch community.

Lakota Canyon Ranch encourages using natural materials of native stone, rock and wood (preferably un-milled or hand-peeled). Exterior finishes such as stucco, should not be used at any time, the use of brick is not appropriate for the Adirondack-Mountain western style.

Adirondack and Mountain western structures typically use stone or rock at the base, evoking a feeling of strength and mass. The upper levels are made of wood (log, half-log, peeled and unpeeled log, brainstorming, or clapboard).

Wood should be spruce, pine or cedar. Appropriate fabricated materials including ornamental uses of wrought iron, carbon steel and patina copper can be used to further capture the Adirondack and Mountain western character.

The key for maintaining a harmonious blend throughout the development is continuity in the use of materials.

8.0

COLORS

At the Lakota Canyon Ranch development the goal is clear. The environment is the key. The responsibility of the owners and their designers is to respect the natural beauty and build to complement the natural environment.

Muted pale, subtle earthy colors are abundant in the forest and natural landscape of the Lakota Canyon area and these subdued colors should be applied in harmony with natural wood colors at all exterior applications.

Typically, the Adirondack - Mountain western style of architecture uses muted reds and greens at doors and window trim to accent the natural wood siding.

9.0

SITING

Building envelopes have been established throughout the Lakota Canyon Ranch development. All structures, including garages must be located within the designated building envelope.

Within the building envelope, location of structures should consider the following aspects:

- minimize disturbance to the site
- protect special site features
- orient the building to take advantage of views and solar access
- take maximum advantage of topography
- awareness of neighboring structures and privacy

10.0

BUILDING MASS

Building mass is an important concern in the Lakota Canyon Ranch community. Proper massing will embody a feeling of structures as part of the land, topography and environment rather than dominating the landscape and departing from a synergistic relationship.

Dispersion of mass throughout a structure can be accomplished by several architectural techniques. Multiple roof lines, varying in pitch and slope as well as the utilization of dormers and gable ends will disperse mass at the roof. A stepping back of roof and wall facades will give depth and interest to the structures and mitigate overwhelming massing.

Covered porches and balconies, and articulated wood or metal railing will function to add interest and break up wall massing. Large massing of vertical and horizontal wall surfaces should be avoided. Combination of facade treatments such as stone, rock, ornamental details, brackets and trim will help break up large surfaces.

Adirondack and Mountain western architecture has an eloquent and ornamental theme that blends with its rustic nature. All structural elements have the potential to be ornamental. Utilization of the architectural techniques discussed in this section can effectively reduce the perception of inappropriate mass and scale.

11.0

SCALE

Structures without texture or pattern lack scale. A structure in natural environment demands even more attention to scale so it does not impose on the natural beauty of the land.

Problems of appropriate scale typically show up as excessive use of oversized door, large expanses of unbroken glass, lack of variety in materials, materials without three-dimensional relief and lack of attention to small details.

Appropriate textural treatments are very effective in softening a visual statement and blending a structure with the environment. Using unit material such as stone, rock and wood creates scale. By recessing the window within its framework, articulating structural elements such as columns, posts and beams, interest and scale can be established. Small and whimsical elements create intricacy, familiarity and architectural delight.

12.0

BUILDING ENVELOPE

Building envelopes have been established throughout the Lakota Canyon Ranch development. All structures must be constructed within the designated building envelope. Each envelope represents a precious environment which, although must disturbed to some given extent, should be preserved with all possible effort.

Environmental assets such as trees, boulders, natural topographic shelves and vegetation should be regarded with care and protection during construction phases. These existing assets will embrace the new structures and help to form a natural blending contiguous with the environment.

13.0

BUILDING REQUIREMENTS

All single family dwelling units shall have a designated minimum and maximum of square feet of living space. These standards are designated for each lot and block in Exhibit A.

Garages must be attached to the main structure and should not exceed 800 square feet.

Maximum sizes of dwelling units and number of stories allowed on specific lot, allowable lot coverage, living levels allowed, maximum height, minimum and maximum roof pitch allowed, and special conditions requirements are charted in Exhibit A of these guidelines.

14.0

MANUFACTURED HOUSING

Component manufacturing, including panelization and panelized construction may be allowed upon review. It is generally acknowledged that this type of construction which include pre-assembled trusses or wall panels prior to delivery to the site can save construction time.

Owners are asked to submit product or manufacturer information to the Lakota Canyon Ranch Design Review Enforcement Committee for consideration. Allowances may be given to factory built section of housing on a case by case basis.

15.0

OPEN SPACE

Open space is a valuable asset to the development as a whole and the individual environment of each lot. Buffers between adjacent properties can be created by undisturbed portions of the site. This serves to help maintain a unifying, natural landscape throughout the Lakota Canyon Ranch development.

Open space areas shall be left in a natural state. Maintenance items such as litter removal, tree trimming and weed control will be necessary in these areas and is the responsibility of the homeowner.

16.0

BUILDING HEIGHT

Building heights for each site are identified in the chart at Exhibit A. No structure shall exceed the maximum height limits as set forth in Exhibit A.

Height will be measured as set forth in the Lakota Canyon Ranch PUD Master Plan Approval as specified by the Town of New Castle.

17.0

BUILDING SIZE

Building sizes for each site are identified in the chart at Exhibit A.

18.0

SOLAR DESIGN

Mountain conditions require solar considerations. Orientation, material choice and architectural elements should be explored for maximum passive solar efficiency.

Passive collection principals such as thermal mass surfaces which function for collection and redistribution of heat should be incorporated into home designs. Solar collection at south facing view windows should also be considered in conjunction with roof overhangs.

Active solar systems are allowed in the Lakota Canyon Ranch Development. The design of active solar systems must meet architectural guidelines and are subject to approval by the Design Review Committee. Active solar system design should be submitted during the preliminary stage of the design review process.

19.0

ROOFS

In keeping with the Adirondack and Mountain western style, main roof pitches are encouraged to be a minimum of 7:12 and a maximum of 14:12. Roof pitches which are less than 7:12 should be used in combination with steeper roof elements. Multiple roof lines and pitches within these parameters are encouraged. Flat roofs are not allowed in Lakota Canyon Ranch except as walk out decks from 2nd level living spaces. Shed roofs will have a minimum of 3:12.

Open gables have been typical of Adirondack and Mountain western architecture. Hipped roofs, in very limited use, may be used in combination with open gables but are not permitted as the main roof design feature.

Roof materials shall be either rusted metal or architectural grade asphalt/composition shingles.

Wood Shingles are not allowed. Composition shingles shall be used only in colors of dark brown, black or green. All metal roof elements must be rusted to appropriate level prior to issue of Certificate of Occupancy.

Flashing should either match the color of the roof or may be aged or painted Copper. Coated bright copper that does not weather or age to a dulled sheen is not permitted.

Adirondack and Mountain western architecture typically utilized large overhangs to keep snow away from foundations and building walls. This architectural feature is encouraged. Soffits shall not be masonry or stucco.

Cold roofs are recommended to be used over all heated areas and shall include suffix and roof venting.

Skylights should not be visible from adjacent properties and will be reviewed on a case by case basis by the Review and Enforcement Committee.

Eave Tails must be a minimum of 6' x 10' or 10" log eave tails at all major roof gables and a Minimum of 6' x 8' or 8" log eave tails at subordinate roof gables is required

20.0

DORMERS

Dormers are an important element in the Adirondack and Mountain western style of architecture.

Dormers evoke a feeling of coziness. Inside they add articulation and variety to wall and ceiling surfaces. Outside they are a crucial element in providing visual interest on large massive roofs.

This design element, when well executed, creates an identifiable character. Roof overhangs, structural brackets and window sashes create shadows which help break up the building's mass into smaller more intimate forms.

Gabled, hipped and shed dormers are applicable to the Adirondack style and add interest, scale and depth to roof lines and their use is encouraged in the Lakota Canyon Ranch development.

21.0

WINDOWS

Windows have been called the eyes of the house. From the outside they can bring vitality to a facade, and from the inside, an inspirational view. Ideally they do both, in the early Adirondack camps, windows were small, glass was hard to come by and difficult to replace, and since it was not an insulator, these small windows were necessity for the long cold winters.

Windows in the Lakota Canyon Ranch should be vertically oriented. Generally 2-1/2 times in height to width represents a vertical rectangular nature appropriate to the Adirondack and Mountain western style.

Multiple panes, and separating mullions is a desirable effect and creates depth and character to the structure. All window surfaces should be recessed from the facade of the structure to create shadowing and interest. All windows shall be insulated and preferably low-E. Diamond, and unconventional shaped windows crept into the vernacular of the Adirondack and Mountain western architecture and can add interest and character.

The urge to maximize exterior views, especially in the Lakota Canyon Ranch development, often drives design responses to extremes. Southern and golf course oriented exposures, with their exceptional views may be framed in larger non-reflective glass surfaces, but in general large, unbroken glass expanses are inappropriate at Lakota Canyon Ranch.

22.0

ENTRIES

In the Adirondack and Mountain western style, entries tend to be protected by a large supported overhand or porch-like element. This protective element enhances the significance of the entry and invites the visitor to slow down and examine detail.

The front door of any dwelling provides the opportunity to make a grand statement. This can be conveyed through scale, choice of materials, fenestration (treatment of the glass surfaces), hardware or all of the above.

Beam and log work at the entry covering is encouraged.

The front door should capture the character of the architectural theme and set the tone for the inside of the house. Entry doors should be wood with wood or stone trim.

23.0

DOORS

Doors can vary greatly in their use of materials, and most often use a combination of wood and glass. Indigenous materials should be used.

All front entry doors must be natural wood. All glass panel designs in doors must be approved. Exterior doors should be wide, heavy boarded to give the door heft and allowing it to hold up to the architectural “weight” of the structure. Minimum 2”x 8” Trim Headers required at all doors.

Screen doors shall be wood framed and substantial or ornamental hardware is encouraged.

Doors other than the main entry door may be wood, aluminum or metal clad and trimmed in wood or stone.

24.0

DRAINAGE

All drainage whether temporary or permanent shall not be allowed to drain onto any adjacent properties. Any piped drainage i.e.: downspouts tied into underground drain pipe or foundation drains must be run into a dry sump within the property boundary.

Certain exceptions may apply. These will be reviewed on a case basis by the design review and enforcement committee.

25.0

GUTTERS & DOWNSPOUTS

If exposed, gutters and downspouts are to be patina or aged copper , painted in muted colors to match roof, siding or trim elements, otherwise they should be concealed with eaves and structural columns or trim. Gutters should be heat taped to prevent ice dams. Gutters and downspouts of aluminum and galvanized steel material are unacceptable.

26.0

FOUNDATIONS

All exposed foundation wall shall be stoned in the Lakota Canyon Ranch development. Exposed foundations in the Adirondack and Mountain western style were typically stone or faced in stone. Exposed stone foundations give balance and add both integral interest and architectural authenticity to the structure. Stone selection should be indigenous to the Colorado mountain areas.

Stone along with providing a solid visual base for the structures also accommodates steps in building foundations on sloping sites and provides the opportunity to extend the architecture into the landscape through the use of stone retaining walls.

Moisture protection features must be used prevent stalling or staining.

27.0

WALLS

Walls are yet another opportunity to provide scale and interest. Materials native to the land will provide the desired texture and scale.

The vernacular style of Adirondack and Mountain western architecture is largely identified by wall and siding material. Several different types of siding and wall construction are appropriate in keeping with this unique and eloquently rustic theme.

Log structures both square and round logs are appropriate when combined with other essential Adirondack features.

Half-log siding both unpeeled log and peeled log (typically spruce or pine), board and batten siding, stovewood walls, clapboard and brainstorm siding or slab siding may be appropriate in the correct context and when combined traditionally with other Adirondack and Mountain western elements.

Chinking in combination with the various siding materials can add interest, character and authenticity to walls.

Accenting with large timbers, planks and large full logs will break facade surfaces and add character and scale. Horizontal and vertical combination along large facades serves to add interest and breaks up monotony. It will add quaintness and scale to large areas.

Vinyl or aluminum siding is not appropriate for the Lakota Canyon Ranch development. Other manufactured siding may be approved upon review. Shingles may be used as accents or on larger surfaces upon review, but are not generally appropriate for any large unbroken facade surfaces.

Walls should be of substantial depth and character to balance the structure. Stone foundation walls or partially stoned walls in combination with a weathered and appropriate siding material is encouraged.

Minimum of 4' stone wainscot along street frontages. Minimum front side elevation returns of 16 feet (10' @ 4' high and 6' @ 3' high) as appropriate to site.

Glass walls or sunrooms are not appropriate, though larger view windows along the southern exposure may be utilized to take advantage of the spectacular views of the Lakota Canyon Ranch area. Please see "Windows" for appropriate design considerations.

A general rule of thumb of the Adirondack and Mountain western style is that anything structural can be ornamental.

28.0

RETAINING WALLS

Retaining walls should reflect and natural extension of the land and its surrounding. Stone, or boulder retaining walls are appropriate. Timber, concrete, brick or stucco retaining walls are not appropriate for the Lakota Canyon Ranch development.

Retaining walls should not exceed 4'0" in height at any one rise. Terraced walls that do not exceed 4'0" at each rise may be used within appropriate reason. Naturally planted areas should occur between terraced walls.

All exposed retaining walls must be constructed or faced with stone or boulder.

29.0

CHIMNEYS AND VENTS

Chimneys are symbolic of the warmth of hearth and home. They usually provide a vertical balancing to a generally horizontal structure. Elements of strength and permanence are established in chimney design.

Adirondack and Mountain western architecture is represented in natural stone chimneys that usually match the stone foundations in treatment and style and are encouraged in Lakota Canyon Ranch.

Natural stone caps are encouraged and should be supported by elevated corner stones. Multiple vents and flue caps should be concealed within the stone chimneys and stone caps.

Vents should be painted black or patina copper and their visibility should be minimal from grade levels. Flashing at chimneys must be dark painted or patina copper.

Chimneys must have downdraft deflectors, spark arresters and roof saddles.

30.0

FIREPLACES

Fireplaces bring warmth, intimacy and a sense of focus to a home.

Wood burning fireplaces are discouraged for air quality reason. If installed, the design of the fireplace must provide for future conversion to natural gas or propane.

31.0

PORCHES, PATIOS, BALCONIES AND DECKS

Outdoor spaces are encouraged and typical of Adirondack and Mountain western architecture. Decks, porches or verandas and patios should be considered exterior rooms that take advantage of the outdoors.

Decks should be thought of as porches on traditional structures, and should be built to wrap around a portion of the house. Porches, decks and patios should be covered and posted with columns of log, timber or stone.

Railing of log, twig or ornamental metal shall be used at all porches or verandas, decks and balconies regardless of elevation off of grade.

Covered porches are integral characteristic of Adirondack/western architecture. They should span entire facades, broken only by columns of indigenous material.

Deck surfaces of wood or stone, concrete or aggregate are recommended, other surfaces may be approved by review.

Patios or decks which front Clubhouse Drive, parks or the golf course must have minimum 36" high railings. All street frontage porches, decks or patios must minimum 36" high railings.

32.0

ACCESSORY BUILDING

Accessory buildings, including barns, sheds and are not permitted within the Lakota Canyon Ranch development Metal, Aluminum or Wood storage sheds are also not permitted within the development.

33.0

GARAGES

Attached garages are encouraged. Garages should be contiguous with the architecture of the home. Departures of style size or materials from the residence is not appropriate to the development.

Garage doors should appear to be individual doors for each bay. This means that double width doors should have an applied facade which looks like two separate doors, etc. Overhead or swinging doors are appropriate within these guidelines. If the garage is not attached, roof lines should be subordinate in height, and consistent in pitch.

Breezeways, porte cocheres and carports will be reviewed on a case by case basis, but in general will not be considered appropriate to the development.

Flat roofs are not permitted other than as walk out decks from 2nd level living areas. Pitches less than 6/12 are not encouraged and should only be used in combination with steeper pitched roof elements.

34.0

DRIVEWAYS

Driveways running perpendicular and against natural site contours create slopes difficult to climb, and create unnecessary grading cuts.

An alternative suggestion is the sensitive placement of driveways which follow the natural contours of the land. This will result in a favorable alignment which has minimum adverse visual impact.

Driveway surfaces should be concrete. Asphalt driveways will be accepted under special review only.

Alternative surfaces shall be reviewed for approval by the Lakota Canyon Ranch Design Review Enforcement Committee.

Construction access shall be permitted only over the approved driveway for the lot.

35.0

PATHWAYS, BRIDGES, FENCES

When a driveway or pathway is cut into the landscape without regard to its visual effects, the environment can be jeopardized. The width, alignment and materials are critical the path should be as narrow as possible, winding to create surprise and mystery. It should be paved with a material which is consistent with the overall surroundings

Existing terrain, vegetation, rock outcroppings and other natural features should be preserved and incorporated into the design. Fences as low lying walls may be used to define gateway entries, however, fencing may not be used as property boundaries. Decorative features, if used, should derive their appearance from the architecture and landscape design.

Rear yard fences (from mid-house back) are permitted on most lots that do not front the golf course, along property lines only.

All permitted fences must be standard 3-rail cedar split-rail fencing, unstained and unsealed to allow natural weathering. Railing must provide for connection to adjoining properties. 2" x 30" welded wire fencing only may be applied to the interior side of the split rail fencing for containment of children or pets.

Fences are not permitted on any lots that front the golf course. Limited front yard fencing may be approved on a case by case review for golf course fronting only. Overall fence height must match existing yard fences in Lakota.

36.0

PARKING

All parking shall be within the designated building envelope. Mobile homes, trailers, boats, snowmobiles, and four wheelers may not be parked in driveways or along roadsides.

37.0

UTILITIES

All utilities shall be located in boxes and metered out of site from the street or adjacent properties. Landscaping of stone walls, shrub or tree grouping shall be used to hide these elements from view.

38.0

SCREENING

Screening serves an important function in the collective environment of any residential community. Utilities, trash containers, venting, and other non-aesthetic elements necessary to the function of a home should be screened in a sensitive and contiguous way.

Awareness of each homeowner's adjacent property views will afford reciprocal benefit in this environmentally sensitive area.

39.0

MAINTENANCE

Property maintenance shall be the responsibility of the homeowner. That responsibility shall be monitored by the Lakota Canyon Ranch Design Review Enforcement Committee. The homeowner association shall ultimately be responsible for rectifying negligent maintenance by individual homeowners.

Landscape, weeding, building damage and general property up-keep shall be maintained by each property owner in respect to their property. Immediate attention and resolution shall be made to all substantial visual maladies.

40.0

OUTDOOR ELEMENTS

Exterior features such as hot tubs, jacuzzis, bar-b-cues are allowed if incorporated within the deck, porch or balcony areas. They should not be visually commanding or inappropriately demonstrative.

Outside swimming pools are inappropriate to the development. Gazebo's within the building envelope and under 300 sq. ft. in size are allowed without their square footage counting against maximum allowable square footages. Architecture of such gazebos shall be in continuity and blend with the approved architecture of the residence.

Yard art, substantial children's structures such as swing or jungle gym types of facilities shall be reviewed on a case by case basis.

LIGHTING

Lighting, appropriately designed, adds finishing touches to successful architectural and landscape design. At Lakota Canyon Ranch it is important to realize this potential but keep in mind the overriding goal of the community- the environment.

Subtle application, soft and natural lighting, usually created with incandescent or low voltage quartz halogen can define functional application to pathways and landscaping.

Historically, exterior lighting of Adirondack and Mountain western architecture was represented by glass enclosed kerosene lanterns wove in a course through out the property, illuminating walkways from building to building, many contemporary camps recreate that effect. Today, pathways winding through wooded areas are best lit by lantern-type lights on low post that illuminate roots and rocks and create an obvious trail. They give depth to the property in the darkness and act as a beacon from the forest. front door and alternative entrances can also be lit with fixtures that befit a woodland setting- wrought iron or oxidized metals, such as copper and bronze, with tinted glass shaded to eliminate glare. Rustic lighting design has expanded greatly in the last five years.

Exterior lights that are ideal for Adirondack and Mountain western architecture include colonial lanterns, Craftsman, Prairie, and Mission styles.

Up lighting of trees away from the surrounding building envelope is prohibited. This type of lighting creates an unnatural and imposing atmosphere.

Low level lighting of house number pylons will identify homes, and can enhance the homes architectural character.

Indirect sources and horizontal cutoff fixtures are recommended to reduce glare and provide ambient light. Exterior lighting in which the direct source is visible from a neighboring property or which produces excessive glare in not permitted.

Lighting, with the exception of low level down lighting at driveway designation is prohibited outside the building envelope.

Light sources shall be muted, white or pale yellow in color. Sodium, mercury vapor or bare bulbs are not allowed. Colored lights are not allowed except as seasonal ornamental lights.

WILDLIFE & DOMESTIC ANIMALS

Traditional domestic pets are allowed in the Lakota Canyon Ranch development. The responsibility of the pets is that of the homeowners, exclusively.

Personal dog kennels or runs within the building envelope are permitted, provided that they are screened and located in a sensitive and considerate location.

Invisible fencing systems are encouraged, whereas chain link or solid fencing for the purpose of retention of pets is not permitted.

Wildlife migration along the golf course is anticipated. Homeowners are responsible to assure that domestic animals do not intervene with this migration. Homeowners should be aware of the presence of wildlife throughout Lakota Canyon Ranch.

Landscape planning should be sensitive to indigenous wildlife and habitat.

No hunting of any type is permitted on any property of Lakota Canyon Ranch.

WILDFIRE MANAGEMENT

Wildfire management is the responsibility of each homeowner for not only their respective property but as a community participant in Lakota Canyon Ranch.

Simple considerations will embrace effective wildfire management techniques, 30 foot safety zones around all structures in all directions. This means keeping debris removed, grasses cut low, dry vegetation removed,

Wood shingle roofs are not permitted. Gutters should be seasonally cleaned, spark arresters and screens must be used at all chimneys, vents and flues.

Community seasonal debris clean-ups will greatly reduce the amount of local fuel for potential combustion.

Vegetation management by each homeowner on developed and vacant lots is an essential element of wildfire management. It is the responsibility of each homeowner to control the build-up of excess fuel on lots. Lawns must have sprinkler systems and vegetation should receive adequate watering during the summer season.

Stock piling of flammable materials or debris is not permitted in Lakota Canyon Ranch. On site burying is not permitted in Lakota Canyon Ranch.

LANDSCAPE GUIDELINES

Lakota Canyon Ranch lies within the unique and fragile mountain environment. The ecosystem is populated by rich and diverse native wildlife, highlighted by migration herds of deer and elk.

The challenge of landscape design in Lakota Canyon Ranch is to blend the homes and grounds into this spectacular setting. The choice of native plant materials will help ensure thriving growth.

Plant materials should be selected to do a variety of jobs, both functional and aesthetic. Mature sizes compatible with existent species should be considered when selecting new landscape material.

Poorly selected landscape materials can cause erosion and flooding. Well chosen landscape materials include plants, grasses and trees that grow naturally and are locally available.

Within the building envelope, landscape material should be used to make a transition from wild and natural to domestic. Materials should be selected which do not appear overly manicured. Landscaping can be used to define outdoor spaces, from on site and off site view, establish a background and foreground, and knit together the natural environment, site and home.

Native plants, ornamental flowering plants, local shrubs may be used. Lawns are encouraged along street frontages. All lawn areas must have underground sprinkler systems and will be limited in total size for each property. Drip systems, or bubbler irrigation is appropriate for shrub, tree and other landscape watering if installed in a manner which provides low visibility.

Minimum street frontage lawns from mid-lot forward.
Minimum 8 new trees per lot.

Minimum 5 evergreens - 3 minimum 8'tall
2 minimum 6'tall
Minimum 3 deciduous - 2 minimum-clumps

LANDSCAPE DEPOSIT

Approved landscape plan must be completed prior to issue of Certificate of Occupancy. Requests for Certificates of Occupancy between Nov. 15 and March 15 may be issued if landscape plan cannot be completed due to weather conditions provided that a \$5,000 landscape completion deposit is placed in escrow with Lakota Canyon Management Company

A landscape and construction deposit will be required prior to final Lakota Canyon Ranch Design Review Enforcement Committee approval. Such approval shall be secured prior to commencement of any site work, demolition, excavation or construction including road or driveway grading.

This deposit is refundable upon specific performance of all construction and landscape elements.

All re-vegetation requirements shall be accomplished within the first growing season after completion of the exterior of the residence.

If re-vegetation is not completed to the Design Review Enforcement Committee's satisfaction as addressed in each approved application. The deposit amount may be used by the Design Review Enforcement Committee to have re-vegetation or other necessary work completed.

When re-vegetation and other concerns as noted are completed to the Design Review Enforcement Committee satisfaction, the full deposit will be refunded, without interest.

An approved plant palette may be obtained from the Design Review Enforcement Committee.

46.0

AC UNITS AND SATELLITE RECEIVERS

All outdoor air conditioning units must be located and approved during design approval process and concealed by approved fencing or landscaping.

Only small satellite receivers are acceptable. The location of all wireless receivers must be approved by Lakota Canyon Design Review Board before installation of units can take place.

47.0

CONSTRUCTION MANAGEMENT

Construction management is an essential part of any development in the Lakota Canyon Ranch. It is our goal to minimize the disturbance, retain the large amount of undisturbed area possible, and to protect adjacent properties. All Contractors, Owners and Developers shall abide by these regulations.

Construction Zone

The Owner or Developer shall provide the Lakota Canyon Ranch Design Review Enforcement Committee with a Construction Management Plan (Plan) as part of the Final Design Review Package. The Plan shall consist of a narrative and graphic material 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 Plan. Prior to initiating construction, grading or any modifications to the stem, the limits of construction shall be delineated on site with a temporary, brightly colored, snow fence or similar barrier. All construction activity, storage of all construction materials, temporary construction trailer and sanitary facilities, vehicle parking, dumpsters and other construction equipment or facilities shall be located within the e limits of the Construction Zone.

Protection of Existing Vegetation

Methods for protecting existing vegetation, particularly vegetation within the Limits of Construction, shall be indicated in the Plan. All protective measures shall be implemented prior to initiating construction.

Location of Construction Trailer

No more than one temporary construction trailer shall be permuted on a job site. Trailers shall be located within the designated limits of construction. All temporary structures shall be removed after the occupancy permit is issued.

Temporary Sanitary Facilities

Job sites shall be equipped with sanitary facilities. Such facilities shall be screened from view from adjacent properties and roadways. All temporary structures shall be removed after the occupancy permit is issued.

Permits

The Owner or contractor is responsible for obtaining all required permits.

Construction Clean-up Deposit

Prior to construction of a residential or commercial structure, a refundable deposit of \$2,000.00 is required to be submitted to the Design Enforcement Committee prior to the commencement of any site work. These funds will be used for site clean-up in the event the Contractor fails to properly clean the site.

Construction Schedule

The Contractor shall provide a construction schedule with start, end and major “milestones” identified. The schedule shall be updated if there are major delays.

Tree Clearing

The Plan shall include identifying those trees that must be removed to allow for development and any tree thinning for forest management. No trees shall be removed from the site until the Plan is approved. Clear cutting of part or all of to site will not be permitted. Final approval for tree cutting will be made by the Design Enforcement Committee in the field.

Improvement Survey

After staking the foundation, but prior to pouring, a survey shall be made by a licensed surveyor to certify that all improvements are within the Construction Zone or Building Envelope and that they match the approved plans.

Construction Access

The only approved construction access will be over the approved alignment for the driveway. In no event shall more than one construction access be permitted onto any lot.

Storage of Construction Materials and Equipment

Storage areas shall be designated and fenced according to the approved Plan prior to commencing construction. The Contractor will be responsible for the maintenance of these areas.

Daily Operation

Normal working hours for each construction site shall be 7:00 am to 5:00 pm unless otherwise restricted by the Design Enforcement Committee.

Blasting

Prior to commencing any blast the Design Enforcement Committee will be notified. Proper safety and protective actions shall be used according Grand County standards and regulations. The blasting contractor is responsible for all blasting damage to any pre-existing structures within a half-mile of the site. All applicable OSHA regulation and guidelines must be strictly observed at all times.

Restoration and Repair

Damage to any property, including curbs and gutters, other than the Owner’s, by contractors shall be promptly repaired at the expense of the Owner employing the person or entity causing the damage.

Dust and Noise Control

Every effort shall be made to control dust and noise emitted from a construction area. The Contractor shall be responsible for controlling excessive dust and noise. Regular watering of the site is required.

Excavation

The design shall encourage a balanced site excavation. Any excess excavation material shall be removed from the Lakota Canyon Ranch. The material shall not be placed in common areas, roads or other home sites on common property.

Debris and Trash Removal

Owners and Developers shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from the site at least once a week to a dumping site located off the Lakota Canyon Ranch property.

Lightweight material, packaging, and other items, shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and Developers are prohibited from dumping, burying, or burying trash anywhere on the site or on Lakota Canyon Ranch property, unless such an area has been expressly designated and authorization has been granted.

During the construction period, each construction site shall be kept neat and be properly policed to prevent it from becoming a public eyesore, or affecting other sites or common areas. Any clean-up cost incurred by the Design Enforcement Committee in enforcing these requirements will be billed to the Owner or Builder. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways or other portions of the Lakota Canyon Ranch property.

Each construction site must have a designated wash out area within the Construction Zone or Building Envelope for contractors and suppliers to clean their equipment. The cleaning of equipment and the effluent must remain within that specific area. The equipment cleaned in any area other than the designated area will result in the Design Enforcement Committee imposing a fine to repair damage resulting from such equipment cleaning in improper areas.

Vehicles and Parking

All vehicles will be parked so as not to inhibit traffic and within the fenced Construction Zone or Building Envelop. Changing oil in vehicles and equipment without proper receptacles and removal procedures is forbidden.

Signage

Temporary construction shall be limited to one sign per site, not to exceed 6 square feet of total surface area. This sign will be free standing and the design and location of such a sign shall be approved by the Design Enforcement Committee. The sign shall be single-faced. It may include the builder's name and phone number, architect's name and phone number and Owner's name and phone number. "For Sale" signs will be permitted on a case by case basis by the Design Enforcement Committee.

Fire Extinguisher

A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

Flammable Items

Careless use or storage of cigarettes and flammable items is not allowed.

Pets

Contractors, subcontractors and their employees are prohibited from allowing dogs and other pets to run at large on Lakota Canyon Ranch property.

Firearms

Discharging firearms is prohibited throughout the Lakota Canyon Ranch property.

Inspections

Members of the Design Enforcement Committee are permitted to inspect the job site at any time to ensure that construction is consistent with plans and that the construction site is clean. The Design Enforcement Committee can issue a stop work order if deemed necessary.

Utilities

Utilizes should be designed and constructed for the most intensive use that can reasonably be foreseen. All utilizes should be designed and installed according to Garfield County and Town of New Castle regulations.

In order to avoid damage from rocky sub-soils in the area, all pipe and wiring should be bedded over and under with at least 4 inches of sand or pea gravel.

Location tape should be provided above all buried utilities at a depth of approximately 1 foot. A separate location tape should be provided for each pipe or wire in a common trench.

Accurate as-built drawings shall be prepared by the Contractor to tie the location of all underground utilizes to permanent reference points. Copies shall be submitted to the governing utility or regulatory agency upon completion of the construction review process.

LAKOTA CANYON RANCH

Architectural Guidelines - EXHIBIT A

	MAX HEIGHT*	MAX HEIGHT (Golf Course Side)	MAX HEIGHT (Street Side)	FRONT SETBACK**	REAR SETBACK*	SIDE SETBACK**	MIN LIVING SPACE	MAX LIVING SPACE***	PARKING SPACES
BLOCK C – single family									
Lots 1-24	30	NA	NA	30	20	10	1600	4500	3
BLOCK D – single family									
Lots 1-12	30	NA	NA	25	30	10	2000	4500	3
BLOCK E – duplex									
Lots 1-13	30	NA	NA	25	25	10	1500/unit	3500/unit	2/unit
BLOCK F – single family									
Lots 1-21	30	NA	NA	30	20	10	1600	4000	3
BLOCK G – single family									
Lots 1-21	30	NA	NA	30	20	15	2500	6000	3
BLOCK H – single family									
Lots 1-19	22	NA	NA	25	25	10	1600	4000	3
Lots 20-32 (1 level)	22	NA	NA	25	25	10	1600	4500	3
Lots 20-32 (2 levels)	30	NA	NA	25	25	10	1600	5000	3
BLOCK I – single family									
Lots 1-18	30	NA	NA	40	40	20	2000	NONE	3
Lots 19-27	30	NA	NA	25	20	10	1600	NONE	3
BLACKHAWK II – single family									
Lots 1-10	30	NA	NA	30	30	10	1600	4500	3
Lots 11-22	30	NA	NA	30	20	10	1600	4500	3
SPUR DRIVE									
Off Golf Course, 3,4,5,24,25,26,27,28	30	NA	NA	20	20	7.5	1600	4500	3
On Golf Course (level or downhill lots) 1,2,6,7,8,9,10,11,12, 13,14,15,16,17,18,	35	35	26	20	20	7.5	2000	4500	3
On Golf Course (uphill lots) 19,20,21,22,23,29 30,31,32,33,34	35	26	35	20	20	7.5	2000	4500	3

* MAXIMUM HEIGHTS ARE MEASURED TO TOP OF RIDGE – SEE NEW CASTLE BUILDING REGULATIONS

** ALL SETBACKS REPRESENT MINIMUMS – INDIVIDUAL LOT SETBACKS ARE DESIGNATED ON FINAL PLAT

*** MAXIMUM LIVING SPACE IS CALCULATED UPON ABOVE GRADE SPACE
