

STIRLING RANCH

DESIGN GUIDELINES

**Adopted by the Stirling Ranch Property Owner's Association Board on
September 27, 2022**

-(Revised from Nov. 28, 2011 Version, which incorporated
Amendments dated 1/11/05, 4/22/05, 6/9/11, 11/28/11, and 09/27/2022.)

Stirling Ranch - Design Guidelines

TABLE OF CONTENTS

	Page
I. INTRODUCTION	
A. Intent of Design Guidelines	3
B. Relationship to Protective Covenants	3
C. Variances	3
II. DESIGN REVIEW BOARD PROCEDURES	
A. Design Review Board Responsibilities	3
B. Applicant Responsibilities	4
C. Review Process, Submission Requirements, and Fees & Fines	5
D. Non-Liability	11
III. SITING PLAN AND DEVELOPMENT	
A. Development Zones	11
B. Permitted Uses	11
IV. DESIGN STANDARDS	
A. Site Planning Standards	12
B. Architectural Standards	17
C. Historical Structures	18
V. CONSTRUCTION REGULATIONS	19
APPENDIX A - Recommended Plant List	21
APPENDIX B - Schematic Design Review Submittal Checklists	25
APPENDIX C - Final Plan Review Submittal Checklists	27
APPENDIX D - Owner's Acknowledgement of Design Guidelines	31
APPENDIX E - Dates & Attendees of Meetings & Site Visits	32

Stirling Ranch - Design Guidelines

I. INTRODUCTION

A. Intent of Design Guidelines

Stirling Ranch is an area of remarkable natural beauty, unique in Garfield County. In order to maintain the Ranch's unique character, to preserve the natural beauty and balance of the site and maintain the quality of open space, building envelopes have been identified for most Lots within the Ranch. These envelopes have been defined to maximize each site's best features with consideration for natural terrain, views, privacy, vegetation, orientation, access, and relationship to adjacent sites. These Design Guidelines have been prepared to provide guidance and direction to Owners and Professionals involved with the design and construction of homes within the building envelopes at the Ranch. Special attention shall be given to reviewing the site plan and its impact on the neighbors. The underlying goals of these Guidelines are to:

1. Protect the natural ecosystem to the extent possible.
2. Minimize the visual impact of site development on roads and other homesites.
3. Preserve the view corridors.

B. Relationship to Protective Covenants

These Guidelines are supplemental to restrictions and processes established in the Declaration of Protective Covenants (the "Declaration") for Stirling Ranch. Owners of each Lot are encouraged to review both documents together.

C. Variances

Variances may be granted by a submittal of the issue at hand to the Board of the Property Owners Association. The Board will grant or reject the variance based on the pertinent governing documents of Stirling Ranch.

II. DESIGN REVIEW BOARD PROCEDURES

A. Design Review Board Responsibilities

The Design Review Board (the "DRB") review process is an internal procedure to ensure conformance with these Guidelines and the Declaration. This process is additional to the building permit and approval requirements of Garfield County and applies to any exterior alterations including, but not limited to, external design, quality and type of construction, materials, color, location of the building site, height, grade and finished ground elevation, landscaping, window placement, size and location, and the schemes and aesthetic considerations set forth in these Guidelines.

Stirling Ranch - Design Guidelines

The DRB's primary consideration is to aid applicants and their Architects in maintaining the high-quality standards set forth in these Guidelines. In order to do this, the DRB may retain a qualified Design Consultant to review all documents submitted for the review process and may solicit an objective recommendation from the Design Consultant as to whether the application in question conforms to these Guidelines and the Declaration. The Design Consultant is typically a licensed Architect and is a voting member of the DRB.

Before a home is constructed, the DRB must review each owner's plans to ensure compliance with these Guidelines. These Guidelines are intended to protect the wildlife, natural beauty, character, values, and views of Stirling Ranch. They have been drafted to encourage individual expression while also achieving the development standards appropriate to each site. The DRB will:

1. Review proposed construction plans for conformance with these Guidelines.
2. Communicate with applicants and their representatives.
3. Explain and clarify these Guidelines to applicants, as necessary.
4. Approve proposed plans for construction after they are determined to be in compliance with these Guidelines.
5. Issue Certificate of Compliance to completed projects that comply with final plan review approvals and any conditions of that approval.

B. Applicant Responsibilities

The Applicant should recognize the subjective nature of these standards and that the DRB is empowered to interpret them at its discretion in the best interests of Stirling Ranch, and may accept, reject, or require modification to a project, in whole or part, as determined by the DRB.

The Applicant is required to retain professional consultants to prepare plans and documents, and to work in a mutually cooperative fashion with the DRB throughout the approval process. Required consultants:

1. Architect: Structures on the applicant's property must be designed by an Architect to assure compliance with these Guidelines. Construction documents must be prepared and/or supervised by a Colorado architect. DRB strongly recommends that the project's Architect is retained throughout the construction process to administer the Owner's contract with a General Contractor to further assure compliance with these Guidelines and the plans approved by the DRB. Use of a professional with additional credentials, such as membership in the American Institute of Architects (AIA) or certification in Leadership in Energy and Environmental Design (LEED) is strongly encouraged.
2. Landscape Professional: Landscape design must be prepared by a Landscape Professional. All landscape documents submitted for Final Plan Review must bear the signature of such individual.

Stirling Ranch - Design Guidelines

4. 3. Land Surveyor: A site survey must be prepared by a Colorado-licensed land surveyor. Required field work must be conducted and/or supervised by a Colorado-licensed land surveyor. The site survey submitted for Schematic Design Review must bear the wet stamp and signature of such individual.

C. Review Process, Submission Requirements, and Fees & Fines

The Applicant, working with design professionals indicated above, will first provide a Schematic Design Review submittal for the DRB's consideration. DRB will review to ensure the submittal is complete and complies with these Guidelines and the Declaration. Upon approval, or approval with conditions, of the Schematic Design, the Applicant may proceed to the Final Plan Review submittal phase. A Schematic Approval is valid for 12 months from date of DRB's approval but may be extended for an additional 6 months. For both submittal phases, the Applicant will review the required submittal materials & site review requirements, in addition to reviewing the Submittal Checklists included in Appendix B. Additional requirements leading up to, during, and after, the construction process are detailed below. Fees, deposits and fines are also described below

C.1 Pre-Planning Meeting

Applicants are encouraged to contact the DRB at the outset of any project to ensure a clear understanding of the review process, these Guidelines, the Declarations, submittal requirements, and the schedule of fees and fines.

C.2 Schematic Design Review - Submittal Materials & Site Review

1. Consultant list: Provide a list, typically on a cover sheet, of professional consultants retained to complete work on the applicant's behalf, including the Architect, Landscape Professional, and Land Surveyor. Provide each professional's contact information, including phone number and email address.
2. Existing Site & Topographic Survey: This survey must be at a scale of 1" = 20' or larger. It should locate all property lines and easements. It should also show topographic contours at intervals of 2' or less and encompass an area including the building envelope and 50' beyond the building envelope, plus 20' on either side of the proposed driveway centerline. It should show all trees 4" caliper or larger within the surveyed area. It should also show any existing structures and indicate their finish floor elevations. The drawing date of the survey must be more recent than any prior improvements to the Lot in question.
3. Site plan sketch: This sketch must be at a scale of 1" = 20' or larger. It should show all existing and proposed structures with proposed finish floor elevations, grading, driveway alignment, parking/turnaround areas, patios/outdoor spaces, and it should indicate any existing trees to be removed. It should also show the

Stirling Ranch - Design Guidelines

area proposed for the septic field.

4. Landscape plan sketch: This sketch should indicate all proposed planting areas and plant species. This drawing may be combined with the site plan sketch drawing.
5. Floor plan sketches.
6. Exterior elevation sketches: Indicate all proposed exterior materials. For each elevation drawing, indicate dashed line of maximum allowed roof height compared to compliant proposed design. Indicate proposed angle, mounting location, and extent of any building mounted solar panels to show they are integrated with the design.
7. 3-D Model Representation: Three-dimensional representations of all proposed structures shall be furnished to the DRB. This may take the form of a mass model at a scale of 1" = 10' or larger OR a computer 3-D model rendered using a computer program. Models should include representations of adjacent grades. Three-dimensional representations rendered in a computer program should be included on a single drawing sheet that document four or more key views showing the proposal from different angles. Applicants may optionally provide access to computer models with "fly around" capability so that the DRB may view the structure(s) from any angle.
8. Site Staking & Story Poles: For DRB's review, Applicant shall stake major proposed building corners on the site and the centerline of the proposed access driveway. Building envelope corners or key locations shall also be staked for reference compared to proposed site plan sketch drawing. Upon request of the DRB, Applicant will install story poles that accurately portray height of major and minor roof forms at ridges and building corners.

C.3 Final Plan Review - Submittal Materials & Site Review

The purpose of Final Plan Review is to review the construction documents for conformance with these Guidelines, the Declaration and the approved schematic plans. Any trees to be removed and/or protected must also be properly tagged on site. Applicants are requested to submit complete construction documents, including all proposed improvements relative to elements identified by the DRB at Schematic Design Review, -with a check for the associated fees and deposits, including but not limited to:

1. Completed Final Plan Review Checklist. To reduce DRB's review time and potential for missing submittal items, Applicant will provide a completed or notated Submittal Checklist from Appendix B.

Stirling Ranch - Design Guidelines

2. Site Plan: This plan must be at a scale of 1" = 20' or larger. It must show topographic contours at intervals of 2' or less, the established building envelope, all existing and proposed structures with finish floor elevations, existing grades and proposed finished grades, driveway alignment, parking/turnaround areas, site walls, patios and outdoor spaces, spas, water features, barbecues, fireplaces/firepits, and entry gates or entry/address marker/monuments. It should show any mechanical equipment, including air conditioning condensers and/or solar panels. Drainage must be clearly indicated, including spot elevations, swales, flow paths, and area drains. It should indicate all finish patterns and materials of all hard surfaces. It must show the area where the septic field will be located, as well as all utility lines including water and electrical meter locations. Reference elevation information must be indicated, i.e., site elevation x,xxx.xx = plan elevation 100' - 0".
3. Landscape Plan: This plan must be at a scale of 1" = 20' or larger. It may be combined with the Site Plan. It should show all planting areas and identify all plant species. It should also show areas of re-vegetation and describe re-vegetation methods. It should provide irrigation layout, including flow rates, operating pressures, and temporary irrigation where required to re-vegetate or establish new planting. Irrigation square footage area should be indicated or described, and drip method irrigation locations indicated or described. It should locate landscape lighting fixtures and provide manufacturers' cut sheets to confirm dark sky compliant fixtures.
4. Floor Plans and Roof Plan: This plan must be at a scale of 1/4" = 1' or larger. The floor plan must indicate finish floor elevations, locate the electrical meter, and locate building-mounted exterior lighting fixtures. The roof plan should show all finish materials, chimney sizes and locations, drainage patterns, slope rates, solar panels (if any), and gutter/downspout/roof drain locations.
5. Exterior Elevations: This must be at a scale of 1/4" = 1' or larger. It should show all finish materials and finish floor elevations. It should locate the electrical meter and exterior lighting fixtures and provide manufacturers' cut sheets. For each elevation drawing, indicate dashed line of maximum allowed roof height compared to compliant proposed design. Indicate proposed angle, mounting location, and extent of any building mounted solar panels to show they are integrated with the design.
6. Building Sections: Building sections must be at a scale of 1/4" = 1' or larger and should show finish floor elevations.
7. Reference Elevation Information: This should be indicated on floor plans, elevations, and building sections, i.e., site elevations x,xxx.xx=plan elevation 100'-0".
8. Exterior Door and Window Schedule: This schedule must be clearly referenced to the floor plans and exterior elevations.

Stirling Ranch - Design Guidelines

9. Architectural Details: This consists of a full description, in terms of materials/sizes/methods of construction and at an enlarged scale, the architectural elements having significant visual and aesthetic impact on the exterior of the structure. Examples include door/window head/jamb/sill details, chimney cap details, timber details, eave/gutter details, entry gates / address markers, assembly of specialized finish components, etc. All details must be clearly referenced to the floor/roof plans, elevations, and building sections. The DRB may require additional architectural details at its discretion.

10. Exterior Color and Material Sample Board: Applicant must provide samples of all proposed finish materials, including wall finishes (siding, stone, exterior plaster, specialized finish systems, etc.), roof finish materials, door/window trim materials, eave/soffit materials, gutter/downspout materials/configuration, beam/timber materials, and window/door cladding. All samples should be shown in the color/texture proposed. Where paint and/or stain are to be applied, applicant must provide the manufacturer and color number/description. Stone samples must clearly illustrate the proposed pattern/lay-up as well as the stone type and color. Where specialized and/or proprietary finish materials are to be used, applicant should provide the appropriate manufacturer's information. The DRB may accept photographs of proposed exterior colors and materials in lieu of physical samples, at its discretion.

11. Builders Risk Insurance: Evidence of builder's risk insurance in an appropriate amount, showing the Stirling Ranch Property Owners Association as an additional insured, must be provided. This insurance may be secured by Owner or General Contractor.

12. Construction Management Site Plan: This drawing must indicate extent of construction management fencing, location for delivery and staging of construction materials and worker's vehicle parking, and location of any site trailers or garbage & recycling containers.

13. Contractor's Letter: Indicating construction schedule, confirmation that no pets or firearms are allowed on the construction site.

14. Corner Stakes & Story Poles: For DRB's review, Applicant shall stake major proposed building corners on the site and the centerline of the proposed access driveway. Building envelope corners or key locations shall also be staked for reference compared to proposed site plan sketch drawing. Upon request of the DRB, Applicant will install story poles that accurately portray height of major and minor roof forms at ridges and building corners. The DRB may waive this Final Plan Review requirement, or portions of this requirement, at its discretion, especially in cases where the approved Schematic design has not evolved substantially within the Final Plan Review submittal documents.

Stirling Ranch - Design Guidelines

C.4 Pre-Construction Conference

This conference is intended to make sure all approvals, subsequent changes (which have been submitted in writing and approved by the DRB), permits and any other details are in place and discussed prior to construction. Prior to construction, the general contractor must meet with an authorized representative of the DRB to review the approved final plans, construction area plan, the Construction Regulations set forth in Section V of these Guidelines, and to coordinate scheduling and construction activities with the DRB. **The owner may apply for all applicable building permits from Garfield County only after receiving Final Design Approval from the DRB.**

C.5 Construction Inspections

The DRB or its authorized agents may check construction at any time to ensure compliance with approved final plan review documents. The following stages of building must be reviewed and approved in writing by a DRB member or authorized representative of the DRB:

1. Poured foundation: to confirm compliance with approved building footprint.
2. Completion of Exterior Roof and Walls: to confirm compliance with approved building forms and apertures.
3. Before certificate of occupancy: to confirm overall compliance with approved final plan review documents. A Certificate of Construction Compliance is issued when DRB determines all conditions of approval have been met.

C.6 Minor Remodel or Addition Project Review

This review process will be for minor remodel or addition projects not included in the previously approved plans, including hot tubs, decks, sheds, etc. Minor projects exceeding 499 square feet may be treated as a new home construction project at the discretion of the DRB. Upon receiving a description of the minor project from the Applicant, the DRB reserves the right to request a customized list of the items required for Final Plan Review to review and approve minor projects.

C.7 Fees and Fines

The following fees for construction of a new house or a remodel or addition of an existing house at Stirling Ranch are due at the times described below. In the case of either a new house or a remodel, the Applicant is required to attend a Pre-Planning Meeting with the DRB or its representative. All deposits and fees may be made out to "Stirling Ranch Property Owner's Association", and mailed to attention of Gay Lewis, XXXXXXXXX

1. Deposit for DRB Review: In the case of new house construction, a nonrefundable deposit of \$2,000 is required. In the case of a remodel, a nonrefundable deposit

Stirling Ranch - Design Guidelines

of \$1,000 is required, provided that if the remodel exceeds 499 square feet it shall be treated as new house construction and the deposit requirement for new house construction shall apply. This fee is due prior to DRB's review of Schematic Design Review submittal package.

2. Additional Fee Required if Review Charges Exceed Deposit: The deposit referenced in item 1 above will be used to offset hourly charges for the Design Consultant on the DRB. Any time incurred by such Design Consultant in excess of the deposit shall be the responsibility of the Applicant. Additional fees are payable upon receipt of invoicing from the Property Owner's Association.
3. Road Impact Fee: A \$2,500 road impact fee offsets the cost of road system maintenance on the Ranch due to increased construction traffic during the duration of a project. This fee is due prior to DRB's review of a Final Plan Review submission.
4. Water Tap Fee: A \$2,500 water tap fee is due upon initial development of a given lot to offset costs of shared water systems at Stirling Ranch. This fee is due prior to DRB's review of a Final Plan Review submission.
5. Damage & Performance Deposit: A \$5,000 deposit is held during the duration of an approved construction project to ensure compliance throughout the process. This fee is due prior to DRB's review of a Final Plan Review submission. The POA may utilize the deposit, in part or whole, to resolve fines imparted to the project, as detailed below. Upon issuance of a Certificate of Construction Compliance by the DRB at the end of the project, this deposit, or any remainder not applied to fines, will be returned to the Applicant.

In addition to the above deposits and fees, the POA Board reserves the right to charge fines in the following amounts for the following infractions in connection with construction activities at Stirling Ranch. Any fines issued by the POA shall be considered senior liens (senior to any first and subordinate mortgages) if they remain unpaid after sixty (60) days.

1. General Non-Compliance: For general non-compliance when no permanent physical damage has occurred (including but not limited to leaving building materials on open space or common roads, or construction activity on Sundays or outside the hours of 8 am and 5 pm Colorado time): \$500 per occurrence; and
2. Non-Compliance Involving Physical Damage: For non-compliance when physical damage has occurred (including but not limited to burning without a burn permit or excavating without the approval of the DRB): the actual cost of mitigation plus all fees and expenses incurred by the DRB in connection with such non-compliance.

Stirling Ranch - Design Guidelines

D. Non-Liability

Neither the DRB nor any member of the DRB will be liable to the POA, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. Approving or disapproving any plans, specifications, and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Stirling Ranch;
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct; and
5. Performing any other function pursuant to the provisions of these Guidelines or the Declaration.

III. SITE PLANNING AND DEVELOPMENT

A. Development Zones

Pursuant to Section 12.6 of the Declaration, no structures or any improvements of any kind shall be constructed or allowed to exist on any Lot outside of the areas designated as "Building Envelopes," except for driveways, entrance monuments, decorative monuments delineating lot corners, historical structures, pathways, walkways and trails, all as approved by the DRB.

Open Space District means an area in which a residence has not been constructed and which shall be kept in its natural scenic and open state.

B. Permitted Uses

1. Residential/Single Family. Permitted uses within this zone include single-family structures, accessory dwelling units where allowed per Section 12.3.3 of the Declaration, utility services, and other uses as allowed within Section 12 of the Declaration and by the Stirling Ranch Planned Unit Development Zone District Regulations, the Garfield County Land Use Code and approved by the POA Board and the DRB.
2. Open Space District. Permitted uses within this zone include but are not limited to, access driveways, utility services, livestock grazing, barns, agricultural uses and other uses as allowed by the Stirling Ranch Planned Unit Development Zone District Regulations, Garfield County Land Use Code and approved by the POA Board and the DRB. Prohibited uses include:

Stirling Ranch - Design Guidelines

- Any site work, grading or drainage improvements without the approval of the DRB;
- Lighting (except for one low-level light fixture at each parcel's access driveway to illuminate the address signage), as approved by the DRB; and
- Vegetation removal or defoliation.

IV. DESIGN STANDARDS

Design Standards address residential development at three levels: (A) Site Planning Standards, (B) Architectural Standards and (C) Historical Structures. Site Planning Standards refer to overall improvements in the Building Envelope and driveway access corridor. Architectural Standards refer to structures in the Building Envelope. Historical Structures may be granted variances as described in this section of the Guidelines.

A. Site Planning Standards

Every Lot at Stirling Ranch has its own unique land, form, features, and character. Whenever possible, these features should be preserved and reinforced by any level of construction and design. The objectives are to fit the improvements to the site in a way that leaves the natural features of Stirling Ranch intact, treating buildings and roads as an integral part of the site. The following key elements of site development for each Lot shall be addressed:

1. Building Envelopes and Easements. Most home sites have a defined building envelope. The building envelopes are typically defined on the Stirling Ranch lot maps and are, in most cases, circular in shape with a 125-foot radius, unless restricted by terrain, view corridors, or any other designation. When a given lot's building envelope has not been officially recorded, Applicants are required to work with the DRB to determine the intended building envelope location and extent identified during the Ranch's formation. Easements are also described on the Stirling Ranch Planned Unit Development maps and may not be obstructed.

2. Driveways/Access Roads (includes Common Driveway Easements). Access driveways, in most cases, will have the greatest impact on the site. Consequently, great care should be given to their planning and design. Realignment must be approved by the DRB and meet any other applicable legal requirements. During final design, each access road should address the following:

- All driveways must be within the driveway alignments as shown on the Stirling Ranch lot maps.
- Maximum grades shall not exceed 12%. Cuts and fills shall not exceed 2:1 slope.

Stirling Ranch - Design Guidelines

- Cuts and fills are to be top soiled and revegetated with native plant materials recommended in Appendix A. The maximum total vertical exposure of cuts and fills shall not exceed six feet.
- Driveway width shall be 12 feet of driving surface. This width is intended to provide adequate snow storage and a passable driving lane in heavy snow winters.
- All efforts shall be made to minimize total impact of driveway construction.
- All surfacing materials are subject to approval by the DRB.
- Applicant shall demonstrate how drainage is to be done so as not to negatively impact adjacent lot owners or common areas.

3. Grading. The intent and goal of Stirling Ranch is to preserve the natural existing topography and maintain the delicate system of natural drainages, structures, washes, and irrigation paths. Any proposed improvements should be carefully planned to minimize disruption to the existing ecosystem or alteration of the topography. The prescribed envelopes have been located to minimize grading and avoid impacting primary natural drainage systems. Specifically, new improvements should respond to the following:

- Developing a proper drainage plan will be the responsibility of the owner.
- No grading shall occur outside the Building Envelope except for erosion repair, natural landscape repair, driveway construction, or other reasons approved by the DRB.
- Cuts and fills shall be no steeper than 2:1 slope.
- To minimize the visual impact of new construction, no exposed cuts and fills will be allowed within the Building Envelope. Vertical site walls may be approved by DRB when construction method, materials, and height and length are all fully specified.
- All disturbed areas which are not graveled, shall be revegetated with appropriate plant materials from the recommended Plant List (see Appendix A).
- Major natural drainages that traverse Lots shall be maintained in their original configuration. Eroding areas must be stabilized and revegetated. Existing irrigation ditches that traverse Lots shall not be disturbed in any manner, except as approved by the DRB.
- No drainage improvements outside the Building Envelope shall be constructed without the approval of the DRB.

4. Utilities. Stirling Ranch recognizes the responsibility for supplying electricity, natural gas, phone and water in close proximity to the Lots. Each Owner shall be responsible for bringing utilities from existing connections to such Owner's structure. All utilities are subject to the following:

- All utilities shall be underground and where applicable contained within the driveway access easement or Building Envelope, unless otherwise approved by the DRB. All water lines shall be below frost line (buried at least six feet or insulated).
- All above ground appurtenances shall be as approved by the DRB and shall be appropriately screened from view. Satellite dishes shall be non-reflective.
- The DRB may authorize a variance for any utility line location not buried within an approved driveway. The application must be presented at Final Design Review submission along with a detailed revegetation plan.

Stirling Ranch - Design Guidelines

- All septic systems shall meet all applicable Garfield County and State of Colorado standards. All septic systems shall be site-specific systems that meet the applicable requirements established by Garfield County.
- All propane tanks shall be underground or hidden from view as approved by the DRB.
- All connections to the water system must be approved by the DRB. *Each owner must construct their individual water systems in strict adherence to the requirements set forth in the Timberline Engineering Stirling Ranch PUD Water Distribution System report dated July 22, 2002, as updated July 25, 2005. Lots 1 through 10 must install a 1,000-gallon holding tank, provided that any of such lots with accessory dwelling units must install a 2,000-gallon holding tank.*
- All owners must install exterior water meters available to be read on a monthly basis.
- Solar applications are encouraged but must be integrated into the design of the building and the surrounding landscape. Non-reflective components are to be used. Solar installation shall be in accordance with DRB guidelines for meeting visual impacts and aesthetics.

5. Planting.

Existing vegetation is one of Stirling Ranch's amenities and an integral part of the natural ecosystem. The intent of the following guidelines is to protect and enhance the existing landscape and vegetation. Preservation is paramount and improvements must respect existing vegetation types. More specifically:

- Xeriscape landscaping is strongly encouraged.
- Removal of vegetation will be allowed outside of the Building Envelope and access corridor only for reasons of wildfire management, landscape restoration, septic construction, wildlife enhancement, agricultural improvement, view plain enhancement, utility construction, or the enhancement of trails, as approved by the DRB.
- All disturbed areas resulting from septic systems or leach fields must be revegetated. - - -
- Plans for revegetation must be submitted to the DRB for approval
- Landscape scale and overall landscape design shall be developed so that new vegetation is integral with the natural landscape and local plant communities. New planting shall complement existing plant communities and be located to extend existing vegetation edges or planted in natural looking groups. Approved species shall be appropriately selected from the Plant List (see Appendix A).
- Owners are encouraged to utilize plant materials within each Lot that require little water other than initial periods for establishment.
- Owners will be required to plant 10 trees having a minimum size of 2" caliper each and 10 shrubs per unit.
- Owners may not plant outside the Building Envelope without approval of the DRB
- Planting within the Building Envelope in areas immediately adjacent to the house which are not visible from neighboring homes shall be relatively unrestricted and may include ornamental plants. Manicured or groomed yards shall be confined by buildings, fences, walls or other edges so that the visibility of these areas is limited to adjacent buildings. Trees within the Building Envelope shall be selected from the Plant List in Appendix A.
- Each residential unit (primary residence or accessory dwelling unit) is limited to 3,000 sf of irrigated area (see Section 12.3.4 of the Declaration), except for the purpose of

Stirling Ranch - Design Guidelines

establishing vegetation. A site plan, with information regarding anticipated flow rates and pressures and showing square footage of areas to be irrigated, must be presented to the DRB. All irrigation shall be by either drip or sprinkler irrigation means. Drip irrigation technology is encouraged to reduce overall water usage.

- Each house is required to have a water meter monitoring the water use for each Lot. The water meter shall be capable of being read from a location outside of the house, to be approved by the DRB.

6. Lighting

Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from bright light sources and that they have every opportunity to enjoy the night sky. All exterior lighting must be approved by the DRB prior to any installation. Final Plan Review submittal to include exterior lighting detail or specification sheet showing light source wattage and location within the fixture. Specifically:

- Stirling Ranch requires all exterior lighting to be oriented inward and downward. This is commonly described as a “dark sky compliant” fixture, and also described as “fully shielded” or “full cut-off” such that light sources are not directly visible.
- Lighting outside the Building Envelope, visible light sources, and exterior up-lighting are all prohibited. One low-level light with a hidden source is allowed at each entry drive for the sole purpose of locating the entry and address number identification.

7. Wildlife Management and Fencing

In an effort to maintain the greatest level of preservation of the natural character of the Ranch, the DRB will not permit the use of fences except in the following circumstances. If fencing is used, it must adhere to the following:

- Fencing to contain horses must be 42”, 4 strands or less, with a 12” kick space between the top 2 strands. Any rail fencing to contain horses must be the split or round rail type, 48” 3 rail or less with at least 18” between 2 of the rails.
- Dogs must be restricted to the Building Envelope. Fencing containment for dogs must be approved by the DRB. There is a limit of one dog per Lot with a small kennel restriction.
- Any horse haystacks must be contained at the owner’s expense to prevent game damage to the hay. 8’ mesh is recommended. No fencing may obstruct trail easements.
- Fencing may only be installed within the Building Envelope unless otherwise approved by the DRB, to be considered on a case by case basis.
- The use of invisible fencing is encouraged.

8. Signage

In order to minimize visual impacts on Stirling Ranch, large, permanent signage “statements” are prohibited. Specifically:

- Signage will be permitted only for the address number and name at the driveway/road intersection and shall be subject to approval by the DRB.

Stirling Ranch - Design Guidelines

- Each Lot with a residence shall have a sign indicating the address number visible by the fire department in a location acceptable to the fire department.
- Maximum allowable text area shall be four (4) square feet.
- Temporary signage to direct construction traffic to construction sites is required.
- In order to preserve property values at the Ranch, realtor signs will only be permitted at the Lot and only one such sign is permitted. No signs are allowed at the intersections on the Ranch or on County Road 102.

9. Wildfire Management

The following guidelines are intended to minimize any increase in potential wildfire occurrences:

- Roofs must be made of fire retarding materials.
- Parking areas must be kept free of tall grasses and other combustible materials. All areas within 30 feet of all structures, existing trees and shrubs should be thinned to minimize fuel.
- Continuous tree and brush cover within a 30-foot defensible area of the home shall be thinned.
- Branches of trees within 10 feet of the defensible space shall be pruned and ladder fuels removed beneath large trees.
- Branches that extend over roof eaves shall be pruned and removed within 15 feet of all chimneys.
- All slash and debris left from thinning must be removed from the property.
- Dead limbs and ground litter shall be removed from the defensible area.
- Firewood shall be stacked 15' uphill from the home.
- Roofs and gutters shall be periodically cleaned to eliminate a fuel source on the roofs.

10. Air Quality Management

The following guidelines are intended to minimize air pollution:

- No interior open-hearth solid fuel burning devices will be allowed.
- Section 12.34 of the Declaration limits exterior fires to barbecues, outside fireplaces, braziers and incinerator fires contained within facilities or receptacles in an area approved by the DRB.
- All dwelling units will be allowed an unrestricted number of natural gas or propane burning fireplaces or appliances.
- No dwelling unit may have more than one new wood-burning stove as defined by Colorado Revised Statutes Section 25-7-401, and related regulations.

11. Repair of Damage to Common Area/Utilities

Lot owners share many common elements, including but not limited to, Open Space, Common Facilities, Common Drives and Common Utilities. In the event damage is done to any common element as a result of an owner's building activities, and the owner fails to

Stirling Ranch - Design Guidelines

repair such damage in a timely manner or does so in an unsatisfactory manner, the POA may repair it and the owner will be billed for the cost of the repair.

12. Water Features

Water features and swimming pools, other than hot tubs, are not water uses augmented under the Stirling Ranch plan for augmentation. Therefore, Installation of water features and/or swimming pools is prohibited. The maximum water surface area of hot tubs shall be 100 square feet.

B. Architectural Standards

Stirling Ranch seeks to develop a residential community that is aesthetically varied and unique while retaining the inherent beauty, openness and rural character of the property as a whole. Within that context, the DRB recognizes the value of providing an environment where an applicant may reside in a home that best suits such applicant's individual needs and taste. Therefore, the DRB does not seek to promote or discourage a particular architectural style. The standards set forth below are intended to allow maximum flexibility in design while minimizing each home's visual and environmental impact on its site and on neighboring homes.

1. Building Form and Massing:

Minimum weather-tight floor area for each primary residential structure is 3,500 square feet, with a maximum of 7,500 square feet. These dimensions are exclusive of accessory dwelling units (ADUs) and balconies, covered patios, breezeways, and other non-weather-tight spaces. Maximum weather-tight floor area for an ADU is 1,500 square feet and 1,000 square feet for a garage. Garages and ADUs may not be constructed in advance of the primary **residential structure. Ancillary structures such as hay sheds, stables and barns, are permitted and are subject to the same architectural standards as residential structures.**

Maximum building height shall conform to the standards set forth in the current Garfield County Zoning Resolution or the Design Review Board approval, whichever is most restrictive.

Building massing must follow the natural contours of the site, with care given to minimizing impact on neighboring homes. Designs that break down floor areas into a series of individual masses are encouraged, preferably with a primary mass and one or more additional masses that are subordinate in scale. Asymmetry in the arrangement of these masses is encouraged. Large, unarticulated masses or masses that appear to "float" above the land are discouraged.

2. Roof Design:

Variation in roof design and configuration is encouraged. Sloping, gabled, flat and curving roofs are all permitted provided they harmonize with the design as a whole.

Stirling Ranch - Design Guidelines

3. Doors, Windows and Other Openings:

These should be arranged to provide visual interest, integrate well with other elements of the home and minimize large expanses of unbroken wall.

4. Finish Materials and Colors:

Finishes must harmonize with the surrounding environment and the design as a whole in terms of arrangement, texture and color. A minimum of two primary finish materials is encouraged. These may include wood siding, wood shingles, exterior plaster, stone, concrete, masonry and specialized proprietary finish systems. Roof materials may include wood shakes, high-profile composition shingles, membrane and ballasted flat roofing, and copper or other metal roofing. All roofing materials and assemblies shall be Class A for wildfire mitigation.

Bright or vivid colors, unless used sparingly, and colors that contrast sharply with the surrounding environment are discouraged. Reflective materials and colors are not permitted. Materials such as copper or other metals that require “weathering” or other treatment to become non-reflective must be treated so that they are non-reflective prior to use in construction.

Chimney terminations, vents, grilles, roof jacks and other external evidence of internal mechanical systems must be painted or otherwise treated to integrate with the design. Mechanical equipment must be screened or located out of the view of adjacent streets and homes.

5. Resource Conservation:

All homes in Stirling Ranch are encouraged to be designed and constructed in accordance with the latest standards of green building, such as Leadership in Energy and Environmental Design (LEED). Use of active solar energy systems is strongly encouraged. Panels for such systems may be pole mounted on the ground-or mounted on roof or wall structures, but they must be harmoniously integrated with the site and the building’s overall design.

C. Historical Structures

Variations may be provided for historical structures at Stirling Ranch as a way to integrate the quality of development standards with preservation of the past. All historical structures are subject to the design review process when Applicant seeks to remodel or add to the structure. All such improvements must be reviewed and approved by the DRB Board.

Stirling Ranch - Design Guidelines

V. CONSTRUCTION REGULATIONS

In order to protect the wildlife, community, and landscape at Stirling Ranch and to minimize disturbance and damage, the following regulations provide for activities specific to construction:

A. Construction Management Plan

A Construction Management Plan must be submitted to the DRB with Final Plan Review. Silt fencing must be placed where needed by the contractor to contain any erosion runoff due to construction activity or as may be deemed necessary by the DRB. Construction fencing must be placed to demarcate the extent of construction activity; this will limit disturbance to existing trees and other vegetation.

B. Delivery of Materials and Staging

Building materials may be delivered directly to the construction site via existing Ranch roads and approved driveways and driveway easements. Construction staging, storage of building materials, and all construction vehicle parking shall take place only within the Building Envelope and driveway easement throughout the construction period. All staging materials shall be stored within the Building Envelope. Debris/trash must be confined to the fenced construction area and must be cleaned up at the end of the day and completely removed at the end of the construction period. Any damage to landscape, community property, and any other part of Stirling Ranch is not permitted. Fines may be imposed to repair damages

C. Firearms and Pets During Construction/Speed Limits

No firearms shall be allowed within construction areas. No pets will be allowed on construction sites. Pet and firearm violations on Stirling Ranch will result in a \$1,000 fine to the owner/contractor/employee and permanent expulsion of the employee from Stirling Ranch. Construction workers shall observe the 20-mph speed limit at the Ranch. Speed limits will be enforced, and offenders will be given one warning and then banned from the property if the offense continues.

D. Hours of Construction Activity

Construction activity shall be limited to a period of time commencing at 7:00 am and ending no later than 6:30 pm each weekday and between 9:00 am and 5:00 pm on Saturdays. No construction activity is permitted on Sundays.

Stirling Ranch - Design Guidelines

E. Access to Ranch

Access to Stirling Ranch is available only to workers employed on the site and to suppliers and for travel to and from the job. Absolutely no access is available for persons not employed on the site, nor is access allowed to any employee during evenings or weekends except to accomplish specific tasks at the site. Violation may result in permanent expulsion.

F. Construction Period

Construction must be completed within 18 months of the issuance of the building permit for the structure in question. ADUs may not be constructed in advance of the main house on the Lot. Construction must be completed within 18 months of Final Plan Review Approval. A three (3) month extension may be granted by the DRB/POA upon request of Applicant.

G. Dispute between applicant and DRB.

In the event an issue cannot be resolved between an Applicant and the DRB, the issue may be presented to the Executive Board of the POA, by the applicant, for a final, non-negotiable resolution.

Stirling Ranch - Design Guidelines

Appendix A Prohibitions and Recommended Plant List

No noxious or evasive species shall be planted or maintained within Stirling Ranch. No water intensive species, such as cottonwood trees, shall be planted within Stirling Ranch.

Recommended Trees, Shrubs, Ground Cover, Vines, Grasses, and Wildflowers.

Deciduous Trees:

Botanical Name:

Acer glabrum
Malus hopa
Malus "Radiant"
Malus "Spring Snow"
Populus augustifolia
Populus tremuloides
Sorbus aucuparia
Sorbus scopulina
Populus deltoides "Siouxland"
Populus "Sargenti"

Common Name:

Rocky Mountain Maple
Hopa Crabapple
Radiant Crabapple
Spring Snow Crabapple
Narrowleaf cottonwood
Quaking Aspen
European Mt. Ash
Native Mt. Ash
Siouxland Cottonwood
Plains Cottonwood

Evergreen Trees:

Botanical Name:

Abies lasiocarpa
Juniperus osteosperma
Juniperus scopulorum
Picea engelmannii
Picea pungens
Pinus aristata
Pinus contorta
Pinus edulis
Pinus nigra
Pinus ponderosa
Pseudotsuga menziesii

Common Name:

Subalpine fir
Utah Juniper
Rocky Mountain Juniper
Englemann spruce
Blue spruce
Bristlecone Pine
Lodgepole Pine
Pinon Pine
Austrian Pine
Ponderosa Pine
Douglas fir

Shrubs:

Botanical Name:

Amelanchier alnifolia
Artemisia tridentata "Wyomingensis"
Cercocarpus nontanus
Chrysothamnus nauseosus
Chrysothamnus spp.
Cornus stolonifera
Junilensis chinensis "Pfitzerana"
Juniperus Communis
Juniperus Sabina "Buffalo"
Juniperus Sabina "Tamarisafolia"
Lonicera Korolkowi "Zabelli"
Potentilla fruticosa

Common Name:

Serviceberry
Native Sage
Mountain mahogany
Rabbitbrush
Rabbitbrush
Redtwig Dogwood
Pfitzer Juniper
Native Juniper
Buffalo Juniper
Tam Juniper
Zabel's Honeysuckle
Potentilla

Stirling Ranch - Design Guidelines

Prunus bessey
Prunus virginiana
Quercus gambelii
Rhus glabra asmontana
Ribes alpinum
Rosa "woodsii"
Rosa harisonii
Rosa rubrifolia
Rosa rugosa
Rubus parviflorus
Spiraea bumalda froebelli
Symphoricarpos alba
Syringa vulgaris
Yucca filamentosa

Western Sand Cherry
 Chokecherry
 Gambel Oak
 Rocky Mt. Sumac
 Alpine Currant
 Woods Rose
 Harrison's Yellow Rose
 Red-leafed Woods Rose
 Shrub Rose
 Thimbleberry
 Froebel Spirea
 Snowberry
 Lilac
 Native Yucca

Vines:

Botanical Name:
Humulus sp.
Lycium halimifolium

Common Name:
 Hop vine
 Matrimony vine

Ground Cover:

Botanical Name:
Achillea millefolium
Aethionema spp.
Alyssum montanum
Antennaria rosea
Arabis alpina
Arctostaphylos uva-ursi
Armenia maritima
Cerasdum tomentosum
Dianthus plumarius
Dianthus spp.
Duchesnea indica
Juniperus horizontalis
Penstemon spp.
Sayonaria octmoides splenoens
Sedum spp.
Sempervivum

Common Name:
 Native Yarrow
 Stonecrest
 Mountain alyssum
 Pussytoes
 Alpine rockcress
 Kinnikinnick or Bearberry
 Common thruft
 Snow-in-Summer
 Cottage pink or Grass pink
 Maiden pink
 Mock strawberry
 Creeping juniper
 Creeping penstemon
 Rock soapwort
 Stonecrop (sedum)
 Houseleek

Grasses:

Seed mixes and seed rates should be adapted to specific locations and micro-climates. Elevation, aspect, slope, application method and mulching are critical to successful revegetation and selection of grass species and application rates. The following grasses are approved for use at Stirling Ranch.

Botanical Name:
Agropyron cristatum
Agropyron desertorum
Agropyron intermedium
Agropyron trachycalumm
Bromus inermis
Festuca idahoensis
Dactylis glomerata

Common Name:
 Fairway wheat grass
 Crested wheat grass
 Intermediate wheat grass
 Slender wheat grass
 Smooth brome
 Bunch Grass
 Orchard grass

Stirling Ranch - Design Guidelines

Festuca ovina duriscula
 Festuca rubra
 Lolium multiflorum
 Lolium perenne
 Phleum pratense
 Poa compressa

Hard fescue
 Creeping red fescue
 Annual rye grass
 Perennial rye grass
 Timothy
 Canada blue grass

Wildflowers:

Some wildflowers that will do well and are often available through seed companies in a variety of mixes are: (* indicates deer and/or rabbit resistant)

Botanical Name:

Aquilegia caerulea
 Aster alpinus
 Campanula rotundifolia
 *Echinacea purpurea
 Epilobium augustifolium
 Geranium viscosissimum
 *Iris missouriensis
 Linum perenne
 Lupinus argenteus
 Lythrum salicaria
 Machaeranthera bigelovii
 Mahonia repens
 Mertensia ciliata
 Penstemon strictus
 Polemonium caeruleum
 Solidago occidentalis
 Wyethia amplexicaulis

Common Name:

Rocky Mt. Columbine
 Alpine Aster
 Harebell
 Purple Coneflower
 Fireweed
 Native Geranium
 Native Iris
 Blue Flax
 Native Lupine
 Purple Loosestrife
 Sticky Aster
 Mahonia
 Colorado Bluebells
 Royal Penstemon
 Jacob's Ladder
 Goldenrod
 Mule's Ears

Suggested Additions for fire, deer and /or drought resistance:

Suggested Additions for fire, deer, and/or drought resistance:

Native Wildflower

Botanical Name

*Artemisia spp.
 Cleome serrulata
 Coreopsis tinctoria
 *Gaillardia aristata
 Ratibida columnifera

Common Name:

Sage
 Rocky Mt. Bee Plant
 Coreopsis (plains)
 Gaillardia, blanket flower
 Mexican hat, prairie coneflower

Perennials

(low to moderate water, to zone 3)

Botanical Name

*Achillea spp.
 *Allium spp.
 *Hemerocallis hybrids
 Helianthus maximiliani
 Linum perenne
 *Nepeta spp.
 Paeonia lactiflora and hybrids

Common Name:

Yarrow
 Ornamental onion
 Daylily
 Maximilian sunflower
 Lewis's flax
 Catmint
 Peony

Stirling Ranch - Design Guidelines

Penstemon spp.
Perovskia atriplicifolia
*Rudbeckia spp.
Salvia spp.
Sedum spp.
*Veronica spp.
*Yucca filamentosa

Beardtongue
Russian sage
Coneflower
Sage
Stonecrop
Speedwell
Yucca

Stirling Ranch - Design Guidelines

Appendix B

Schematic Design Review Checklist

This checklist builds upon all of the information contained within the Stirling Ranch Design Guidelines. Review the Guidelines in their entirety throughout the design process. Applicant shall provide a completed version of this Checklist when submitting Schematic Design Review documents. Please note items as not applicable, or provide additional information as needed to ensure an efficient review process. }

Lot # : _____

Date of Final Plan Review Submittal: _____

~~OWNER'S~~ Applicant's Name & Email: _____

Pre-Planning Meeting & Deposit required PRIOR to submitting for Schematic Design Review:

- Schedule and attend Pre-Planning Meeting with Owner, Architect, Design Review Board and/or DRB's Design Consultant. Contractor may attend if already selected.
- Signed acknowledgement of Design Guidelines procedures (see Appendix D).
- \$2,000 new construction deposit or \$1,000 remodel deposit.
- _____

SCHEMATIC DESIGN REVIEW Checklist:

This Checklist is to be completed by the Applicant ~~Owner or Owner's representative~~ and submitted via email with an electronic multi-page .pdf copy of all below submissions for the Design Review Board's consideration and preliminary review. When the DRB's Design Consultant has determined that the electronic submission is substantially complete, 24"x36" paper copies of the submittal will be requested. The DRB will schedule a Schematic Design Review meeting with the Applicant to discuss key issues and review corner stakes and story poles on the project's site. — Completed Schematic Design Review Checklist (all below items).

- An electronic multi-page .pdf copy of all below submissions.

Stirling Ranch - Design Guidelines

- Two (2) paper drawing sets, printed at 24" x 36" of all below drawings. (DRB requests these paper sets are delayed until preliminary review confirms the submittal is substantially complete.)
- Consultant List (typically on a Cover Sheet).
- Existing Site & Topographic Survey drawing indicating topography, trees greater than 4" and any existing structures.
 - Licensed Colorado land Surveyor's stamp and signature on 24x36 sets.
- Site Plan sketch including (indicated via notation or graphics):
 - Driveway, proposed grading, outdoor spaces, tree removal, finished floor elevations.
 - Confirm building is within Designated Building Envelope.
 - Driveway - maximum 12% grade.
 - Driveway - maximum 12'-0" width driving surface.
 - Driveway - cut/fill - 2:1 maximum slope.
 - Driveway - cut/fill - maximum 6'-0" change from existing grade.
 - Driveway - proposed surfacing material.
 - Driveway - confirm visual impact is minimized for adjacent owners and common areas.
 - Grading - preserve natural topography & drainage, all new grading is within building envelope.
 - Revegetation planned at all disturbed areas.
 - Location of Septic System.
- Landscape Plan sketch. May be combined with the Site Plan sketch.
- Floor Plan sketches.
- Exterior Elevation sketches, including:
 - Indicate dashed line of maximum allowed roof height from existing grade per Garfield County Code.
 - Exterior Finishes - Materials or Color Palette.
 - Solar Panels - If any, indicate proposed angle, mounting location, and extent.
- 3 Dimensional representation, physical or computer model. DRB requests a single drawing sheet that documents four or more key views showing the proposal from different angles. Applicants may optionally provide access to computer models with "fly around" capability.
- Site Staking & Story Poles: Applicant shall stake building corners, centerline of driveway, and building envelope corners or key locations. Upon request of the DRB, Applicant will install story poles that accurately portray height of major and minor roof forms at ridges and building corners.
- Variance requested? If yes, submit documentation.

Stirling Ranch - Design Guidelines

Appendix C

Final Plan Review Checklist

This checklist builds upon all of the information contained within the Stirling Ranch Design Guidelines. Review the Guidelines in their entirety throughout the design process. Applicant shall provide a completed version of this Checklist when submitting Schematic Design Review documents. Please note items as not applicable, or provide additional information as needed to ensure an efficient review process. }

Lot # : _____

Date of Final Plan Review Submittal: _____

Applicant's Name & Email: _____

Date of Schematic Approval Letter: _____

Fees & Deposit required PRIOR to submitting for Final Plan Review:

- \$2,500 Road Impact Fee.
- \$2,500 Water Tap Fee, if applicable.
- \$5,000 Damage & Performance Deposit.

FINAL PLAN REVIEW Checklist:

This Checklist is to be completed by the Applicant and submitted via email with an electronic multi-page .pdf copy of all below submissions for the Design Review Board's consideration and preliminary review. When the DRB's Design Consultant has determined that the electronic submission is substantially complete, 24"x36" paper copies of the submittal will be requested. The DRB will schedule a Final Plan Review meeting with the Applicant to discuss key issues and (if requested in advance) review corner stakes and story poles on the project's site. The project's General Contractor may attend if already selected.

- Completed Final Plan Review Checklist (all below items).
- Variance requested? If yes, submit documentation.
- An electronic multi-page .pdf copy of all below submissions.

Stirling Ranch - Design Guidelines

- Two (2) paper drawing sets, printed at 24" x 36" of all below drawings. (DRB requests these paper sets are delayed until preliminary review confirms the submittal is substantially complete.)
 - Architect's signature on 24x36 sets.
 - Landscape Professional's signature on 24x36 sets.

- Consultant List (typically on a Cover Sheet).
- Site Plan - showing 2'-0" contours.
 - Elevations with Existing and Proposed grades.
 - Indicate reference elevation for floor plans, elevations, sections, and structural plans.
 - Driveway alignment within easement, minimize impact.
 - Adequate parking.
 - Patios and Outdoor Spaces – size and materials.
 - BBQ & Fire Pits contained and approved.
 - Entry gates or monuments.
 - Exterior Mechanical Equipment shielded.
 - Solar panels located sensitively.
 - Site Drainage within Building Envelope.
 - Utility Line locations.
 - Utilities underground and within easement unless approved.
 - Exterior water meter location.
 - No fencing, or, if proposed, is per Guidelines.
 - If proposed, dog kennel is within building envelope and is only for one dog.
 - Address & Name signage text area is less than 4 SF.

- Landscape Plan.
 - Disturbed areas will be revegetated.
 - Species are per Guideline Appendix A.
 - 10 minimum new 2" caliper trees, 10 min. new shrubs.
 - Screening trees and shrubs to be irrigated.
 - Maximum 3,000 square feet irrigation.
 - If proposed, water features that do not use Stirling Ranch water system.
 - Landscape design accounts for required wildfire management per guidelines.

- Geotechnical report.

- Floor Plans.

Stirling Ranch - Design Guidelines

- Structure is >2500 SF and <7500 SF.
- Maximum 1 wood-burning stove.

- Roof Plans including Materials, Chimney size, drainage (gutters, downspouts), and Solar Panels, if any.
 - Roofing material is Class A for fire mitigation.

- Exterior Elevations.
 - Elevations are varied and articulated.
 - Roof has variations and harmonizes with surrounding.
 - Building Form and Massing follows natural contours, minimizes impact to surroundings.
 - Doors & Windows integrate with home, minimize unbroken walls, and provide visual interest.
 - Reference elevation information on plans, elevations, sections.
 - Indicate dashed line of maximum allowed roof height from existing grade per Garfield County Code.
 - Solar Panels - If any, indicate proposed angle, mounting location, and extent.

- Building Sections.
- Exterior door and window schedules.
- Architectural details
- Exterior lighting locations indicated on lighting drawings or on site plan, floor plans and/or exterior elevations.
 - Exterior building mounted & landscape lighting fixture specifications submitted to indicate wattage & design of fixture that utilize full cut-off design to be dark sky compliant.
 - No exterior lighting outside Building Envelope. (Exception: one at entry drive / address marker.)

- Structural plans and details.

- Exterior Color and Material Sample Board. (DRB may accept photos vs. physical samples)
 - Finish materials & colors harmonize with surroundings.
 - Bright colors are used sparingly.
 - Copper & other metals are non-reflective and “weathered” or treated prior to use.
 - Chimneys, vents, grills, etc will be painted or treated to integrate with the design.

Stirling Ranch - Design Guidelines

- Resource Conservation strategies are part of this design. (LEED or other program.)
 - Solar Thermal system is proposed & documented to be harmoniously integrated with the building or site.
 - Photovoltaic Solar Panel system is proposed & documented to be harmoniously integrated with the building or site.

 - Construction Management Site Plan is provided and indicates:
 - Construction Management Fencing around construction.
 - Locations for Delivery and Staging of construction materials & worker's vehicle parking.
 - Contractor's letter indicating Construction Schedule.
 - Contractor's letter confirms no pets or firearms are allowed on construction site.
 - Verification of Builder's Risk Insurance. May be provided by General Contractor or Owner.
-
- Corner Stakes & Story Poles (only required if requested by DRB due to evolution of design since Schematic Design Review Approval).

Stirling Ranch - Design Guidelines

Appendix D

Signed Acknowledgement of Design Guidelines

By signing this declaration, the Owner of Lot # _____ acknowledges that Stirling Ranch's Design Guidelines document, in addition to the Ranch's Declaration of Protective Covenants, details the process by which proposed property improvements may be reviewed and approved, or approved with conditions, by the Stirling Ranch Design Review Board.

Owner also acknowledges that the intent of the Design Guidelines is to:

1. Protect the natural ecosystem to the extent possible.
2. Minimize the visual impact of site development on roads and other homesites.
3. Preserve the view corridors.

Owner further acknowledges that the submittal process for Schematic Design Review and Final Plan Review phases typically requires working with design professionals to document proposed property improvements. Specific questions about this process can be directed to the Design Review Board's Design Consultant, or to the Owner's project Architect, who may serve the Owner as the primary Applicant during the submittal phases.

Lot # : _____

Owner's Name(s): _____

Owner's Email(s): _____

Owner's Signature: _____

Date of Acknowledgement: _____

Stirling Ranch - Design Guidelines

Appendix E

Dates and Attendees of Meetings / Site Visits

(To be recorded by Stirling Ranch DRB.)

Pre-Planning Meeting

Date:

Attendees:

Schematic Design Review Meeting

Date:

Attendees:

Date of Schematic Design Review Approval:

Final Plan Review Meeting

Date:

Attendees:

Date of Final Plan Review Approval:

Pre-Construction Conference (preferably with Owner, Contractor and Architect)

Date:

Attendees:

Poured foundation, in compliance with approved design.

Date:

Attendees:

Building has achieved dry-in, in compliance with approved design.

Date:

Attendees:

Before Certificate of Occupancy

Date:

Attendees:

Date of DRB Certificate of Compliance:

Other – list purpose, etc.

Date:

Attendees: