

San Juan Ranch Design And Building Requirements

Rules and Regulations

San Juan Ranch Partners Limited (Declarant), the owner of 100% of the outstanding votes of San Juan Ranch Owners' Association pursuant to the Declaration of Covenants, Conditions and Restrictions of San Juan Ranch, San Miguel, Ouray, and Montrose Counties, Colorado (hereinafter referred to as "Covenants"), specifically Article V, Paragraph 3, of the Covenants, hereby promulgates and approves the following rules and regulations to govern the architectural control process.

I. General Requirements All improvements, construction, landscaping and alterations on any lots within San Juan Ranch shall conform and harmonize with the surroundings and with other structures as to design, materials, color, siding, height and all other design features. The seclusion and view of and from each lot shall be protected insofar as is reasonably possible and practicable. All development in San Juan Ranch shall endeavor to protect and preserve the visual character of the property and the wildlife using the property and shall preserve and maintain the wetlands and wetland vegetation in San Juan Ranch. The building form, as well as materials and colors used on the outside of buildings or structures, shall be in harmony with the architectural design of other structures within San Juan Ranch. Buildings and structures shall be located within the defined building envelopes specified for each lot to blend with topography and finished grade elevations. Landscaping shall be consistent with and harmonize with the natural setting and native trees, and other vegetation within or adjacent to lots in San Juan Ranch.

In general, the intent and purpose of these rules and regulations is to insure that the highest level of quality in land use and development pervades all aspects of San Juan Ranch. This is absolutely essential to the success of the area and will result in a truly first-class rural residential community.

II. Design Guidelines

A. Site Evaluation:

1. The initial step in any building design is an evaluation of the site. The objective of site evaluation is, within each defined building envelope (as set forth on the San Juan Ranch Plat), to identify the site's problems and opportunities, which include, but are not limited to:

- a. Land mass features (e.g. ridges, buttes, slopes, stream, etc.)
- b. Existing vegetation
- c. Prevailing storm winds

- d. Sunlight patterns
- e. Existing access and circulation

2. The site evaluation should make use of such professional consultants including architects, civil engineers, soils engineers, landscape architects, solar consultants, geologists and other specialists, as required. It should draw on topographic surveys, site photos, soils reports and any other documentation helpful to forming an accurate picture of what the site's real condition consists of. All site evaluation materials should be submitted to the DRB.

B. Site Development Major Issues:

1. Preservation of Significant Land Features

Each site at San Juan Ranch has its own unique land form features. Whenever possible, these existing features should be preserved and reinforced by any construction. Where applicable, all historic structures and homesteads on the site shall be left in their current condition unless the owner intends to restore the structure(s) to their original condition.

The objective is to fit the buildings to their sites in a way that: (i) leaves the natural massing and features of San Juan Ranch and (ii) treats the buildings as an integral part of the site, rather than isolated objects at odds with their surroundings.

2. Preservation of Existing Site Vegetation

Existing concentrations of vegetation are one of San Juan Ranch's amenities and an important part of its ecosystem. Whenever possible, these concentrations should be preserved and reinforced by new construction. The objective is to build on what exists, adding new vegetation that is compatible with indigenous plant life. It is required that all alterations of the natural landscape be revegetated whether or not construction ultimately occurs at the site.

3. Preservation of Significant Views

Two kinds of views are important at San Juan Ranch: (i) those that owners have from their sites, and (ii) those that owner's have through other owner's sites to features beyond. Both kinds of views should be preserved. The objective is to create as many opportunities for views as possible within the constraints posed by the (i) site itself, and (ii) these rules and regulations.

4. Location of Construction

- a. New buildings and other construction should be placed on their designated sites in a way that creates a carefully scaled relationship between buildings and site features.
- b. The objective is to give each building a sense of unity with its site and surroundings, and to scale each building so that it does not dominate the site. Where possible, buildings should be fitted into existing tree masses and land forms. Where this is impossible, building should be placed at the periphery of tree or land masses, overlooking open spaces. Buildings should be grouped whenever possible, to minimize their disruption of this edge. Where neither of these alternatives is possible, buildings may be placed out in the open. Where open meadow construction occurs, it is important to use building massing and landscaping as tools for relating the development to the natural features of the area. In particular, clustering is recommended as a means of reducing the buildings' impact on an open site.

C. Major Architectural Design Guidelines:

1. Building massing, envelope, roofscape and site relationship should emphasize:

- a. human scale;
- b. the avoidance of allusions to "alpine" (implying Swiss Chalet and A Frame architecture) and all other building forms foreign to the area;
- c. the avoidance of allusions to "mineshaft" architecture (for example, the Lewis Mine) and other industrial building forms even if indigenous to the area;
- d. proximity to the ground - so that the buildings "hug" the ground, rather than dominate the site; and
- e. adaption to the site in every possible way, responding to its severe climate, terrain, pattern of shade and sunlight, trees and vegetation, etc.

2. Scale of Buildings

Each owner shall have the right to construct one residential dwelling along with accessory buildings, including a caretaker's unit, upon a platted Lot. No primary residential structure shall be constructed on any Lot, the habitable

floor space of which, exclusive of basement, decks and porches, is less than 2,500 sq. feet. No guest house shall be more than 50% of the habitable floor space of the primary structure.

It is important that the massing of buildings at San Juan Ranch be scaled in such a way that they relate to the people living there and harmonize with the area and its natural features - particularly when buildings are located at tree or land mass edges or in the open. The objective of this requirement is to ensure that the buildings do not become overpowering. Changing the plane of walls, changing direction and some variety in the roof form gives variety and visual interest.

- a. No unbroken expanse of building mass can exceed 90 feet. When the 90-foot limit is reached, one of the following must occur:
 - i. The building mass must bend;
 - ii. The wall line must be offset a minimum of 10 feet;
 - iii. The roof line should shift up or down at least 10 feet, or take on a different ridge alignment.
- b. Height Regulations

No building or structure shall be placed, erected or altered in San Juan Ranch which exceeds more than two and one-half stories, and no such building or structure shall be permitted which rises more than twenty-five (25) feet, both of which restrictions shall be measured vertically from the average grade level of the building footprint according to the site plan thereof. In addition, no such building or structure shall be permitted which rises more than thirty (30) feet at any point in the structure. The objective of the DRB with respect to this regulation is to break up the structural facade presented to a downhill viewer.

3. Roofscape

a. Roof Slopes

Roof shape is a major element of building form, and one of the most important contributors to a human scale. The slope of the roof is one determinant of this scale. Roof Slopes should be between 5/12 and 12/12. Roofs with greater or lesser slope will generally be prohibited, unless there are compelling reasons for their consideration.

b. Roof Descent

Roofs should not descend closer than seven feet to the ground. It should be clear, when looking at the building, that the function of the roof is to provide a covering for the building, and not to become a major element in the building's horizontal massing (i.e., the roof is not to be a substitute for a wall). Roofs descending from the ridge of the predominate main roof must have the same slope, however they need not be the same length.

c. Roof Overhangs

Roof overhangs protect walls and wall openings from rain and snow and contribute to a building's character. Roofs should overhang walls a minimum of 12".

d. Roof Assembly

It should be kept in mind that building in snow country requires special engineering and considerations that should be incorporated into the home design.

e. Roof Surfacing Materials

i Roof surfacing materials are important as a means of blending the new construction to the existing character of the area. Careful selection of these materials can help to relate the buildings to its surroundings, the wrong color and texture can make the building garish and distracting. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that blend the building with its site and its climatic conditions and which are also functionally appropriate.

ii The following metals can be used without coating or other finish as roof surfacing materials:

- + Copper
- + Zinc
- + Terne
- + Kor-ten steel

- + Slate
 - + Treated wood shakes/shingles
- iii The following metals can be used for roof surfacing if color coated with an approved color:
 - + Aluminum
 - + Steel
- iv The following masonry tiles may be used as roof surfacing materials if of an approved color:
 - + Ceramic tiles
 - + Concrete tiles
 - + Slate
- v Sod roofs may be used under certain conditions. Note, sod roofs require continuing maintenance.
- vi The following materials and colored metal roofs may not be used to surface roofs:
 - + Asphalt-composition shingles
 - + Reflective metal
 - + Blue, red, silver, or other brightly colored roofs. All other colors are subject to DRB approval.
- vii Roof murals are not permitted.
- viii All roof flashing must be of a color harmonious with roof and upper wall surfacing.
- g. Dormers can be placed at the roof eave or within field of the roof.
- h. Snow diverters and retainers may be a necessary installation on roofs. They should be handled as an integral part of the roofscape.
- i. Skylights can be placed flush against the roof or up to one foot above the roof's surface. Skylights higher than one feet above the roof plane, or placed at an angle with the roof plane, should be avoided. Skylights should not extend

to the eave line.

- j. Chimneys made of wood, stucco, concrete and masonry-finished flues are permitted. A flat top is preferred, and side venting of the flue (with a flat cap and spark arrestor) is recommended.
- k. Solar collectors shall lie flat on pitched roofs. This slope may exceed the recommended slope under the guidelines Roof Shape with DRB approval.
- l. Sunshade devices like awnings, screens, trellises, etc. may be used if in conformance with wall material and color guidelines.

4. Walls:

- a. Continuing the lower wall to the ground - The sense or impression of a building should be that its walls continue down to the ground to give a feeling of solidity and repose, and that undue "chewing out" or eroding of the building form should be avoided.
- b. Protected Lower Wall - The lower portions of exterior walls should be protected from extreme weathering and staining as a result of snow accumulation. Snow accumulation varies throughout San Juan Ranch. Generally, the lower two to four feet (though at some locations the lower 8+ feet) of exterior walls should be surfaced in materials such as:
 - i Concrete block with stucco finish
 - ii Concrete with an exposed aggregate, bush hammered or sandblasted finish, or with a stucco dash coat
 - iii Stone
- c. Upper Wall Materials - The upper wall materials should convey a sense of human scale and warmth, and the character they convey should be rural rather than urban or industrial. The upper wall material can differ from that of the lower portion of the wall, or be of the same material.

Upper walls can be surfaced in the following materials:

- i Stone
- ii Concrete block finished with stucco dash coat
- iii Concrete or slate tiles
- iv Wood shingles, wood siding, logs
- v Stucco or wood framing

The upper wall may not be made of the following materials:

- i Brick
- ii Plastic siding
- iii Aluminum siding
- iv Steel siding
- v Simulated stone or brick
- vi Asphalt or hardboard siding
- vii Cedar or redwood plywood, stained or painted

- d. Number of Exterior Wall Materials - Changes in wall material can lend visual interest to a building; too many changes can make the wall visually-discordant. The objective should be to create walls that are interesting, but not in competition with their surroundings. Walls can be surfaced with one to three different materials.
- e. Color Palette - Exterior wall colors should harmonize with the site and surrounding buildings. Accent colors on wall surfaces can enliven buildings, however their location should be confined to entries and gathering points. Accents should not jar the overall harmony of the area.

On exterior walls, the predominate tone should tend toward warm, earthy hues - whether for the natural patina or weathered color of the wall surface itself or the color paint, stain or other coating. Bright and dramatic colors can be used for accent on exterior wall areas hidden from general view.

- f. Wall appurtenances can help enhance the functioning of windows and doors, and lend visual interest to the building facade. They can also strengthen the relationship between a building's interior and its exterior surroundings.
- g. Balconies, like other wall appurtenances, should be simply

designed. Importantly, they must respect the guidelines for wall openings - long vertical or horizontal bands of balcony space are discouraged. Balconies must be designed to prevent snow accumulation, interior leaks, or the build-up of icicles. They should be located so neither snow nor ice falling from them can endanger passersby.

- h. Bay windows and flower boxes should be designed in a simple and direct manner.
- i. Window and door shutters are useful in protecting building entries and openings. They should be operable, and made of wood. Their design should be simple and straightforward, without undue decoration.
- j. Wall Openings - Window, door and porch openings are an important element of a building's form and appearance. It is important that the walls of buildings give the impression of thickness and substance. Door openings separate two completely different climate conditions. Door openings should be protected from the wind and from overhanging or drifting snow. Vegetation, fences, extended walls, roofs, and other features of the site or building can help shelter people in the vicinity of building entries. Where possible, doors should open onto exterior areas that receive sunlight.
- k. Windows may be constructed of wood or of wood covered with color-fast vinyl or aluminum. Metal or metal covered windows must be coated with an approved finish.

5. Screening Service Areas

- a. New construction often includes: service areas; garages and other parking areas; storage sheds; mailbox areas; places for garbage; snow equipment sheds; outbuildings for mechanical or electrical equipment; solar collectors; etc. These things often detract from an otherwise well-designed site, and need to be dealt with in a way that keeps this from happening. They also need to be placed so that they can be easily accessible to the people who need to use them. Garage, open parking and mechanical sheds, if placed away from main buildings, should be shielded from view by vegetation, fences and building forms.

- b. The objective is to design and locate these service areas so they function well and do not become an eyesore to fellow owners. They should be adequately screened, placed whenever possible away from other site uses. Screening can be accomplished using vegetation, fencing or building placement.

6. Sunlit Exterior Spaces

In San Juan Ranch, it is critical that attention be paid to patterns of sunlight in planning exterior spaces in relation to buildings. Places that are mostly in shadow will be relatively cold and unusable, while places that enjoy winter sunlight will get used. The objective is to create exterior spaces around buildings that will be used, so it is important that these be placed to get as much sunlight as possible over the course of the day.

Architects and owners should remember that:

- a. buildings, vegetation and land forms can cast shadows and block sunlight;
- b. the surfaces of buildings play a big role in reflecting sunlight into adjoining exterior spaces (color and choice of materials are important in this regard);
- c. building faces reflects sunlight into open space; and
- d. careful consideration given to shadows cast by buildings, fences and trees.

7. Night Lighting

- a. Good night lighting is essential for safe movement - however good lighting is often equated with large amounts of lighting, which can detract from site quality by obliterating night views and interfering with people's rest.
- b. The objective is to provide night lighting discretely, illuminating only what needs to be lit. In general, light sources should be shielded and directional. Bright lighting of large areas should only occur where absolutely required by safety considerations.
- c. Every submittal for review by the DRB should include an indication of how night lighting is to be provided. This should be shown in plan, with accompanying specifications

and any other material necessary to make an evaluation by the committee possible.

8. Fences and Walls

Fences and walls may be used where they make sense architecturally and functionally. Materials used for walls and fences should be limited to stone and wood. If stone is used it should be of the type found in the Telluride region and set in a random pattern, preferably in conjunction with wood. In no event should the impression be that of a brick wall with precise levels and angles. Use of barbed wire is strictly prohibited.

Perimeter fences of entire Lots or portions of Lots is permissible, but is restricted to either an snake fence constructed with Aspen logs or lodge pole fence with three horizontal cross beams (similar to that used by the Double RL ranch).

9. Retaining Structures

Retaining structures should make use of natural material such as boulders, rocks, logs, wood timbers and/or concrete with rock facing.

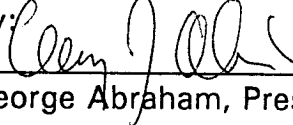
These Rules and Regulations were promulgated and adopted by San Juan Ranch Partners Limited, acting as San Juan Ranch Owners' Association on August 18, 1993.

SAN JUAN RANCH PARTNERS LIMITED

A Colorado Limited Partnership

By: San Juan Development Partners Limited, General Partner

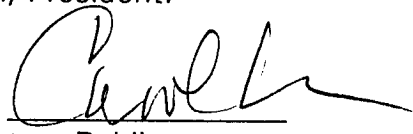
By: San Juan Ranch Development Corporation, General Partner

By:  PRESIDENT
George Abraham, President

State of Colorado)
)ss.
County of San Miguel)

The Foregoing San Juan Ranch Design and Building Requirements, Rules and Regulations was acknowledged before me this 18 day of August 1993, by San Juan Ranch Partners Limited, A Colorado Limited Partnership, by San Juan Development Partners Limited, general partner, by San Juan Ranch Development Corporation, general partner by George Abraham, President.

Witness my hand seal.
My commission expires:
20-4-93


Notary Public

