

SELLERS CREEK RANCH

DESIGN GUIDELINES AND REVIEW

Introduction

Since the turn of the last century American Families have moved to Colorado in hopes of finding new opportunities and fortune.

As settlers migrated westward, they were drawn to the Castle Rock area for its' remarkable beauty, but soon realized that the surrounding area had much more to offer. While the railroads and stone quarries bolstered the local economy, the area also possessed a richness in agriculture and grazing. As stated by the Rocky Mountain News in the spring of 1874, Castle Rock was one of the most picturesque points in the whole territory-adding to the charm of the natural scenery a proper geographical location, with all the surroundings necessary to make a thriving attractive town.

Since that time a few families have continued to homestead the majestic ranchlands surrounding Castle Rock, and in the process have secured a family legacy. With the development of Sellers Creek Ranch, we invite you to actively participate in the preservation and enjoyment of the town's rich historic origins and charm.

Located just 5 miles southeast of Castle Rock, Sellers Creek Ranch possesses its' own special character. This development is sensitively designed to offer 30 families an unique opportunity to enjoy rural lifestyle surrounded by a open space preserve. The carefully selected home-sites occupy 133 rural acres directly adjacent to 371 acres of open meadows, wooded rolling hills and majestic landforms. Cattle grazing is proposed to continue on the eastern portion of the property. All open space areas shall be protected and controlled by a conservation easement. The purpose of this easement shall be to preserve the sites' natural and scenic resources in perpetuity, by limiting development to just enough residences to create a community capable of sustaining continued preservation year after year.

To assist members of the community in the design of their homes, Sellers Creek Ranch has established a set of Design Guidelines and Regulations to shape the architecture and landscapes to be built. The underlying objective is to produce a community identity- one that is unified but still diverse- to create architecture and landscapes that celebrate and enrich the ongoing history of the region and the land.

These Design Guidelines respect and enhance the environment and character that make Sellers Creek Ranch unique. The guidelines are based upon several strong principals:

- The architecture of residences and other structures will be composed of design elements that recede rather than attract attention.*
- Building placement and form shall respond to the surrounding land forms and vegetation, and shall incorporate design methods which soften the demarcation between structural and natural elements.*
- Homes and other structures shall be low in profile.*
- Buildings and structures will be primarily constructed of natural materials found within the region and with the intent to last several lifetimes.*
- A consistency between design elements, such as fences, gates, signs, lighting, walls and other elements.*
- Roads and other structures will minimally disturb the site and the adjacent ranching uses.*

Every parcel has a clearly defined Building Envelope, referred to as a 'Homesite'. All built improvements, except the access driveway, underground utilities and approved drainage structures must be located entirely within the 'Homesite'. In most cases the balance of the parcel, referred to as the 'Open Space', is covered by an open space easement and cannot be used for any improvements other than those identified above.

Homeland locations were determined by analyzing the specific characteristics of each Parcel to preserve the overall dominance of the natural setting and to fit buildings into the natural landscape. Each Homesite contains a centroid that suggests a preferred building location. However, an alternate location may be chosen and evaluated by applying the following objectives:

- *Protecting valuable environmental resources;*
- *Protecting view corridors from other properties and/or other key locations within Sellers Creek Ranch;*
- *Optimize views from the house;*
- *Protecting and utilizing distinctive natural features-trees and other vegetation, ponds, streams, rocks, and topography;*
- *Blending man-made improvements into the topography and vegetation;*
- *Avoid highly prominent sites and ridges;*
- *Maintaining existing drainage patterns;*
- *Avoiding steep slopes or other geologic conditions; and*
- *Responding to the varied microclimate differences within Sellers Creek Ranch.*

Those portions of the Parcel located outside the Homesite, referred to as Open Space, will remain essentially in their natural state and be subject to an Open Space Conservancy.

Purpose and Objectives of the Development

These Design Guidelines will ensure that the potential of Sellers Creek Ranch is realized, and the Master Plan is completed as conceived. The Design Guidelines promote architectural coherence and a sense of community throughout. They guard against intrusions of views, other forms of visual pollution and disruption of the adjacent ranch activities.

The Design Guidelines are intended to provide guidance to everyone involved in development, new buildings, new additions, accessory structures, site work and landscaping, as well as any subsequent changes or alterations to previously approved plans.

At communities across the nation, Design Guidelines have proven to enhance and maintain property values. These design standards will forever protect the very qualities that attract you to Sellers Creek Ranch.

Architectural Guidelines

The intent of the Sellers Creek Ranch architectural guidelines is to encourage a diversity of design solutions and at the same time produce a unified and harmonious community that reflects the rural character, natural landscape and landforms. The architectural character of Sellers Creek Ranch should draw on the intrinsic values, reflecting upon the lands historic use. The careful use of deep wrap around porches and columns, roof areas broken by dormers, hip roofs and the use of stone as a structural part of the home are all elements which capture the spirit.

Building Form

Sellers Creek Ranch has two distinct landscape zones; a grassland zone, and a woodland zone. In order to build in harmony within each zone, and to give a sense that the materials have come from the site, structures in each zone shall have different design criteria. However, specific design criteria recommended for both zones includes:

- *Colors and materials that blend the structure into the natural landscape and minimize visual impacts.*
- *Use of hipped, gable and/or shallow pitched roof forms.*

In the grassland zone, buildings must respond to the open and highly visible context of the surrounding meadow. There will be limited number of mature trees to “anchor” building forms to the landscape, and therefore other devices such as stone foundations and low horizontal buildings will be appropriate to visually unify the buildings to the site. This can be achieved by minimizing the use of tow story wall and stepping the house form down at the perimeter. The use of porches, dormers, balconies and decks as extensions of buildings will help maintain a low-scale form. In addition, it is recommended that the building forms of primary residences be broken down into smaller forms, avoiding monumental or monolithic structures.

In woodland zone, scattered specimen trees or groups of trees will provide a opportunity to “anchor” buildings to the landscape. Home sites within this zone have been created within clearings. Therefore the building shall respond to their surrounding curtain of vegetation, blending into the backdrop of trees. When buildings and landscape modifications are less visible, owners will have more flexibility in meeting the intent of the Design Guidelines.

Design Review Committee

A Design Review Committee (DRC) will administer the Design Guidelines. More than a regulatory body, the DRC helps you and your consultants interpret the Design Guidelines and develop creative responses. The DRC does not dictate taste or advocate particular design solutions. Instead, the DRC oversees the preservation of the rural character within Sellers Creek Ranch.

The DRC strives to:

- *Avoid harsh contrasts in landscapes.*
- *Fosters harmony between buildings and their sites and among building themselves.*
- *Encourage high quality design which creates a unique character and compliments the architectural heritage of Castle Rock.*

All builders must attend at least a minimum of three architectural review meetings with the DRC. The meetings are as follows:

- *Preliminary Review*
- *Sketch Plan Review*
- *Final Plan Review*

Builders must receive a letter of approval from the DRC stating that the submitted plans and materials have been reviewed and approved by the DRC, prior to commencement of construction.

The following pages provide standards regarding the design of architecture, landscaping and site design. The DRC may allow exceptions or modifications when you can demonstrate that changes reflect the spirit of the Design Guidelines. The Design Guidelines may occasionally be amended. When contemplating changes to your property, you should obtain the most recent issue of this booklet

1. Residential Mass, Form & Scale

Statement:

Within residential communities and neighborhoods, building mass, forms and scale play key roles in developing design continuity and defining "street scene". The design and articulation of building form and facades provide the foundation of visual interest and variety within the "street scene".

Criteria:

- A. *Building masses should be appropriate relative to both size and setbacks, which may require innovative and "stepped" designs that place greater height and mass away from the streetscape.*
- B. *Masses of buildings should be broken up to reduce apparent scale, provide visual interest and depth, and achieve more articulated forms. "Box-like" designs are not appropriate.*
- C. *Designs should incorporate visually heavier and more massive elements at their base, with lighter, less massive elements above the base components. A second story, for example, should be proportionate and not appear heavier or to have greater mass than that portion of the base supporting it.*
- D. *Heights of buildings should be "stepped down" toward edges when possible to aid in the transition between buildings and to create "human" scale.*
- E. *In walk-out situations, unbroken, three-story masses are discouraged and should be avoided when at all possible.*
- F. *Vertical and horizontal elements should be used in contrast to one another, such as using chimney stacks, etc., to counterbalance strong, horizontal façade elements. Another example would be a generous roof overhang with rich fascia detailing to contrast with strong vertical elements.*
- G. *Recessed and projection design elements should be used to increase shadowed effects. Opportunities for these include roof overhangs, bay and boxed out window treatment, chimney stacks, covered decks, porches and entries, and stepped foundation masses .*
- H. *Consistent and complimentary treatments should be used on individual facades of buildings. This is especially important at places where buildings are highly visible such as at major circulation routes, frequently-used open spaces (amenity areas, hiker/biker trails, etc.) or when placed prominently against hillsides and skylines. Front, side and rear elevations should share common articulation features, detailing, and materials.*

- I. *Creative entry treatments should be used and other focal points created (such as porches, balconies, dormers, and shutters, if appropriate) with architectural elements selected from a vocabulary consistent with the overall design concepts.*
- J. *Variation in the building footprints should be incorporated into the design.*
- K. *Contrast and depth should be achieved through exterior selections that emphasize a dominant building material but include contrasting and complimentary materials, detailing, and colors. Transitions between materials should be detailed appropriately to the materials being used and should have a visual, as well as structural, logic. Materials with varying textures and depths should be used.*
- L. *Simple lines should be used, and incongruous angles are discouraged.*
- M. *Excessive façade trim on window and door assemblies can result in a busy, cluttered appearance and should be avoided.*
- N. *All garages shall have side load doors and setbacks.*

2. Roofs:

Roofs should be carefully designed to color, shape and texture to help integrate the buildings with their settings. Gable, hip or shed type roofs are required for all large visible roof surfaces. The use of dormers and other devices to break up large roof expanses are encouraged. Flat roofs are discouraged, but may be allowed in small proportion in inconspicuous areas. Mansard roofs are not permitted within Sellers Creek Ranch.

Specific roof guidelines are as follows:

- A. *Roof slopes shall be no shallower than 4:12. In general, shallower roof pitches should be used in grassland areas, while steeper roof pitches are more appropriately used in woodland areas. All roof pitch exceptions are subject to DRC approval.*
- B. *Roof materials shall be Class A fire rated, non-reflective, and utilize subdued earth tones.*
- C. *Long roof overhangs are encouraged, especially where shading of windows is needed.*
- D. *Oxidized copper or rusted metal roofs may be appropriate on certain styles of architecture.*
- E. *Rooftop equipment and large vents are to be grouped and concealed in chimney-like structures that are an integral part of roof or wall design.*
- F. *Skylights are to be located, detailed and/or screened, so that the reflections from their surfaces are not visible from off-site. Solar panels are not permitted within Sellers Creek Ranch.*
- G. *Flashing, gutters and downspouts are to be minimized. Where required, they are to be constructed of durable materials, such as pre-painted steel or copper, which will attain their finish or weather to colors that blend with adjacent walls and roofs.*

3. Exterior Design Elements

Statement:

Appropriate exterior design elements and details integrated into architectural design are desirable to enhance overall building appearance and provide visual interest, relief, and richness. Elements should be proportional to the building scale as well as to “human” scale. Each element should help to unify the overall composition with regard to forms, textures, and proportions.

Criteria:

- A. **Recessed and projected elements** are encouraged to achieve more articulated and visually interesting forms. Use of these elements can also provide cohesive and consistent relationships between indoor and outdoor spaces.
- B. **Chimneys** are strong roof elements that punctuate rooflines, sculpt wall surfaces, and add architectural interest. Specific criteria include:
 - 1. Masonry materials are preferred for chimney stacks (brick, stone, stucco).
 - 2. Proportions and materials should give chimneys a substantial and stable appearance.
 - 3. Gas fireplaces box-outs and direct-vent applications should be handled in an appropriate architectural manner and should not have the appearance of being “tacked on” in any manner.
- C. **Covered entryways and outdoor living areas**, including front porches, patios, decks and balconies, are encouraged to provide gracious transitions to outdoor areas as well as being important architectural features in a building’s overall composition. Specific criteria include:
 - 1. The size of the porch, deck, patio, or balcony should be compatible with human scale and proportional to the size of its base structure.
 - 2. Porches, patios, decks, and balconies in general, should be compatible with the architectural character of a design as well as with the massing. These elements should be “nested” into the design when possible and become part of the architecture. Elevated decks should not look as though they are “tacked on” or an afterthought, but rather utilized as an architectural element in the overall architectural composition.
 - 3. Materials and colors of all elevated decks shall be consistent with or complimentary to the main residence.
 - 4. Elevated balcony and deck columns and support posts must have substantial mass, with visual substance. Proportions must be proper on these vertical elements. Vertical elements must look as though they can visually support the structure above them. In general, a minimum 6”x 6” column must be used and built up with detailing to a minimum of 10” x 10” unless otherwise reviewed and approved by the DRC. Stucco, stone, and brick-veneered vertical elements are strongly encouraged. It is strongly recommended that deck and patio designs be submitted as early as possible to avoid any miscommunications or intents.
 - 5. Masonry columns at rear elevations of walk-out situations should be proportional to any three-story building mass, and character and detailing consistent with the proposed architectural style.
 - 6. Stairways, in excess of 6 risers, providing access from decks to lower yards shall be offset or interrupted with a landing. Full run stairs are not allowed.
- D. **Roof overhangs, fascia, and soffits** are very important exterior design elements. Roof overhangs are important with regard to their aesthetic quality as well as their practical functions. They create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater in conjunction with gutters and downspouts. Specific criteria include:
 - 1. Overhangs should be proportional to the sizes of roofs, roof pitch, and the height of the subject-building façade. Larger roof areas, shallow pitches, and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhangs. Aesthetics and detailing should be a main influence in this determination.
 - 2. Generally, overhangs should be a minimum of 12” unless design styles and treatments (such as built-up frieze bands and details) require alternative solutions. These will be reviewed on a case-by-case basis in context with the entire architectural composition.
 - 3. Heavier and more substantial fascia and soffit details are desirable in keeping with the regional and indigenous theme desired.
 - 4. Fascia and soffit detailing should be proportional to the size of overhangs and roof pitches utilized and in keeping with the architectural character.

5. *A minimum 8" width is required for fascia boards or some comparable combination of build-up and relief boards.*
- E. Columns and supports** are important elements of the architectural image of a building. Their architectural presence includes their scale in relation to the building as well as to what they support and their general character and detailing. Specific criteria include:
1. *Column proportions should be consistent with any involved entryways, porches, and roof areas. Columns set on larger, more massive bases help transition these design elements to the ground plane.*
 2. *Tapered columns should have a minimum base diameter of 24" and boxed-out columns should also minimally be 24" x 24". Grouping of columns is encouraged.*
 3. *Column character and detailing should be consistent with the proposed architectural style. Brick columns at entryways and front elevations, for example, should have detailed coursing to break up the apparent height of the column.*
- F. Windows** are obvious important exterior design element. Specific criteria include:
1. *Window should be placed (location, height and orientation) to respect the privacy of adjacent residences as well as to enhance interior spaces with regard to view and adding to overall building character.*
 2. *Window and door heads, and assemblies of multiples of both, should have a logic to them and be integrated into the overall architectural composition. Generally window and door heads should have a consistent height, unless specific designs demand otherwise (reviewed on a case-by-case basis).*
 3. *Proportions and forms of window and door openings should reflect human scale and compliment rooflines, eaves, and soffits.*
 4. *Trim treatments for specialty windows should be consistent and/or complimentary with trims on standard windows. Windows with distinctive shapes, sizes, or details (such as divided glass, arches, and bays) should be considered to compliment the form and massing of structures.*
 5. *Window types of the same manufacture and series should be used whenever possible and are encouraged to be consistent with the level of housing being designed and built.*

4. Exterior Walls & Finishes

In general, building materials should compliment the surrounding landscape and help to blend buildings and new improvements with the site. Exterior wall materials are to be authentic and closer to their natural state. Exterior materials selection shall be limited to three types, with one material clearly dominate over the others. Avoid strikingly high-tech materials; rather use materials with a natural texture. Stone, wood, masonry and stucco can be combined with heavier materials located at the base of the foundation.

Incorporate the carefully articulated use of wood siding, logs, stone, rocks or stucco into residential architecture. Be sensitive to appropriate mass and scale. Make secondary elements such as entrances, chimneys or screen walls expressive to add interest and distinction.

The use of tone must not appear contrive, but rather clearly a structural element of the home. Any stone lay-up will be subject to DRC approval. Samples shall be submitted for initial review and a sample panel demonstrating the stone installation will be constructed on site and approved at the time of final review.

1. *Façade materials must be continued to with 8" of finished grade on all elevations, eliminating large areas of unfinished foundation walls.*
2. *Masonry materials should end on inside corners or built-out columns. When masonry veneers are used, designs should create impressions of substantial mass and not a "wallpaper veneer" application. Veneers should always wrap corners and have logical and proper terminations.*
3. *Sufficient, logical and proper trim details should accompany any change of materials.*
4. *Exterior wall colors should be compatible with individual sites and adjacent buildings*
5. *Natural, earth-toned colors should be utilized.*
6. *Accent colors should be used logically and are encouraged.*

7. *Trim colors should accentuate roof forms and window and door openings*
8. *Entry monumentation and driveway treatment designs are encouraged to be integrated into overall architectural and landscape compositions of proposed residences (to be reviewed on a case-by-case basis).*

5. Specific Criteria and Requirements :

- A. Grading and Drainage:** *Sellers Creek Ranch seeks to preserve the natural topography and maintain a delicate natural drainage system. Lots have been located to minimize grading, erosion control, sediment transport and avoid disturbances of existing vegetation per Douglas County Ordinances. Disturbance of the natural topography and vegetation shall be contained within 20 ‘ of the structure, and must be protected with a temporary fencing or barrier during the construction phase. All drainage improvements are to avoid a “man made” appearance and blend into the natural setting so as to appear as a natural extension of the existing natural land forms.*

Each Parcel shall include a leach field site, of which the construction and grading must be designed to blend with the surrounding site topography. Specific grading guidelines are as follows:

- *Round off tops and bottoms of cut-and-fill slopes to blend with natural landforms.*
- *Make cut-and fill- slopes undulated to harmonize with landforms.*
- *Use natural looking surface systems with appropriate erosions control for drainage, rather than underground or more engineered solutions*
- *Graded slopes shall not exceed 2:1, unless it can be demonstrated that a steeper slope will result in less disturbance to existing mature trees and will not erode.*
- *Whenever feasible, natural slopes are to be used rather than retaining structures. When structures provide the only feasible solution, they are to follow the natural contours of the land.*
- *All cut-and-fill slopes are to re-vegetated with native plant materials and blended into the surrounding plantings using Native Dryland Pasture Mix.*
- *All top soil disturbed by grading operations shall be stock piled within the construction site and redistributed once grading work is completed.*
- *Imported fill soil may not be used to significantly raise the first floor elevation of any structure.*

- B. Engineering:** *a specific soils investigation report for individual sites is the responsibility of each builder/owner*

- C. Landscape Design:** *Landscape designs must be submitted to DRC for approval. Tress should be integrated into planting beds whenever possible. If trees stand alone in a turf area, the base of the tree should be surrounded with mulch (to retain moisture and provide for easier maintenance around the tree trunk).*

- D. Fencing and screening:** *Property line fencing is prohibited within Sellers Creek Ranch in an effort to maintain open areas for wildlife migration. Chan-link, wire mesh, plywood, chain and bollard, electrically charged or picket fences are prohibited . Within Building Envelopes, fences, privacy walls, barrier devices and retaining walls may be employed for privacy and screening within the lot. In general, it is preferred to use landscaping for privacy and screening. However, if this is shown to be*

not practical, then privacy walls are to be integrated into the overall house design and shall not exceed 4'. All privacy walls exceeding 4' must be engineered and also approved by Douglas County

All above ground utility equipment, such as telephone pedestals, air conditioning condensers, electric transformers, etc. must be adequately screened within the landscape plantings.

E. Mailboxes: *postal Service requires grouped boxes.*

F. Dog runs: *Installation of dog runs is discouraged; however, proposals can be submitted for examination to the DRC. At least 50% of the dog run must be attached to the house. Dog runs will not be allowed on sides of homes; approved dog runs must be installed in back of homes. Also, they must be adequately screened from all neighbors.*

G. Garage proportions, elevations and doors *are some of the most important exterior design elements with regard to their impact on the 'street scene' and overall contribution to any architectural composition. They require sensitivity and forethought in the design process. Garage proportions should demonstrate human scale and not dominate or overwhelm the front elevation.*

Specific Criteria:

- 1. Design elements and details should be incorporated into the garage elevation. This is especially important when the garage is side-loaded from the street.*
- 2. Architectural forms and materials similar to those used in the main entry of a structure should be incorporated into the garage elevation.*
- 3. Second floor elevations above garages should be offset (setback) from the garage elevation plane.*
- 4. When a garage is distinguished by an individual roof form, the roof must be treated separately from the primary roof body. The garage header and eave height must be of human scale and cannot be excessive in size as to look 'disproportionate'. If the building's design requires a substantial garage header and eave height, this must be accommodated with some kind of architectural detailing (arches, recesses, corbelling, etc) to lower the perceived height. This will be reviewed on a case-by-case basis by the DRC and is an extremely important issue.*
- 5. Different garage types and orientations should be considered to create a varied, more visually interesting 'street scene'. Generally, garages should be "de-emphasized" in elevation rather than emphasized.*
- 6. Three-car garages having a singular, flat, front-loaded plane are discouraged and will be reviewed on a case-by-case basis and queried for alternative solutions.*
- 7. Garage doors should be simple in design, and applied decorations should be minimized: accent colors and simple door patterns complimentary to the architectural character are encouraged.*

H. Building Height: *Height limits insure that building and improvements do not detract from the basic character of the existing landscape forms. In most cases the homes have been sited so they do not appear on a ridge. Where this does occur, extensive tree planting will help integrate the home into the existing landscape.*

Based on County regulations, the maximum building height is 30' above existing grade. However, a height up to 35' may be allowed through the County's Building Plan Review process, which is required prior to issuance of a building permit.

I. Exterior Lighting Design: *Architectural, Landscape and Site Plans must include a complete description of fixture locations, type of light source and placement. All exterior lighting will be coordinated and consistent with the overall house design. Exterior lighting is permitted to the extent required for safety, but should be kept to a minimum in an effort to preserve the nighttime ambiance throughout Sellers Creek Ranch.*

Exterior light sources and brightly illuminated surfaces visible from off the Parcel are to be avoided. Flood lighting to allow after dark use of ball courts will not be permitted, Floodlighting is only allowed as part of a security system. Up lighting of vegetation or structures will not be approved if visible from off site.

Low intensity 25 watt maximum, down light fixtures are to be used for all exterior lighting applications. Sources are to be incandescent, halogen or other white light. No sodium vapor or colored lights will be permitted except for occasional holiday lighting. No light fixtures are allowed at top of posts.

J. *Water Efficiency:* *Water-efficient landscaping can be very colorful, can effectively integrate the home into the sit, and can reduce maintenance and ongoing cost. Many beautiful native plant materials are available, and it is requested that each lot owner apply the following "xeriscape" concepts:*

- Improve soil by adding organic materials such as compost.*
- Incorporate drought tolerant, low maintenance grass varieties in lawn and lower turf areas.*
- Limited irrigate turf areas use, such as play areas. Each lot is limited to a maximum of 15,000 square feet of irrigated turf grass.*
- Apply organic mulches to reduce moisture loss and to moderate soil temperatures.*
- Choose plant according to their need for moisture, sun and soils. Plant them in areas where they will thrive. Use drip irrigation to water trees and shrubs in similar "water zones".*
- Irrigation systems shall be programmed with an automatic timer to control water frequency and amounts.*
- Each homeowner is responsible to regularly maintain trees, shrubs, ground covers, grasses, and irrigation systems. The DRC will determine if a landscape is maintained adequately. All homeowners shall be responsible for the control of noxious weeds within their property, and shall take proper control measures as suggested by Douglas County.*
- Each homeowner is responsible for controlling Knapweed, Thistle and other noxious weeds*

K. *Re-vegetation and Erosion Control:* *Immediately re-vegetate areas disturbed during construction to control erosion. Replanted areas shall blend with the natural grasses and ground cover. If seasonal conditions do not allow permanent landscaping, employ temporary erosion control such as annual seeding with hydro mulch or mulch blankets. No rocks, plants or trees can be removed from any portion of Sellers Creek Ranch without written permission of the DRC.*

L. *Lot Entry Improvements:* *A thematic entry feature shall be constructed to the primary entrance to a Parcel, consisting of a column on the side of the driveway entrance, constructed of stone as specifically illustrated in the Design Details. Materials shall match the form and proportion of stone improvements at the Sellers Creek Ranch main entrance, and shall include the property address and approved lighting. Columns shall be battered and laid up in a dry stacked style, and must be completed prior to occupancy. Douglas County will assign address numbers at the time of issuance of a building permit.*

M. *Driveways:* *Private driveways will be built and maintained by individual property owners and may be shared. Each lot may have a maximum of two access points to the common road. Private driveways may not exceed 15' wide, with 2' shoulders on either side from the roadway to the residence. The only approved access for construction of a residence is to be over the approved driveway for the lot. Driveway grades may not exceed 10%. Private driveways may be paved or unpaved. Paved driveways must be made from asphalt, stone or concrete. Unpaved driveways must be covered with gravel or stone, or treated with magnesium chloride twice a year to control dust. All driveways must meet Douglas County Building Standards and must allow for through drainage at the intersection to private roads. All drainage structures are to be constructed of or veneered with stone. Concealing completely any concrete or metal pipes.*

N. *Easements:* *Easements are located throughout Sellers Creek Ranch and are represented on the survey map. No grading, structure, planting or other improvements may damage or interface with the installation or maintenance of the facilities protected by these easement.*

O. *Utilities:* *All utilities must be installed underground with attention paid to minimizing site disturbances and the location of all above ground equipment, such as telephone pedestals and electric transformers.*

- P. Accessory Structures:** *Accessory structures must compliment the main residence. Structures such as workshops, sheds and greenhouses must be constructed of the same materials and colors as the main structure of the home. There is a maximum of one such accessory structure to a site. Pergolas, trellises, pavilions and pet enclosures are required to be located within 50' of the main structure. Variances will be considered if lot limitations, such as grade and vegetation make it difficult to follow the Design Guidelines.*

6. Submission of Plans

The duties and powers conferred on the Design Review Committee (DRC) are defined under "Architectural Approval" in the Declaration of covenants, Conditions and Restrictions.

Attached as Exhibit "A" is the submittal checklist that must be completed and become a part of the request.

Each submittal for consideration of a new home must include the \$500.00 Design Review Fee and a refundable deposit in the amount of \$3000.00 which will be held until construction is completed as a surety for any damage caused to the Common Elements of the Association.

After Final Plan approval through this process, a letter will be issued which must accompany any building permit application.

All changes requested subsequent to Final Approval MUST be submitted to the DRC. (Minor changes may be approved through administrative process).

