



REVIEW OF DESIGN GUIDELINES

SELLERS CREEK RANCH

- HOME SITE LOCATIONS Protect view corridors and natural features.

- BUILDING PLACEMENT Responds to the surrounding land forms and vegetation.
Softening the demarcation between manmade and natural.
Placement to preserve and enhance short and long-range views.

- DRIVEWAYS Maximum of 2 access points to the common road. 15' maximum
width with 2' shoulders. Maximum 10% grade. Paved with
asphalt, stone or concrete. Unpaved with gravel, stone or
treatment to control dust.

- GRADING AND DRAINAGE Minimize soil disturbances. Round off tops and bottoms of cut-
and-fill slopes to blend with natural landforms; re-vegetate.
Maximum graded slope 2:1, stock piled topsoil to be utilized for
redistribution. Imported fill soil may not be used to significantly
raise the first floor elevation.

- UTILITIES Installed underground. Minimize site disturbances with above
ground equipment and place in unobtrusive, screened locations.

- SATELLITE DISHES Maximum of 18". Screened by vegetation and/or incorporated
into structure design.

- LOT ENTRY FEATURES Required column on the side of driveway entrance shall be
consistent in style and material with the Sellers Creek Ranch
entry gate.

- LANDSCAPE STRUCTURES Design to appear as extensions of buildings or components.
Freestanding elements not to be visible from adjacent home sites.

- EXTERIOR LIGHTING Plans to include a complete description of fixture locations, type
of light source and placement. Coordinate with the overall home
design; lighting to be kept to a minimum to preserve the
nighttime ambience.

- ARCHITECTURAL STYLE Design that is diverse while unified and harmonious that reflects the rural character, natural landscape and landforms.
- BUILDING FORM Colors and materials that blend the structure into natural landscape and minimize visual impacts. Use of hipped, gable and/or shallow pitched roof forms. Grassland and woodland zone designs may vary to blend with vegetation and topography; anchor building forms to the landscape.
- BUILDING HEIGHT Low in profile. Homes sited so they do not appear on a ridge. 30' maximum height, 35' height may be allowed by Douglas County.
- ROOFS Class "A" fire rated, shallow pitch, non-reflective, and utilize subdued earth tones. No solar panels.
- EXTERIOR WALLS & FINISHES Exterior materials limited to 3 types. Use materials with natural texture and should compliment the surrounding landscape.
- COLORS Strive to match the natural colors to enable the house to blend with the natural landscape. Provide DRC with samples of all color pallets for approval.
- WINDOWS & DOORS Windows to have sills and frames to be a naturally colored tone. No vinyl cladding, no reflective or colored glass. Doors should appear substantial and located in a recessed and/or protected area.
Note: Vinyl cladding now approved by the DRC.
- FOUNDATIONS Connect each building visually to the site at the foundation.
- GARAGES Attached or detached. Integrate into overall architecture. Minimum of 3 covered parking spaces. Orient garage doors away from main roadway and common driveways. Other vehicles and equipment to be kept in a closed structure.
- ACCESSORY STRUCTURES Complimentary; should be located 50' of the main residence.
- FIRE PROTECTION Fire sprinkler system required.



REVIEW OF RESTRICTIVE COVENANTS

SELLERS CREEK RANCH

CC&R (Articles 7 & 8)

- | | |
|--|--|
| <input type="checkbox"/> BUILDING ENVELOPES | Improvements designated within; building, fences, structures. |
| <input type="checkbox"/> UTILITIES | Must Be underground. |
| <input type="checkbox"/> VEGETATION | Minimal disturbance and protection during construction. Must specify existing trees and gambel oak to be removed. |
| <input type="checkbox"/> ARCHITECTURAL STYLE | Style and improvements shall not impair the aesthetic and monetary values of Sellers Creek Ranch. |
| <input type="checkbox"/> QUALITY OF IMPROVEMENTS | Improvements shall be compatible and in harmony; color schemes, materials, design, proportions, shape, height, style. |
| <input type="checkbox"/> MINIMUM BUILDING SIZES | Excludes basement, garages, porches/decks. Two Story – 1,700 square feet on first floor. Total of 2,500 square feet for Two Story. Ranch Units – 2,200 square feet on any one floor. |
| <input type="checkbox"/> OUTBUILDINGS | Maximum of two within 100 feet of main structure. Must match in color. |
| <input type="checkbox"/> CONSTRUCTION PERIOD | Eighteen months and 6 additional months for outbuildings. |
| <input type="checkbox"/> LETTER OF APPROVAL | From DRC stating that the submitted plans and materials have been reviewed and approved, prior to commencement of construction. |



REVIEW OF LANDSCAPE DESIGNS

SELLERS CREEK RANCH

- LANDSCAPE DESIGN
 - Manicured or groomed yards, ornamental plantings, pools and terraces to be restricted to the building home sites.
 - Gradual transition may be made by introducing more native plant material, thus softening the lines of improved areas.
 - Native, drought tolerant plantings are encouraged.
 - Transition of ornamental plantings surrounding the house to the native vegetation is required, thus softening the lines of improved areas.
 - Plantings to be friendly to wildlife.

- WATER EFFICIENCY
 - Maximum of 15,000 square feet of irrigated turf.
 - Automatic irrigation systems are required.

- RE-VEGETATION
 - Re-vegetate areas disturbed during construction. Employ erosion controls.
 - No rocks, plants or trees can be removed without written permission of the DRC.

- FENCES & SCREENING
 - Property line fencing is prohibited. Within Building Envelopes; fences, privacy walls, barrier devices and retaining walls may be employed. Maximum height of privacy walls not to exceed 6 feet.