

The Mesa Ridge Community Standards

1.0 The architectural standards: The design restrictions set forth in these Development Standards should be viewed by Owners as protection that their properties and the MESA RIDGE community will be preserved and enhanced over time. Mesa Ridge Design Review Committee (referred to herein as the "Design Review Committee" or the "DRC") has been established to review and approve any construction, development or improvements on any Lot within the Mesa Ridge Community.

The design review process consists of the following five phases:

1. Pre-Design Conference: the Owner, along with an architect/designer (if appropriate) presents ideas with a representative of the Design Review Committee before any plans are prepared. Concept, footprint and driveway location will be the primary discussion.
2. Preliminary Submittal: Design Review Committee reviews conceptual plans to ensure conformance with the Building Standards before the design is finalized by the Owner.
3. Final Submittal: the Design Review Committee confirms that the changes, if any, of the preliminary plans are still consistent with the established Standards.
4. Pre-Construction Conference (if necessary): ensures a mutual understanding between the Owner, builder and the Design Review Committee for adhering to the Development Standards.
5. Final Inspection: the Design Review Committee determines that the work and construction was completed in compliance with the approved plans and the Development Standards.

It is strongly recommended that Owners retain competent professional services to develop plans and designs to assure that there will be no unnecessary delays in the flow and quality of work on their project.

2.0 SITE PLANNING AND LANDSCAPE GUIDELINES

2.1 BUILDING SETBACKS,

SETBACKS: Required minimum setbacks (measured from the walls or any portion of the structure of the home that is closest to the setback) are:

Front: 20 feet from the property line. Side: 6 feet from the property line. Rear: 20 feet from the property line.

2.2 SITE WORK

No excessive excavation or fill will be permitted on any Lot except where it is specifically allowed by the Design Review Committee due to terrain considerations. Attempts should be made to balance cut and fill with minimal use of retaining walls and building pads. It is recommended that fill dirt and topsoil be brought in and stored to the rear of the Lot prior to construction as access to the back of some Lots may be limited.

2.3 GRADING AND DRAINAGE

Site grading and drainage must occur with minimum disruption to the Lot without altering the natural drainage patterns that could cause unnecessary soil erosion. All drainage must be directed to the Lot lines.

2.4 ON SITE PARKING

Each Lot must have a least two surface guest parking spaces excluding the enclosed garage. No overnight parking is allowed on the street except for parking of emergency vehicles. Due to the narrow streets at Mesa Ridge, on-street parking is discouraged. **NO ON-STREET PARKING IS ALLOWED WHEN SNOW REMOVAL IS UNDERWAY.**

Parking of a motor home or other large recreational vehicles will not be allowed on the streets anytime. Parking such vehicles on the Lot is limited to 72 hours for servicing only. They may not be used for on-site occupancy or camping.

2.5 UTILITIES

Sewer and water lines have been provided for each Lot at the front property line and service lines may be brought to the home via the shortest route within the Lot. All disturbed areas must be restored or landscaped per plan. Any tap fees required are the responsibility of the Lot Owner. Electrical service has been provided to the transformer cabinets near the property line. Trenching from the transformer to the residence is the responsibility of the Owner and shall be routed to minimize disruption and restored or landscaped per plan.

2.6 WALLS AND FENCING

No fencing of any kind will be permitted unless the Owner has first obtained the approval of the Design Review Committee.

1. LOT BOUNDARIES: Fencing is permitted to define property lines. All fencing shall be placed on the property line and any shared line shall be paid for and maintained by each property owner 50/50. Fences may not exceed four feet in height as measured from grade and the materials shall be 3" to 2-7/8" steel Post with caps and solid corrugated rusted raw steel or 4-inch welded wire. Galvanized or Chain link fencing is not permitted! (see existing fencing on the north and westerly parameters of the subdivision)

2.7 MECHANICAL EQUIPMENT

No roof mounted mechanical equipment will be permitted. Any exterior mechanical equipment required mounted adjacent to the residence and shielded from street view.

2.8 STORAGE TANKS

Fuel tanks, water tanks or similar storage devices will not be allowed on a Lot.

2.9 ANTENNAS AND SATELLITE DISHES

- Satellite dishes (of one meter or less in diameter) used to receive video signals are subject to a
- The design committee prefers that satellite dishes or antennas of any type be installed or placed below the roof line and not visible from the street.

2.10 SIGNAGE

Signage allowed includes address identification, real estate signs for sale and lease, temporary contractor signage and political signage. Political signs are limited by one sign per yard with the maximum dimensions of 36 x 48 inches. They are allowed 45 days before an election and no longer than 7 days after. Flagpoles and flags are allowed.

2.11 LIGHTING

All exterior lighting must be of a subdued intensity as approved by the Design Review Committee.

2.12 SWIMMING POOLS AND SPAS

Swimming pools and spas, if any, must be designed as a visual extension of the residence. All pools and spas must be constructed according to La Plata County regulations and applicable safety codes.

2.13 SPORT COURTS

Wall-mounted or permanently installed free-standing basketball goals for driveway use are permitted.

2.14 APPROVED PLANT LIST

The Design Review Committee has an approved list of indigenous and non-indigenous plant species and trees that are deemed to be compatible with MESA RIDGE landscape. These plants are listed in Appendix A of these Development Standards.

2.15 PROHIBITED PLANT LIST

The plant materials set forth in Appendix B of these Development Standards include species which are potentially destructive to the native landscape of MESA RIDGE and are strictly prohibited.

2.16 LOT RESTRICTIONS

No more than one residence may be constructed on any Lot, including consolidated Lots. Out- buildings such as detached garages and storage sheds may be constructed on a Lot, provided, they are a visual extension of the main residence.

2.17 OWNER RESPONSIBILITY

Lot Owners will be responsible for any damage caused by Owners and their contractors and agents, to the street, sidewalk or other Association property and/or adjacent Lots during the construction of their home. Association may utilize any remedy available to it under Colorado law.

3.0 ARCHITECTURAL DESIGN STANDARDS

The following architectural design standards have been established to keep consistent aesthetic appearances that are visually and environmentally compatible within the community.

3.1 SIZE

Lots 1-11 Residences must exceed 900 square feet of living area and have a single car garage of at least 300 sq ft. The remainder of the lots must exceed 1150 sq ft living area and have a two-car garage of at least 480 sq ft.

Each house must have a covered front porch of at least 48 sq ft and a rear covered porch of at least 144 sq ft. Any variations from this only if there are special design considerations that meet the approval of the Design Review Committee.

3.2 HEIGHT OF STRUCTURES

All residences will have pitched roofs with a minimum pitch of 4 feet in 12 and a maximum pitch of 10 feet in 12. Up to 1/3 of the horizontal roof area of any residence may be flat. Ridge lines shall not exceed a height of 32 feet above grade as measured from the street frontage. There will be at least a four-foot offset from the garage to the main entrance. Some lots will be limited to 18 feet above grade as measured from street frontage. The purpose is to maintain the mountain Views for as many residences as possible and will be at the sole discretion of the design committee.

3.3 FOUNDATIONS

1. Foundation walls must be smooth finished, and color matched per approved plans, and 10 inches of exposed foundation will be the maximum allowed.

3.4 EXTERIOR DESIGN AND MATERIALS

The exterior design shall follow the “modern mountain” or “contemporary” style. All exterior materials and colors must be approved by the Design Review Committee. Log homes, modular or double wide’s are prohibited. The aesthetic merits of any combination of exterior materials are subject to the review and approval of the Design Review Committee.

3.5 ROOFS

As previously stated, all residences at MESA RIDGE must have pitched roofs with the exception that up to a third of the horizontal roof may be flat. All roofing materials must be approved by the Design Review Committee prior to installation. Asphalt shingle roofs are highly encouraged and allowed. Highest- quality metal which is non-reflective. The Design Review Committee allows for other non-combustible roofing materials that reflect new technology and products provided such materials meet the aesthetic and architectural standards of the community.

3.6 CHIMNEYS AND OUTDOOR FIRES

All chimneys, including outdoor fireplaces, must be equipped with a U.L. or I.C.B.O. approved spark arrestors. Properly constructed outdoor fire pits, including natural gas fire pits and barbeques are permitted and must comply with current county and state fire code requirements and must be expressly approved by the Design Review Committee.

3.7 EXTERIOR COLORS

The colors of exterior materials must generally be in congruence with the modern mountain or contemporary style. All color combinations must be approved by the design committee.

3.8 WINDOWS AND SKYLIGHTS

Window glass and skylights must not be highly reflective, nor may their frames consist of reflective material that is left unfinished. This applies to aluminum frames which must be anodized or finished with baked enamel.

4.0 CONSTRUCTION REGULATIONS

To ensure that the natural landscape of each Lot is preserved, the following regulations shall be enforced for all construction and improvements at Mesa Ridge. All phases of construction shall be approved by the Design Review Committee. The Owner shall be responsible for the actions of their general contractor and any violation of these regulations shall be deemed a violation by the Owner.

4.1 OSHA COMPLIANCE

All applicable Occupational Safety and Health Act {OSHA} regulations and guidelines must be observed at all times.

4.2 CONSTRUCTION TRAILERS

Upon commencement of construction, a construction trailer or portable field office may be located on the building site. A construction trailer may not remain on a site for a period of more than eight months without written approval of the Design Review Committee.

4.3 TRASH RECEPTACLES AND DEBRIS REMOVAL

Owners and builders shall clean up all trash and debris at the end of each day. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the Lot. Concrete trucks may be washed out only on the building site. During the construction period, the Lot site shall be kept neat to prevent it from becoming an eyesore to the community. Any cleanup costs incurred by the Design Review Committee in the enforcement of these requirements shall be payable by the Owner of the Lot. Dirt, mud and debris must be promptly removed from the roadway.

4.4 SANITARY FACILITIES

Each Owner or builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within the Lot envelope and adequately maintained.

4.5 CONSTRUCTION ACCESS

The approved access driveway will be the only access to the Lot.

4.6 VEHICLES AND PARKING AREAS

Construction crews will not park on, or otherwise use, undeveloped portions of Lots or open spaces unless authorized in writing. Changing oil or other vehicle fluids on the Lot or in roadways is prohibited.

4.7 DUST AND NOISE CONTROL

The contractor shall be responsible for controlling dust and noise from the construction site. Audio equipment volume should not annoy neighbors.

4.8 MATERIAL DELIVERIES

All building materials required to construct the residence must remain within the boundaries of the Lot.

4.9 ALCOHOL AND CONTROLLED SUBSTANCES

The consumption of alcohol or use of any controlled substance by contractors and their agents is not permitted on job sites or within common property, including all roads of Mesa Ridge.

4.10 FIRES

No fires of any type are permitted on any construction site. Contractor will keep on site any extinguishers as required by the county of LaPlata and its fire regulations.

4.11 PETS AND OTHER ANIMALS

No pets, especially dogs, may be brought onto the property of a construction site by any member of the construction crew.

4.12 PRESERVATION OF PROPERTY

The use of, or transit over any other Lot, common or private, is prohibited.

4.13 RESTORATION OF PROPERTY

Upon completion of construction, each Owner and builder shall clean the construction site and repair all damages incurred during work.

4.14 CONSTRUCTION SIGNAGE

Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area and no taller than four feet in height above grade.

4.15 DAILY OPERATION

Daily working hours for each construction site shall be no earlier than 30 minutes before sunrise and no later than 30 minutes after sunset. Occupancy or camping at the site is prohibited.

5.0 DESIGN REVIEW PROCEDURES

Plans and specifications shall be submitted to the Design Review Committee in accordance with the following procedures:

5.1 PRE-DESIGN CONFERENCE

Prior to preparing preliminary plans, it is mandatory that the Owner and/or his architect meet with a representative of the Design Review Committee to discuss the proposed plans and resolve any questions about what is required to proceed. Any statements made by the DRC at this meeting are advisory only and Owner may not rely upon the informal meeting discussions as indicative of an approval or disapproval of a submittal.

5.2 PRELIMINARY DESIGN SUBMITTAL

When the preliminary design is complete, plans that are submitted must include all the following exhibits:

1. Site plan (scale at 1" =10 ft. or larger) showing the entire property, the building envelope, the residence, driveway, parking area, existing and proposed topography, finished floor elevation.
2. Floor plans (scale of 1/4 inch =1 ft. or greater) showing the finished floor elevations.
3. All exterior elevations (same scale as site plan) showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and indication of exterior materials and colors.
4. Any other drawings, materials, or samples as requested by the Design Review Committee.

5.3 PRELIMINARY DESIGN REVIEW

The Design Review Committee will review the plans within 15 days from submittal and respond in writing within 5 days after their review. Any response an Owner may wish to make regarding the results of the review must be made in writing to the review committee.

5.4 FINAL DESIGN SUBMITTAL

After preliminary approval is obtained from the Design Review Committee, the following documents are to be submitted for final review:

1. Site plan to scale as described above in 5.2.
2. Floor plans (as described in 5.2).
3. Roof plan (as described in 5.2).
4. Building section (scale 1/8 inch=1 ft.) showing existing and proposed grade lines.
5. All exterior elevations (as described in 5.2).
6. Paint chips, material samples and literature as may be requested by the Committee.
7. Complete landscape plan (scale 1" =10 ft.) showing size and type of proposed plants, irrigation system (if any) and all decorative materials or borders to retaining plants.

5.5 FINAL DESIGN REVIEW

If there have been no changes since the Preliminary Design Review {5.3) the Committee will notify the Owner that the project and construction may commence.

5.6 RESUBMITTAL OF PLANS

In the event of any disapproval by the Design Review Committee, a resubmission of plans will be necessary until the items disapproved are rectified.

5.7 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the builder must meet with a representative of the Design Review Committee to review and coordinate construction activities.

5.8 COMMENCEMENT OF CONSTRUCTION

With final approval from the Design Review Committee and having satisfied all La Plata County review processes, including but not limited to the securing of sewer and water services from Loma Linda Sanitation and Mesa Ridge Water Company, the Owner may then begin construction of the residence. The Owner has 18

months from the DRC approval to begin construction. Failing this, the Owner's plans must be re- approved as the original agreement will then be deemed revoked. The Owner shall complete the construction of any improvement on his Lot within one year after commencing construction except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, national emergencies, or natural calamities. Exceptions to the one-year completion period must be approved by the Design Review Committee. If the Owner fails to comply with this schedule, the Design Review Committee shall either have the exterior of the improvement completed in accordance with the approved plans or remove the improvement, with all expenses incurred to be reimbursed to the Design Review Committee by the Owner.

5.9 INSPECTIONS OF WORK IN PROGRESS

The Design Review Committee may inspect all work in progress and give notice of any non-compliance. Absence of such inspections during the construction period does not constitute tacit approval by the Committee for any non-compliance during the final inspection.

5.10 SUBSEQUENT CHANGES

Additional construction or other improvements to a residence or Lot, or changes during construction must meet with the approval of the Design Review Committee.

5.11 FINAL RELEASE

Upon completion of the project, the Owner shall give written notice of such to the Design Review Committee. Within 10 days of notification a representative of the Committee shall do a final inspection to see that work was performed in compliance with the agreements. IF all improvements comply, the Design Review Committee may issue a written approval to the Owner that constitutes acceptance.

5.12 RIGHT OF WAIVER

The Design Review Committee reserves the right to waive or vary any of the above set of procedures or standard at its discretion for good cause shown. Waivers shall not be deemed as precedent by the Committee and shall not be required to grant a waiver under similar circumstances in the future for other Owners.

6.0 THE DESIGN REVIEW COMMITTEE ORGANIZATION

6.1 MEMBERS

The Design Review Committee shall consist of at least one but up to three members.

6.2 COMPENSATION FOR SERVICE

Unless authorized by the Board of the Association, the members of the Design Review Committee shall not receive any compensation for services rendered. Members are entitled to reimbursement for reasonable expenses incurred in connection with the performance of their duties. Professional consultants retained for assistance in their review process shall be compensated with concurrence of the Board of Directors.

6.3 AMENDMENT OF THE DEVELOPMENT STANDARDS

The Design Review Committee may, at its own discretion, from time to time, amend or revise any portion of these Development Standards which amendments shall be reviewed and approved by the Board. The Committee

shall be responsible for assuring that any amendments to these Development Standards are available by document or by website, to each Lot Owner for their future compliance.

6.4 NON-LIABILITY

Neither the Design Review Committee, any member thereof, shall be liable to the Association or any Owner within the community for any loss or damage claimed on account of the following:

1. The approval or disapproval of any plans, drawings and specifications, whether or not they be defective.
2. The construction or performance of any work, whether or not pursuant to the approved plans, drawings, or specifications.

6.9 ENFORCEMENT

The Design Review Committee may, at any time, inspect a Lot or improvement and, upon discovering a violation of these Development Standards, provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If an Owner fails to comply within this time period, The Design Review Committee or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of such Lot; said expense to be secured by a lien upon such Lot enforceable in accordance with the Declaration. In the event of any violation of these Development Standards, the Design Review Committee may, at its sole discretion and in addition to restoration expenses, impose without limitation a reasonable fine commensurate with the severity of the violation.

6.10 SEVERABILITY

If any provision of these Development Standards, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of these Development Standards, and the application of any such provision, section, sentence, clause, phrase or word in any other circumstances, shall not be affected therefrom, and the remainder of these Development Standards shall be construed as if such invalid part were never included therein.

APPENDIX A - APPROVED PLANT LIST

GRASSES:

Fescue, June grass, Kentucky Blue grass, Blue Grama, Smooth Brome, Needle and Rye Grass.

SHRUBS:

Fendler Ceanothus, Blueberry Elder, Cliffrose, Creeping Mahonia, Fern bush, Utah Service berry, New Mexico locust, Gooseberry Current, Wax Current, and Rabbit brush.

TREES:

Gambel Oak, *Cotton-less* Cottonwood, Maple, Aspen, Willow, Rocky Mountain Juniper, Limber Pine, Ponderosa Pine and most evergreens.

FORBS:

Wright Lotus, Hoary Aster, Rocky Mountain Bee Plant, Common Yarrow, Fireweed, Slim leaf Goosefoot, Bracken Fern, Tall Yarrow, Sunflower, Common Mullein, Nelson, Larkspur, Fendler Globemallow, **Old Man** Whiskers, Hill Lupine, Golden Pea, Yellow Cinquefoil, Wheeler Thistle and Scarlet Burler.

APPENDIX B - PROHIBITED PLANT LIST

Chinese Elm, Russian olive, cotton bearing (male) cottonwoods, Leafy Spurge, Dutch Elm, Knapweed, Purple Loose Strife, Lombardy Poplar, Tamarisk and Dalmatian Toadflax.