

Mesa Ridge Residential Building Standards

1.0 Architectural Standards

The design restrictions outlined in these Development Standards are intended to preserve and enhance the Mesa Ridge community. The Mesa Ridge Design Review Committee ("DRC") is established to review and approve all construction, development, or improvements within the community.

Fees

- **Plan Review Fee:** \$180 for the first round of approvals.
- **Revisions or Reinspections:** \$80 per hour for any additional reviews or inspections required.

1.1 Design Review Process

The design review process consists of five phases:

1. **Pre-Design Conference:** The Owner, along with their architect/designer (if applicable), meets with a DRC representative to present initial ideas. Topics include conceptual design, building footprint, and driveway location.
2. **Submittal:** Conceptual plans are reviewed to ensure compliance with Building Standards. Required submissions include:
 - Site plan (scale 1" = 10' or larger), showing the entire property, building envelope, residence, driveway, parking area, topography, and finished floor elevation.
 - Floor plans (scale 1/4" = 1' or greater), including finished floor elevations.
 - Exterior elevations, showing existing/proposed grade lines, plate heights, ridge heights, roof pitch, and material/color indications.
 - Additional drawings, materials, or samples requested by the DRC.
 - Builders will be required to supply the Association with a general liability insurance policy for a minimum of \$1,000,000 naming the Association as an additional insured.
3. The DRC will review submissions within 15 days and provide a written response within 5 days of their review. Owners must submit any responses to DRC feedback in writing.
4. If no changes occur since the preliminary review, the DRC will notify the Owner to proceed with construction.
5. **Resubmittal of Plans:** In the event of disapproval, revised plans must address the DRC's feedback and be resubmitted for approval.
6. **Final Inspection:** The DRC confirms that all work complies with approved plans and Development Standards.

1.2 Owner Responsibility

Lot Owners are responsible for any damage caused by their contractors or agents to streets, sidewalks, Association property, or adjacent Lots. The Association may seek remedies under Colorado law for repairs.

2.0 Site Planning and Landscaping Guidelines

2.1 Landscaping Approval

Landscaping plans must be submitted to and approved by the DRC prior to implementation.

Please note: All fencing materials and their placement must be approved by the Design Review Committee (DRC).

2.2 Building Setbacks

Minimum setbacks (measured from the nearest structure point to the property line):

- **Front:** 20 feet
- **Side:** 10 feet
- **Rear:** 10 feet

2.3 Antennas and Satellite Dishes

Satellite dishes (1 meter or smaller) for video signals are subject to DRC approval. Approved installations must:

- Be below the roofline.
- Not be visible from the street.
- Approved by the DRC.

2.4 Outdoor Lighting

- All outdoor lighting must be fully shielded and directed downward.
- LED bulbs are required, with a maximum color temperature of 3000K.
- Decorative lighting must be turned off by 10:00 PM.
- Security lights must have motion sensors and deactivate when not in use.
- Temporary and emergency lighting require prior approval or compliance with shielded fixtures.

2.5 Swimming Pools and Spas

Pools and spas must be integrated with the residence and comply with La Plata County regulations. DRC approval is required.

2.6 Approved Plant List

Refer to Appendix A for approved grasses, shrubs, trees, and forbs suitable for Mesa Ridge.

2.7 Prohibited Plant List

Refer to Appendix B for plants deemed destructive to the Mesa Ridge landscape.

2.8 Lot Restrictions

- Only one residence is permitted per Lot, including consolidated Lots.
- Detached garages and storage sheds must visually complement the main residence.

3.0 Construction Standards

3.1 Minimum Dwelling Sizes

- **Lots 1-11:** Minimum living area of 900 sq. ft., with a single-car garage (300 sq. ft. minimum).
- **Other Lots:** Minimum living area of 1150 sq. ft., with a two-car garage (480 sq. ft. minimum).

- All homes must include:
 - A covered front porch (minimum 48 sq. ft.)
 - A rear covered porch (minimum 144 sq. ft.)

3.2 Height of Structures

- Pitched roofs required (minimum pitch: 4:12; maximum pitch: 10:12).
- Ridge lines may not exceed 32 feet above grade (measured from street frontage). Some lots are limited to 18 feet to preserve views.

3.3 Exterior Materials and Design

- Log homes, modular, and manufactured homes are prohibited.
- All materials and colors must receive DRC approval.

3.4 Roof Materials

- Non-reflective asphalt shingles are highly encouraged.
- High-quality, non-reflective metal and other non-combustible materials may be considered.

3.5 Windows and Skylights

- Windows and skylights must not be highly reflective. Frames must be anodized or finished with baked enamel.
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4.0 Construction Regulations

4.1 Pre-Construction Conference

Builders must meet with a DRC representative before beginning construction to review and coordinate activities.

4.2 Commencement and Completion of Construction

- Construction must begin within 18 months of DRC approval. Otherwise, plans must be resubmitted for approval.
- Projects must be completed within one year, barring extraordinary circumstances (e.g., labor strikes, natural disasters). Extensions require DRC approval. Consideration will be given for the completion of landscaping based on seasonal conditions, such as weather limitations.

4.3 Inspections and Compliance

- The DRC may inspect work in progress and issue notices for non-compliance.
- Owners are responsible for correcting violations. Failure to comply may result in remedial actions by the DRC, with costs assessed to the Owner.

4.4 Construction Site Management

- Sites must be kept neat, with debris removed daily.
- Adequate sanitary facilities must be provided.
- Construction trailers are permitted for up to eight months, with DRC approval.

5.0 Design Review Committee (DRC)

5.1 Organization and Membership

- The DRC shall consist of two to three members.
- Members serve without compensation but may be reimbursed for expenses.

5.2 Enforcement

- The DRC may impose fines or corrective measures for violations. Non-compliance costs may be secured by a lien on the Lot. Refer to Mesa Ridge HOA documents for additional information.

5.3 Non-Liability

The DRC is not liable for:

1. Approval/disapproval of plans, whether defective or not.
2. Construction or performance issues, even if following approved plans.

Appendices

- **Appendix A:** Approved Plant List (e.g., Fescue, Blue Grama, Ponderosa Pine).
- **Appendix B:** Prohibited Plant List (e.g., Chinese Elm, Russian Olive).

Severability

If any provision of these Development Standards is deemed invalid, the remaining provisions shall remain in full force and effect.