



Roosevelt Ridge™

PRIVATE RESERVE



Design Guidelines

September 2005





INTRODUCTION

DESIGN WITH A MOUNTAIN THEME

Colorado has long history of producing exquisite mountain communities. Roosevelt Ridge will continue this tradition and promote architectural designs that capture the essence of our pristine natural setting.

We have carefully planned Roosevelt Ridge to take advantage of this site's remarkable natural beauty and unsurpassed views. Combined with the project covenants, these Design Guidelines and the Roosevelt Ridge Submittal Process and Construction Regulations will help owners and their architects design homes consistent with our theme. The guidelines will also help the Design Review Committee (DRC) establish and maintain the theme.

With homes and outbuildings located in a small portion of each parcel, Roosevelt Ridge's residential community will be integrated into permanently protected piece of the Rocky Mountains. Each residence will be set into a two-acre "building envelope" within a 20-acre covenant protected parcel. As a result, residences and access roads comprise less than 12 percent of the entire property. The rest is protected as natural open space.

Roosevelt Ridge's home sites have been carefully located to protect privacy and preserve vistas. Houses and outbuildings will be placed inconspicuously. Roads and other structures will be woven into the landscape with minimal disturbance to trees and vegetation. All structures will fit naturally into the landscape, avoiding locations on top of ridge lines or hills. Existing natural landmarks and flora will be preserved.

To ensure smooth operation of the property, the land outside of the building envelope will be managed by the homeowners association for wildfire mitigation, recreation and road maintenance. Roosevelt Ridge will also include a private trail system which will provide non-motorized access to the open space and the adjacent public land.

These Design Guidelines will ensure the potential of Roosevelt Ridge is realized, and that the Development Plan is completed as conceived. By prohibiting poorly designed or incompatible buildings and structures, the Guidelines enhance and maintain property values for every owner.

These Design Guidelines respect and enhance the environment and character that make Roosevelt Ridge unique. The guidelines are based upon several strong principles:

- The architecture of residences and other structures will express a western character consistent with the site.
- Homes will be designed to fit the existing site topography to reduce site disturbance, maintain views and maintain the existing mountain landscape.
- Buildings and structures will be built with natural and natural looking materials found within the region and with the intent to represent permanence.
- A consistency between design elements, such as homes, accessory buildings, fences, gates, signs, lighting, walls, and other elements, also will reinforce project character.
- Roads, driveways and structures will minimally disturb the site.



PURPOSE & OBJECTIVES OF THE GUIDELINES

These Design Guidelines will ensure that the potential of Roosevelt Ridge is realized and completed as conceived. The Design Guidelines promote architectural coherence and a sense of a community throughout Roosevelt Ridge. They guard against intrusions on views, other forms of visual pollution and inappropriate disruption of the site and at the same time foster harmony between buildings and their sites and among the buildings themselves.

The Design Guidelines apply to everyone who constructs, refinishes, or alters any part of a building exterior, or makes any site disturbance, including tree cutting, grading and installing utilities.

For communities across the nation, Design Guidelines have proven to enhance and maintain property values. These design standards will forever protect the very qualities that attracted you to Roosevelt Ridge.

DESIGN REVIEW COMMITTEE (DRC)

The 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 mountain character within the Roosevelt Ridge.

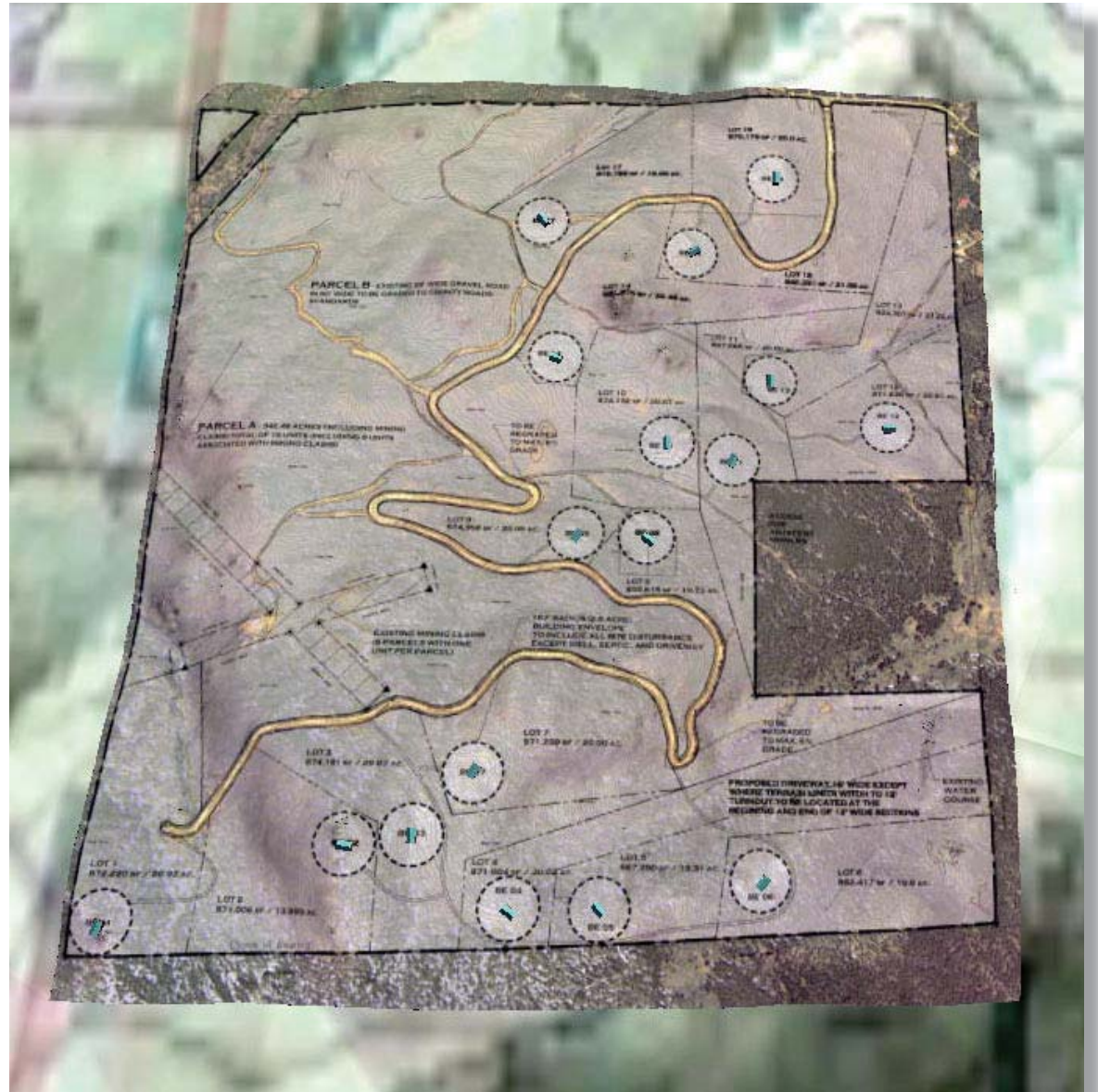
The DRC strives to:

- Avoid harsh contrasts in the landscape.
- Foster harmony between buildings and their sites and among buildings themselves.
- Encourage high quality design which creates a unique character, based on the Colorado mountains.

The following pages provide standards regarding the design of architecture and the site. The DRC may allow exceptions or modifications when you can demonstrate that changes reflect the spirit of the Design Guidelines.

The Design Guidelines may be occasionally amended. When contemplating changes to your property, you should obtain the most recent issue of this booklet.

Please see "Roosevelt Ridge, Private Reserve, Submittal Process and Construction Regulations" for detailed information about completing the DRC review process.





ARCHITECTURAL DESIGN GUIDELINES



ARCHITECTURAL CHARACTER

It might be helpful to think of the architectural design of residences and other site improvements at Roosevelt Ridge in terms of “character” rather than “style.”

The natural mountain setting of Roosevelt Ridge defines the community’s architectural character. This consists of a mix of steep wooded terrain and open meadows. Roosevelt Ridge offers majestic vistas toward the Continental Divide and Rollinsville. In short, it is a setting that deserves respect.

The architectural character of Roosevelt Ridge should draw on these intrinsic values, as well as upon “mountain character,” reflecting the land’s natural landscape. The architectural character of each home needs to capture the spirit of the western mountains. The careful use of steeply pitched roofs broken by dormers, deep wrap-around porches with columns, the use of siding to replicate historic building styles and the use of stone or masonry as a structural part of the home are all elements which capture this spirit.

You will find that these Design Guidelines encourage a range of creative architectural expressions. No two buildings will look alike at Roosevelt Ridge, yet they will all fit within their setting and complement each other.

BUILDING SPECIFICATIONS

BUILDING FORM

Make building forms, walls, roofs, and porches simple. Because of the extensive tree cover within Roosevelt Ridge house forms are less visible but still need to avoid strongly projecting dramatic, or futuristic forms. The intent is for the house form to fit or blend within the open meadow or forested slope. This can be achieved by avoiding two story walls and instead building upper living space into the roof structure and adding dormers for added light. This design guideline avoids the look of large slab-like walls on the property. The site grades would also strongly suggest stepping the houses form down consistent with the lots existing slopes rather than building homes that appear highly vertical.

BUILDING HEIGHT

Building heights will be a maximum of 35’ as prescribed by the Gilpin County Land Use Code.

WALL MATERIALS

Homes will use simple, natural materials for walls, roofs, trim, and details. Consider materials that will age and “weather” with the surroundings. Avoid strikingly high tech materials; rather, use materials with a natural texture.

Unbroken expanses of a single material can overpower the rest of a building and its surroundings. To avoid a monolithic feeling, employ more than one material for wall expanses. Stone, wood, masonry, and stucco can be combined with heavier materials closer to the ground for foundation or first level walls. Caution: too many materials in one building results in visual chaos.

Incorporate the carefully articulated use of wood or painted siding, logs, stone, rock, masonry 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 distinctiveness and interest.

No reflective materials such as high gloss paints, etc. can be used on any building.

All exterior walls will be constructed to achieve a minimum of one hour fire rating which can be achieved with the use of stucco, cement board siding, 8” thick logs or timbers and with wood siding installed over 5/8” gypsum board.



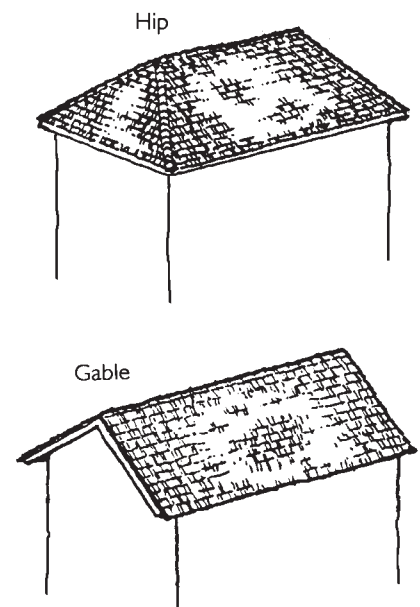
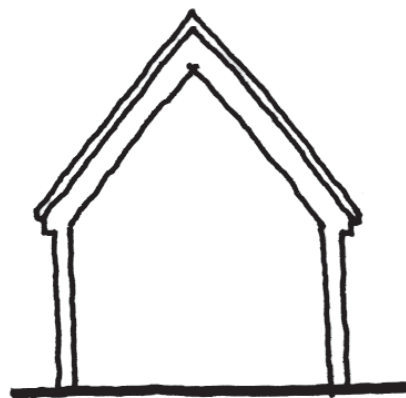
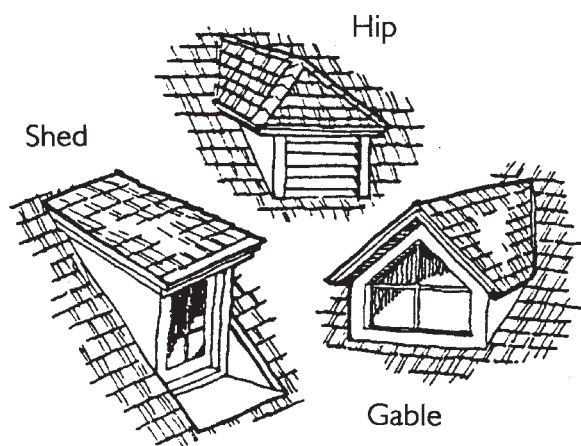
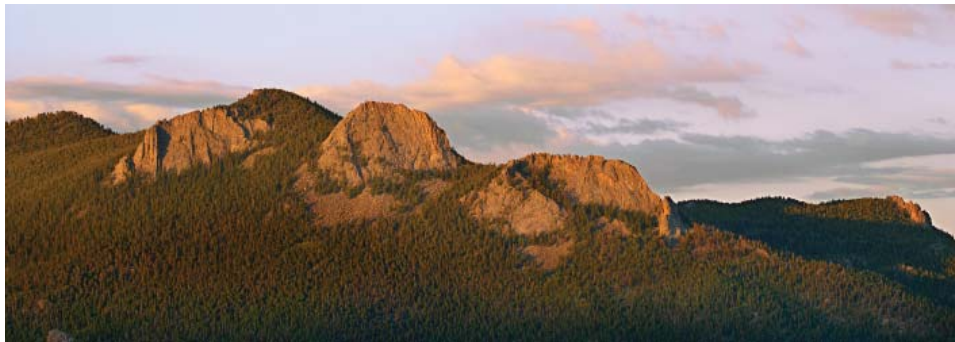
STONE

Stone patterns must appear structural in appearance with the stone size gradually decreasing from lower to upper courses. The use of local stone installed in a random pattern is preferable; however the DRC will consider alternative methods. Photos or examples of stone installation are required for approval by the DRC. To increase the appearance of the structural nature of the stone, the stone will be set along natural horizontal bedding planes and without long uninterrupted horizontal or vertical joints.

The use of manufactured/cultured stone or other man made materials rather than natural stone is discouraged. However, the primary objections to these materials are the care and method of installation. Homes using manufactured stone are required to provide a sample panel for DRC review and to provide an example during the remainder of the installation as to the quality and character of the stone installation on the entire home.

Samples will be submitted to the DRC for initial review and a sample panel demonstrating stone installation will be constructed on site and approved at the time of final plan review.

All homes in Roosevelt Ridge will include a minimum of 25% natural stone on the exterior elevations. This percentage is calculated on the entire exterior vertical square footage, including windows and doors. The use of stone must not appear contrived, but rather clearly a structural element of the home.



ROOFS

Homes should include multiple roof lines and dormers which demonstrates a hierarchy of roof forms. Expanses of unbroken roof planes and ridge lines are discouraged. Dormers providing natural light to upper floors are a plus. The use of low eave lines reinforces the building form and provides protection of pedestrians, walkways and driveways by extending eaves over the home.

Roofs should help establish and maintain the mountain character. Traditionally roofs in mountain locations with high snow fall amounts are quite steep. The roof pitch of structures at Roosevelt Ridge may range from 10:12 to 12:12. Flat and shed roofs are only permitted as secondary roofs or where stepping the home up steep slopes the roof areas offer opportunities for decks. Other roof forms such as curved roofs are discouraged.

Roof materials are limited to raised metal seam roof, slate or concrete or other non-reflective material such as corrugated metal or copper that will weather over time. The roof color will blend the building into the landscape as viewed from off site. Fast weathering techniques of roof materials may be useful. No shake shingles or other wood roof materials are allowed. Samples of proposed roof material will be submitted to the DRC for review and approval.

Centralize roof vents and exterior mechanical equipment and screen these features from view. Integrate skylights with the roof architecture. Solar panels and equipment must be designed and constructed to appear integral to the roof. This generally means that the panels will be mounted so their surface is flush or nearly flush with the roof surface, with all equipment in the structure's attic. When solar orientation prohibits this approach, the roof shall be altered so that the panels appear "built in" and not distinctly noticeable.

Flashing, gutters and downspouts are to be minimized. Homes will construct flashing, gutters and downspouts of materials that will be consistent visually with the other exterior material. Samples of proposed roof material will be submitted to the DRC for review and approval.

Roof material will be Class A compliant, downspouts and gutters will be made of non-combustible materials and eaves and soffits will have a minimum of a one hour fire rating. Combined these construction requirements will to help protect homes from potential wild fire hazards.

COLORS

Let the natural environment of Roosevelt Ridge guide your color selections. Strive to match the natural colors of local trees, native vegetation, grasses, and rocks which will support the house to fit within the existing landscape. Unpainted materials that exhibit the patina of natural weathering are preferred. Use accent colors judiciously. Provide the DRC samples of all colors and their proposed uses for approval.

WINDOWS AND DOORS

All doors and windows are to appear recessed and designed with sills. Surface mounted windows that include trim details to replicate the appearance of recessed windows maybe used with DRC approval. Large areas of glass are to be shaded by roof overhangs, balconies or porches to minimize window visibility and reflections as seen from off site. Based on the considerations of view and day lighting, solar and other energy-use considerations are to be applied, with larger windows on southerly exposures and smaller windows to the north. Larger windows are to be subdivided with structural members or created by ganging smaller windows. Window frames for homes should be made of wood, finished naturally, or painted a natural color. Cladding may be of copper as an alternative. Vinyl cladding is allowed. Any cladding must be submitted to the DRC for review. Reflective or mirrored glass is not acceptable.

The size, number, and placement of windows should provide a sensitive counterpoint to wall surfaces. The size and shape of window openings are to be appropriately proportioned to scale and to the character of their location in the structure.

Doors should appear to be substantial. Locate doors in sheltered or protected areas.

Tempered glass shall be used in all windows and doors that face downhill slopes to reduce wild fire hazard. Doors will be solid core with a minimum thickness of 1 3/4".

FOUNDATION WALLS

Connect each building visually to the site at the foundation. Clad exposed foundation walls with stone, masonry, or other architectural enhancements. The cladding materials are to be an expression of the building structure. The foundation and its cladding will appear as a single structural element which anchors the home to the site.



DECKS AND TERRACES

Because of the steep slopes and State restriction on the use of well water for outside irrigation, the creation of a yard, is discouraged. Where the grade allows, decks and terraces should be designed as an extension of residential architecture. Incorporate decks into the architecture of the residence. The preferred solution is to step homes down steep slopes allowing for outdoor spaces to occur above the levels below. However, if this solution is not an option, any deck located over a downhill slope over 10% must be constructed to achieve a one hour fire rating.



GARAGES, CARPORTS AND PARKING SPACES

Orient garage doors away from the main roadway. Screen from view or enclose all vehicles other than autos. Campers, trailers, mobile homes, large trucks, boat trailers, tractors, snow-removal equipment, and garden or maintenance equipment must be kept in a closed structure, except when in use. The DRC will consider designs for vehicle storage buildings that are consistent with the Design Guidelines and the lot architecture within the building envelopes. Provide at least two covered parking spaces at each homesite as well as two additional surface parking spaces.

ACCESSORY STRUCTURES WITHIN THE BUILDING ENVELOPE

Accessory structures must complement the main residence. Accessory structures such as workshops, sheds, greenhouses, pergolas, trellises, pavilions, and pet enclosures are encouraged to be arranged to resemble a ranch “compound.” Outbuildings and accessory structures must be architecturally subservient to the main residence.

Accessory structures are allowed only within the building envelope, but may not detract from views from other homes.

Observation towers, basketball backboards and large play structures are discouraged but maybe allowed with DRC approval.

UTILITY AND METER CONNECTIONS AND TREATMENT

Place utility and meter connections in unobtrusive, screened locations. Where utility and meter connections are attached to the house, integrate the equipment in an enclosure which is part of the overall architecture.

FIRE SPRINKLER SYSTEMS

Include automatic sprinkler systems or other fire protection systems in all residences. These must meet the requirements of the High County Protection District and Gilpin County.

MECHANICAL EQUIPMENT

Install mechanical equipment, such as air conditioners and heating equipment as an integral part of the architecture, whenever possible. These items cannot be visible from neighboring properties or roadways.

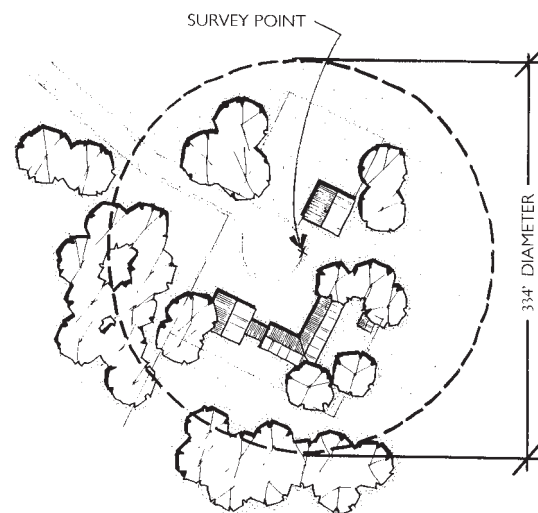
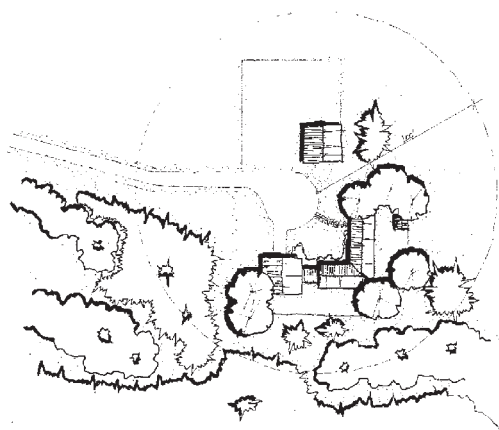
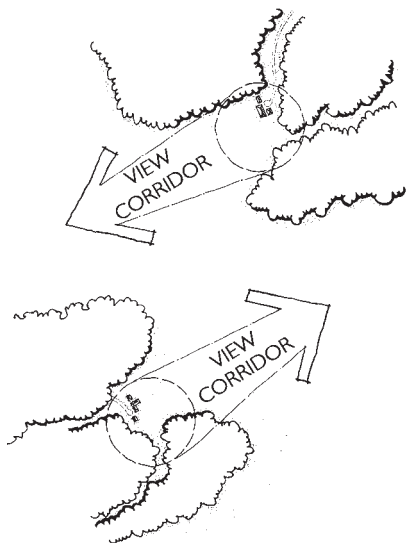


SITE DESIGN GUIDELINES

These guidelines will give you a feel for the Roosevelt Ridge development concept, while providing insight into sensitive site development and construction techniques.

VIEWS

The Site Plan for Roosevelt Ridge was carefully conceived to preserve and enhance views where possible. The DRC will review the effect of architectural designs and proposed improvements according to the impacts on adjacent lots and existing homes. The DRC will utilize its existing digital model of the Property to evaluate sight impact of each proposal



BUILDING LOCATION

All construction disturbances must occur within the building envelope except for access to the building envelope from the main road or common driveway. Note that septic fields and wells may be located outside the building envelope with DRC approval and appropriate revegetation of disturbed areas is completed as per these design guidelines. This will be enforced strictly and is the complete responsibility of the lot owner to assure that all activity occurs within the lot.

BUILDING ENVELOPE

A Building Envelope is designated on each Lot within Roosevelt Ridge. Lot should be developed with the least impact to the natural setting. A Forest Management / Fire Mitigation Plan has been prepared for the entire property. Initially fire mitigation will be completed on each building envelope with the Lot Owner being responsible to continue to follow the recommendation within that Plan. Buildings, structures and other improvements are placed within the landscape with careful consideration to existing homes, existing land forms, views, privacy, and access. Before disturbing any ground, owners must submit proposed building locations to the DRC. Parcel owners may propose modifying the building envelope to accommodate their plans. The DRC will consider revisions to retain flora, improve views, or to reduce the effects of grading.

If the DRC approves modification to the building, the parcel owner must permanently locate the building envelope on site and revise the Subdivision Exemption Plat at their expense.

ACTIVITY OUTSIDE OF THE BUILDING ENVELOPE

Any ground disturbing activity outside of the building envelope will be carefully reviewed by the DRC to assure that the activity has been designed to reduce site impacts and minimally impact other lot owners. Driveways have been located as part of the fire mitigation activities on each building envelope. If a lot owner wishes to use an alternative alignment, the lot owner will be responsible to restore the alignment used for fire mitigation including installing temporary irrigation, tree planting, etc. to the satisfaction of the DRC. All utility connections from the main road or shared driveways to the Building Envelope must occur within the disturbance of the driveway and be located underground. Lot owners may, with DRC approval, install private trails that connect to the common trail system within Roosevelt Ridge. A simple gate and/or signage at the connection to the common trail system is allowed with DRC approval. Lot owners may also locate a primitive (no infrastructure, driveways or uses considered by the DRC to be inappropriate) recreation site for their private use within their lot and outside of building envelope. The primitive recreation site could include picnic area with tables and fire pit, a deck or a small structure and trails to access the primitive recreation site.

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 Road or shared driveways.

All driveways must provide for through-drainage at the intersection to roads. Concrete or metal pipes are to be completely concealed.

Because of the steep nature of the site the location of driveways and the resulting site disturbance is a critical element of design review. As part of the preparation of each building envelope, fire mitigation was completed including a preliminary driveway location to allow equipment access. This alignment is preferred but alternative locations are possible with DRC approval. In the event a different driveway alignment is allowed the lot owner is responsible to restore the route used to access the building envelope to perform wildfire mitigation. Driveways must be included as part of the DRC submittal and include the entire extent of disturbance with 2' increment contours.

Private driveways may not exceed 12 feet wide, with 2-foot shoulders on either side from the roadway to the residence. Driveway design must conform to Gilpin County and High Country Fire District standards and requirements including the maximum grades, inclusion of turn outs and providing adequate area for a fire truck to turn around. The only approved access for construction to a residence is over the driveway for the lot. Unpaved driveways are allowed and must be covered with gravel or stone.

All utility connections to individual homes must occur within the driveway alignment. The lot owner may request an alternative alignment but the DRC reserves the right to assess the lot owner any costs associated with locating utilities along an alternative alignment that results in site disturbance outside of the lot.

GRADING AND DRAINAGE

Roosevelt Ridge seeks to preserve the natural topography and maintain a delicate natural drainage system. Lots have been located to minimize disturbance of the existing site. No building, improvement, or landscaping may alter the natural drainage pattern without DRC approval.

Roosevelt Ridge is requiring an innovative approach to all drainage on the site. In most developments, drainage is managed through a series of gutters, channels and storm sewers. The effect of gutter/channels is that run-off is concentrated, resulting in increased erosion and limits re-absorption of site runoff. At Roosevelt Ridge drainage design has taken the reverse approach of limiting channels and storm sewers to locations where absolutely necessary, such as under roads and driveways. Instead, the drainage design focuses on dispersing and slowing down the drainage flow wherever possible. Homeowners are responsible for a similar approach on their lots. All drainage exiting a lot must outlet into an area where water will move slowly and not result in erosion. This can be accomplished by reducing grade where possible, stabilizing exposed areas with appropriate erosion control measures and vegetating drainage ways immediately. Because of the location of Roosevelt Ridge, existing topsoil is very thin or nonexistent. All revegetation must start with the installation of sufficient soil to promote growth of vegetation. Any erosion resulting from the drainage from one lot to another will be remediated by the HOA and the cost assessed to the property owner.

You may conduct controlled grading within the Building Envelope to construct the residence, other buildings and structures, patios, driveways and parking. Do not interfere with or redirect any drainage or runoff without DRC approval.

“Contour grade” all site disturbances to blend with the natural topography. Contour grading involves moving earth so the final landform has a natural appearance. Grading that occurs within the lots must match the natural topography at the lots line in a natural manner.

In particular:

- Round off tops and bottoms of cut-and-fill slopes to blend with natural land forms.
- Make cut-and-fill slopes undulate to harmonize with land forms.
- Retain prominent land and vegetation; or integrate these features into new grading and landscaping.
- Use natural looking surface systems with appropriate erosion control for drainage, rather than underground or more engineered solutions.





LANDSCAPE/REVEGETATION DESIGN GUIDELINES



Fitting a new residence into the mountain landscape of Colorado presents interesting challenges and rewards. The intention is for the homes of Roosevelt Ridge to be integrated into the existing site and create as limited disturbance in sensitive areas as possible. Because of restriction on use of the domestic well for irrigation the primary focus of landscaping is to restore a natural, self-sustaining landscaping that helps to integrate the home into the development and the surrounding natural setting.

Owners and their landscape architects need to consider that Roosevelt Ridge is at an altitude of over 9,000 feet. Within this mountain landscape, the selection, placements and care of landscaping is critical for success. In short, a limited number and variety of plants will flourish. Included in these Design Guidelines is the Roosevelt Ridge Suggested Plant List, naming indigenous plants and others appropriate for the site. This list is not intended to be all inclusive, but to provide the homeowner a palette of plant material with a better likelihood of success, both in surviving the site conditions and fitting in with the site character.

REVEGETATION/EROSION CONTROL

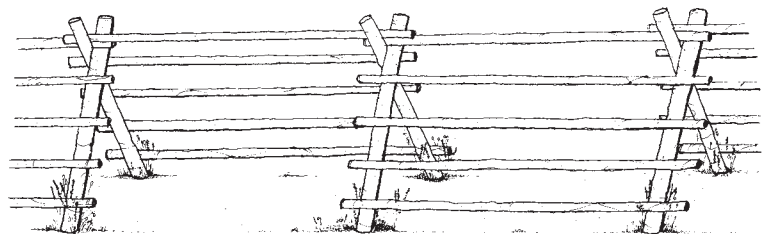
Immediately revegetate areas disturbed during construction to control erosion. Replanted areas should blend with the natural grasses or ground cover. If seasonal conditions do not allow permanent landscaping, employ temporary erosion control such as annual seeding with hydromulch or mulch blankets. No rocks, plants, or trees can be removed from any portion of Roosevelt Ridge without written DRC permission.

SWIMMING POOLS AND TENNIS COURTS

Outdoor swimming pools, and tennis courts are not allowed.

HOA LANDSCAPE/REVEGETATION RESPONSIBILITIES

Roosevelt Ridge is located in an area with an extremely delicate natural environment. Many of the plants, shrubs and trees have grown on site for many years to attain the size and density that presently exist. Any disturbance to this delicate landscape will take years if not decades to repair. The other factor in restoring the natural landscape within the project is the level of expertise, experience, and equipment necessary to appropriate revegetated disturbed areas. To facilitate a uniformly high quality revegetation effort, the



Wildlife Safe "Buck" Fencing



FENCES AND SCREENING

Fencing is allowed only within the building envelope. Due to the shallow bedrock, the use of buck or wildlife safe fencing is encouraged. Chain-link, wire mesh, plywood, chain and bollard, electrically charged, picket fences or fence unsafe for wildlife are prohibited.

Within Building Envelopes, fences, privacy walls, barrier devices and retaining walls may be employed for privacy and screening within the lot. They may not exceed 6 feet tall and must be integrated into the overall house design.

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



HOA will retain responsibility to revegetate all disturbed areas except within the Building Envelopes, and as a result of DRC approved ground disturbing activities outside the building envelope such as driveways, septic and wells. The HOA reserved the right to assess the cost for re-vegetation efforts to individual lot owners. The result of having the HOA retain these responsibilities is a uniformly high quality revegetation effort with a single entity responsible for success.

EASEMENTS

Easements and others are shown on the Subdivision Exemption Plat Map. No grading, structure, planting, or other improvement may damage or interfere with the installation and maintenance of facilities protected by easement.

UTILITIES

All Utilities must be installed underground with attention paid to minimizing site disturbance and the location of any above ground equipment, such as telephone pedestals and electric transformers.

SATELLITE DISHES

Small satellite dishes are permitted, subject to DRC approval.

Completely screen within the landscape all satellite dishes from the view of any other property within Roosevelt Ridge.

LOT ENTRY IMPROVEMENTS

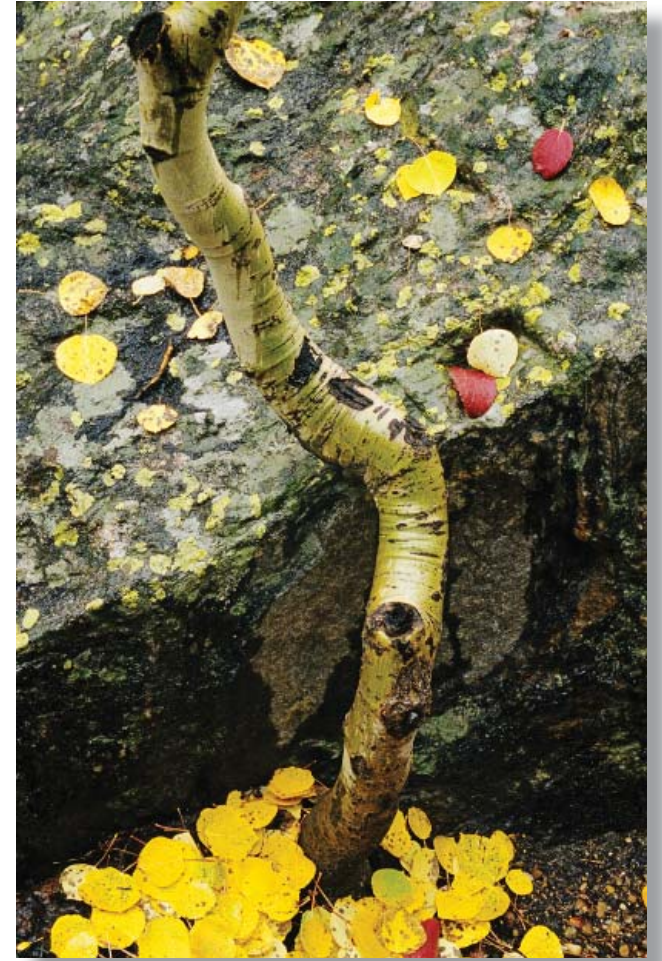
An address (and family name if desired) identification marker and modest entry feature, or structure consistent with the project is encouraged at the entrance to each driveway. The design of entry structures must be architecturally compatible with the primary residence. Gilpin County will assign house and residence numbers.

ADDITIONAL SIGNS

No additional signs detached from the house are permitted. A residential construction information sign is permitted before the first transfer of deed from the original purchaser. A real estate sales sign is also permitted with DRC approval. All signs are to comply with the Gilpin County Land Use Code.

FLAGS/BANNERS

No more than three flags or banners can be displayed within any lot. They cannot exceed 15 square feet. Flags and banners can be used with DRC approval.



EXTERIOR LIGHTING DESIGN GUIDELINES

All exterior lighting will be coordinated so as to be of the same character as/and consistent with the overall house design.

No exterior light can produce excessive glare to pedestrian or vehicular traffic. No direct source may be visible from neighboring properties. Indirect light sources and horizontal cut-off fixtures can reduce glare. The DRC may approve lighting fixtures whose direct source of illumination is visible with the use of 25 watt (or less) bulbs and opal or smoked glass.

Uplights are not permitted. Lighting of trees, residential unit facades, other amenities or landscape features is not permitted. Lighting associated with holidays can be displayed for a limited duration until January 31st.

Architectural, Landscape and Site Plans must include a complete description of fixture locations, type of light source (i.e. incandescent), color of fixture (compatibility with building architecture), placement on the buildings or on the site.

All lighting must comply with Gilpin County regulations.

AUTHORITY

All development in Roosevelt Ridge, such as house construction, any exterior modifications to the house, driveway construction, fencing, grading or landscaping, is subject to the Roosevelt Ridge Covenants, Conditions, and Restrictions and the appropriate federal, state and local regulations. The Roosevelt Ridge Submittal Process outlines the information for the DRC to review and approve all activities within the development.

