

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. Combined with the HOA Covenants, these Design Guidelines, 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.

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.

These Design Guidelines respect and enhance the environment and character that make Roosevelt Ridge unique. The guidelines are based upon several 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 or natural looking materials.
- 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

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.

DESIGN REVIEW COMMITTEE (DRC)

The Design Review Committee (DRC) will administer the Design Guidelines. The DRC helps you and your consultants interpret the Design Guidelines and develop creative responses.

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,

ARCHITECTURAL DESIGN GUIDELINES

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 40' from the lowest exposed foundation to the highest roof member, as prescribed by the Gilpin County Land Use Code.

WALL MATERIALS

Homes should 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.

Consider incorporating 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.

STONE

Stone patterns should 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. 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.

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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.

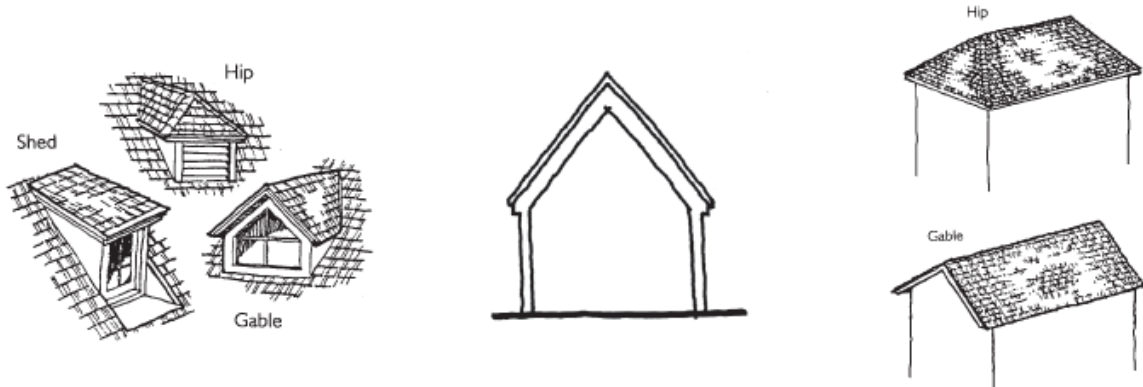
Roofs in mountain locations with high snow fall amounts are quite steep. The roof pitch of structures at Roosevelt Ridge may range from 6:12 to 12:12. Flat and shed roofs are only permitted as secondary roofs or where stepping the home up steep slopes the roof areas offer opportunities for decks. Other roof forms such as curved roofs are discouraged. Recommended minimum roof overhang is 1 ft.

Preferred roof materials include raised metal seam roof, slate or concrete or other nonreflective 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. 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 should be designed and constructed to appear integral to the roof. 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. Provide the DRC samples of all colors and their proposed uses for approval.

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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 should 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 may 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. Any other cladding must be submitted to the DRC for review, the preference being muted colors. 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.

FOUNDATION WALLS.

Exposed foundation walls should be clad with stone, masonry, or other architectural enhancements. The cladding materials are to be an expression of the building structure. The foundation and its cladding should appear as a single structural element which anchors the home to the site.

DECKS AND TERRACES

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.



ADDITIONAL SPECIFICATIONS

GARAGES, CARPORTS AND PARKING SPACES

Orient garage doors away from the main roadway if possible. Screen from view or enclose all vehicles other than autos. The DRC will consider designs for vehicle storage buildings that are consistent with the Design Guidelines and the lot architecture within the building envelopes.

ACCESSORY STRUCTURES WITHIN THE BUILDING ENVELOPE

Accessory structures should 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." They 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 whenever possible. Where utility and meter connections are attached to the house, integrate the equipment in an enclosure which is part of the overall architecture.

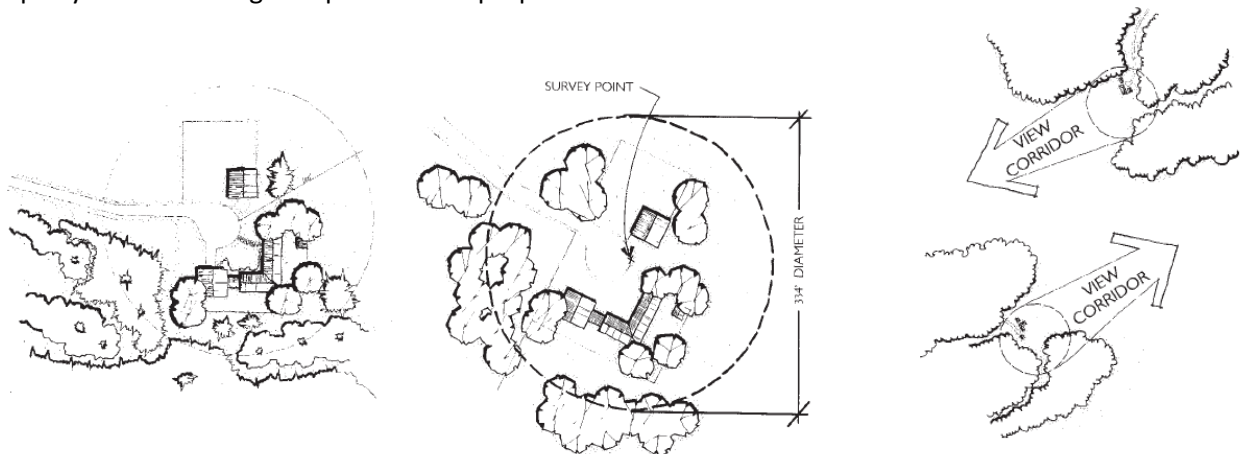
MECHANICAL EQUIPMENT

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

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



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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.

BUILDING ENVELOPE

A Building Envelope is designated on each Lot within Roosevelt Ridge. Lot should be developed with minimal impact to the natural setting. Buildings, structures and other improvements are placed within the landscape with careful consideration to existing homes, existing land forms, views, privacy, and access. 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 envelope, 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 reviewed by the DRC to assure that the activity has been designed to reduce site impacts and minimally impact other lot owners. Lot owners may 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. 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, HDPE 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. Initial alignment is preferred but alternative locations are possible with DRC approval.

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 standards. The only approved access for construction to a residence is over the driveway for the lot. Unpaved driveways are allowed and should be covered with gravel or stone.

All utility connections to individual homes must occur within the driveway alignment, exceptions may be approved through the DRC.

GRADING AND DRAINAGE

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At Roosevelt Ridge drainage design has taken the approach of limiting channels and storm sewers to locations where necessary. Drainage design focuses on dispersing and slowing down the drainage flow wherever possible. 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. 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

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. 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. The CSU extension is a good resource for identifying these plants. Please note that the existing conservation easement placed upon Roosevelt Ridge prohibits the planting of plant species “not indigenous to the state of Colorado”.

REVEGETATION/EROSION CONTROL

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. Consult the CSU extension for information on native plant species.

SWIMMING POOLS AND TENNIS COURTS

Outdoor swimming pools, and tennis courts are not allowed.

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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. should be adequately screened within the landscape.

HOA may retain responsibility to revegetate all disturbed areas except within the Building Envelopes, and 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

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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.

Up-lights are not permitted. Lighting of trees, residential unit facades, other amenities or landscape features is not permitted. Consider dark sky compliant lighting. 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.