

RIVER ROCK ESTATES HOMEOWNERS ASSOCIATION POLICY AND ARCHITECTURAL GUIDELINES FOR IMPROVEMENTS

Pursuant to River Rock Estates Covenants, Conditions and Restrictions (CC&R's) the following Improvement Guidelines are promulgated and adopted”

RECITALS

The Developer, the Board of Directors and the Architectural Review Committee (ARC) recognize that there are provisions in CC&R's that are intentionally general in nature. The following guidelines are not intended to be totally inclusive and the original CC&R's should be consulted for further design requirements and regulations.

Given the eclectic and diverse nature of potential homes, the Developer, the Board of Directors and the ARC will continue to consider new applications presenting homes consistent with then existing architecture in River Rock Estates, as well as architecture significant in trend and relevance in the Mountain West. These policies will help ensure that River Rock Estates remains desirable for changing demographics in the future and protect and enhance property values.

STATEMENT OF GENERAL GUIDELINES

River Rock Estates desires to be recognized as a premier development in Archuleta County. Homes should represent that designation with exemplary curb appeal and a significant presence. The general architectural feel of homes should have a visual weight that conveys a solid quality. Building designs should be creative, with an avoidance toward "boxy" or long rectangular buildings. The intent of the design theme is to promote high quality southwest and mountain home construction with buildings that are creatively designed to merge and blend with their natural surroundings.

As detailed in the CC&R's, a Construction Application or a Property Improvement Application ("Application") must be approved by the ARC before any construction work can commence. (Please be aware that an approved Application must be presented to the Town of Pagosa Springs Government before it will issue a building permit.) All improvements must be completed, as approved, in their entirety. Any additions, deletions or other exterior changes, including paint/stain color, must be approved in advance by the ARC, pursuant to a revised Application.

Exterior changes made without prior approval are subject to fines imposed by the HOA Covenant Rule and Enforcement Policy as a Violation and to other enforcement/legal action if not corrected.

Driveway placement must also be approved by the ARC before obtaining a driveway permit from the Town of Pagosa Springs.

All exterior changes to existing structures, such as additions or exterior remodels, must be approved in advance by the ARC. These changes, especially total remodels, should follow the requirements set forth in these guidelines. However, partial remodels or additions to older structures should be designed to compliment and blend in with the original structure so as not to be obtrusive. As with new construction, each remodel or addition plan submitted will be evaluated on an individual basis and subject to ARC approval.

The minimum livable square footage shall be 2,000.

DESIGN REQUIREMENTS AND APPROVAL POLICY

Although each design submitted will be reviewed on its own over-all merits, some of the specific items that will be considered by the ARC in approving a home will be:

ROOFS

Roofing material can be slate, composite shingles or metal but should be muted, natural colors. No shiny or reflective material will be allowed. Due to the potential of fire hazards, wooden shake roofs will not be approved. Roof flashings may not be reflective, bare metal or galvanized metal. Flashings must match or compliment the roof or trim color. Skylights and roof mounted solar panels should be integrated with the roof design to be as unobtrusive as possible. Solar panels and hardware should be as unobtrusive as possible. Roof lines should be varied and broken, with an avoidance of long spans of unbroken ridges. In conformance to traditional mountain architecture, major roof forms shall be gable or hip

EXTERIOR WALLS AND TRIM

Log or hewn timber wood accents and stucco walls, while not required, are desirable. Rock facing or accents are also desirable. The stone can be natural or composite as long as it has a natural shape and natural varied color as opposed to cut, architecturally uniform pieces. A combination of exterior components is desirable to create an architecturally interesting design. It is suggested that no more than sixty percent of the exterior surface (not including doors and windows) should be of only one material such as stucco or wood siding, unless the surface is broken up by color or trim variations to create an architecturally interesting design. Uniform exterior walls should be avoided. Reflective siding materials, including reflective metal siding are not allowed. Provided, further, no less than three (3) textures must be used on exterior walls and trim.

Exterior paint may not be bright colors. Moreover, Southwest style with parapets, and mediterranean style are NOT allowed; whereas, Mountain, Modern, Contemporary, Ranch or Farmhouse styles are specifically encouraged.

SUPPORTS AND BEAM

Visible supports, including deck or porch posts, should preferably be made of heavy wood beams, proportionate in size to the structure, to convey a substantial appearance of stability.

WINDOWS, DOORS AND TRIM

Windows, doors and trim should be of size and shape to add visual interest but not detract from the over-all design. Doors and trim should be painted or stained in muted colors found in nature that blend with the local surroundings. Bright colors will not be approved.

Windows should be designed in proportion to the form and structure of the residence. The use of colored, reflective or mirrored glass will not be approved.

GARAGES

Garages must be a two-car minimum and there must be room for at least two vehicle parking spaces outside the garage. Garage doors should match or compliment the over-all design and may not be a commercial roll up style.

CHIMNEYS

Chimneys should be in proportion to the rest of the structure and have a substantial, stable appearance. Materials used may include rock/stone, stucco, or wood clad.

VENTS AND FLUES

Roof vents and flues should be grouped and concealed from view as much as possible, such as with a false chimney. Visible bare metal or plastic flues and vents will not be allowed. Visible flues and vents must be painted to match or compliment the surface from which they protrude, to be as unobtrusive as possible.

HEIGHT

The maximum height of the structure shall not exceed the Town of Pagosa Springs regulations.

SETBACKS

All setbacks must comply with the most restrictive of 1) those required by the town of Pagosa Springs; or, 2) the designated building footprint.

METAL SPLASH GUARDS

When using metal as a splash guard to protect the structural integrity of the exterior walls from snow and rain water, metal "splash guards" will be allowed, as long as they have a natural rust finish or similar patina appearance. Maximum height is to be 48 inches from grade but variances may be issued for ground slope or design concerns. Galvanized, bare metal, or otherwise reflective splash guards will not be allowed.

LOG HOMES

Full log homes will be allowed, but like other designs discussed above, long uniform walls should be avoided. Log walls should be broken with features such as heavy window trim or bay or garden windows to help provide an architecturally interesting design.

Logs may be full-round, "D" or square hewn timber but exposed log ends may not display factory manufactured tongue and groove cuts.

LANDSCAPING

Consultation with landscape architects or contractors that have experience in the area is recommended. The plant materials selected should be those that will survive the conditions inherent to the local climate and altitude. The type of soil, water content and exposure to the sun are all important considerations in the selection and location of plant materials. Landscape scale and overall landscape design shall be developed so that one senses that new vegetation is integral with the natural mountain landscape and the inherent form, line, color and texture of the local plant communities.

New planting shall primarily use plants that are indigenous to the area. Ornamental plants may only be used in locations directly adjacent to buildings or in courtyards. When a manicured lawn gives way to the natural landscape, the transition should be free form, and not linear in nature, and should relate to the existing landforms and other site features. Edge transitions shall not be left to a line of cut and uncut grass

The maturation of a designed landscape in the mountains takes longer than in less severe climates, as new plants have slow growth rates due to the short growing season. Consequently, land shaping is as important as plants in defining outdoor spaces. Berming will be encouraged when the topography lends itself to this type of site development

Topsoil Prior to Excavation: Topsoil shall be stripped and stored on the site. Topsoil shall be replaced in all areas requiring landscaping or revegetation. Topsoil shall be spread to a minimum depth of four inches.

Seeding Seed: Seeding seed mixes must provide-a blend of grasses that ensures quick cover, erosion control, and the potential of evolving into a climax plant community indigenous to its surroundings.

Revegetation: Road and utility cuts shall be revegetated within thirty (30) days of the disturbance to avoid unsightly scars on the landscape. In areas that are to be revegetated, soil shall be scarified prior to the application of the seed. Slope surfaces should be roughened to provide seed pockets for increased germination.