

**The North Ranch
at
Ken-Caryl**

**Rules and Regulations
for
Residential Design and Home Improvement**



Drafted by:
The North Ranch at Ken-Caryl
Architectural Committee

Adopted by:
The North Ranch at Ken-Caryl
Board of Directors

Regulations are dynamic in nature. As new issues surface or innovative ideas emerge, new regulations are added, inappropriate ones deleted and many simply amended or updated. For the most current copy of this document, please visit our website.

*Effective August, 2024
This document supersedes all previous versions.*

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The North Ranch at Ken-Caryl

Rules and Regulations for Residential Design & Home Improvements

1. Purpose and Intent

These Rules and Regulations for Residential Design and Home Improvements (“**Rules and Regulations**”) have been prepared to assist architects, builders, and homeowners in design and construction of new homes, home additions and alterations to both the exterior of homes and the lots upon which the homes are situated as well as to further define the Supplemental Declaration of Covenants, Conditions and Restrictions (CCR’s) that pertain to The North Ranch. It is the common desire, intent, and purpose to create and maintain a community of high quality development and construction in which the natural character of this unique area is preserved and complimented.

The North Ranch is a community where differing architectural designs and styles merge and where the efforts of one designer, homeowner, or builder should not be damaged or devalued by the incompatible design of a neighbor.

Because no two lots are exactly alike in The North Ranch, the ACC will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. For this reason, the Ken-Caryl Ranch Master Declaration of Covenants, Conditions and Restrictions, The North Ranch Supplemental Declaration, and these Rules and Regulations permit the flexibility that is essential to the appropriate use of widely varying lot conditions. The basic objective is to achieve compatibility of the building and other improvements with the subject lot and the immediate surroundings. The site consideration review is, in summary, specific to the site itself.

2. ACC

The Architectural Control Committee (ACC) is the Architectural Control Committee referred to in the Supplemental Declaration of Covenants, Conditions and Restrictions for The North Ranch at Ken Caryl. Appointed by The North Ranch Board of Directors, the ACC is responsible for ensuring these Rules and Regulations are followed. The HOA is responsible for enforcement of Rules and Regulations as well as conditions and restrictions contained herein.

In accordance with the Amended and Restated Master Declarations of Covenants, Conditions and Restrictions of the Ken-Caryl Ranch, the North Ranch Board of Directors has established the following Rules and Regulations for design review, approval of all modifications, and maintenance of the landscaping and exteriors of The North Ranch homes and lots.

The role of the ACC is directed toward review and approval of exterior design, appearance, architectural integrity, and esthetics to maintain the appearance of a custom home community. The ACC and North Ranch BOD assumes no responsibility or liability with regard to structural, mechanical, electrical or other construction details or recommendations, as well as compliance with any code or government regulations. The Homeowner hereby accepts full responsibility for compliance with all applicable governmental codes and regulations.

The ACC needs up to thirty (30) days for review and approval of any normal submittals and complicated submittals may require additional time.

The intent of these Rules and Regulations is to maintain a community development that achieves harmony among dwellings and between each dwelling and its surrounding landscape yet allows individual identity to the dwelling. The Rules and Regulations apply to:

2.1. Compatibility

Assuring compatibility and harmony of exterior colors, materials, and design so the exteriors of buildings are compatible in a manner as to avoid negative contrast within the neighborhood. Compatibility is subject to ACC review, interpretation and approval.

2.2. Relating to Natural Features

Relating proposed improvements to the natural features of the land and to neighboring structures and other improvements.

2.3. Conforming to Purpose, Plan and Intent

Conforming the plans and specifications to the purpose and general plan and intent of the Official Development Plan, KCRMA Master Declaration, and The North Ranch Supplemental Declaration of CCR's.

2.4. Conditions Not Defined

Any matter, condition or materials not specifically defined herein shall remain a matter of discretion on the part of the ACC.

2.5. Variances

The ACC reserves the right to vary at any time from procedures or standards as established herein. The ACC has the authority to grant variances to the Rules and Regulations, on a case-by-case basis.

3. Project Request Forms (PRF) and Submittal Procedures

- Improvements or modifications that alter or affect the exterior appearance of a dwelling or property must be submitted to the ACC for approval. The homeowner shall submit The

North Ranch Project Request Form (PRF) to the Association Manager. These forms can be found on The North Ranch website, NorthRanchHOA.com

- The Project Request Form must be completed in its entirety, including a current photograph of the front of the home as well as photo(s) clearly showing where the improvement is to be made along with signatures and date by the homeowner.
- Accompanying the PRF must be a clear description of all project materials and information that will allow the ACC to fully understand and review the homeowner's request.
- Failure to properly complete the PRF or submit the required items, may result in a delay of approval and/or the inability to understand or review the PRF.
- The Project Request Form must be submitted and approved PRIOR TO commencement of any construction, alteration, or improvement.
- On a submitted PRF or site-plan, any item identified as "Future" will not be approved. "Future" items will require the submission of a new PRF when the homeowner is ready to proceed with the "Future" project.
- Please allow sufficient time (at least 2 weeks) for the ACC to review and comment on the project, and up to 30 days for final approval of a PRF. Complicated submittals may require additional time. If additional time is required, the ACC will provide an updated timeframe to owner.
- All approvals will be sent in writing and must be received by the homeowner PRIOR to the commencement of any project.
- Proceeding with a denied improvement or unapproved project may result in a fine, legal action or required removal of the denied or unapproved improvement or project. All legal fees and related costs resulting from an unapproved or denied project may be the responsibility of the homeowner.
- Work must be commenced within 90 days of the date of ACC approval; if not, approval will be considered void and a new submittal will be required, unless the ACC had previously approved a later start date or has been notified of a change. Please contact the Association Manager for an extension to the time frame.
- All work approved by the ACC must be completed within 120 days of approval. Please contact the Association Manager for an extension to the time frame.
- Upon completion of an approved project, the Association Manager should be notified.

4. Violations defaulting to Jefferson County

The following violations and conditions should be reported to Jefferson County for enforcement:

- Dogs, cats, and other ordinary household pets; barking, unleashed, vicious animals and other animal related complaints must be reported to Jefferson County Animal Control for enforcement.
- Homeowners must report noise complaints, trespassers, speeding motorists, etc. to the Jefferson County Sheriff's Department for enforcement.
- Concerns regarding road conditions and drainage should be directed to Jefferson County Road and Bridge office.

5. Approved Rules and Regulations

5.1. Awnings

- Require ACC approval.
- PRF submittal must include photograph of house, placement, product information sheet, color, and material sample.
- Plastic awnings are not allowed.
- Cloth and metal awnings must be compatible with the architectural integrity and color scheme of the house.
- All awnings must be kept in good condition.

5.2. Basketball Backboards/Hoops and Poles

- Require ACC approval.
- Portable basketball poles and backboards are not allowed in The North Ranch.
- PRF submittal must include a site plan showing the location of the backboard and pole clearly marked on the site plan and a picture of the equipment.
- Backboards must not have any graphics, and they must be transparent.
- Permanent basketball structures must be painted black and be installed as far from the street as possible and must be located as unobtrusively as possible to minimize the visual impact.
- Hoops must have nets. Chain nets are not allowed.
- Hoops, nets, poles, and backboards must be maintained in good condition.

5.3. Cubby Houses

- Require ACC approval prior to installation.
- PRF submittal must include location, design, elevations, materials, and color.
- Must be made of wood.
- Must be painted to match the house exterior.
- Must not exceed 5 feet in height.
- Must not be used for storage.
- Must not be located in the front yard.
- Approved location will be determined on a case-by-case basis. Location must have the least visual and audible impact on adjacent properties.
- Plastic cubby houses are considered temporary play equipment and must be stored when not in use.

5.4. Culverts

- The ends of culverts must be kept open and free of debris, rocks, vegetation, weeds, and cattails at all times, so as not to inhibit free drainage of water.
- No plastic end sections shall be allowed for use in culvert end treatments.
- Culverts must be maintained to allow for the free flow of water.

5.5. Decks and Patios

- All decks, patios, and railings, and all products included in their construction, require ACC approval.
- PRF submittal must include a photo of the current deck or area where deck or patio will be placed, plans, elevations, site plan, materials, and color list.
- Decks must be considered part of the structure and be wholly within the building setbacks.
- For decks and patios, front setback is 30' from the property line. Side setback is 20' from a street and 10' from an interior property line. Rear set-back for a deck is 30' from the property line. Rear set-back for patio is 20' from property line.
- Decks and patios must be painted, stained, or have a color complementary to the home.

- All support columns must be the same type and color and be a minimum of six (6) inches by six (6) inches.
- Any screening or lighting for decks requires ACC approval of material and design.
- The area under the deck may not be used for storage unless screened from the view of neighbors and street with ACC approved screening (See also Privacy Screens p.17)
- Impact on neighbors will be considered for deck or patio approval.
- Decks and patios must be maintained in good condition.

5.6. Doghouses

- Require ACC approval.
- PRF submittal must include location of the doghouse, materials, and color.
- Must be constructed of materials and colors compatible to the home.
- Maximum size is four (4) feet by four (4) feet and no higher than four (4) feet at the highest point.

5.7. Doors

- All exterior doors (entry, garage, storm, patio, sliders, security) require ACC approval.
- PRF submittal must include a product information sheet of the door, a photograph of the home clearly showing the door to be replaced or added, the door's material, color chips or stain information, and if used, information on any glass panels.
- New or replacement doors must compliment the architectural style of the home.
- Doors must be painted or stained in a color complementary to the house.
- Unpainted aluminum doors and vinyl doors are not allowed.

5.8. Driveways, Walkways and Private Lanes

- New, replacement, or reconfiguration of driveways, walkways, or private lanes require ACC approval.
- PRF submittal must include area being replaced or added, material and color.
- Driveways may be constructed entirely of black asphalt, concrete, stamped concrete, brick, or pavers from the entrance of the garage doors to the property line, with the remainder of

the driveway constructed as per Jefferson County requirements, which will extend and connect to the existing asphalt street or private access drive.

- Walkways may be constructed of concrete, stamped concrete, brick, or pavers, or other natural materials.
- Except for unstained concrete and asphalt, materials must be earth tone colors.
- Excessively broad paved areas, beyond that required for garage entry and turn-around are discouraged.
- Extension or expansion of driveways requires ACC approval and shall be evaluated on an individual basis.
- Driveways, walkways, and private lanes must be maintained in good condition.

5.9. Driveway Markers

- Professionally manufactured driveway markers to define private driveways and landscaping or rocks adjacent to the street in snow conditions will be allowed under the following guidelines:
- Only allowed from October 31 through April 30.
- Must be well maintained.
- Must be kept a minimum of fifteen (15) feet apart with the exception of curves, corners and driveways.
- Must not exceed thirty-six (36) inches in height, after installation.
- Permanent markers may be submitted to ACC for approval on a case by case basis.

5.10. Fences (See also Gardens, Landscaping, Privacy Screens)

- Require ACC approval prior to installation.
- See The North Ranch Fence Design Requirements (Exhibit A, p. 28)
- PRF submittal must include site plan, location of fence and position of gates.
- Fencing is not allowed in the front yard.
- Fencing may be placed at the homeowner's property line but must be wholly within their property.
- Fencing along a street requires a 10 foot setback.

- All fences must be constructed on the homeowner's property and must not encroach on an adjacent property or open space.
- All survey pins must be verified by the homeowner prior to installation.
- The fence must be a maximum of four (4) feet high at the top of the highest rail with three (3) rails constructed of rough sawn cedar.
- The wood must be a natural color and not stained or painted.
- The posts must be four (4) inches by six (6) inches on eight (8) foot centers with the rails being two (2) inches by eight (8) inches.
- Rails must be installed on the neighbor or street side of the fence
- Gates located next to a house may be made of metal or an approved fire resistant material.
- Any fence installed next to open space requires Ken-Caryl Ranger approval before submitting a PRF to the ACC.
- Welded hog wire may be installed between the posts and rails of the fence on the neighbor or street side of the fence. Chicken wire is not permitted.
- Dog run fences require ACC approval and must be the same construction as The North Ranch fencing described in Exhibit A with a maximum height of 6 feet. See p.30
 - Location must be in the backyard only and located as close to the home as possible.
- Invisible dog fences are allowed and do not require ACC approval.
- The following types of fencing are not allowed:
 - Chicken wire fencing
 - Privacy fences (See also Privacy Screens p.17)
 - Chain-link fences
 - Electric fences

5.11. Permanent Firepits, Firepit Tables, Outdoor Fireplaces

- Require ACC approval.
- PRF submittal must include site plan, location, materials, and color of materials.
- Must meet setbacks of 20 feet from any property line.

- Must be integrated within an approved landscape design.

5.12. Firewood Storage

- ACC approval is not required for the outdoor storage of firewood.
- Stored firewood must be neatly stacked and not be visible from the street.
- Coverings such as tarps are not allowed to cover stored firewood.

5.13. Flags, Freestanding Flagpoles and Mounted Flagpoles

- Require ACC approval.
- Shall be a minimum of five feet from all property lines.
- Freestanding flag poles must be mounted to the ground, and neither on a deck, patio, fence or retaining wall.
- Mounted flagpoles must be located on the house, and neither on a deck, patio, fence or retaining wall.
- May not exceed the roofline of the house.
- May not be illuminated without prior Architectural Committee approval.
- PRF submittal of free standing or mounted flagpoles must include site plan with the location of the flagpole noted and picture of pole.
- Committee approval is not required for flagpoles if they are a type which projects from the house, is mounted on the first story, and does not exceed 6 feet in length.
- Committee approval is not required for professionally made - noncommercial flags with the following criteria:
 - The maximum allowed flag size is four (4) feet x six (6) feet.
 - The maximum number of flags is two (2) per property.
 - Flags must be mounted to an approved flagpole.
- No flags bearing commercial messages are allowed.
- Only professionally made flags will be allowed.
- Flags and flagpoles must be kept in good condition.
- Flagpoles not in use should be removed.

5.14. Gardens

- All vegetable gardens and protective garden fencing require ACC approval.
- Protective garden fencing may be installed during the growing season only using black metal poles and black wire mesh or welded wire.
- Chicken wire is not approved for protective garden fencing.
- Protective garden fencing and garden vegetation must be removed after the growing season.
- ACC is willing to consider alternative or permanent garden enclosures on a case by case basis.
- Gardens must be located in the backyard with the least visual impact on adjacent properties. Other locations will be considered on a case-by-case basis.
- All gardens need to be maintained and free from grass and weeds.
- Approved fenced garden areas no longer in use during growing season must be removed and converted to approved landscape material.

5.15. Hot Tubs

- **Hot Tubs** require ACC approval.
- Any screening for hot tubs requires ACC approval. (See Privacy Screens)
- PRF submittal must include a photo of the desired location and a picture of unit.
- Must be located in the backyard and a minimum of twenty (20) feet from any property line and be integrated within an approved landscape, patio, or deck plan.
- Portable hot tubs are not allowed in The North Ranch.

5.16. House Address Numbers

- All house identification numbers and plaques must be approved by the ACC if larger than twelve (12) inches in height.
- Address numbers on street curbs are not allowed.

5.17. Landscaping

- All landscape plans require ACC approval, this includes new plans as well as revisions or alterations to existing landscape plans or changes in material.
- Xeriscaping and/or low-water landscaping options require ACC approval except for the three pre-approved designs selected by the Board of Directors.
- If access to open space is required for landscape plans, approval must be obtained by KCRMA, prior to work, by filling out the Open Space Access request form.
- This includes any form of landscaping, such as retaining walls, sidewalks, gravel, rock, impervious surface material, water features, fire pits, structures, grass, trees, and other plants.
- Bike paths, bike courses, pump tracks or racing tracks are not allowed.
- Only brown or natural-colored mulch is allowed.
- Replenishing or replacing existing previously approved landscaping or landscape materials (with the exception of red/orange mulch) does not require ACC approval.
- PRF submittals must include site plan, descriptions of all materials and colors, including plant list and dimensions as applicable.
- The homeowner shall accept responsibilities of grading/drainage and its effect on neighboring properties.
- Pine needles are not an approved ground cover. Pine needles and pinecones are a fire hazard in our climate and should be cleaned up accordingly.
- Native seed must not be planted next to sodded areas on adjacent yards.
- Berms and Slopes: Measures must be taken to prevent erosion or displacement by wind and/or water.
- Irrigation Systems: Underground and drip irrigation systems must be installed so that no irrigation pipe is visible. If drip irrigation pipe is installed above ground, it must be covered with rock, mulch etc. so that it is not visible.
- Lawns must be healthy, well maintained and be weed free.
- Weeds: A weed is defined as any plant that is growing where it does not belong.
 - Weeds and grass are to be promptly removed from ditches, flower beds, gardens, and rock areas to maintain a neat appearance and to keep weed seed and grasses from spreading to adjacent developed properties and open space.

- Cattails in drainage ditches, culverts and on any property are considered weeds and need to be removed.
- Dead Vegetation and Plant Waste: Trees are considered dead when 50% or more of the leaves are brown or nonexistent during the growing season (deciduous trees) or a minimum of 50% of the needles are brown or nonexistent on evergreen trees. Dead vegetation must be removed from trees, shrubs, rock, and garden areas. When removed, trees and shrubs must be cut at ground level. No tree/shrub/plant clippings or waste shall be kept, stored, or allowed to accumulate on any property.
- Protective fencing for trees and shrubs is allowed with the following provisions:
 - Enclosure size may not be more than one (1) foot away from the outermost limbs of the plant and no taller than four (4) feet.
 - All plantings must be individually fenced.
 - Mass enclosures of trees, plants and shrubs are not allowed.
 - Chicken wire and plastic fencing are not allowed.
 - All fencing materials must be welded 2x4 wire. Wire must be black, natural steel or dark green color.
 - All fence posts must be dark green or black metal, or wood.
 - Protective fencing is considered temporary and must be removed after landscape reaches maturity.
 - Support posts and trunk wrap must be removed after two (2) years after planting.
- Artificial Turf
 - Requires ACC approval.
 - Backyard applications only.
 - A landscape buffer shall surround the turf area and is subject to ACC approval.
 - Pile height will be a minimum of 1.75"
 - Color will be compatible with natural turf and be dual, tri or quad colored.
 - Submittal shall include:
 - site and grading plan showing location of installation.

- Landscape plan showing the proposed layout including all materials.
- 1 square foot sample of proposed turf.

5.18. Lights and Lighting - Permanent (See also Landscaping)

- Architectural Committee approval is required for Permanent Lighting Installations that are affixed to the residence. This includes, without limitation, whole-home, under-eve installations, and fixtures hardwired into the home.
- Whole house illumination is not allowed, except during holiday lighting periods.
- Landscape lighting requires ACC approval. Landscape lighting includes, but is not limited to, stair lights, post lights, landscape lights, and path lighting and is subject to the Architectural Committees interpretation.
- Decorative lighting not included in an ACC approved landscape plan is not allowed as a permanent installation.
- Exterior lighting must be subdued.
- All light sources should be designed to limit light trespass to adjacent properties including open space and are not to be directed onto adjacent properties or open space. Light trespass or wash over will be subject to ACC interpretation.
- Exterior lighting must be 450 lumens or less per bulb (40 watt incandescent, 6–9-watt LED), including security lighting.
- For CFL or LED lighting color, a warm white with no more than 2700K is allowed.
- Floodlights and spotlights may be used for security purposes with the following conditions: they must be motion-sensored and not remain on for long periods of time and they must be downward facing to avoid wash-over and light trespass onto adjacent properties or streets.
- All outdoors light sources must be consistent in color and intensity.
- No colored lights allowed between February 1 and October 1.

5.19. Lights and Lighting - Holiday and Decorative Lighting - Temporary

- Architectural Committee approval is required for Permanent Holiday Lighting Installations.
- Architectural Committee approval is **not** required for temporary decorative exterior lighting if conservatively designed, is reasonable in size, and is installed to limit light trespass to adjacent properties and is not directed onto adjacent properties. Light trespass or wash over will be subject to Architectural Committee interpretation.

- Decorative lighting includes, but is not limited to, bistro string lights, string lights, net lighting, lanterns, and sconces and is subject to the Architectural Committees interpretation.
- Decorative lighting shall be turned off by 10 p.m. Please be aware that decorative lighting should not wash over onto adjoining properties and may be required to be turned off prior to 10 p.m., or removed, if it becomes a nuisance to others.
- Except for traditional December holidays, temporary decorations and lighting may be put up no earlier than one month in advance of the holiday and must be taken down (not simply unplugged or turned off) within one week following the holiday.
- Traditional December holiday lighting and decorations must not be installed before November 1 and must be taken down by February 1.
- Traditional December holiday lights must not be turned on until Thanksgiving.
- Traditional December Holiday lights include but are not limited to colored bulb (multi, single color, and changing color) and clear bulb string lights, colored spotlights, icicle lights, laser/projector lights, net lights, novelty string lights, and permanent whole house lighting installations.
- Decorative lighting for special occasions is allowed temporarily but must be taken down after the event.
- No colored lights allowed between February 1 and October 1.

5.20. Mechanical Equipment

- All exterior mechanical equipment and tanks including, but not limited to, air conditioning equipment, evaporative coolers, pool equipment and driveway heating equipment, require ACC approval.
- PRF submittal must include the size of the unit, location and screening material.
- Pool equipment and driveway heaters must be screened from view of neighbors and the street.

5.21. Outbuildings and Temporary Structures

- Outbuildings of any type are not allowed, including, but not limited to, sheds, storage buildings, detached garages, greenhouses, temporary structures, and any other structure not permanently attached to the main structure.

5.22. Outdoor Kitchens and Pizza Ovens

- Requires ACC approval.
- PRF submittal must include site plan, location, materials, and color of materials.
- Must be installed in backyards only.
- Must meet setbacks of 20 feet from any property line.
- Must be integrated within an approved landscape design.
- Portable grills are not allowed in the front or side yards when not in use.

5.23. Outdoor Speakers

- The use of outdoor speakers on The North Ranch properties is allowed.
- Be considerate of your neighbors by keeping the volume at a reasonable level to not impinge on your neighbor's right to privacy.
- The use of outdoor speakers is not allowed between 10pm and 7am as defined by Jefferson County quiet hours.
- All noise complaints defer to Jefferson County.

5.24. Paint and Stain for Exteriors

- All colors and color combinations for exterior surfaces of home require ACC approval.
- PRF submittal must include actual paint sample for the field, trim, and accent colors with the manufacturer's name, color name and color number.
- A 4'x4' color sample of the field color and a corresponding 4' length of trim color, painted adjacent to the field color, may be requested to be painted in a location where the ACC can review the colors in natural sunlight. Paint samples may also be painted on sample boards for review.
- Repainting the exact same colors requires ACC approval. Paint samples must be submitted with the PRF, however paint samples on the home are not required.
- Exterior paint colors must be subdued to avoid negative contrast within the neighborhood and is up to ACC discretion.
- All projections, including, but not limited to, chimney flues, vents, radon pipes, gutters, down spouts, flashing, and utility boxes, must closely match the permanent color of the surface from which they project.

- The ACC will require repainting of homes, at homeowner's expense, for which advance approval was not obtained if colors are not acceptable.
- Paint and stain on the home must be maintained in good condition.

5.25. Parking and Stored Vehicles

- Homeowners and residents of The North Ranch are responsible for the parking and storage of vehicles owned or operated by their tenants, visitors, and household guests.
- No recreational vehicle, as defined in 5.30, shall be allowed to remain on any lot including driveways (with the exception of inside a garage) except for a maximum of two (2) non-consecutive nights within a seven (7) day period. The recreational vehicle must be gone by 10:00 a.m. the following morning. These days are intended for the loading and unloading of the vehicle.
- Parking of any type of vehicles, boats, trailers, and campers on landscape and/or lawn portions of the yard, or any other pervious surface is not allowed.
- Parking areas must be surfaced with asphalt, concrete, or pavers. Extension or expansion of driveways solely for additional parking is not permitted without ACC approval.
- No vehicle covers are allowed.
- Any automobile, truck, motorcycle, or similar vehicle that has one or more flat tires, broken windows, missing parts, leaking fluids or is inoperable shall be parked in the garage until returned to an operable or complete condition.
- Any automobile, truck or other vehicle which displays lettering or advertising, carries equipment for a business, or is equipped for performing services, shall be kept at all times in an enclosed garage or at an offsite facility.
- Nothing in these rules prohibits the parking of a vendor or contractor vehicle at a residence during reasonable work hours for the purpose of performing services for an owner.
- Construction trailers, dumpsters, and portable toilets required for a home improvement project are permitted for the duration of a project and must be promptly removed when no longer required.
- Working on vehicles of any kind outside of the garage is a violation with the exception of emergency repair.

5.26. Patios (See Decks and Patios)

5.27. Privacy Screens

- Architectural Committee approval is required for any application, including but not limited to latticework, trellis, and privacy screening attached to a patio, deck or home.
- Privacy screening may not exceed 6' in height (from original grade) unless approved by Architectural Committee.
- Acceptable materials for privacy screening include (but are not limited to): Wood, metal, glass, and stone – subject to Architectural Committee approval.
- Lattice may not be installed on or attached to a fence to increase the height or screening capability.

5.28. Radon/Stove Flue Pipes.

- Addition of radon, stove flue pipes, chimneys or other protrusions from the roof or the sides of houses requires ACC approval.
- When protruding through the roof of a home and extending less than three (3) feet, the flues and pipes must be painted to match the roof.
- When protruding through the roof more than three (3) feet, the flue pipes and chimneys must be enclosed with materials that are approved by the ACC.
- When located on the home's exterior, pipes must be painted to match the surface to which they are attached.

5.29. Rain Barrels

- Require ACC approval.
- PRF submittal should include the location, size, color, and picture of barrel.
- Must blend with the color scheme of the house.
- A total of 110 gallons may be collected in a maximum of 2 containers. Containers must not exceed 55 gallons each.
- Must be compliant with Colorado Law.

5.30. Recreational Vehicles

- A recreational vehicle includes, but is not limited to

- campers
 - pop-up campers
 - mobile and motor homes
 - trailers
 - horse trailers
 - boats
 - watercraft
 - ATV's
 - buses
 - sleighs
 - motorcycles
 - motor scooters
 - snow mobiles
 - Vehicles that have been adapted for use as recreational vehicles.
- No recreational vehicle shall be permitted to remain on any lot and/or driveways, except for a maximum of two (2) non-consecutive nights within a seven (7) day period. The recreational vehicle must be gone by 10:00 a.m. the following morning. These days are intended for the loading and unloading of the vehicle.

These guidelines apply to residents of The North Ranch and their guests' recreational vehicles.

5.31. Roof

- Roof replacements, including flat roofs, require ACC approval.
- PRF submittal must include samples showing manufacturer's color and material composition.
- Composition and/or asphalt shingles, hardboard shingles, cedar shake and rolled roofing are not allowed.
- Roof vents and flashing must be painted to match the permanent roof color.

5.32. Room, Porch, or Garage Addition

- Additions and expansions altering the exterior of any property require ACC approval.
- PRF must include:
 - Detailed plans and specifications
 - Site and Grading Plan - showing location of the addition and setbacks
 - Floor plans
 - Exterior elevations - showing all materials and colors
 - Engineered foundation plans
 - Landscape plans
- For garage and roof specifications, see Rules and Regulations for New Construction (Exhibit C).
- Setback Requirements (Minimum)
 - Front Setback from the property line is 30.0 feet.
 - Side Setback is 20.0 feet from a street and 10.0 feet from an interior property line.
 - Rear setback is 30.0 feet from property line.
- The ACC reserves the right to require setbacks that exceed these minimums if needed.

5.33. Satellite Dishes and Antennas

- Satellite dishes larger than (1) one meter are not allowed.
- Satellite dishes and antennas should be installed with emphasis on being as unobtrusive as possible to the community.

5.34. Siding

- Requires ACC approval.
- PRF submittal must include a sample of the proposed material, a detailed description of material, color, manufacturer's product information, and detailed description of product placement on home.
- Must be consistent with the architectural design.

- Masonry veneers must be consistent on all elevations.

5.35. Signs

- According to section 3.04 of the Ken-Caryl Ranch Master Declaration of Covenants, Conditions and Restrictions, no sign of any kind shall be displayed to the public view without the approval of the ACC except for the following:
 - See Real Estate Signs (Exhibit B).
 - Garage Sale Signs - The following policy pertains to standard Ken-Caryl Master Association approved Garage Sale signs when used for garage sales: Garage sales cannot exceed three (3) sales per calendar year and shall not be held for more than four (4) consecutive days per sale.
- Approved Signage:
 - Professionally made (no handwritten signs) no larger than 18" X 24", in like-new condition and without embellishments. See also Prohibitions.
 - Signs no larger than 18" X 24" may be displayed in a window if the window is large enough to accommodate the entire sign.
 - One sign not to exceed 4" X 10" may be posted on or near the front door (for example, "No Soliciting").
 - No more than two 10" X 10" signs may be posted on property to alert residents and guests (for example, "Invisible Fence" or "Dog on Premises").
- Restrictions:
 - No more than two (2) signs per property are allowed at any one given time. See also section 5.13 Flags and Flagpoles of the Rules and Regulations.
 - Signs may not be placed within 5' of any property line.
 - No signs exceeding 10" X 10" may be attached to buildings or structures.
 - No commercial signage, unless approved by Architectural Committee.
 - No banners.
 - No signs permitted on medians except in approved locations (see the Temporary Sign Posting Locations Map).

- No lighted or self-illuminating signs.
- No signs may be attached to fences, trees, utilities, road or street signs.
- Signs shall not be placed in greenbelts or open space areas, except those placed by KCRMA or KCRMD staff.

5.36. Skylights

- Require ACC approval.
- PRF submittal must include location on the roof and manufacturer's information showing the style and color of the skylight.
- New and replacement skylights must be flat in profile.

5.37. Solar Installations

- Requires ACC approval.
- Submittal shall include:
 - Survey showing the location of property lines, setbacks and existing improvements.
 - Drawings and plans with sufficient information and accurately drawn to scale to show the location, placement, size, shape configuration, and dimensions necessary to accurately explain and illustrate the proposed Solar Energy Device.
 - Specifications from the manufacturer or vendor for any rooftop portions of the Solar Energy Device, showing dimensions and colors.
 - Photograph of the home and photograph of installation location.

5.38. Sports Facilities

- This refers to improvements such as, but not limited to, tennis courts, and multi-purpose sports courts. Such facilities are typically not allowed due to concerns about size, location, permanency and potential adverse impacts to neighboring homes. Any request will be reviewed on a case-by-case basis.

5.39. Swimming Pools

- All in-ground pools require ACC approval
- PRF submittal must include:
 - Location of the swimming pool.

- Landscape plan showing how the swimming pool and landscaping will be integrated.
- Drainage plan
- Location of pool equipment. Pool equipment must be screened from the view of neighbors and street.
- Color and height of accessory pool equipment, i.e., slides, diving boards, etc.
- Must be located in the backyard only.
- Must be located a minimum of twenty (20) feet from any property line.
- Above ground swimming pools are not allowed.

5.40. Swings and Hammocks (See also Swing Sets and Recreational Structures section)

- Permanent swings require ACC approval.
- Rope swings, plastic swings, tire swings and hammocks are allowed in the backyard only. Colors must be green, black, or brown.
- Wooden swings, kept in good condition, may be located in the front yard or porch.
- Only one wooden swing per front yard allowed.
- Metal swing sets are not allowed.

5.41. Recreational Structures (See also Swings and Hammocks sections)

- Requires ACC approval prior to installation.
- PRF submittal must include a site plan, location, structure, materials, dimensions, and a photograph of the recreational structure.
- Must be in backyard only.
- Swing sets must be made of wood and stained in natural colors.
- Metal swing sets are not allowed.
- The ACC will consider new materials as they become available.
- Maximum height must not exceed twelve (12) feet.
- Color of canopies, slides and all accessory equipment must be dark green or brown.

- Must be installed as close to the house as possible and a minimum of twenty (20) feet from any property line.
- Location must have the least visual and audible impact on adjacent properties.
- Must not be used for storage.
- Must be kept in good condition or will be considered an unsightly article and must be removed.

5.42. Temporary Recreational Equipment (See also Swings and Hammocks section)

- Temporary recreational equipment including, but not limited to, sports equipment, sports nets, small plastic cubby houses, and large plastic toys must be stored out of view from neighbors, roads, and open space when not in use.
- Camping tents for overnight sleeping do not require ACC approval if left up for no longer than seventy-two (72) hours.
- Any variance from these rules requires ACC approval.

5.43. Trampolines

- Requires ACC approval.
- PRF submittal must include site plan with location indicated and picture of equipment.
- Must be located in backyards only.
- Must be located a minimum of twenty (20) feet from any property line.
- Must be placed in a location that minimizes the impact on neighbors.
- Trampoline protective screens, upright posts and upright post pads, or anything attached to or hanging from posts or screens, must be black.
- Horizontal safety pads must be black, dark green, dark blue or dark brown. Bright colors are not approved.
- Nets are required at all times if the trampoline has upright posts.
- Must be kept in good condition or will be considered an unsightly article and must be removed.

5.44. Trash and Garbage

- Trash and recycling items may be placed out after 5 pm on the evening before pick-up day.

- All items, including trash containers, recycle bins and uncollected trash, must be taken inside prior to 7:00 P.M. on the day of pick-up.
- All garbage and trash shall always be kept in a covered, noiseless container and any such container must be kept within an enclosed structure and appropriately screened from view of street and neighbors.
- “Bagster” Dumpster bags or any large plastic dumpster receptacles must be removed from the property within one week of arrival and not allowed to overflow.
- Dumpsters: Please refer to Construction Regulations section and Site Cleanliness section.

5.45. Underground Installations

- All underground structures, including but not limited to pools, cellars, and shelters, must be submitted to the ACC for review and approval.

5.46. Unsightly Articles

- No unsightly articles shall be permitted to remain on any lot, street or drives within The North Ranch, as to be visible from adjoining properties or street.
- Storage of materials, garden equipment or maintenance equipment outside of a home or garage is considered unsightly. This includes, but is not limited to, wheelbarrows, ladders, lawn mowers, wagons, snow blowers, snowplows, unused garden pots, construction materials, and abandoned gardens.

5.47. Water Features

- Require ACC approval.
- PRF submittal must include site plan, location, materials, and color of materials.
- Must meet setbacks of 20 feet from any property line.
- Must be integrated within an approved landscape design.

5.48. Windows

- All replacement or addition of window units requires ACC approval.
 - PRF submittal must include: Photographs of the home highlighting the window units to be replaced and/or the location of new window units.
 - Window material, color, and brand
 - Product information sheet

- All window units must conform to the architectural style of the home.
- All windows in a single elevation (i.e., front, rear, side) must be consistent.
- Window frames, if painted, must be painted consistent with the color scheme of the home.
- Mirrored or mirrored tinted glass, or colored glass is not allowed.
- Vinyl and solid aluminum windows are not allowed.

5.49. Wind Vanes and Lightning Rods

- Require ACC approval.
- PRF submittal must include location on the roof, size, color, and material.
- Must be made of metal only and must not be highly reflective.

5.50. Yard Ornamentation, Statues and Bird Baths

- Require ACC approval if they are over three (3) feet tall.
- All front yard installations require ACC approval, regardless of the height.
- Plastic figurines and plastic yard ornaments are not allowed.
- Decorative tree stumps are not allowed, i.e., bird houses or pots attached to or placed on remaining tree stump once tree is removed.

5.51. Miscellaneous Prohibited Items

- Non-retractable clotheslines
- Drones
- Tree houses
- Car Covers
- Rabbit and other Small Animal Hutches
- Chicken, Bird or any fowl coops
- Large, noisy wind chimes
- Any visible illuminated window signage.

6. Construction Regulations

- **Construction Trailers require ACC approval.**
- The ACC has established certain construction and safety regulations for the benefit of all The North Ranch residents and builders to ensure safe, neat, and orderly activities during the construction period. Care should be taken to prevent conditions that are unsafe or that could constitute fire, wind, or other hazards.
- It is the responsibility of the homeowner and general contractor for the communication and observance of these guidelines to their workers, subcontractors, and suppliers.

6.1. Construction Hours

- Construction activity will be allowed from 7am until 6pm Monday through Friday and 7am until 3pm on Saturday. Construction outside of these hours will be subject to a fine against the property owner.
- NO CONSTRUCTION WILL BE PERMITTED ON SUNDAY OR HOLIDAYS. Holidays include: New Year's Day, Memorial Day, July Fourth, Labor Day, Thanksgiving Day, Christmas Eve Day, Christmas Day.

6.2. Parking

- To minimize the impact on neighbors, construction and contractor vehicles must be parked in the homeowner's driveway or in front of the homeowner's property. Parking considerations should be observed for the least impact and disruption on neighbors.
- At no time will any street in The North Ranch be blocked with vehicles, materials or other objects that could stop or delay access by fire trucks, ambulances, service vehicles, school buses, garbage trucks or residents.

6.3. Storage of Materials and Equipment

- Homeowners and contractors are allowed to store construction materials and equipment on the construction site during the construction period. It must be neatly stacked, properly covered, and secured.
- Material or construction equipment unloaded or stockpiled in the public right-of-way must be removed from the area within seventy-two (72) hours after delivery.
- Precautions must be taken to ensure the material or construction equipment does not present a safety hazard and must be properly marked and barricaded to warn traffic.
- The homeowner and contractor must ensure that any material does not wash or blow onto other properties. To the extent material washes or is blown onto other properties, the homeowner and contractor are responsible for the clean-up.

- Any storage of materials or construction equipment shall be the responsibility of the homeowner or contractor.
- Homeowners and contractors must not disturb, damage, or trespass on other property or the open space. Should any such damage occur, it would be restored and repaired at the offender's expense.

6.4. Site Cleanliness

- Homeowners and contractors are responsible for maintaining the construction site in a neat and orderly manner during construction.
- The site must be cleaned at the end of each day and all construction debris placed in the dumpster and not allowed to accumulate on the lot or blow onto the street or adjoining properties.
- Dumpsters must be parked in the homeowner's driveway or in front of the homeowner's property. Parking considerations should be observed for the least impact and disruption on neighbors. Location should not obstruct neighboring driveways or traffic.
- Trash and debris not concealed in a construction dumpster shall be removed from each construction site at least once a week or when overflowing. This includes "Bagster" dumpster bags or any dumpster receptacles.
- During the construction period, dumpsters must be emptied on a regular basis and not allowed to overflow.
- It is the responsibility of the contractor to clean up areas where soil or debris has been tracked by construction vehicles or activity. Any water draining off the property is to be immediately cleaned up.
- Homeowners and contractors are prohibited from dumping, burying, or burning trash anywhere on The North Ranch or in the Open Space.

6.5. Sanitary Facilities

- Each homeowner and contractor must be responsible for providing adequate sanitary facilities for construction workers.
- Portable toilets or similar temporary toilet facilities must be located only on the homeowner's property and not next to the driveway of another homeowner.
- Temporary toilet facilities are only allowed for construction projects and should be removed when no longer required.

6.6. Excavation Materials

- Excess excavation material must be hauled off the project.
- No excess excavation material may be stockpiled, even temporarily, in open space.

6.7. Restoration or Repair of Other Property Damaged

- Any such damage occurring to other property, including, but not limited to other homeowners' property, open space, roads, driveways and/or other improvements will not be allowed. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person or entity causing the same.
- Upon completion of construction, each homeowner and contractor must clean the construction site and repair all property which was damaged, including but not limited to restoring grades, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing as approved by the ACC.

6.8. Miscellaneous and General Practices – For Construction Personnel

- The following practices are prohibited at The North Ranch:
 - Changing any fluids on any vehicle or equipment.
 - Allowing concrete suppliers and contractors to clean their equipment other than on the construction site.
 - Removing any rocks, plant materials, topsoil, or similar items from any property or from the Open Space within The North Ranch.
 - Use of spring or surface water for construction.
 - Careless disposal of cigarettes and other flammable material.

6.9. Construction Time Period

- Work must be commenced within 90 days of the date of approval; if not, approval will be considered void and a new submittal will be required, unless the ACC had previously approved a later start date or has been notified of a change. Please contact the Association Manager for an extension to the time period.
- All work that was submitted and approved by the ACC must be completed within 120 days of approval. If work is expected to take longer, approval from the ACC is required. Please contact the Association Manager for an extension to the time period.

7. General Provisions

7.1. Purpose and Intent

In an effort to assure homeowners and residents of Ken-Caryl Ranch, as defined in the Amended and Restated Master Declarations of Covenants, Conditions and Restrictions of Ken-Caryl Ranch (the "Master Declaration") recorded on June 30, 1978, Reception No. 78059201 of the Jefferson County, Colorado real property records, that proper standards of development and construction will be maintained for the benefit of all, the North Ranch Board of Directors has established these Rules and Regulations for Residential Design and Home Improvement for design review and approval. These Rules and Regulations have been adopted by the ACC and The North Ranch Board of Directors pursuant to Section 8.03 of the Master Declaration and Section 8.01 of the Supplemental Declaration of Covenants, Conditions and Restrictions for The North Ranch (the "Supplemental Declaration") recorded on April 18, 1979, Reception No. 79033725 of the Jefferson County, Colorado real property records.

These Rules and Regulations for The North Ranch are supplemental to and do not in any way alter the provisions and requirements contained in other official documents pertaining to The North Ranch, such as zoning ordinances, building code regulations, recorded plats, Master and Supplemental Declarations, and The North Ranch at Ken Caryl Rules and Regulations in effect at the time of construction or alteration. These documents are available on The North Ranch website.

7.2. Zoning Ordinance and Declarations

Additional standards and requirements are set forth in the Jefferson County Official Development Plan for Ken-Caryl Ranch, the applicable subdivision plat, the Master Declaration, and The North Ranch Supplemental Declaration. Each homeowner shall read and become familiar with all such documents to avoid violating the standards and requirements set forth therein.

7.3. Applicability of Article VIII

The foregoing Architectural Control Committee Procedures are supplementary to all of the terms and provisions of Article VIII of the Ken-Caryl Master Association Articles of Incorporation and Bylaws, and all of the terms and provisions of said Article VIII shall remain in effect. Where conflict between these Procedures and said Article VIII exists, the former shall prevail.

8. Effective Date

These Rules and Regulations, as may be amended or supplemented from time to time, are adopted and effective as of the date shown on the cover of this document.

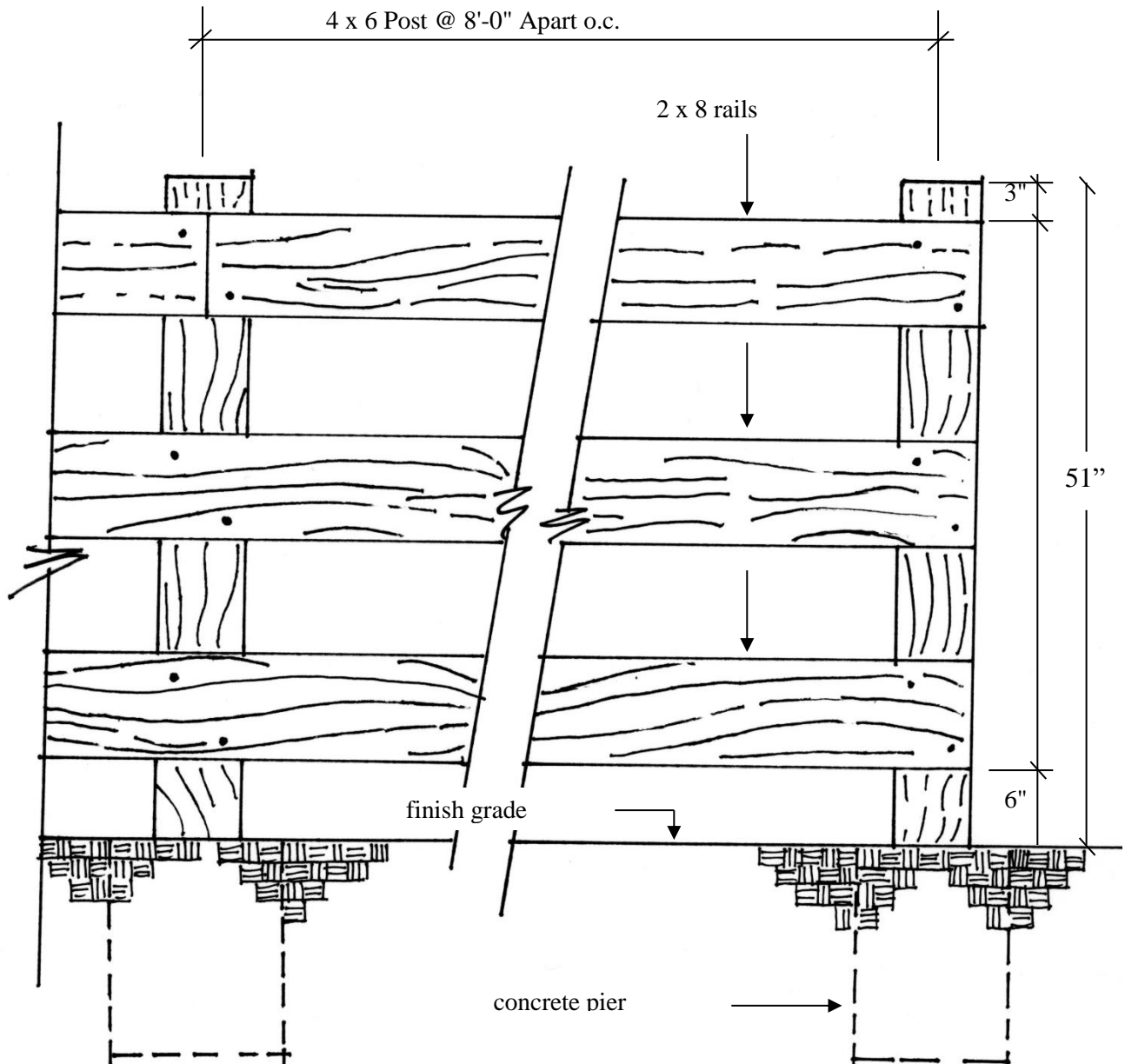
Exhibit A

The North Ranch Fence Guidelines

Property Owner's 4'-0" high 3-rail Fence

Fence requires a permit from Jefferson County

(front view)

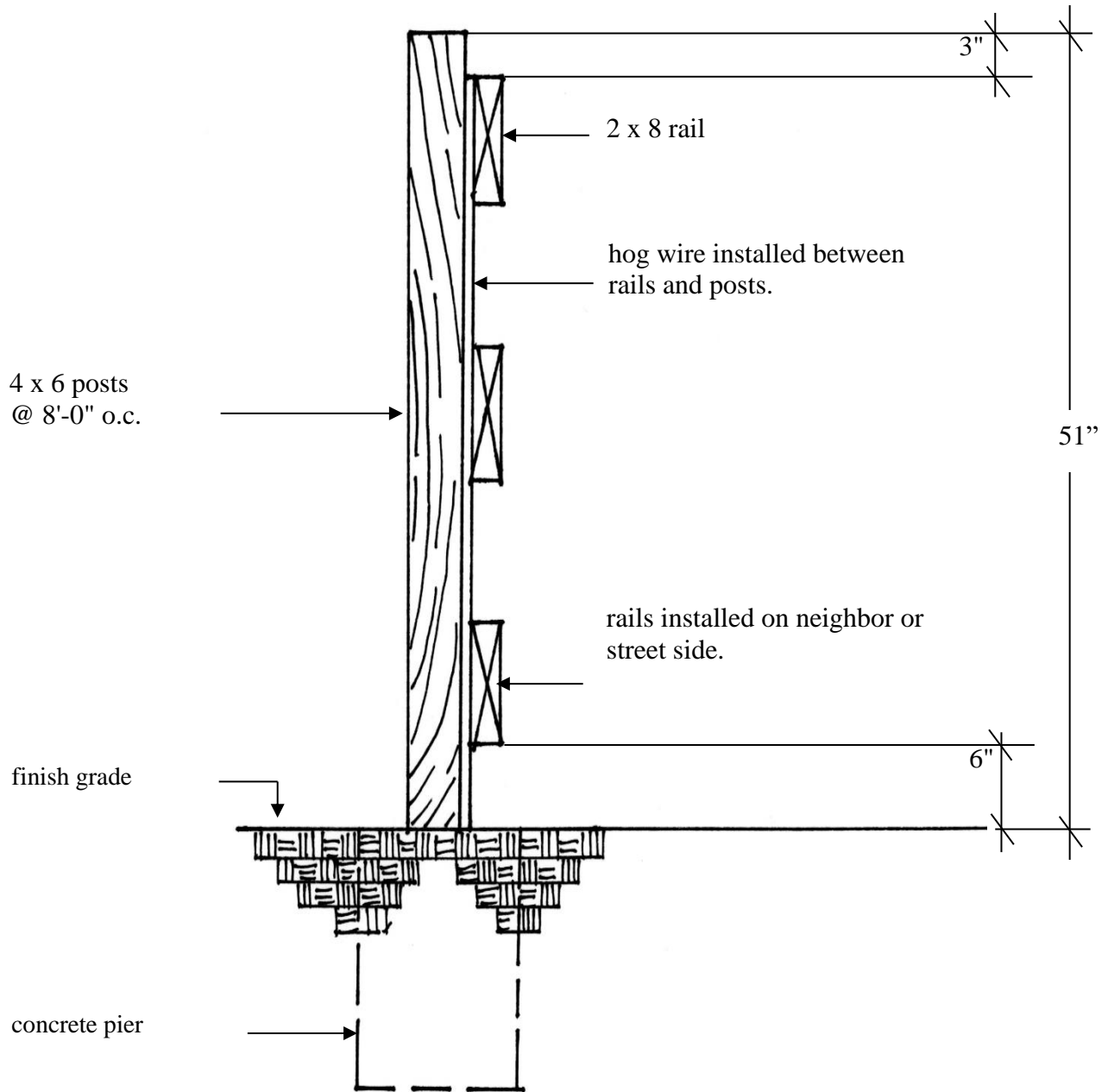


- note:
- all wood must be rough-sawn cedar in natural color.
 - hog wire or equal may be installed between rails and posts on neighbor or street side of fence.
 - chicken wire is not permitted.

The North Ranch Fence Guidelines

Property Owner's 4'-0" high 3-rail fence

(side view)



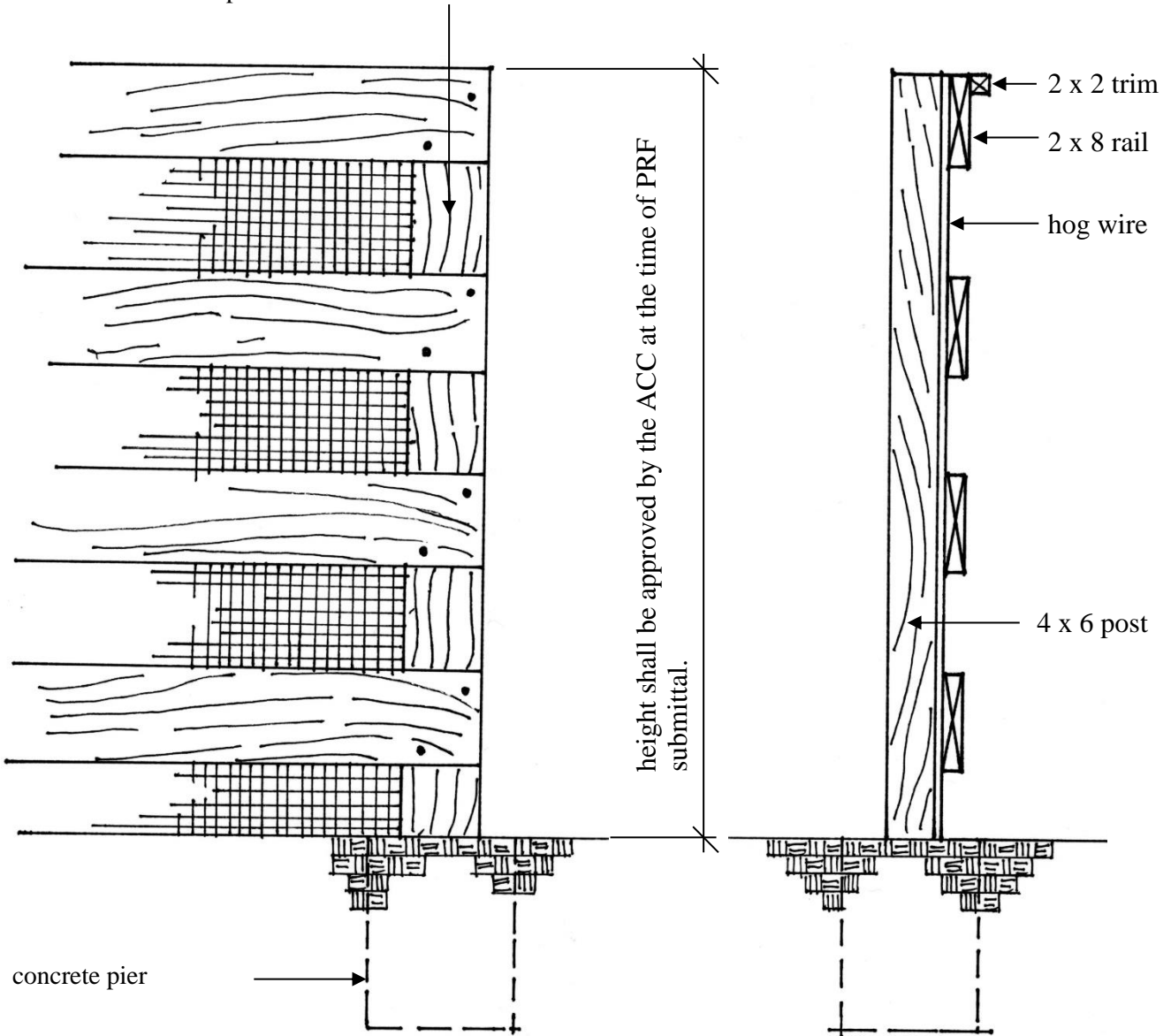
The North Ranch Fence Guidelines

Dog Run Fence

front view

side view

4 x 6 Post @ 8'-0" Apart o.c.



concrete pier

note:

- all wood must be rough-sawn cedar in natural color.
- hog wire or equal may be installed between rails and posts on neighbor or street side of fence.
- chicken wire is not permitted.

Exhibit B

Real Estate Signs: Home for Sale or Lease

All signs, either furnished by a real estate company or by the Homeowner, shall be professionally painted in like-new condition to advertise a home for sale or lease. A sign may be double-faced but said sign shall not exceed 24"x18" in surface area and shall be installed in the ground.

Any "riders" or attachments to the sign, no larger than 8"x24", indicating, "sold," under contract," etc., shall match the primary sign. It shall be allowed to be in place for no longer than five days.

Real estate signs shall not be placed on the house, in greenbelts, open space areas or displayed from windows on the premises. Only one sign, as above described, shall be displayed on any specific property for sale or lease.

Open house signs or directional signs indicating the location of the open house may be 24"x18" or smaller. Such signs shall not be erected before 8:00 A.M. on the morning of the open house and shall be removed before 8:00 P.M. the same day (except when the open house is held on a Saturday when the sign must be removed by 8:00 PM, the following day. Directional signs that are used during an open house shall be limited to an "as needed" basis and they shall be removed at the same time that the open house signs are removed. Open house signs and directional signs shall not be used for advertising, and they shall be used only to provide information for the open house.

Additionally, in those instances when a home for sale or lease resides within a cul-de-sac, a singular small, no larger than 10"x24", "Home for Sale" directional sign may be placed at the entry of the cul-de-sac.

No longer than five days after the sale of the house is closed, all signage must be removed.

Exhibit C

Rules and Regulations for New Construction

C.1 Drawings and Contents

- Schematic drawings must be submitted to the ACC, each set to consist of the following items:
 - Site and Grading Plan

Location and finished floor elevations of main buildings on the lot, at a scale of not less than 1" = 20' and including:
 - Legal description; north arrow; name, address, and telephone number of property lines
 - Front, rear and side yard dimensions to buildings from property lines
 - Drives, parking areas (if any) and walkways
 - Topography of site at two-foot (2') maximum intervals showing existing contours and drainage courses, and proposed changes to contours and drainage courses and cut/fill areas
 - Location and elevation of access roads and off-street parking lot design, if any, including ingress and egress points.
 - Location, elevation, and square footage of other improvements, such as swimming pools and patios
 - Reference to adjoining properties, streets, utility and other easements, drainage courses; arrows and reference to buildings on adjoining properties and their uses.

C.2 Building Plans Submittal

- Indicate for all buildings the following at a scale of 1/8" = 1'0" or 1/4" = 1'0"
 - Roof Plan:

Pitch, valleys, hips, materials, and overhangs
 - Floor Plan

Main structures, including balconies, decks, and square footage of each floor within the main building

- Exterior Elevations

All exterior elevations with materials, dimensions, final and original grade line, and finished floor elevations clearly indicated

- Sections to include finish grade, finish floor and maximum roof height

C.3 Construction Drawings Submittal

- Construction drawings and specifications must be submitted to the ACC, each set consisting of the following items:
 - All the completed and revised drawings required under the Schematic Drawing Submittal
 - Sufficient exterior construction detail to allow the ACC to review finish design characteristics

C.4 Construction Procedures

- Changes during construction affecting the finished grade of the site, exterior appearance of any structure or landscaping require approval of the ACC prior to execution of any change. Such changes may necessitate submittal and approval of revised drawings; this requirement will depend on the complexity of the change and is at the discretion of the ACC.
- Right of Entry: When construction work requires the use of adjoining property for any purpose, such as transporting labor or materials for the work, the applicant shall obtain written permission from the adjoining property homeowner, including the Master Association or any sub-association if the adjoining property is so owned, for “Right of Entry” during the course of construction. A copy of the letter granting permission shall be filed with the ACC prior to commencement of construction.
- Workmanship: All workmanship affecting the exterior appearance of a structure must be executed in a manner that is consistent with acceptable industry standards.
- Observation: Periodic observations during construction may be made by the ACC. Deficiencies requiring corrective action shall be communicated to the homeowner and builder.
- Additions or Alterations: Any additions or alterations, after completion, affecting the finished grade of the site, exterior appearance of any structure, or landscaping shall require approval of the ACC.

C.5 Design Rules and Regulations

1. Site Considerations

Because no two lots are exactly alike in The North Ranch, the ACC will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. For this reason, the Ken-Caryl Ranch Master Declaration of Covenants, Conditions and Restrictions, The North Ranch Supplemental Declaration, and these Rules and Regulations permit the flexibility that is essential to the appropriate use of widely varying lot conditions. The basic objective is to achieve compatibility of the building and other improvements with the subject lot and the immediate surroundings. The site consideration review is, in summary, specific to the site itself.

2. Location of the main building shall be based on the following:

- Setback requirements as defined by these Rules and Regulations.
- Natural and proposed final grade contours.
- Street grades as installed.
- Presence of vegetation, trees, shrubs, and rock outcroppings.
- Driveways and off-street parking.
- Appearance of buildings from open space, roads, and other lots will be an important criterion.
- Architectural design shall result in masses that are generally parallel to natural terrain. If building masses are perpendicular to natural contours, accommodate the building to the natural terrain through use of stepped foundation elevations.
- Site grading and drainage shall minimize required natural grade alterations. Drainage from lots shall not cause soil erosion, excessive drainage or impede drainage flows on adjacent lots.
- Site grading of cut or fills on adjacent lots, roads, driveways, or open space shall not be allowed.

3. Drainage Swales

- Drainage swales (ditches) have been established in the Jefferson County Road Right-of-Way. A drainage swale along the road is required where the road is at an elevation equal to or below the elevation at the property line. Any improvements to the drainage swales in the Jefferson County Road Right-of-Way must meet with Jefferson County standards and must be approved by Jefferson County and the ACC.

- Once the improvements to the drainage swales have been made, the party that installed the improvements must maintain the improvements. If the existing gravel or rock is displaced from the ditch by large volumes of runoff exposing the fabric or plastic underlayment, the rock must be replaced within thirty (30) days. Drainage swales and ditches must be maintained free of vegetation, excluding turf, by the homeowner adjoining the drainage swale or ditch.
- Landscape plans must include a grading and drainage plan of the lot and any adjoining drainage swales in the Jefferson County Road Right-of-Way. Improvements to any drainage swales shall be shown on the landscape plan.

4. Drainage Patterns

Section 3.09 of the Master Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the builder prior to (or in some cases, immediately following) conveyance of title from the builder to the individual homeowner. Each lot downhill from another must be able to receive natural flow from above and continue this flow onto adjacent lots, open space, and streets, according to the established drainage patterns. When installing landscaping, it is important to ensure that water drains away from the foundation of the home and that the flow patterns prevent water from flowing under, or ponding near or against the house foundation, walkways, sidewalks and driveways.

5. Main Building

- Setback Requirements
 - Front Setback from the property line.
 - 1) Side-load garage: 30.0 feet
 - 2) Front-load garage: 30.0 feet
 - Side Setback
 - 1) 20.0 feet from a local or collector street
 - 2) 10.0 feet from an interior property line
 - Rear Setback is 30.0 feet from property line.
- The ACC reserves the right to require setbacks that exceed these minimums if needed.

6. Building Size

- The minimum size for a single-story building is 2,200 square feet of finished interior floor area. The minimum size for a two-story or tri-level building is 2,700 square feet of finished interior floor area. At least 1,400 square feet for a two story, and 1,700 square feet for a tri-level, of finished floor area must be on the main level. Minimum square footage requirements exclude garages, porches, patios, decks, balconies, overhangs, unattached structures, basements, or other unfinished living areas.

7. Building Height

- It is the intent of the ACC to limit building height to conform to The North Ranch covenant pertaining to maximum height of dwellings, which is quoted below:
- “Article III – Basic Building Restrictions, Section 3.06, Height. No building shall exceed thirty (30) feet in height, measured from the highest ground level adjacent to such building to the highest point of the ridge line of such building.”
- The restriction will be reviewed by the ACC on a case-by-case basis. Should unusual topographic features exist on the specific site, modifications to the height limitation may be recommended.

8. Roof

- The roof pitch shall be consistent with the architectural style of the proposed building.
- The minimum roof pitch allowed on a major roof form is 5:12. The pitch of lesser elements such as porches, dormers, etc. may be lower if consistent with the design. The maximum roof pitch of a major roof form shall not exceed 12:12.
- Flat roof designs shall be considered on an individual basis and materials used shall be approved by the ACC since materials and installation are different from a standard pitched roof.
- In order to achieve an interesting character, expansive roof areas shall be “broken” by varied elevations, heights, and/or other elements such as dormers, clerestory, or ridgeline breaks, etc.
- See roofing section for additional rules and regulations

9. Siding

- See siding section for rules and regulations.

10. Exterior Paint and Stain

- See paint and stain for exteriors section for additional rules and regulations.

11. Foundations

- No more than twelve (12) inches of exposed concrete may be visible on any elevation.

12. Garages and Garage Doors

- Require ACC approval.
- PRF submittal shall include manufacturer's details of the style, material, etc. and the proposed paint color.
- There shall be a minimum of two and a maximum of four fully enclosed garage spaces for each residence.
- Minimum dimensions for each garage stall shall be ten (10) feet wide by twenty (20) feet deep.
- Visual impact of garage doors shall be minimized by such measures as, but not limited to, siting of the building, protective overhangs or projections, special door facing materials, landscaping, or door design which blends with or enhances the overall architectural statement.

13. Windows

- Window design shall be consistent with the architectural design statement in size, proportions, detail, and placement on the elevation.
- See windows section for rules and regulations

14. Doors

- All doors and storm doors require ACC approval.
- See doors section for rules and regulations

15. Elevation Treatments

- Architectural design shall incorporate a consistent level of architectural interest in all elevations. Where three-story masses occur because of the use of walkout or garden basements, architectural features such as cantilevers, window protections, roof elements, decks, etc. shall be used to add contrast to the elevation plane.

16. Driveways and Private Lanes

- See driveways and Private Lanes section for rules and regulations

17. Culverts

- Culverts used as part of a driveway, private lane, or other landscape improvements shall be sized for the drainage quantities expected to pass through them. Jefferson County must approve the culvert size.
- The ends of such culverts shall be cut on a diagonal to match final slopes; these ends shall be treated with rock, riprap, or concrete retaining walls to prevent erosion of the slope and channel. No plastic end sections shall be allowed for use in culvert end treatments.
- The culverts must be kept free of debris, rocks, and vegetation, including cattails, at all times, so as not to inhibit free drainage of water.

18. Landscape

- Completion of landscaping promptly after completion of construction of a dwelling on any Lot, and in an event within sixty (60) days after completion of such construction between March 1 and September 1 and within one hundred eighty (180) days after completion of such construction at any other time (check Supplemental Declaration for your area for specific number of days), all yards are to be planted or sodded in grass, groundcover, or flowers, and thereafter carefully maintained.
- All Lots shall be kept free from plants infected with noxious insects or plant diseases which in the opinion of the Architectural Control Committee are likely to spread to other properties, and all Lots shall be kept free from weeds.

19. Additional Considerations.

- In order to preserve the custom design concept of The North Ranch community, the ACC will review and reject, when necessary, builder and homeowner's submittals that demonstrate strongly similar features to previously constructed dwellings elsewhere in The North Ranch.
- All designs shall be in compliance with existing building codes.