

SUNNYSIDE RANCH *at*  
TELLURIDE WEST

*Design Guidelines*

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## SUNNYSIDE RANCH AT TELLURIDE WEST DESIGN GUIDELINES

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These Design Guidelines have been promulgated pursuant to Article 10 of the Declaration of Covenants, Conditions, Easements and Restrictions for Sunnyside Ranch at Telluride West dated November 5, 1999 (the "Declaration"). These Design Guidelines are binding upon all property owners in Sunnyside Ranch at Telluride West ("Sunnyside Ranch") and all other persons who at any time construct, reconstruct, refinish, alter or maintain any improvement upon the Property, or make any change in the natural or existing surface, drainage or plant life thereof. The Sunnyside Ranch Design Guidelines are administered and enforced by the Sunnyside Ranch Design Review Committee in accordance with the Declaration and the procedures herein and therein set forth. The Sunnyside Ranch Design Guidelines may be amended from time to time as provided in the Declaration, and it is the responsibility of each owner or other person subject to these Design Guidelines to obtain and review a copy of the most current Sunnyside Ranch Design Guidelines.

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Chairperson  
SUNNYSIDE RANCH AT TELLURIDE WEST  
DESIGN REVIEW COMMITTEE

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## I. INTRODUCTION TO SUNNYSIDE RANCH

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Sunnyside Ranch has been planned with a commitment to preserving and enhancing its pristine mountain environment. The natural beauty of the site provides the context for the development - the design of all roads, homes and improvements are to take their cue from the land. Our foremost task is to ensure that Sunnyside Ranch's built environment provides a complement to the unparalleled splendor offered by its surroundings.

The Sunnyside Ranch Design Guidelines and related documents have been prepared to ensure that the same level of planning and design that has gone into creating the eleven unique homesites at Sunnyside Ranch goes into the planning and design of individual homes.

Sunnyside Ranch is unique. Great care has gone into the planning and design of the homesites. Exhaustive site visits have produced a complete analysis of the land and its topography, vegetation, wildlife, geology and hydrology. The overall plan created by the understanding of these ecologies has fostered the location of lots, roadways and homesites, which has led to the subtle and uniquely different characteristics of each site. The result is a plan designed to establish both a sense of place for Sunnyside Ranch and a vision for its future.

There are many design principles that can be employed to achieve design continuity and a connection with the landscape. Some of these are continuity in architectural style, the use of a limited number of building materials, subtle colors, a comfortable human scale, landscaping that is integrated with the natural surroundings of a site, and a simple practicality in approach to design. Of paramount importance is the principle that individual home designs within Sunnyside Ranch are not visually obtrusive either to other residences within Sunnyside Ranch or to the community in general. Through the implementation of these and other design principles, Sunnyside Ranch will establish its own unique sense of place.

## II. PURPOSE OF THE SUNNYSIDE RANCH DESIGN GUIDELINES

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The Sunnyside Ranch Design Guidelines (the “Guidelines”) have been written to implement Sunnyside Ranch’s design goals and philosophy by providing a guide for the design and development of homes and improvements. These Guidelines include specific site planning, architectural, landscape and construction standards to ensure that an aesthetically and environmentally sensitive approach is taken in the development of individual homes. These Guidelines provide the principle tool for maintaining the design continuity of Sunnyside Ranch’s built environment.

One of the major objectives of these Guidelines is to encourage a unified design philosophy for Sunnyside Ranch. These Guidelines are not intended, however, to suggest that all homes in Sunnyside Ranch must be designed the same or use identical building materials. Rather, these Guidelines are written to encourage architectural harmony in the design of homes and their relationship to the environment. It is the intention of these Guidelines that no single structure or improvement stand apart in its design or construction so as to detract from the overall environment and appearance of Sunnyside Ranch.

The Guidelines contain relatively few absolute design standards. Rather, most design concepts are expressed in fairly broad terms. This has been done in order to allow for individuality and a variety of architectural expression while at the same time ensuring compliance with the Sunnyside Ranch design theme.

The five major objectives of the architectural Sunnyside Ranch Design Guidelines are:

1. To provide owners with clearly defined standards of what is expected in terms of architectural and landscape design and home construction.
2. To foster a unified design philosophy for the community while also allowing for individual architectural expression as defined by the desires of the property owner.
3. To protect each owner’s investment in his/her home by requiring that every property owner comply with the same high level of design and construction standards.
4. To ensure that the delicate mountain environment will be preserved and enhanced over time and that homes are not visually obtrusive.
5. To assist owners and their design teams with the design review process and with the many technical factors that must be considered when designing in mountain environments.

The Guidelines have been written with room for self expression to allow every owner in Sunnyside Ranch the latitude to build the home of his/her choice. Inherent in this concept, however, is the understanding that all homes must be designed within the parameters outlined in the Guidelines in order to maintain design compatibility throughout the project, preserve economic values and enhance the environmental quality of the community.

As Sunnyside Ranch develops over time, so will the Guidelines. The Guidelines are a dynamic document that will continue to evolve along with the changing conditions and character of the ranch. This document contains detailed sections on the design review process and project construction regulations. The actual design guidelines are outlined in three different sections:

- Site Planning Design Guidelines outline standards for the siting and orientation of homes and improvements on a lot.
- Architectural Design Guidelines address the architectural style, materials, form and finish of a home.
- Landscape Architecture Design Guidelines cover all site improvements and the landscaping of a site.

Although addressed separately, the design concepts in these three sections are clearly inter-related and must be considered as a whole when designing a home. A successfully designed home will achieve a balance between the various design standards outlined in each of these three sections.

While this document provides the primary guide to be used in the design and development of homes in Sunnyside Ranch, over time supplemental information may be prepared by the Design Review Committee to further assist owners and designers with the design process. Prior to initiating any design work, the Design Review Committee should be consulted to obtain any additional information relating to the design process.

### III. THE DESIGN REVIEW AND APPROVAL PROCESS

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There are two important steps that every owner should take prior to selecting a lot and beginning the design of a new home. The first is to become familiar with the Sunnyside Ranch environment. Sunnyside Ranch includes different types of lots characterized by a variety of terrain, orientation and vegetation. These lots present different opportunities and challenges in the design of a home. The second is to spend time reviewing these Design Guidelines.

One of the fundamental objectives of the Guidelines is for homes to be designed in response to the natural features of a site. The unique characteristics of each lot will dictate its own unique design solutions. A preconceived design should not be arbitrarily “forced” onto a site. Design professionals can help potential owners visualize different styles of homes and how they will “fit” on a particular lot.

Creativity, sensitivity and innovation, and the highest quality of planning, design and construction will be required in order for Sunnyside Ranch to achieve its design goals and truly establish itself as a premier residential community. Therefore, it is essential that only qualified designers and contractors develop new homes. Three steps have been taken to ensure that only the most capable teams are employed to design and construct homes in Sunnyside Ranch:

- Only registered architects will be permitted to design homes in Sunnyside Ranch.
- Only landscape architects experienced in designing in mountain environments will be permitted to design landscape and site improvements.
- All general contractors must be approved in accordance with the provisions of the Construction Regulations prior to working in Sunnyside Ranch.



## **THE DESIGN REVIEW COMMITTEE**

The design review process involves a series of meetings between the owner, his/her design team and the Sunnyside Ranch Design Review Committee (the "DRC"). This process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check-points, designed to ensure a smooth and efficient review of the home design. The DRC is committed to assisting owners through the design review process. As opposed to a "regulatory review agency," the DRC should be thought of as a member of the owner's design team.

The DRC is initially comprised of three members who are selected by the Homeowners Association Board of Directors, as provided in the Declaration, to represent a cross-section of design professionals and others familiar with Sunnyside Ranch and with the challenges involved with designing and building in mountain environments. The Committee meets on an as needed basis on the first Wednesday of each month or more frequently if necessary as determined by the DRC and is responsible for reviewing all new construction and modifications to existing homes. It is also important for each homeowner to obtain the latest San Miguel County regulations as they relate to design and construction at Sunnyside Ranch.

The DRC evaluates all development proposals on the basis of the Guidelines. Most of the design guidelines outlined in this document are written as relatively broad standards. The interpretation of these standards is left up to the discretion of the DRC. Other guidelines such as roof height, roof form and exterior wall materials are more clearly stated as definitive, or absolute design parameters. It is the intention of this design review process that all home designs comply with these absolute standards.

It is also recognized that each lot has its own unique characteristics and that each owner has his/her own individual needs and desires. For this reason, the DRC has the authority to approve deviations from any of the design standards in these Guidelines. It should be understood, however, that any request to deviate from these Guidelines will be evaluated at the sole discretion of the DRC on a case by case basis and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRC approving any deviation from a design guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Guidelines and that the deviation will not adversely affect adjoining lots or Sunnyside Ranch as a whole. The DRC's approval of any deviation from a design guideline in any particular case will not guarantee the DRC's approval of the deviation from any other design guidelines by the same owner, or the deviation from the same guideline by any other owner.

## **THE DESIGN REVIEW PROCESS**

The following sections describe the major steps involved in the Sunnyside Ranch design review process. Submittal material required for each step in this process is also listed. The DRC may, at the request of an owner or at its own discretion, modify any of these submittal requirements.

## **OTHER DEVELOPMENT REGULATIONS**

While these design guidelines constitute the primary tool for controlling the development of Sunnyside Ranch, other material must also be considered during the design process. In addition to these Guidelines, each owner must comply with the covenants, conditions and restrictions contained in the Declaration, and with all applicable San Miguel County land use and development regulations. Each of these documents establishes regulations which apply to the development of Sunnyside Ranch. In some cases, there will be conflicting provisions within two or more of these control documents. In the event of such conflict, the most restrictive provision shall apply.

## **MODIFICATIONS TO EXISTING HOMES**

DRC approval is also required for any exterior modifications to an existing home or lot. This would include improvements such as changes to color, landscaping, or the addition of new windows or an outdoor patio. The review of modifications to existing homes will generally follow the procedures outlined in Step Three. Submittal requirements will generally be limited to plans, written information, and/or material or color samples necessary to demonstrate the proposed modification. Prior to beginning the design of any modifications to an existing home, owners are encouraged to contact the DRC to outline a review process and submittal requirements for the modification.

### **STEP ONE: THE INTRODUCTORY MEETING**

The Introductory Meeting provides an opportunity for the owner, his/her design team and the DRC to have an informal discussion of the Guidelines. Items to be discussed at this meeting are the design theme for Sunnyside Ranch, the design review and construction process, and specific site planning, architectural and landscape guidelines. This meeting also gives the owner and his/her design team an opportunity to share their initial design concepts with the DRC. This dialogue is an important first step to identify any major issues with the initial design concept prior to the owner expending large amounts of time and money on design.

The Introductory Meeting may be held at any time after purchasing a parcel. The meeting may be held with any single member of the DRC and does not have to take place at a regular meeting of the Committee. During the course of this meeting, owners are encouraged to visit the home site with the DRC to discuss site specific issues relating to these Guidelines.

### **INTRODUCTORY MEETING SUBMITTAL MATERIAL**

#### Required Submittal Material:

There are no formal submittal requirements for the Introductory Meeting. A variety of material has been prepared to supplement these Guidelines. It is the responsibility of the architect to obtain all supplemental guidelines and information prior to initiating formal design work.

## **STEP TWO: CONCEPTUAL REVIEW**

After the design team has been introduced to the DRC and the Sunnyside Ranch Design Review Process, the next step is to obtain a topographic survey of the site and begin schematic design of the home. For Conceptual Review, a series of informal sketches (one of which should be a perspective of the proposed residence), and a conceptual site plan are to be submitted to the DRC two weeks prior to the Committee's meeting. In addition, two weeks' prior notice of the meeting shall be given by the DRC to all of the owners of parcels within Sunnyside Ranch by certified mail. The architect should also have a general idea of the types of materials that are being considered for the residence.

It is recommended that a massing model of the residence be prepared during the schematic design phase. While a model will help the DRC understand the proposed design, it will also provide an important aid to help the owner visualize his/her home.

The DRC will vote on the appropriateness of the conceptual design submittal and within one week after this meeting, the DRC will provide the owner with a list of outstanding issues that should be addressed during the next level of design.

### **CONCEPTUAL REVIEW SUBMITTAL MATERIAL**

#### Required Submittal Material:

Four copies of the following are to be submitted.

1. Perspective and other informal sketches of the proposed residence.
2. Conceptual site plan of the lot indicating the location of the Building Envelope, all proposed structures and major site improvements, access to the residence, and preliminary grading plans.
3. A topographic survey of the proposed building area, and all portions of the lot to be disturbed or modified during construction. The survey is to be prepared by a licensed surveyor drawn at a scale of 1":20' or greater and shall indicate topographic contours at 2' intervals; easements; significant natural features such as rock outcroppings, existing drainages, mature stands of trees and all trees with 8" or greater caliper (i.e. diameter); and the location of any other structures or improvements affecting the design of the home.
4. Photos of the site and surrounding area indicating the relationship of the proposed home to site and adjacent lots.
5. Any other drawings, materials or information requested by the DRC.
6. \$500 Conceptual Review Application Fee.

Optional Submittal Material:

A massing model of the proposed residence.

**STEP THREE:  
PRELIMINARY REVIEW**

This step in the review process is the last formal meeting between the DRC and the design team before the preparation of final construction drawings. As such, a comprehensive submittal including final design drawings and a Construction Management Plan (as described in Section VII below) is required for the Preliminary Review. All submittal material must be submitted two weeks prior to the DRC's scheduled meeting.

A key element of this phase of the review process is a visit to the site by the DRC. Prior to this visit, the owner shall have his/her surveyor "stake" the site in order to provide the DRC with a clear understanding of the location of the proposed development. Staking shall indicate the location of property lines, the Building Envelope, an outline of all building footprints, the driveway, other site improvements such as on-grade decks and patios and all trees with 8" caliper or greater that are proposed to be removed during construction.

Preliminary Review submittals will be reviewed for compliance with all applicable design guidelines and with the Conceptual Review submittal. If the proposed design has not significantly changed from the approved Conceptual Design and the project team has successfully responded to all DRC concerns raised during Conceptual Review, project approval can be anticipated. Proposed designs that have not responded to DRC concerns or are otherwise inconsistent with the Sunnyside Ranch Design Guidelines will either be denied or tabled to a subsequent meeting. In either case, within one week of this meeting the DRC will provide the owner with a written explanation of why the project was not approved.

**PRELIMINARY REVIEW SUBMITTAL MATERIAL**

Required Submittal Material:

Four copies of the following are to be submitted.

1. Topographic survey.
2. Site Plan at a scale of 1":20' or greater indicating the Building Envelope, the location of all proposed structures and improvements, site access and utility service lines.
3. Grading Plan at a scale of 1":20' indicating all modifications to existing contours and drainage patterns.
4. Floor Plans with dimensions of all proposed buildings drawn at a scale of 1/8":1' or greater showing all heated and non-heated floor area and finished floor elevations.

5. Building elevations of all proposed buildings drawn at the same scale as the Floor Plans indicating all exterior wall treatments, fenestration, decks and terraces, heights of all major roof ridges, eave lines and existing and proposed finished grades around the structure.
6. Landscape Plan drawn at the same scale as the Site Plan indicating all new plantings to be added, ground covers, area of the site to be left undisturbed in natural condition, construction protection mitigation, areas to be irrigated, existing trees over 8" caliper to be removed and all site improvements such as patios, terraces, driveways, walkways, retaining walls, fences and pools.
7. List of building and landscape materials and a color and material board.
8. Proposed Construction Management Plan as outlined in Section VII.
9. Site staking as described above.
10. Any other drawings, materials or information requested by the DRC.
11. \$500 Preliminary Review Application Fee.

**STEP FOUR:  
FINAL REVIEW**

After Preliminary Review approval, the following material shall be submitted to the DRC for final review of all construction plans. The purpose of this review is to ensure that final construction plans and documents are consistent with the plans approved at Preliminary Review. A formal meeting between the owner and the DRC is not required. However, the general contractor shall meet with a representative from the DRC prior initiating any construction or site preparation. The purpose of this meeting is to ensure that the general contractor is aware of all construction regulations and the Construction Clean-up and revegetation Deposit.

A written Notice to Proceed will be issued by the DRC for all plans that are consistent with approved Preliminary Review plans, within fifteen days from the date complete Final Construction Plans are submitted. Prior to initiating construction, owners are responsible for obtaining a building permit from the San Miguel County. A Notice to Proceed from the DRC indicating the project has received design approval will be required by the San Miguel County in order to receive a building permit.

If construction plans deviate from approved Preliminary Plans, the DRC may approve such deviations and issue a Notice to Proceed or may disapprove the construction plans. In the event that construction plans are not approved, the DRC shall provide a written explanation of why the plans were denied within fifteen days from the date complete Final Construction Plans are submitted.

## **FINAL REVIEW SUBMITTAL MATERIAL**

### Required Submittal Material:

One set of the following is to be submitted.

1. Construction plans including, but not limited to a grading plan, foundation plan, framing plan, floor plan, roofing plan, building elevations, alarm and sprinkler systems, any exterior mechanical and electrical plans, site plan, landscape plan and all specifications and material schedules.
2. Final Construction Management Plan.
3. \$500 Final Review Application Fee.
4. Construction clean-up and revegetation deposit of \$5,000. This deposit is to be paid by the general contractor prior to the issuance of a Notice to Proceed.

## **STEP FIVE: CONSTRUCTION AND INSPECTIONS**

Inspections will be performed by the DRC from time to time throughout the construction process. The purpose of DRC inspections is to ensure that the residence is being built according to approved plans and that construction is in compliance with the approved Construction Management Plan. An improvement location certificate (an "ILC") indicating the location of the foundation is required during the construction process. The ILC must be completed by a licensed surveyor and submitted to the DRC prior to framing inspections. Owners are encouraged to complete the ILC and submit it to the DRC as soon as possible after foundations have been poured. Owners are also required to maintain a material board of all approved exterior materials on-site at all times.

San Miguel County will also inspect construction to ensure compliance with the Uniform Building Code and other regulations. Both the DRC and San Miguel County have the authority to enter a construction site at any reasonable time during construction.

It is very common for the design of new homes to be refined during the construction process. Any changes to approved plans that affect the exterior design or appearance require review and approval by the DRC. Owners are required to contact the DRC prior to initiating such changes. Submittal requirements and the review process will vary depending upon the nature of proposed changes.

Before occupying a new home, owners must request a Certificate of Compliance from the DRC. If the home, landscaping and all site improvements are completed in accordance with approved construction plans, the DRC shall issue a Certificate of Compliance and refund any unused portion of the Construction Clean-up Deposit to the general contractor. The owner is also responsible for obtaining a final Certificate of Occupancy from San Miguel County.

## IV. SITE PLANNING DESIGN GUIDELINES

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Sunnyside Ranch was planned and designed to blend people and structures with a pristine mountain setting. Properly siting a home and other improvements on a lot is a critical first step to a successful design process. Effective site planning involves creatively integrating the design of a home with the natural features of the lot. The characteristics of each lot will vary, and in response to these characteristics, site planning design solutions will also vary. A successful site planning process should find the delicate balance of preserving and enhancing the natural features of a site while at the same time accomplishing the design objectives of the owner.

A number of specific steps have been taken to assist owners with the site planning process. The following sections outline these steps and other design and planning considerations to be addressed during the site planning process. These considerations include where the home and improvements are located, the orientation of the home on a lot, the manner in which access is accomplished, site grading, limits of construction, parking and utilities.

## **BUILDING ENVELOPE**

The Building Envelope defines the recommended location for all buildings and improvements on a lot. The Building Envelope is designated by a 250 foot diameter circle which delineates an area approximately 1.6 acres in size.

The location of each Building Envelope was determined based on site specific considerations of each lot. The first objective for defining the Building Envelope was to identify the portion of each lot that would allow the design of a home to optimize views, privacy, solar orientation and other attributes of the lot. Secondly, the location of the Building Envelope minimizes the visual impact of development and maximizes the physical separation between homesites. Third, the Building Envelope encompasses a “buildable” portion of the site that also has the potential for convenient access from the Sunnyside Ranch road system. Finally, the Building Envelope directs construction away from environmentally sensitive areas and natural features of a lot such as drainage courses, stands of important trees, rock outcroppings and wildlife corridors.

It is the intention of these Guidelines that all structures and site improvements such as patios, pools, accessory dwelling units, caretaker units and buildings and landscape features be located within the Building Envelope. At the same time however, the Building Envelope should be thought of as a guide and not a “hard line.” It is recognized that the design team for a new home may develop suitable design solutions that require some construction outside of the Building Envelope. In such cases, the DRC has the discretion to approve deviations for improvements outside the Building Envelope, or changes to the location of the Envelope. However, on certain lots building limit lines have been delineated, as indicated on the Community Map recorded with the Declaration. Under no circumstances will any improvements be allowed to penetrate any building limit line applicable to an owner’s lot.

Prior to approval of a project that modifies or relocates the Building Envelope, an owner shall demonstrate that the proposed modification does not adversely impact any surrounding lot. For example, the modification shall not affect view corridors from other lots, appreciably increase the visibility of the proposed home, or substantially reduce the distance between adjacent Building Envelopes. In addition, the proposed modification must be sensitive to the environment and natural features of the lot, provide a sensitive driveway design, and be consistent with the overall design objectives of Sunnyside Ranch.

The development of one single family residence is permitted within the Building Envelope of each parcel zoned Forestry, Agriculture, and open (Lots 9 and 10) within Sunnyside Ranch. The maximum floor area permitted on each parcel is 12,000 square feet. In addition to a single family residence, a caretaker unit is allowed within the Building Envelope on such lots, subject to San Miguel County Administrative Review. The caretaker unit is subject to the County Housing Deed Restriction and shall contain no more than one-half the square footage of the primary residence, up to a maximum of 2,000 square feet of floor area. The caretaker unit, while serving as a residence, may not be conveyed or sold separately from the remainder of the parcel and must remain under the same ownership as the primary residence.



For each parcel zoned Low Density (Lots 1 – 8) one single family residence of up to 5,000 square feet of floor area is permitted as a use by right, and homes that are between 5,000 and 12,000 square feet of floor area are allowed subject to San Miguel County Administrative Review. Homes within this zone that are larger than 5,000 square feet must include one accessory dwelling unit that is subject to the County's Housing Deed Restriction. The accessory dwelling unit must contain at least 350 square feet for each 5,000 square feet of floor area of the main house.

## **UNDISTURBED AREA OF A LOT**

The Undisturbed Area is the portion of a lot located outside of the Building Envelope or substantially removed from the home. The Undisturbed Area provides a physical buffer between homes, protects sensitive environmental or natural features of a lot and provides a natural unifying landscape element throughout Sunnyside Ranch. The Undisturbed Area of a lot is to be maintained in a predominantly natural state and defined with a gradual transition line between other more formal landscaped areas of the lot. In most cases, some degree of maintenance of the Undisturbed Area, such as weed control, will be required of the owner by the DRC or the Association.

Requirements for the use of the Undisturbed Area will vary depending upon the unique characteristics of each lot. Generally, the use and maintenance of the Undisturbed Area may include the limited removal of trees to frame and establish views, subject to DRC approval, the trimming of trees up to six feet from ground level, the clearing and removal of deadfall, the planting of indigenous landscape material, and the removal of noxious weeds. Activities not permitted in the Undisturbed Area include the removal of any existing vegetation and trees (unless specifically approved by the DRC), the introduction of manicured lawns, and the mowing of native grasses.

## **BUILDING SITING AND SITE ACCESS**

Homes should be sited and designed to be integrated with the natural characteristics of a lot. Existing terrain, vegetation, rock outcroppings and other natural features should be preserved and when appropriate incorporated into the design of a home. While responding to all of these considerations, a home should also be located and oriented on a lot to take full advantage of the site's attributes. Privacy, short-range and long-range views, sun exposure and orientation should be carefully considered during the site planning process. Access to a homesite is a critical element in the site planning of a lot. In all cases, access to the Building Envelope shall minimize grading and the modification of existing site contours. The maximum grade of driveways should not exceed 10%. The maximum width of paved driveway surface, excluding parking areas immediately adjacent to garages, should not exceed 12 feet.

Culverts shall be provided for proper drainage and in all cases culverts shall be faced with appropriate materials to conceal exposed steel.

## **SITE CONTOURS, GRADING AND DRAINAGE**

The grading and modification of existing site contours should be no more than necessary to accommodate the development of a home. Existing natural drainage courses should not be altered. When grading is required, it shall be designed to blend with the natural contours and landscape of the site. This can be accomplished by feathering all cuts and fills into the existing terrain of the site. To the extent possible, all grading should be confined to the Building Envelope. When grading is required around the perimeter of a site, it shall interface with the existing contours of adjacent properties. In order to preserve existing vegetation, it is important that grading around trees be minimized.

Cuts and fills should be minimized by proper site planning and design. However, when necessary, the slope of cut and fill banks should be determined by soil characteristics to avoid erosion and promote revegetation. In most cases, cut and fill banks should be limited to a maximum slope of 2:1 unless otherwise approved by the DRC subject to specific site considerations. When retaining walls are required, such improvements shall be consistent with design standards and materials outlined in the Landscape Architecture Design Guidelines.

## **LIMITS OF CONSTRUCTION**

Also important to the design of a home is the manner in which the home is constructed. This is particularly important for preserving existing vegetation and minimizing the impacts of construction on a site. It is important for the design team to consider how construction will be completed during the design process.

In order to minimize site disturbance, contractors will be required to install a temporary fence to delineate the physical limits of site disturbance prior to beginning construction. Protective measures will also be required to safeguard trees during construction. These and other mitigation measures shall be detailed in a comprehensive Construction Management Plan. This Plan is to be submitted during Preliminary Review and finalized as an element of the final development application. Elements to be included in the Construction Management Plan and other construction-related requirements are described in the Construction Requirements section of these Guidelines.

## **PARKING**

Each residence shall contain parking spaces for a minimum of two automobiles within an enclosed garage. One additional enclosed space shall be required for an accessory dwelling unit or caretaker's unit. Garages may be integrated into the design of a residence or detached from the residence.

Overnight parking on Sunnyside Ranch roads is not permitted. While large expanses of paved surfaces are to be avoided, the need for on-site parking in addition to enclosed parking should be considered during the design process.

## UTILITIES

All utility lines and related utility equipment shall be installed underground. Utility connections from main service lines to homes should be designed to minimize disruption of the site and existing vegetation. The precise location of a utility line shall not be based on the shortest distance between the main service line and the home. Rather, the location of utility lines should be determined in order to minimize impacts to the site. All utility boxes should be located to minimize their visual impact from the residence, adjacent lots and roadways. When appropriate, utility boxes should be screened with landscaping.

## V. ARCHITECTURAL DESIGN GUIDELINES

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The essence of the Architectural Design Guidelines is that homes in Sunnyside Ranch should be designed to belong in the Colorado Rocky Mountains. The character of structures in Sunnyside Ranch should draw inspiration from the traditional design of buildings in the Rocky Mountain region. Rather than attempt to define this style, these Guidelines outline a number of specific architectural concepts that are to be followed during the design process.

Architectural concepts for Sunnyside Ranch involve principles such as designing with the existing characteristics of a lot, incorporating natural materials into the design of a home, designing buildings that express a sense of mass, the use of a limited number of unassuming colors and finishes and the integration of man-made landscaping with the natural landscape. As homes are developed over the years, these fundamental design concepts will define Sunnyside Ranch's architectural style.

The following sections outline the specific architectural design guidelines used to evaluate proposed development in Sunnyside Ranch.

## **BUILDING HEIGHT, MASSING AND SCALE**

Building heights up to thirty-five feet are permitted on each parcel.

In keeping with Sunnyside Ranch's design philosophy of designing with the site, buildings should step with the natural contours of a lot. Accordingly, building height is measured as the difference between the elevation of any major roof ridge and existing grade directly below such ridge. With this method of calculating height, the maximum ridge elevation of a home will vary depending on the existing grade below the ridge line.

While the massing of a home should be designed in relationship to its lot, all homes in Sunnyside Ranch should be designed with an understated human scale. This can be achieved a number of different ways. For example, a composition of smaller structures may have a much more comfortable scale than a single larger structure. The mass of a structure can also be reduced by stepping building heights as described above or by providing offsets in building elevations. Large expanses of continuous vertical wall planes should be avoided.

## **ROOFS**

All major roofs of a structure shall have a minimum roof pitch of not less than 4:12. While the recommended range of acceptable roof pitch is 4:12 to 9:12, roof pitches of up to 12:12 may be approved by the DRC. Roof forms shall be strictly limited to gable, gambrel and hip-type roofs. Flat and shed roofs are not permitted in Sunnyside Ranch. However, shed roofs may be permitted as secondary roof forms provided they are attached to the primary building form and have pitches no less than 3:12.

Roof overhangs and dormers are encouraged to add interest and variety to roof forms. When used, dormers should be an integral part of the roof form and designed in proportion to the overall scale of the roof. Dormers may be either gable, gambrel, hip or shed forms.

Roof material shall be unit pieces such as slate, flat-profile unglazed concrete tile, cedar shingles or treated copper shingles. Glazed tiles, other metal roofing and asphalt shingles are not permitted in Sunnyside Ranch. Tile colors shall be limited to blue-gray, green-gray or brown-gray, and should have a weathered appearance. Untreated copper and exposed aluminum flashing are not permitted.

Cold roofs should be used for roofs over heated interior spaces. This type of roof treatment is encouraged to minimize damage to roofs and eaves caused by ice build-up. Super-insulated roofs may be substituted on roof structures made entirely of wood. An R Value of 65 is required for this type of design and careful installation is required to ensure total coverage.

All finished roof surface material is required to be a minimum Class B rating. For wood shakes and shingles, the Class B rating must meet standards NFPA 256 and ICBO UBC 32-7 for fire rating and permanency of the fire retardant polymers.



Entry pylons shall be installed at the driveway entrance in order to identify the residence. Owners may utilize one of the alternative pylon designs that have been prepared by the DRC, or may design their own pylon. Custom pylon designs are subject to approval by the DRC and shall reflect the same style and materials used in the alternative designs. Pylon locations should be integrated into the landscaped entry of the residence.

Antennas are discouraged. DRC may approve small satellite dishes provided they are appropriately located and screened from view from adjacent lots and roadways. Roof-top installations of antennas or satellite dishes are prohibited.

## **SPECIFIC DESIGN GUIDELINES FOR LOG HOMES**

The following architectural design standards pertain specifically to log structures designed in Sunnyside Ranch.

### Log Building Material

Hand-crafted logs can be left round or hewn on one or more sides, but in either case the basic timber size and individual characteristics such as grain and dimension should be reflected in the final product. Care should be taken to ensure that logs are of consistent diameter and that adjoining logs are of uniform size. A 1"- 2" difference in the diameter of a log 20' 0" in length is an acceptable standard.

Hand-crafted logs are appropriate for use at Sunnyside Ranch. Milled or turned logs are not permitted, unless with a hand peeled finish.

### Exterior Walls

The overall architectural expression in Sunnyside Ranch includes a sense of mass in exterior walls that is accomplished by using "heavy" materials around the base of structures. Log buildings in Sunnyside Ranch are to respect this overall design direction by including areas of stone or stucco on exterior walls. These materials express mass and can be used effectively to merge the building with its site, to provide an effective transition from slope to structure and to provide a strong visual base or buttressing for log framing or stacked log walls. A minimum height for the stone or stucco base is 2' 0" and the first course of logs should rest on a stone or stucco base at one continuous level around the perimeter of the building.

In addition to the stone or stucco base, the upper portions of exterior walls may include rough-sawn wood siding.

### Roofs

Design guidelines for roofs shall be as outlined on page 17.

### Fenestration

Openings should be proportioned and shaped to complement the overall building design while responding to the structural demands of logs. Large expansive openings can be successfully

framed with vertical logs to off-set the effects of shrinkage and provide a complementary proportion between opening and frame. Narrow stacks of horizontal logs between windows should be avoided. Large panes of uninterrupted glass can be out of proportion and scale with log dimensions. Multiple windows with varied size of lights are encouraged.

Doors present an opportunity for creativity and innovation. Detailing such as iron straps and hardware on wood planks, glass with sculptured iron and bronze, carved figures in wood panels, lintels or side trim are encouraged. Pegged connections, interlocking joinery and ornamental surrounds will be appreciated as fine log craftsmanship when incorporated into entry doors.

#### Detailing and Joinery

Log structures by their very nature portray an expression of craftsmanship and understanding of wood as a building material; structure and architecture are conceived and expressed together. However, the true skill of the log designer and builder is expressed in details and joinery. It is contradictory to the heritage of log building when the finesse of fitted details gives way to large and clumsy steel plates and bolts. Many design objectives can be achieved in the detailing of balcony support systems; rafter, beam and perlin connections; railings and balustrades; post and lintels; door and window frames, and trim; log ends; molded contouring and decorative carving of logs and panels.

#### Colors for Log Homes and Structures

Natural color stains should be used for logs and siding. Accent colors may be used on trim material, but in no case should accent colors call undue attention to a single element of a residence.



## VI. LANDSCAPE ARCHITECTURE DESIGN GUIDELINES

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Sunnyside Ranch lies within a unique and sensitive mountain environment. This ecosystem is populated by rich and diverse native wildlife highlighted by migrating herds of deer and elk, and plant communities of mature aspen groves, dense stands of conifers and colorful spring carpets of meadow grass and wildflowers. The land is punctuated by ribbons of native stone outcroppings and the site offers unparalleled views of surrounding mountains and valleys.

The challenge of landscape design in Sunnyside Ranch is to integrate the built environment with this spectacular setting. In this regard, the use of landscape materials immediately adjacent to a home is relatively unrestricted. In other areas removed from the home, however, the introduction of plant materials is limited to species currently found in the local plant community. The integration of the man-made and natural landscape is a key aspect of these Landscape Design Guidelines.

## **LANDSCAPE DESIGN CONSIDERATIONS**

The scale of landscape materials and the overall landscape design shall be integrated with the natural mountain landscape and local plant communities. New planting shall complement existing plant communities and be located to visually extend existing vegetative edges. The functional uses of plant materials for buffering westerly winds, providing seasonal shade and screening of undesirable views should be considered. The judicious use of color and texture should also be considered in the selection of landscape materials. The present and mature size of new landscape material should be considered when selecting landscaping materials. Due to the relatively short growing season at Sunnyside Ranch, large-caliper deciduous trees and mature evergreens are strongly recommended. Minimum landscape material sizes shall be as indicated on the Approved Landscape Material Lists found in the Appendix.

## **LANDSCAPING WITHIN THE BUILDING ENVELOPE**

Within the Building Envelope or in areas immediately surrounding a home, landscape materials should be used to complement the architecture of the home, define outdoor spaces, frame both on-site and off-site views, establish background and foreground balance and knit the home to the site. The use of plant materials in areas immediately adjacent to a home which are not visible from neighboring homes may include introduced and non native plants, provided that they are selected from either Table 1 or Table 2 of the Approved Landscape Material List located in the Appendix of these Guidelines, or otherwise approved by the DRC. Manicured or groomed yards shall be confined by buildings, fences, walls or other defined edges so that the visibility of these formal areas is limited to the subject property only.

## **UNDISTURBED AREA**

The Undisturbed Area is very important to the success of Sunnyside Ranch. In addition to providing a buffer between homes, this area also provides a natural landscape connection throughout the entire community. While the specific treatment of the Undisturbed Area will vary depending on the characteristics of the lot, the goal of every landscape plan should be to establish a natural transition between the Undisturbed Area and other landscaped areas of a lot. Modifications to the Undisturbed Area shall be limited to activities described in the Site Planning Design Guidelines.

Landscape material used in the Undisturbed Area shall be selected from Table 1 of the Landscape Material List.

## **DECKS and PATIOS**

Decks and patios should be designed as an integral element of the design of the home. Materials used for decks, patios and other hard landscape surfaces shall be consistent with the materials and colors of the residence and other site improvements such as retaining walls. When appropriate, the use of natural stone is encouraged.

## **DRIVEWAYS**

Driveways will be constructed by the Developer to within 150' of each Building Envelope (except Lot 11, unless otherwise agreed by the Developer and owner of Lot 11). Driveway extensions to the residence shall be constructed of either asphalt, pavers or colored stamped concrete. Other driveway materials are subject to review and approval by the DRC.

The maximum grade of driveways should not exceed 10%. The maximum width of paved driveway surface, excluding parking areas immediately adjacent to garages, should not exceed 12 feet.

## **RETAINING WALLS**

Areas within the Building Envelope which require extensive grading changes shall be addressed with cribbing or retaining walls. Such walls should be designed as architectural extensions of the residence. Retaining walls shall be subject to the same criteria relating to color and materials as the residence itself. The maximum total vertical exposure of a retaining wall should not exceed 12'. The maximum total vertical exposure of each wall section should not exceed 6'. Plantings around the base of such retaining walls are encouraged.

## **FENCES**

Fences, walls and barrier devices may be used for privacy and screening purposes within the Building Envelope. When used, such features must be incorporated into the structural and architectural design of the residence. The Design Review Committee shall review the design, size, materials, color and construction of such structures in relation to the proposed residence and its neighboring sites.

The construction of fences, walls and barrier devices outside the Building Envelope is discouraged. In no cases shall fences, walls or other barriers be permitted for the purpose of enclosing or delineating property lines. No fenced areas for the grazing of animals shall be permitted; however, small padlock areas/corrals shall be permitted subject to DRC approval.

## **IRRIGATION**

All newly grassed, landscaped, or revegetated areas within the Building Envelope or immediately surrounding a home shall be irrigated at a minimum until established, consistent with the provisions of the Declaration and the project's final adjudicated augmentation plan.

## **LIGHTING**

The design, location and type of any exterior lighting requires approval by the Design Review Committee. Lighting at the end of driveways to identify homes is encouraged, but in all cases shall be low level down lighting incorporated into a pylon approved by the DRC. Indirect sources and horizontal cutoff fixtures are recommended to reduce glare and provide general

ambient light. No exterior lighting in which the direct source is visible from a neighboring property or which produces excessive glare to pedestrian or vehicular traffic shall be permitted. When exterior lighting is used, the use of white exterior lights are encouraged. With the exception of down-lighting along a driveway, lighting outside of the Building Envelope is prohibited. Low level landscape lighting immediately surrounding a home may be permitted; however, up-lighting of trees is prohibited.

## **WATER FEATURES**

Architectural or landscape water features may be approved subject to review by the DRC.

No owner or contractor shall interfere with or redirect the natural course of any drainage and runoff, nor construct any improvement, place any landscaping or allow the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow to or across the land of another, except to the extent that such alteration in drainage pattern or runoff is approved in writing by the Design Review Committee.

## **SWIMMING POOLS AND OTHER AMENITIES**

Swimming pools and related features must be located substantially within the Building Envelope. Such improvements should be designed to complement the residential structure and should be located so as to minimize impacts on adjacent lots and the surrounding natural area.

Any proposed sports courts are subject to approval by the DRC. No sports courts with night lighting are allowed within Sunnyside Ranch.

## **REVEGETATION PLANS**

All areas of a lot disturbed during construction must be revegetated to blend with the non-disturbed landscape. Plant materials used for revegetation shall be from Table 1 of the Approved Landscape Material List.

## **EASEMENTS**

Easements are located at various points throughout Sunnyside Ranch for the installation and maintenance of roads, driveways, trails, utilities and drainage facilities. No grading, structures, plantings or other materials that may damage or interfere with any such easements or the intended use thereof shall be permitted within these easements. However, revegetation of all easements disturbed by the homeowner during the installation of utilities to the home shall be required of the homeowner.

## VII. CONSTRUCTION REGULATIONS

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Careful management and control of construction activity is a critical element in the successful design and development of Sunnyside Ranch. Architecture and site design are only the first steps in successfully integrating a home onto a site. Equally, if not more important, are the methods used to construct the project. The most sensitively planned project can quickly become a disaster if care is not taken to manage the construction process.

There are two significant reasons for regulating construction. The first is to protect the site and adjacent sites from potential damage by construction equipment and activity. The second reason is to protect Sunnyside Ranch property owners. There will always be a certain level of disturbance from construction, but if all owners comply with the same stringent standards, the impact on neighbors can be greatly minimized.

Regulations and programs to manage construction in Sunnyside Ranch include the following.

## **CONSTRUCTION MANAGEMENT PLAN**

A Construction Management Plan shall be submitted during Preliminary Review and finalized prior to the submittal of final construction plans. The Plan shall consist of narrative and graphic material (plans drawn at the same scale as the project site plan) in sufficient detail to address the following considerations.

### Limits of Construction

The physical limits of all construction and all construction-related activity shall be indicated on the Construction Management Plan. Prior to initiating construction, grading or any modifications to the site, the limits of construction shall be delineated on site with a temporary snow fence or similar barrier. All construction activity, storage of all construction materials, temporary construction trailer and sanitary facilities, vehicle parking, dumpsters and any other construction equipment or facilities shall be located within the Limits of Construction area.

### Protection of Existing Vegetation

Methods for protecting existing vegetation, particularly vegetation within the Limits of Construction area, shall be indicated in the Construction Management Plan. All protective measures shall be implemented prior to initiating construction.

### Location of Construction Trailers

No more than one temporary construction trailer shall be permitted on a job site. Trailers should be located within the designated limits of construction. However, under certain circumstances the DRC may grant approval to locate construction trailers on private driveways or Sunnyside Ranch roads. Such approval shall be limited to cases where site characteristics make it difficult or impractical to locate a trailer on the lot within the designated limits of construction. Signs are not permitted on construction trailers.

### Temporary Sanitary Facilities

Job sites shall be equipped with sanitary facilities. Such facilities shall be screened from view from adjacent properties and roadways.

### Project Construction Schedule and Phasing

A construction schedule indicating the estimated start and completion date of all major phases of construction shall be submitted.

## **APPROVAL OF GENERAL CONTRACTORS**

All general contractors shall be approved by the DRC prior to working in Sunnyside Ranch. General contractors shall be required to submit a "Contractor's Qualifications Statement" describing their experience and listing all relevant construction projects they have completed. Only those general contractors who can demonstrate previous successful experience will be approved to work in Sunnyside Ranch. Another purpose of this review is to ensure that every contractor is familiar with the rules and regulations involved in building in Sunnyside Ranch. The terms and conditions of approval to work in Sunnyside Ranch will also bind the general

contractor to the provisions of the Construction Clean-up/Landscaping Deposit. This is a particularly important consideration because the general contractor will be responsible for the performance of all sub contractors.

## **CONSTRUCTION CLEAN-UP DEPOSIT**

A Construction Clean-up/Landscaping Deposit of \$5,000 shall be required prior to beginning new construction or site preparation in Sunnyside Ranch. The deposit shall be paid directly by the general contractor to the HOA and is in addition to any clean-up deposit required by San Miguel County. The deposit shall be made payable to Sunnyside Ranch at Telluride West Homeowners Association, Inc. and shall be used as security to ensure that contractors comply with the approved Construction Management Plan and the following performance standards. In addition to this deposit, the Declaration for Sunnyside Ranch includes other conditions under which liens may be placed on a property to ensure compliance with these regulations during the construction process.

### Maintenance of the Job Site

Job sites shall be cleaned up daily to remove construction material and debris. Any debris that cannot be temporarily stored in dumpsters shall be removed from the site daily. Concrete remaining from the clean-up of trucks shall be removed from the site within seven days.

### Excavation Material

All excavation material not used for backfill or final grading shall be removed from the construction site and the development within one month after excavation.

### Dust and Noise Control

Reasonable noise and dust levels shall be maintained at all times. When necessary, mitigating measures may be required by the DRC to reduce noise or dust levels. Approval from the DRC shall be required prior to any blasting in Sunnyside Ranch.

### Construction Signs

One temporary construction sign shall be permitted upon each parcel during the home construction period. Such sign shall not exceed nine square feet and may include the address, building permit number, the owner's name, general contractor, project architect, and project landscape architect. Such signs must be approved by the DRC.

### Hours of Construction

Hours of construction shall be limited to 7:00 a.m. through 6:00 p.m. Monday through Saturday. Sunday construction may be permitted with approval from the DRC.

## **DRC INSPECTIONS**

Members of the DRC will conduct inspections of the job site throughout the construction process. The purpose of these inspections is to ensure that all site work and construction are consistent with approved plans. The DRC has the authority to access a job site at any point

during construction. In the event that the project is not in compliance with approved plans, the DRC will work with the owner, the design team and contractors to resolve any discrepancies. In the case of severe deviations from approved plans, the DRC may issue a "Stop Work Order", at which time all construction activity on the site is to be suspended. Construction may resume only after all discrepancies have been resolved with the DRC.

In addition to periodic inspections by the DRC, owners are responsible for obtaining all required building permits from the San Miguel County. The County will also conduct inspections during construction. The owner and his/her contractor are responsible for requesting all required inspections from the San Miguel County.



## VIII. APPENDIX

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# APPROVED LANDSCAPE MATERIAL LIST

## TREES, SHRUBS, GROUND COVERS AND GRASSES

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TABLE I

Table I includes native plant materials that are intended for use in the Undisturbed Area which require revegetation, or for augmentation of the existing landscape. Materials from Table 1 may also be used in any other areas of a lot.

### BOTANICAL NAME

### COMMON NAME

#### **Deciduous Trees:**

*The minimum size of deciduous trees is 2" caliper.*

Populus tremuloides

Quaking Aspen

#### **Evergreen Trees:**

*The minimum size of evergreen trees is 6'.*

Abies lasiocarpa

Subalpine Fir

Picea engelmannii

Engelmann Spruce

Picea pungens

Blue Spruce

Pinus contorta

Lodgepole Pine

Pseudotsuga menziesii

Douglas Fir

#### **Shrubs:**

*The minimum size of shrubs is 5 gallons.*

Acer glabrum

Rocky Mountain Maple

Amelanchier alnifolia

Serviceberry

Artemisia tridentata vaseyana

Mountain Big Sagebrush

Cercocarpus montanus

Mountain Mahogany

Chrysothamnus nauseosus

Rubber Rabbitbrush

Chrysothamnus viscidiflorus

Low Rabbitbrush

Cornus stolonifera

Redtwig Dogwood

Juniperus communis

Juniper

Pentaphylloides floribunda (Potentilla)

Shrubby Cinquefoil

Prunus virginianus

Chokecherry

Purshia tridentata

Antelope Bitterbrush

### Shrubs continued....

Rhus glabra  
Rhus aromatica ssp. trilobata  
Ribes cereum  
Rosa 'woodsii'  
Rubus parviflorus  
Sambucus racemosa  
Sheperdia canadensis  
Symphoricarpos orocephalus

Smooth Sumac  
Skunkbrush  
Wax Currant  
Wood's Rose  
Thimbleberry  
Red Elderberry  
Buffaloberry  
Mountain Snowberry

### Ground Cover:

Arctostaphylos uva-ursi  
Artemisia frigida  
Mahonia repens  
Pachystima myrsinites  
Phlox hoodii  
Sedum lanceolatum

Kinnikinnick  
Fringed Sage  
Oregon Grape  
Mountain Lover  
Hoods Phlox  
Stone Crop

### Wildflowers:

Anaphalis margaritaceae  
Aquilegia cacaoalea  
Aquilegia elegontula  
Aster chilensis  
Aster engelmannii  
Balsamorhiza sagittata  
Campanula rotundifolia  
Castilleja chromosa  
Castilleja linariaefolia  
Epilobium angustifolium  
Epilobium anquistilfolium  
Erigeron simplex  
Erigeron speciosus  
Erigonum umbellatum  
Geranium fremontii  
Geranium viscosissimum  
Hedysarum boreale  
Ipomopsis aggregata  
Lesquerella alpina  
Linum lewisii  
Lupinus candatus  
Lupinus sericeus

Pearly Everlasting  
Blue Columbine  
Red Columbine  
Pacific Aster  
Englemann Aster  
Arrowleaf Balsamroot  
Common Haebell  
Early Indian Paintbrush  
Narrowleaf Indian Paintbrush  
Shooting Star  
Fireweed  
One-headed Daisy  
Aspen Daisy  
Sulphur Flower  
Fremont's Geranium  
Wild Geranium  
Northern Sweetvetch  
Scarlet Gilia  
Bladderpod  
Blue Flax  
Talicup Lupine  
Silky Lupine

## Wildflowers continued....

Monarda fistulosa  
Oenothera caespitosa  
Osmorhiza occidentalis  
Oxtropis lambertii  
Penstemon caespitosus  
Penstemon osterhoutii  
Penstemon strictus  
Solidago rigida  
Sphaeralcea coccinea  
Thermopsis divaricarpa  
Thermopsis montanus

Beebalm  
White Tufted Evening Primrose  
Sweet Anise  
Colorado Loco  
Mat Penstemon  
Osterhouts Penstemon  
Rocky Mountain Penstemon  
Golden Rod  
Scarlet Globemallow  
Columbine-leaved Meadow-rue  
Golden Banner

## Grasses:

Agropyron dasystachyum  
Agropyron smittii  
Agropyron spicatum  
Agropyron trachycalumm  
Bromus marginatus  
Elymus canadensis  
Elymus cinereus  
Festuca arandinacea  
Festuca idahoensis  
Festuca ovina  
Festuca rubra  
Hillaria jamesii  
Koeleria cristata  
Muhlenbergi wrightii  
Oryzopsis hymenoides  
Poa canbyi  
Poa compressa  
Poa sandbergii  
Sitanion hystrix  
Stipa comata  
Stipa lettermani

Thickspike Wheatgrass 'Primar'  
Western Wheatgrass 'Arriba'  
Bluebunch Wheatgrass 'Secar'  
Slender Wheatgrass 'Cristana'  
Mountain Brome 'Bromer'  
Canada Wildrye  
Great Basin Wildrye 'Magnar'  
Tall Fescue 'Alta'  
Idaho Fescue 'Joseph'  
Sheep Fescue 'Covar'  
Red Fescue  
Galleta 'Viva'  
Junegrass  
Spike Muhly 'El Vado'  
Indian Ricegrass 'Paloma'  
Canby Bluegrass 'Canbar'  
Canada Bluegrass 'Reubens'  
Sandberg Bluegrass 'Fults'  
Squirreltail  
Needle and Thread  
Lettermans Needlegrass

TABLE 2

Plant materials in Table 2 are intended for use immediately adjacent to the home only. Materials listed in Table 2 may not be used in areas substantially outside the Building Envelope or in the Undisturbed Area.

**BOTANICAL NAME**

**COMMON NAME**

**Evergreen Trees:**

*The minimum size of evergreen trees is 6'.*

Pinus cristata  
Pinus flexilis

Bristlecone Pine  
Limber Pine

**Deciduous Trees:**

*The minimum size of deciduous trees is 2" caliper.*

Sorbus aucuparia  
Sorbus scopulorum

European Mt. Ash  
Native Mt. Ash

**Shrubs and Small Trees:**

*The minimum size of shrubs is 5 gallon.*

Abies balsamea 'nana'  
Acer ginnala compacta  
Amelanchier canadensis  
Amorpha caescens  
Betula 'dissectis'  
Caryopteris x cladensis  
Cercocarpus ledifolius  
Cornus stolonifera var. variegata  
Cornus 'Kelsey's dwarf'  
Cotoneaster acutifolia  
Cotoneaster horizontails  
Cowania mexicana  
Fallugia paradoxa  
Jamesia americana  
Juniperum chinensis 'Pfitzerana'  
Juniperus Sabina 'Buffalo'  
Juniperus sabina 'Tamarisafolia'  
Mahonia aquifolium  
Mahonia aquifolium var. compactum  
Perovskia atriplicifolia  
Physocarpus opalifolius

Dwarf Fir  
Amur Maple  
Compact Amur Maple  
Canadian Serviceberry  
Lead Plant  
Dwarf Dissected Leaf Birch  
Blue Mist Spirea  
Curlyleaf Mountain Mahogany  
Varigated Twig Dogwood  
Dwarf Dogwood  
Peking Cotoneaster  
Cliff Rose  
Apache Plume  
Waxflower  
Pfitzer Juniper  
Buffalo Juniper  
Tam Juniper  
Oregon Grape Holly  
Compact Oregon Grape Holly  
Perovskia  
Golden Ninebark

**Shrubs and Small Trees continued....**

*Picea glauca* 'R.H. Montgomery'  
*Picea glauca* 'Hoopsii'  
*Picea glauca* 'Fat Albert'  
*Picea pungens* 'Pendula'  
*Pinus ponderosa*  
*Prunus bessii*  
*Rosa foetida* bicolor  
*Sambucus canadensis* aureum  
*Spiraea bumalda* 'Froebelii'  
*Symphoricarpos oreophilius*  
*Syringa vulgaris*

Dwarf Spruce  
Dwarf Spruce  
Dwarf Spruce  
Blue Spruce  
Character Pine (Natural Bonsai)  
Western Sand Cherry  
Austrian Copper Rose  
Yellow Elderberry  
Froebel Spirea  
Snowberry  
Lilac

**Grand Cover:**

*Antennaria rosea*  
*Arabis alpina*  
*Armeria maritima*  
*Dianthus plumarius*  
*Dianthus* spp.  
*Fragaria vesca*  
*Juniperus horizontalis*  
*Saponaria octmoides* 'splenoens'  
*Sedum* spp.  
*Teucrium canadense*

Pussytoes  
Alpine Rockress  
Common Thrift  
Cottage Pink or Grass Pink  
Maiden Pink  
Wild Strawberry  
Creeping Juniper  
Rock Soapwort  
Stonecrop (sedum)  
American Germander

**Wildflowers:**

*Aquilegia caerulea*  
*Aster laevis*  
*Chrysanthemum leucanthemum*  
*Echinacea purpurea*  
*Linum lewisii*  
*Lupinus argenteus*  
*Machaeranthera origeron speciosa*  
*Mertensia ciliata*  
*Polemonium foliosissimum*  
*Solidago occidentalis*  
*Wyethia balsamorhiza*

Rocky Mountain Columbine  
Mountain Aster  
Oxeye Daisy  
Purple Coneflower  
Bladderpod  
Native Lupine  
Sticky Aster  
Colorado Bluebells  
Jacob's Ladder  
Golden Rod  
Balsam Root

**Grasses:**

*Agropyron intermedium*  
*Lolium multiflorum*  
*Phleum pratense*  
*Poa compressa*

Intermediate wheat grass  
Annual rye grass  
Timothy  
Canada Bluegrass