

HORSE RANCH

Snowmass Village, Colorado

Single Family Housing Design Guidelines

August 14, 1991

Adopted _____ 1991

Preceded by: **Architectural Approvals for
Snowmass Village** (revised May 2000)

per Snowmass Design Committee

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ARCHITECTURAL APPROVALS for Snowmass Village (per Snowmass Design Committee, rev. 5/2000)

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HORSE RANCH HOMEOWNERS ASSOCIATION

Revisions since original document prep in 1991:

Horse Ranch – specific: Single-Family Housing Design Guidelines (Aug. 1991; revised in May 2002 & Jan. 2020)

II.A. Horse Ranch-specific Design Review Protocols (updated May 27, 2002 and Jan. 8, 2020)

Horse Ranch Homeowners Association's (HR HOA) regarding all proposals for construction, alteration and/or improvements on Horse Ranch properties:

- Each individual proposal must go through the review process via the Snowmass Homeowners Association's Design Review Committee (DRC) as well as being reviewed by the HR HOA architectural consultant (to that committee) who is specifically versed in HR guidelines, rules and restrictions.
- On May 27, 2002, the HR Board voted unanimously that "HR HOA pay for an architectural consultant to be our Design Committee representative for each individual proposal before them, and that the cost of this be billed to that applicant."
- On January 8, 2020, the HR Board voted unanimously to require that each applicant pay a deposit of no less than \$500 but no more than \$4,000 towards this cost (the amount will depend on the scope of the proposed project), against which all invoices from the HR architectural representative will be drawn. This payment, by check, will be mailed to HR HOA (PO Box 6345, Snowmass Village, CO 81615) prior to any review work being done by our consultant.
- Any amounts left over from the initial deposit will be refunded to the applicant. Any amounts that exceed the initial deposit will be billed to the applicant..

OTHER REVISIONS LISTED BELOW:

1. *Addendum to acceptable roofing materials*
2. *Change to list of recommended trees*
3. *Maximum sizing specifications for spas/hot tubs*

IV. Architectural Guidelines:

D. ROOF:

5. Roof Materials: Asphalt-shingle roofs (high quality ones only) are now approved and encouraged due to extreme dryness of Snowmass Village climate, its continual state of drought and the resultant fire hazard. Per the 2015-16 TOSV ban on using wood shingle/wood shake material on new construction and/or replacement roofs, HR Guidelines adhere to the same ban.

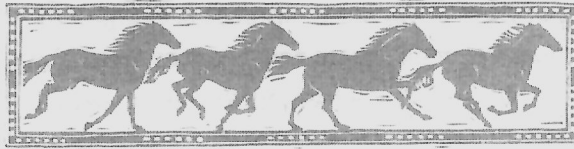
V. Landscape Guidelines:

E. Plant Materials:

Evergreens: dwarf species are preferred (not growing more than 10-15 ft. in height)

Deciduous Trees: we are now discouraging the planting of *Populus Angustifolia*, Narrowleaf Cottonwood, due to the disruptive and damaging effects of the root system on driveways, as evidenced by the proliferation of tumor-like protuberances in lawns, gardens, and breaking through asphalt.

L. Miscellaneous: Pools vs. Hot Tubs/Spas: Swimming pools are still not allowed. The presence of swim-resisting water jets (in a spa/hot tub) converts a spa/tubs into a pool by definition, and will not be allowed. Maximum size for in-ground or above-ground spa/hot tub is being set at 16 feet in length by 8 feet wide by 4 feet deep, as of August 2019.



HORSE RANCH HOMEOWNERS ASSOCIATION

Additional Information re Landscaping in HorseRanch / SV

Protocol [as dictated by TOSV's Brian MnNelius] **for removal of already-existing trees regarding wildfire mitigation** (too close to house, overhanging the roof, etc), or if tree is diseased:

- A. If tree is within the official building envelope on your lot, it may be removed at the owner's discretion.
- B. If tree is outside the building envelope (being located elsewhere on the lot), one of 2 things must take place:
 - 1. Owner gets a letter from a licensed arborist that the tree should be removed
 - 2. Owner has the Fire Marshal conduct a wildfire mitigation survey of his property, and the Marshal might recommend removal of said tree(s)
- C. In both situations above, TOSV requests that when a mature tree is removed (diameter at least 4 inches), that it is replaced elsewhere on the lot 1-for-1. However, the new quantities of trees on HR lots (6 evergreen, 12 deciduous) are totals for the entire lot, so if the lot already satisfies the new numbers, then no 1-for-1 replacement will be necessary.
- D. Snowmass DRC and HR HOA both will want to review tree removal requests if trees qualify as condition B (above).

* * * * *

FYI: The owner must contact Colorado's One-Call center, at phone # 811, at least two (2) days before you plan to dig (excavations, even minor landscaping.) This free service notifies all utilities of your plans so they may come to your site to mark the approximate locations of buried lines, pipes and cables – to avoid any ruptures.

Additional info: colorado811.org.

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Below are suggestions and general sources of info regarding landscaping in Horse Ranch and Snowmass Village.

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Wildfire Mitigation Survey: call Fire Marshal John Mele at (970) 920-5992, jmele@roaringforkfire.org to schedule a review of your property's vegetation by the Snowmass/Wildcat Fire District.

First Resource: Charts & lists regarding hardening your house and managing your vegetation:

www.pitkinwildfire.com Go to tabs: Defensible Space, Harden Your Home, Free Wildfire Risk Assessment

Other Sources:

<https://extension.colostate.edu/> and <https://extension.colostate.edu/topic-areas/yard-garden/> Small juniper bushes have a high oil content and are volatile – this source suggests keeping this bush a distance away from the house's foundation instead of allowing it to hug the building.

Horse Ranch is a south-facing development – hence, sun-adaptable vegetation thrives better and uses less water. Evergreens and spruces are north-facing trees, and need more water to survive in a south-facing area; the oil content in their sap makes them volatile, and should be used minimally.

Eagle Crest Nursery (ask about non-volatile species) Do check with them for an update on any plants which are now re-classified as weeds, or as being invasive, and are therefore being banned for sale.

Care of already-existing evergreens, conifers & spruces: Spruces & evergreens are basically torches in a wildfire situation. If you planted regular blue spruces etc. many years ago, chances are that you bought the varieties that grow to 40-60 feet high. This massive height not only makes it a treetop-to-treetop hazard regarding fires, but also makes it hard to keep this tree at a manageable height. You can safely "top" or prune your evergreen if you remove less than $\frac{1}{3}$ of the total height of the tree. Therefore, if your trees are at a 9-20 foot height now, this is the time to start the topping process so you will always be able to snip and trim it in the future.

Special Note: 2002 and 2020 Revisions from Horse Ranch's Guidelines

Horse Ranch's Single-Family Housing Design Guidelines –

Horse Ranch-specific Design Review Protocols, updated 5/27/2002 and 1/8/2020:

(II.a., after I. HR Design Concept, p. 1)

I. A. Horse Ranch Design Concept

The site planning and architectural concept for the HorseRanch development has evolved from the desire to establish a compatibility between development and the existing natural environment and to create a single family neighborhood. The important focus of the concept includes respecting the precedent of mountain buildings and resort experience in Snowmass Village, protecting and enhancing the natural landscape features, and adapting building forms to the site's meadow environment. The emphasis is to encourage the design of buildings which fit together instead of calling attention to themselves.

In general, the aim is to avoid harsh contrasts to the landscape, to preserve and protect the functioning of important ecological systems, to encourage design adapted to climate, and to foster harmony between building and their sites and among the buildings themselves.

(as of Oct 31, 2021, Donna Aiken of Snowmass Design Committee, no longer administers the Snowmass HOA nor the Design Committee, so all phone #s and contact info embedded in this document are now reverting to the new listings below)

Step 1: contact the Snowmass Design Review Committee (DRC) via John Kenny and Val Loughman, listed below, to set up initial meeting & review of your project that involves exterior changes:

NEW: Romero Group (970) 273-3100

John Kenny: jkenny@romero-group.com

office@snowmasshomeowners.com

Val Loughman: vloughman@romero-group.com

(970) 718-5015

II. b. Design Review Process

In accordance with the Declaration of Covenants for the Horse Ranch Subdivision, all improvement plans to build, reconstruct, add to or refinish the exterior of any existing improvement within the Horse Ranch Subdivision must be submitted to the Snowmass Design Committee for review and approval. The purpose of the committee is not to restrict design freedom, but to review all plans to ensure that individual residences reflect the overall design objectives of the entire Horse Ranch community. All improvement plans for lots within Horse Ranch must be submitted for review and approval according to the process outlined.

Pursuant to the Declaration of Covenants for the Horse Ranch Subdivision, the Snowmass Land Company has designated a representative to the Snowmass Design Committee. The committee reviews and approves in writing all preliminary and final design review submissions. A Snowmass Land Company representative has the power to veto any Horse Ranch Subdivision submittal to the Snowmass Design Committee.

There are two steps in the process for submitting improvement plans. These include preliminary and final plan submissions. This is done in order to avoid unnecessary expense or time delays on behalf of the owner. Upon request, a property owner may make a presentation to the Snowmass Design Committee based on the committee's regular meeting schedule.

Four sets of plans must be submitted to the Snowmass Design Committee at least one week prior to the scheduled Snowmass Design Committee meeting to allow the Committee time for review. Plans must be submitted to the Snowmass Design Committee. All plans must receive written approval for both Preliminary and Final Submission before any construction activity is begun. A copy of the rules, regulations and procedures of the Snowmass Design Committee is included as Appendix A.

In addition to, if not already required by the Snowmass Design Committee, the Snowmass Land Company will require the following documents as part of both the Preliminary and Final Submission:

I. Preliminary Submission

- A. Site survey by registered surveyor.
- B. Site Plan, @ 1"=20', or greater detail indicating:
 - 1. Location of all site retaining walls
 - 2. Building footprint, roof-line
 - 3. Driveway Location
 - 4. Fences, utility/trash enclosures/signage
 - 5. Easements, property boundaries and building setbacks
 - 6. Other site features that will affect site planning.
- C. Grading Plan, @ 1" = 20' or greater detail indicating:
 - 1. Existing and proposed contours at minimum 2' intervals
 - 2. Minimum 2 cross sections through site to show building with respect to existing and proposed grades
 - 3. Existing and proposed site drainage indicated including swales, drywells, drain inlets, piping, etc.
 - 4. Existing and proposed utility lines and utility meters indicated
- D. Landscape Planting Plan, @ 1"=20', or greater detail indicating:
 - 1. Preliminary drawing of landscaping and irrigation intent.
- E. Architectural Plans @ 1/8" = 1'-0" indicating:
 - 1. Floor plan
 - 2. Minimum 4 elevations, one of each side of structure.

It is advisable to review the proposed submission documents with the Snowmass Design Committee before submitting, in order to confirm that all necessary documents have been prepared. Preliminary submission is required to resolve potential problems before getting too far into the construction documents. Each Preliminary Plan submission will be reviewed and, if approved, given Preliminary approval. Preliminary approval does not constitute approval for any construction activity of any kind. In the event of denial, specific reasons will be stated. Preliminary approval must be granted in writing before proceeding to Final Submission.

II. Final Submission

Four sets of plans and finished working drawings must be submitted for Final Submission review. Final Submission documents include everything from the preliminary requirements plus:

- A. All details for walls, paving, planting, lighting, fencing, etc.
- B. Landscape Planting Plan at 1"=20', or greater detail indicating:
 - 1. Sizes, quantities, species (common and Latin name) of all plant material included
 - 2. Plan of plant material locations
 - 3. Irrigation plan and control equipment location
 - 4. Exterior lighting locations, including specification for bulb wattage and cut sheets on fixture type (includes building exteriors and landscape lighting)
- C. Samples of all exterior materials and colors

Final plans will be submitted and reviewed in the same manner as the preliminary submission. Approval of the final plans must be granted before commencement of any construction activity on site including utilities and grading.

III. Field Staking Requirements

In the field it is required that the building footprint, setback lines and driveway be located and staked by a licensed Colorado surveyor. All the work must be completed by the Owner, and reviewed and approved by the Snowmass Design Committee before any construction activity of any kind begins.

III. Site Plan Guidelines

A. Intent

These guidelines have been developed to provide a standard set of criteria for the site plan and architectural design developed for each individual homesite.

B. Building Siting

All lots have specified building envelopes which are unique to each lot. The building envelopes create a building zone which maximizes the sites positive characteristics, while ensuring that special features such as view corridors through neighboring lots are protected. Any structure built upon any lot within the Horse Ranch subdivision must be built entirely within the specified building envelope for that lot.

1. Building Siting Guidelines

The basic guidelines affecting the siting of structures for each lot are orientation, building height and massing, building envelope and access drives. All home designs shall be governed by the following:

a. Building Height and Massing

Building height limitation for a principal building is 28 feet. Height is measured as established in the Town of Snowmass Village Land Use Code, as follows:

*"Chapter 6.0
Area and Bulk Calculations*

6.005 Measuring Height

The height of a building shall be the maximum distance possible measured vertically from the existing grade, defined in Section 2.180, at any point to the top of a flat or pitched roof or other portion of a structure. Antennas, chimneys, flues, vents, elevator overrides or similar structures shall not extend over (10) feet above the specified maximum height limit; water towers and mechanical equipment may not extend over five (5) feet above the specified maximum height limit, unless otherwise approved by the Town Council."

Each residence may be built to the maximum square footage as per the Horse Ranch Land Use Plan. Allowable square footage will be measured as outlined in the Snowmass Land Use and Development Code, Chapter 6.0, Section 6.010 as amended from time to time. Generally, building height and massing should be kept in scale with the surrounding features. The following design techniques will help achieve this:

- Multi level designs are encouraged to follow the general slope of the site;
- Avoid building footprints that run perpendicular to the general slope of the site;
- Avoid single story footprints on sloped sites which require significant cut and fill to achieve;
- Unbroken expanses of building mass exceeding 40 feet should be avoided. When the 40 foot limit is reached, the wall line should step or the roofline should incorporate a vertical shift.

b. Building Setbacks and Easements

All building improvements must be completed within the prescribed lot lines and according to the prescribed building envelopes for each lot. On grade structures outside the building envelope, or structures less than 30" high, may be approved by the Design Committee. No structures greater than 30 inches high may be constructed outside the prescribed building envelopes unless a variance is obtained.

c. Access Drives

It is important to understand the grade relationship between access roadway and building footprint elevation proposed. The access driveway location and grade will dictate the finish floor elevation. Preferred driveway locations for lots 82-96 are indicated in Exhibit A. The following access drive criteria is established:

- Access drive should not exceed a maximum 10% grade over the entire length.

Access drives should follow contours as much as possible to minimize cut, fill or retaining. Drives should curve with the natural contour to maintain a natural appearance.

*culvert
under
driveway ?*

- Whenever possible, access drives should be indirect, or to the side, so that a garage opening does not directly face the access road.
- Access drives will be a minimum 12 feet wide.
- Driveways connecting to the access roadway (including any culverts and landscaping) are the responsibility of the owner.
- One off street parking space per bedroom (2 minimum) is required for all residential development.

C. Grading

Building envelope locations were selected to minimize grading and avoid primary natural drainage systems. This attitude toward design is important to continue through to individual homesites. Consequently, excessive grading should not be necessary and is not permitted when siting homes. The following design criteria has been established for grading:

- Any minor grading required should produce graceful contours, not sharp angles, by providing a transition at the head and toe of slopes.
- Vary the degree of long slopes to avoid unnatural broad flat surfaces.
- Graded slopes should not exceed 3:1.

(In special instances, approved by Design Committee, sections of slopes up to 2:1 may be acceptable.

- Recontouring large areas or "overlot" grading is discouraged;

D. Drainage

Special considerations have been made in the planning and design to preserve major natural drainages, washes and swales. Minor drainages may have been routed through individual lots and must be dealt with by the lot owner. The following criteria has been established for drainage:

- Runoff from impervious surfaces such as roofs and pavement areas will be directed to natural or improved drainage channels.
- Roadway drainage will be accommodated by a culvert under access driveways. Size of culvert will be engineered at applicant's expense based on the Drainage Plan for the Horse Ranch Subdivision.

- Improvements to minor drainages, or development of new drainage swales to accommodate development, should be constructed as natural grass lined swales.
- Culverts used for drainage will have end walls with no flared end sections.
- 2% minimum gradient on grass lined swales.
- Each site is responsible for controlling the drainage resulting from the development of the site and may not direct water onto another lot unless part of the master drainage plan.
- Use of exposed drain pipe or impervious man-made swale lining material is unacceptable.
- Erosion will be controlled in all circumstances; during construction, and permanently after construction.

E. Utilities

All trunk utility lines and electrical lines are underground and have been stubbed for each individual lot. Connections to trunk lines from individual structures will also be underground. The following guidelines have been established for utility design and construction:

- Sewage disposal systems will be designed and constructed as per the Snowmass Water and Sanitation District Regulations. No individual septic tanks, leach field systems or wells are permitted.
- Exterior antenna, satellite dishes, and the like should not be placed to interfere with views of other homes. Satellite dishes are controlled by municipal code.
- Any areas of natural terrain disturbed by the construction of utility lines shall be revegetated.
- All utility meters for water, gas, electric, telephone, security, etc. will not be visible from the street on the exterior of the building.

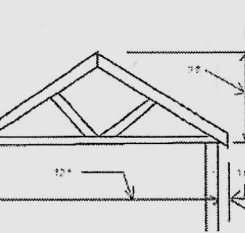
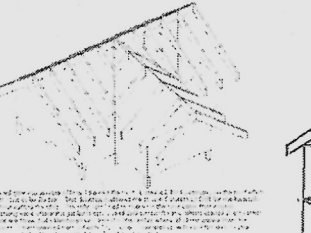
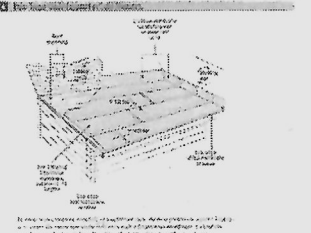
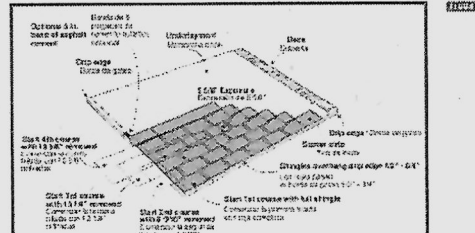
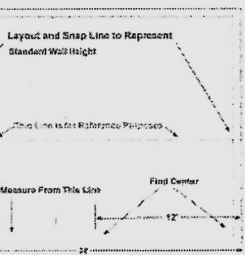
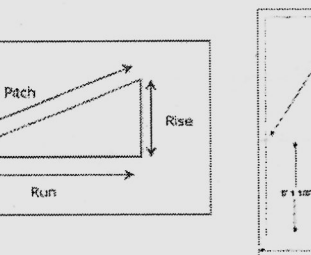
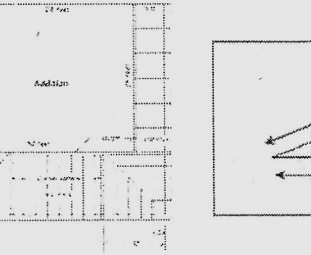
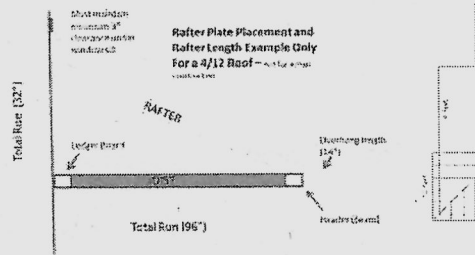
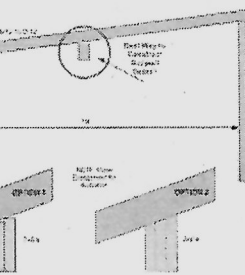
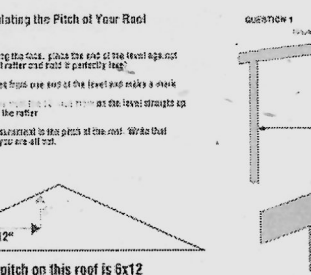
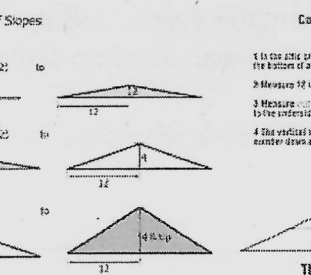
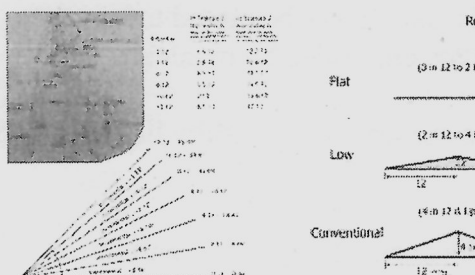
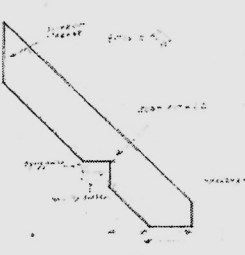
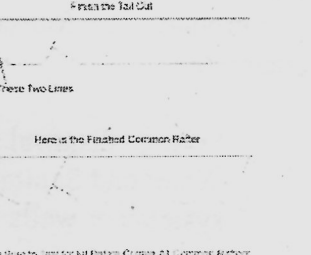
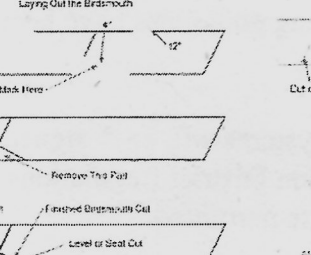
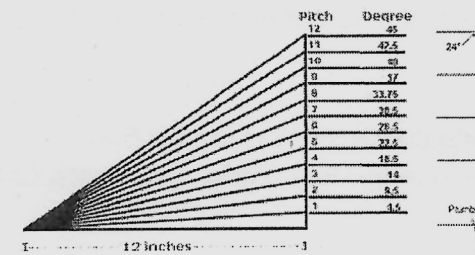
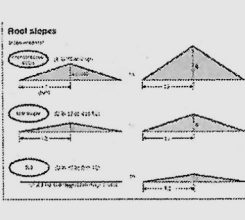
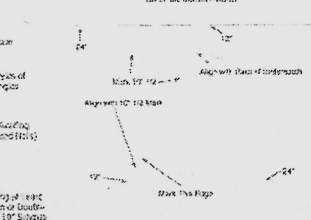
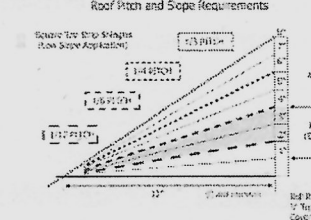
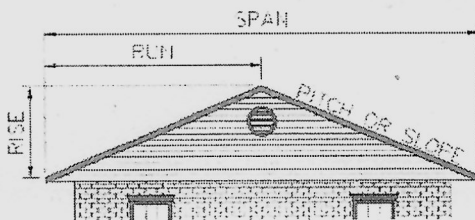
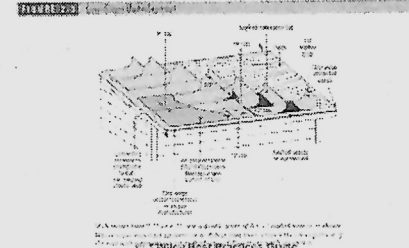
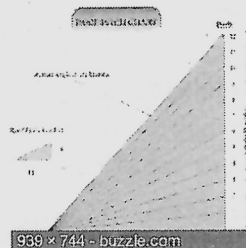
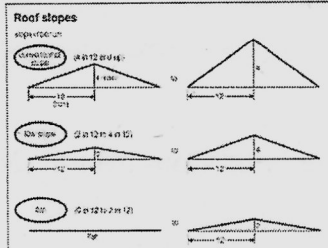
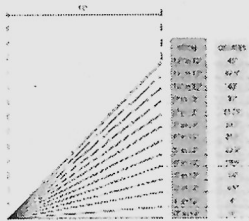
F. Exterior Storage

The following guidelines have been established for exterior storage:

- No maintenance vehicles; construction vehicles, recreational vehicles, or trailers will be allowed to be stored outside of a structure.

- Enclosed areas for trash containers, patio furniture storage, etc. are required. It is required that enclosures be integral with the main building, and constructed of the same materials.
- No individual out-buildings are permitted for storage, (i.e., prefabricated units).
- Dog houses are allowed if completely screened from view.

ROOF PITCH EXPRESSED IN DEGREES



IV. Architectural Guidelines

A. Intent

Architectural expression is encouraged in conjunction with adherence to simple and basic criteria for sound architectural practice and design. The architecture in Horse Ranch should reflect the quiet nature, low density, broad meadows and minimal vegetative character of the site. Through choice of naturally occurring materials and colors, and by understanding the scale relationships between the building sites and the site as a whole, sensitive and harmonious architecture can be developed. This neighborhood must be thought of as a single grouping rather than 96 separate lots.

Building sites within the Horse Ranch subdivision are visible from many directions; roads, neighboring homesites, and also as distant views from across the valley. The design of the architecture should be sensitive to these views.

Issues to be considered in the architectural design include form and massing, materials, roofs, garages, chimneys, windows, walls, foundations, lighting and decks and terraces and the following criteria are required:

B. Form and Massing

- A study model of the building as it sits on the lot is useful tool to understand form and massing, and should be considered as part of the preliminary submission to the Design Committee.
- Simple shapes are best adapted to the Horse Ranch lots.
- Basic building blocks are acceptable, however, 'A' frame, domes, or freeform structures are not permitted.

C. Materials

Materials chosen for the architecture should strive to make the building appear most compatible and integrated with the site. Color and texture should be carefully considered. Material choices should be kept to a minimum and emphasize a "less is more" approach.

Material choices should be considered for roofs, walls, windows, fireplaces, and chimneys.

D. Roofs

1. Orientation, Pitch and Shape

Roof ridgeline orientation is important in establishing an acknowledgement of the street, a sense of front yard and back yard, and to enhance the visual unity of groups of buildings. Criteria for roof design include:

- Roof pitches not less than 4:12, nor more than 10:12;
- It is encouraged that roof shape be gable, jointed shed, or full hip forms.
- A single roof shape must predominate as opposed to a multi faceted, multi shaped roof;
- Flat roofs may be used with the approval of the committee provided they are small in size.
- Roofs should have the same slope along the entire length.

2. Appurtenances

Roof appurtenances such as dormers, skylights create interesting, pleasant interior spaces. Their location on the roof is critical to avoid an over-decorated, visually confusing appearance. These elements should enhance the form and be an integral part of the architecture. These standards apply:

- Dormers can be shed, gable, or hips.
- Dormers can have a different pitch form from the predominant roof line.
- Solar collectors shall lie flat on pitched roofs.
- Skylights must be placed as a low profile against the roof and should not be white in color.

3. Overhangs

In general, it is required that roof drainage is handled appropriately to protect walls, prevent wall staining, and protect wall openings and entry areas from rain and snow. This can be achieved with or without a roof overhang.

4. Vents, Flues, Etc.

- Rooftop access stairways, vent shafts, mechanical equipment areas, antennae, etc., shall be confined within the roof and within roof mechanical structures, and shall not protrude from the roof to form awkward-looking appurtenances.
- Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roof design. The diverters should be painted to match a metal roof, or should be painted a subdued brown or black on a wood shingle roof. The intent is to match the roof color as it weathers.
- In general, roof ornaments like scroll work on eave boards, or decorative turrets are unacceptable.

5. Roof Materials

Roof surfacing materials are important as a means of blending the new construction to a neighborhood.

- Shingle roofs are preferred. *NO wood ones* *(hi-quality)* Asphalt-shingle roofs are now approved.
- Metal roofs must be of a subdued tone and non-industrial in appearance.

E. Garages

A minimum of 2 parking spaces per unit are required by zoning and garages can provide some or all of this need. At a minimum, a one car garage is mandatory for each lot.

F. Chimneys

One chimney/fireplace is permitted per unit. Fireplaces may only be constructed and operated in accordance with the regulations of the Town of Snowmass Village, Chapter V, Section 2-2-34 through 2-2-39 inclusive. Wood, stucco, and stone-finished flues are permitted. A flat top is preferred, and side venting of the flue (with a flat cap and spark arrestor) is recommended. By special approval of the Design Committee, exposed metal chimneys are permitted provided it is properly anchored and painted a subdued color, compatible with the architectural colors. Maximum height of chimneys is 38 feet above existing grade.

G. Windows/Doors

Openings should be carefully placed to create a point of focus from the interior and exterior. Generally, a few well placed openings with a majority of solid wall, or a few adequately spaced support elements with a majority of window space, are the most successful design solutions. Standards for design include:

- Openings in walls should be designed so they read as single holes in the wall surface, rather than continuous bands of horizontal or vertical surface.
- Door openings should be protected from wind, rain and snow.
- Window openings should be used in combinations to avoid large, uninterrupted glass areas. It is preferable not to exceed 20 square feet of uninterrupted glass.

Acceptable window casing materials include:

- Wood or wood covered with colorfast vinyl. Approved finishes are natural, stained, or painted. The use of headers and/or sills is encouraged when designed integrally with wall.
- Metal or metal covered window casings must be coated with an approved color finish. No bare aluminum will be allowed.
- Reflective or mirrored window materials are unacceptable

II. Walls

Wall surfaces shouldn't compete by exposing a variety of materials. Acceptable wall materials include:

- Stone, stucco, and wood are permitted, however the use of stone or stucco as a single material is discouraged.
- Stone shall be used to avoid a veneer or applied appearance;
- Wood siding may be used as horizontal only.
- Not more than 2 primary exterior materials may be used on any home. (Note: except that the foundation material is not included).
- Bright or reflective surfaces are not permitted on any portion of the building.
- Semi-transparent stains are preferred for wood siding.

I. Foundations

The foundation walls connect the building to the ground. The use of massive, natural materials such as stone is most appropriate to create the sense of integration with the site. The foundation should be an extension of other elements such as walls, terraces, and stairs and not accentuate a break between them. Suggested standards for design include:

- Stone foundation; generally four foot minimum from finish grade of site; stone choice as approved by Design Committee.
- Wood siding; as an extension of the upper wall material; must come to within finish grade of site, with flashing used to cover the foundation material.
- Foundations must follow the contour of the site. Stepping of the foundation is encouraged.

J. Color Palette

Exterior wall colors should harmonize with the site and surrounding buildings. Accent colors on wall surfaces can enliven buildings. However, their location should be confined to entries, interior spaces, and as accent. No more than three shades of colors may be used for any one structure.

On exterior walls, the predominant tone should tend toward warm, earthy hues of brown, tan, green, and gray found in the summer and fall landscape of the area. The color can come from the natural patina or weathered color of the wall surface itself or the color of the paint or stain.

K. Lighting

The objective is to provide night lighting discretely, illuminating only what needs to be lit for safety and convenience. In general, light sources should be shielded and directional and not visible from the property line and street. Sconce-type lights are acceptable in the entry, but should avoid unnecessary glare at eye level. No landscape lighting fixtures are allowed higher than 18 inches above grade.

L. Decks and Terraces

Decks and terraces for outdoor living are encouraged. The nature of the landforms will influence the design of these outdoor living spaces. They should, however, be extensions of the architecture while responding to the landform. Natural materials from the building should be used for retaining walls, deck and terrace surfaces, and steps. Care should be taken when designing decks on sloped sites, since the underside of the deck may be unattractive. Support columns for decks should appear substantial, and connected to the ground with massive materials such as stone or substantial wood posts.

V. Landscape Guidelines

A. Intent

The intent of the Horse Ranch landscape guidelines is to encourage new development to respond to the existing character of the site. Landscape design and scale shall be developed to integrate new vegetation with the existing natural landscape of Horse Ranch and its inherent form, massing, color and texture. Use of plant material indigenous to the mountain region. Emphasis will be on creating a defined edge between native and manicured areas. Revegetation should recreate the character of the site, using indigenous plant materials. New plantings should blend with the existing landscapes so that as the new material matures, all traces of disruption will disappear. Ornamental plantings and manicured areas (lawns, etc.) are discouraged to minimize "separation" between the lots and the open space, and to minimize water usage. Manicured areas should be separated from native areas by walls or mass plantings. Preservation of existing sage, scrub oak, and meadow grasses is encouraged. Maintenance of existing native plant material should be done with care to avoid an artificial over-manicured appearance.

Issues to be considered in the landscape design include plant material selection, erosion control and revegetation, exterior lighting, exterior signage, grade retention, irrigation, fencing, paving and miscellaneous items.

B. Solar Orientation/View Corridors

It is critical that new planting take the sun and the views of others into account, so that existing view corridors are not unthoughtfully obscured by new planting.

As a general rule, deciduous trees should be placed to preserve the existing sunlight patterns. The impact of new planting on the adjoining sites should also be assessed.

C. Exterior Spaces

It is critical that attention be paid to patterns of sunlight in planning exterior spaces in relation to buildings. In the winter, places that are mostly in shadow will be cold and unusable, while places that enjoy sunlight will get used. The objective is to create exterior spaces around buildings to get as much sunlight as possible over the course of the day. Manicured exterior spaces must be directly adjacent to the residence and be no greater than 4,000 square feet in size.

The design criteria includes:

- Use deciduous trees on south side of house, terrace and decks for shade in summer and to limit excessive solar gain.

- Avoid evergreens close to house, terraces or decks which will block desirable winter solar gain.
- Plan exterior use spaces to avoid shadow of adjacent structures.

D. Massing

New plant materials should be located in a way that respects existing planting patterns. Trees, shrubs and groundcover are usually found in groups of similar species, rather than alone or together with a number of other species. New planting should follow the patterns characteristic of the site and should as much as possible harmonize with them. Design criteria includes:

- Avoid scattered planting patterns
- Create massing of trees and shrubs
- Avoid picket fence approach to planting

E. Plant Materials

The following is a list of plant materials indigenous to the Snowmass area, compatible with the site character and approved for use at Horse Ranch. These plants should be used according to microclimatic condition:

Deciduous Trees:

Acer glabrum - Rocky Mountain Maple, min 1" caliper

Acer ginnala - Amur Maple, minimum 1" caliper

Quercus gambelii - Gamble Oak

Sorbus scopulina - Mountain Ash (manicured areas only), minimum 1 1/2" caliper

Populus angustifolia - Narrowleaf Cottonwood, minimum 1 1/2" caliper

★ Populus tremuloides - Aspen, minimum 1 1/2" caliper

Malus 'Snowdrift' - Crabapple (manicured areas only), minimum 1 1/2" caliper

Malus 'Spring Snow' - Crabapple (manicured areas only), minimum 1 1/2" caliper

Malus 'Radiant' - Crabapple (manicured areas only), minimum 1 1/2" caliper

Malus 'hopa' - Crabapple (manicured areas only), minimum 1 1/2" caliper

Evergreen Trees:

Juniperus scopulorum - Rocky Mountain Juniper
Pinus contorta latifolia - Lodgepole Pine, minimum 12'-0" height
Pinus aristata - Bristlecone Pine, minimum 12'-0" height
Pinus ponderosa - Ponderosa Pine, minimum 12'-0" height
Abies lasiocarpa - Subalpine fir
Pseudotsuga taxifolia - Douglas fir

Shrubs:

Acer ginnala - Amur Maple
Amelanchier alnifolia - Serviceberry
★ Artemisia Tridentata 'Wyomingensis' - Native Sage
Caragana arborescens - Siberian Peashrub
Cercocarpus montanus - Mountain Mahogany
Cornus stolonifera - Redtwig Dogwood
Potentilla fruticosa - Shrubby Cinquefoil
Prunus virginiana - Choke Cherry
Quercus gambelii - Gamble Oak
★ Ribes alpinum - Alpine Currant
Ribes inerme - Gooseberry
Rosa rugosa - Shrub Rose
Rosa foetida 'Bicolor' - Austrian Copper Rose
Rosa harrisonii - Harrison Yellow Rose
Symphoricarpos albus - Snowberry
Chrysothamnus nauseosus - Rabbitbrush

Ground Cover and Vines

Asperula odorata - Sweet Woodruff
Fragaria ovalis - Wild Strawberry
Mahonia repens - Creeping Oregon Grape
★ Pachistima canbyi - Dwarf Mountain Lover
★ Potentilla verna nana - Creeping Potentilla
Sedum - Stonecrop

Grasses:

Lawns:

Bluegrass or fescue, sod only in manicured areas.

Seed:

Seed mixes and seed rates should be adapted to specific locations and micro-climates. Elevation, aspect, slope, application method and mulching are critical to successful revegetation and selection of grass species and application rates. The following grasses are suggested for use at Horse Ranch.

Botanical Name

Type

Agropyron cristatum	Fairway wheat grass
Agropyron desertorum	Crested wheat grass
Agropyron intermedium	Intermediate wheat grass
Agropyron trachycalumm	Slender wheat grass
Bromus inermis	Smooth brome
	Bunch Grass
Dactylis glomerata	Orchard grass
Festuca ovina duriscula	Hard fescue
Festuca rubra	Creeping red fescue
Lolium multiflorum	Annual rye grass
Lolium perene	Perennial rye grass
Phleum pratense	Timothy
Poa compressa	Canada blue grass

Some wildflowers that will do well and are often available through seed companies in a variety of mixes are:

Species

Common Name

Aquilegia caerulea	Rocky Mt. Columbine
Aster alpinus	Alpine Aster
Campanula rotundifolia	Harebell
Chrysanthemum leucanthemum	Oxeye Daisy
Echinacea purpurea	Purple Coneflower
Epilobium angustifolium	Fireweed
Geranium viscosissimum	Native Geranium
Iris missouriensis	Native Iris
Linum perenne	Blue Flax
Lupinus argenteus	Native Lupine
Lythrum salicaria	Purple Loosestrife

F. Erosion Control and Revegetation

A major concern in the development of individual lots is the reduction of erosive potential and control of transported sediments. Temporary measures will be taken to retain all eroded soil material on site during construction and measures will be taken to permanently stabilize all disturbed slopes and drainage features upon completion of construction. Plant materials used for erosion control should establish immediate surface stability to prevent erosion. Diverse, self sustaining plant species should be used to provide 80% surface coverage within one growing season.

Plant materials used will be compatible in species, color and texture with the surrounding indigenous plant materials. The intent is to blend with the surrounding landscape and not create a separation that is visually identifiable.

Slopes of 2:1 or greater require erosion control mat.

G. Landscape Lighting

Exterior lighting should be designed to assure that neighboring properties and neighboring subdivisions, are protected from the view of bright light and light sources. Generally, exterior lighting should be minimal and subdued. The following criteria should be used when designing landscape lighting:

- Low voltage lighting, with a bulb wattage not to exceed 50W, is recommended.
- Lighting should be used only in areas of pedestrian activity or vehicular circulation.
- Indirect lighting is encouraged.
- Tree uplighting is discouraged.

II. Exterior Signage

The following criteria should be used when designing exterior signage:

All proposed signage must be approved by the Design Committee before installation.

I. Grade Retention

Grading required in the development of a lot must be completed within the lot boundaries. It also the intent of the subdivision to minimize recontouring of the individual sites, therefore retaining walls may be an appropriate alternative to extensive grading. The following design criteria for retaining walls has been established:

- Solid face wood crib walls are acceptable. Open face cribbing may be used depending upon location.

- All wall designs over 3'-0" will be engineered and stamped by a registered structural engineer based on the geologic and hydrologic condition on the individual site.
- Appropriate drainage will be provided.
- Large sections of free standing landscape walls are not appropriate.

J. Irrigation

Irrigation water is provided to the sites as per the Snowmass Water and Sanitation District allocations. Use of water for irrigation will be as per the rules and regulations of the District. In addition, the following design criteria has been established for underground irrigation systems:

- Preference should be given to the type of irrigation heads which conserve water. These are typical drip irrigation heads or pop-up heads.
- The system should have an automatic timer to control the amount and time of day of watering.
- Irrigation controller will not be visible on exterior of building.
- Above ground systems are unacceptable.

K. Fencing

In general, no fences at all on the Horse Ranch subdivision would be the most appropriate in terms of character of the site. Safety concerns and enclosure for children, however, are important. The following design criteria have been established for fencing:

- Fencing, when necessary, will be an extension of the architecture and architectural materials, colors and patterns.
- Fencing of service areas should be integral with colors and materials of architecture.
- All wood fences should be kept stained or oiled, rather than painted.
- Fences will not be used to outline the property boundary.
- Fences will be a minimum 4'-0" in height and a maximum of 6'-0".
- No fences are allowed forward of the front face of the residence without approval from the Design Committee.
- No fences will be added, removed or altered without prior written approval by the Design Committee.
- Top of fences shall be level and step with the grade rather than slope.

L. Miscellaneous

The following design criteria is established for miscellaneous items:

- Tennis courts or other recreational courts will not be allowed.
- Swimming pools will not be allowed. *nor swim-resisting jets*
- Hot tubs are allowed under the following guidelines:
 - Equipment enclosure will be integral with architecture;
 - Hot tub location will be integrally related to architecture; decking or terraces; *max. size: 16' long x 8' wide x 4' deep*
- All clothes drying facilities must be located and maintained exclusively within a fenced area, or otherwise concealed from neighboring views and views from the street.
- Dog kennels must be completely screened from view.

VI. Construction Regulations

A. Building Permits

Upon Design Committee approval of final plans, a building permit must be obtained from the Town of Snowmass Village prior to mobilization on site, or commencement of any construction activity.

B. Excavation and Grading

Building envelope area corners will be staked in the field before commencement of any construction activity. The area of construction activity will be kept to the minimum practicable.

C. Erosion Control and Revegetation

During construction, erosion will be minimized through proper soil stabilization, water control and timely vegetation.

D. Temporary Structures

A small job office trailer may be maintained on site. Temporary living quarters are not permitted. The job office will be removed no more than 10 days after the completion of the permanent building.

E. Signage

All signage shall conform to the Town of Snowmass Village provisions and regulations as outlined in Chapter 16 of the Land Use and Development Code. In addition to the code requirements, the following shall apply to signage in Horse Ranch:

- Signs cannot exceed 504 square inches.
- One sign per lot is permitted within legal boundary of lot.
- All signs must be displayed on a stake.

F. Protection of Property

All construction activity shall be contained on the lot for which a building permit has been issued unless specific authorization is received in writing from the Design Committee. Access to the lot shall be only from the approved road adjoining the site. Any common ground, adjacent lots or roads damaged during construction will be promptly restored to their original condition to the satisfaction of the Design Committee. If restoration is not accomplished by the end of the growing season following completion of construction, all required repairs will be performed by the Horse Ranch Homeowners Association with all costs charged to the person in whose name the building permit was issued.