

NEW HOME BUILDERS GUIDANCE / REQUIREMENTS

Your Sunset Ridge Architectural Control Committee (SRACC) is charged with assuring that all new building, remodeling and landscaping follows the Sunset Ridge covenants. Adherence to these covenants provides the appearance of community and maintains property values. We have a very liberal covenant regarding new construction, but we have some significant restrictions of which you should be aware. Most builders view the restrictions favorably, but occasionally there are misunderstandings.

The following information outlines our concerns and requirements so that you can build your home within the charge of our covenants.

Send your plans to: Sunset Ridge Architectural Control Committee, P.O. Box 416, Tabernash, CO 80478.

If you have any questions, please contact any member of the Committee shown on the Home Page.

- We require a complete set of plans for our permanent file accompanied with a plot plan and an engineered, County approved, septic system plan.
- Your well must be 100' from any septic system leach field.
- Plot plans must show all neighboring wells and leach fields.
- Our covenant requires a wood exterior in harmony with the surroundings and that does not adversely affect adjacent property. All colored preservatives will be stain and not paint. Your SRACC must approve the color of the trim and house.
- Colors are to be natural or earth tones.
- Window frames and garage doors may not be white.
- Roofing materials must be either metal or composition.
- Your SRACC must approve all colors.
- The covenants require a foot print minimum of 1,000 square feet (exclusive of basements, open porches, decks, patio or garages).
- Our covenants require at least a one car garage (detached or attached).
- The dwelling portion of any construction will be completed before other buildings can be built.
- The exterior portion of any structure must be completed within one year (variance to completion time will not be considered).
- Placement on the lot will be a minimum of 25' from front lot line or side street line; ten feet from any side or back lot line. It is encouraged that placement on the lot be near the center of the lot.
- Parking requirements are a minimum of four off-street parking spaces.
- Loop driveways (more than one access to the county road) are discouraged.
- Height of home may not exceed thirty feet.
- Implement Fire Wise fire mitigation during site preparation. (see Owners' Info, [Fire Mitigation](#))

Some home design considerations:

Any valley in a roof begs to leak. Not only begs, but will. Any slope that drains toward a vertical

wall, will leak. Ice is a very powerful force (more powerful than many architects appreciate). Four foot drifts on a roof are common (roof shoveling may be required to release snow loads). Ice dams are a given and in many cases require electrical heat tapes to provide drainage for melt water (suggest outlets near all roof eaves (especially south facing) for convenience of heat tape plug in regardless of roof design--best voltage recommendation is 220v). Simple roof designs are far more practical.

Consider the following when designing your home:

What 40 below zero temperatures can do to pipes. What 40-50 degree diurnal temperature swings can do to roof systems and other parts of a home. How north exposures effect all aspects of life (driveways, entrances, lack of melting and persistence of ice & snow)--then design accordingly. What damage occurs when snow avalanches onto decks and railings. Where snow storage will occur during driveway plowing.

Provide adequate (larger than you think) and accessible areas for snow storage along driveways.

Our subdivision has adopted the Firewise defensible zones concept of the Colorado State Forest Service. This concept can be viewed at:<http://www.ext.colostate.edu/pubs/natres/06302.html> . Also a good source for Firewise construction tips can be found at: http://www.csfs.colostate.edu/library/pdfs/fire/construction_booklet.pdf

Some of these requirements need no explanation. Architectural and color considerations become more subjective. For your understanding and guidance, the SRACC views these subjective issues within this broad definition: To subdue the apparent presence of the structure and be compatible with our mountain environment. Quoting from photojournalist Larry Towell, "Buying into a rural community demands an investigation of its history and a commitment to its past. One must treat the past as though it were the present," This means that we will not approve bright, light colors. We intend these broad parameters to give our development a 'quiet and serene' appearance. Do not hesitate to call or write if you have any questions.

Edited 10/16/2008