

HIGH CHAPARRAL RANCH DESIGN GUIDELINES SUMMARY

GYPSUM, COLORADO

04/28/2020

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High Chaparral Ranch is located within Spring Creek Valley in the Town of Gypsum, Colorado. Its unique setting, close to town, yet private, with direct access to BLM and space for horses in a country setting makes it exceptional among Eagle River Valley properties. In addition, generously sized accessory buildings and accessory dwellings on the larger lots are allowed.

High Chaparral Ranch offers “Room to Roam”

Following is a summary of the Design Guidelines for High Chaparral Ranch. Potential buyers and owners should also consult the Final Plat, Protective Covenants and Design Guidelines for additional information.

LOT SUMMARY

LOT	Zoning	LOT AREA	ACCESSORY BUILDING SIZE *	LIVESTOCK ALLOWED **	LIVESTOCK CONTAINMENT AREA	ACCESSORY DWELLING UNIT SIZE
1	RR	2.01 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
2	RR	2.08 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
3	RR	2.08 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
4	RR	2.02 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
5	RR	2.34 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
6	RR	2.21 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
7	RR	2.03 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
8	RR	2.0 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
9	RR	2.17 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
10	RR	2.21 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
11	RR	2.79 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A
12	RR	2.66 ACRES	3,000 SF FOOTPRINT	TWO LIVESTOCK ANIMALS	7,000 SF	N/A

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13	RR	2.96 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	7,000 SF	N/A
14	AG	5.01 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF
15	AG	5.35 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF
16	AG	5.15 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF
17	AG	9.99 ACRES	3,000 SF FOOTPRINT	ONE LIVESTOCK ANIMAL PER ACRE	15,000 SF PLUS 20,000 SF OCCASIONAL TURN-OUT	1,000 SF

* Multiple buildings may be approved by the DRC.

**All RR zoned lots require a special use permit from the Town of Gypsum.

GENERAL GUIDELINES

1. The minimum floor area of any home is 1,800 square feet of finished habitable space, not including garage.
2. The minimum foot print (plan view) of any home, including attached garage is 2,400 square feet.
3. All Homes in High Chaparral Ranch shall have a minimum of one attached two-car garage.
4. Homes with four or more bedrooms must have a minimum of three enclosed parking spaces.
5. Accessory structures that are designed and approved by the DRC at the same time as the primary residence may proceed to construction once approved by the DRC. Framing of accessory structures may not begin prior to dry-in of primary residence. Accessory structures may not precede the construction of the primary residence.
6. Maximum site coverage for all buildings is 33%.
7. Maximum site coverage for all impervious materials is 50%.
8. Maximum building height for any Primary Dwelling Structure is 33 feet.
9. Maximum building height for any Accessory Structure is 25.
10. The Final Plat for High Chaparral Ranch defines Building Envelopes for each lot.
11. The Final Plat for High Chaparral Ranch defines Easements for each lot.
12. Access Easements are for the sole use of the property or properties to which they are granted. Maintenance of those easements is the responsibility of the lot owners served by the easement.

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13. Each Homesite will be evaluated by the DRC for placement of the proposed structures to develop a harmonious relationship with existing or future structures on neighboring Homesites.
14. Design review approval is required for address signage for every Homesite.
15. Driveways should be designed to enter the Homesite from the street or easement and proceed directly to the building envelope. Driveway grading outside the building envelope should be kept to a minimum.
16. Driveway grades shall not exceed 3% up or down gradient for the first 20 feet from back pavement edge. Driveway grades shall not exceed 10% gradient elsewhere.
17. The preferred pavement material for Driveways and parking areas is asphalt. Gravel driveways are not permitted. Driveways are limited to 16 feet maximum paved width.
18. All recreational vehicles including motorcycles, all-terrain vehicles, boats, and farm/ranch equipment are allowed but must be housed in an enclosed structure at all times when not in use. Business and trade vehicles are allowed but must be housed in an enclosed structure at all times when not in use.
19. Accessory Buildings may be used as Garages or Barns and may have second story space. Accessory buildings may be one or one and one-half stories. The upper story shall be incorporated into the roof.
20. Accessory Dwelling Units shall not be housed in Accessory Buildings.
21. Accessory Buildings should be of a quality agricultural or country barn like construction. Accessory Buildings shall be visually and proportionally secondary to the Primary Dwelling Structure. Accessory Buildings can be of wood or metal construction and should coordinate with the form and color palette of the Primary Dwelling Structure.
22. The preferred location for RV garage bays is in an Accessory Building and oversized garage bays will be given specific Design Review attention. .
23. A shed for keeping animals and hay storage can be approved and should be located in proximity, and open into the livestock pen or corral.
24. Extensive porches on all Primary Dwelling Structures are strongly encouraged to help define the ranch theme.
25. Recreational Structures and Outbuildings may be located in the side and rear yards, and must respect the building envelope. Outbuildings may include garden tool sheds, greenhouses, pool and spa equipment enclosures, swing sets, play structures, shade shelters, gazebos etc.
26. Swimming pools and hot tubs shall be located within the Building Envelope.
27. Fences are required for the containment of all animals kept on the Homesites. Gates must be provided for emergency access to all fenced areas.
28. Decorative and play yard fences should not exceed four feet in height.
29. Chain link fences are restricted to rear yard dog runs and may not enclose more than 50 square feet per animal. Dog runs may not exceed eight feet in height. Dog runs should be attached to a building and should not be free-standing.

Note: Compliance with Town of Gypsum codes and regulations is beyond the jurisdiction of the DRC. Town approval of a project **does not** constitute compliance with the High Chaparral Ranch Covenants or Design Guidelines. **Both** approvals must be obtained by the owner before start of construction.

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ARCHITECTURAL REQUIREMENTS

The architectural concept within High Chaparral Ranch is to create authentic architectural forms in keeping with the rural Colorado Ranch vernacular. The design process should include evaluation of a range of exterior materials within the context of the intended architectural style. Creativity is encouraged in the use of traditional materials in fresh ways solving traditional design challenges. Green Building technologies are strongly encouraged. Factory Built, often referred to as Component\Panelized\Pre-Cut construction can be cost effective and environmentally appropriate. Factory Built construction methods are encouraged but will be given careful consideration by the DRC. Manufactured Homes are prohibited. Modular homes will be reviewed on a case by case basis and approved if they meet the DRB guidelines. Modular housing that requires little more than transportation to the Homesite and “stitching” is prohibited. The DRC encourages conceptual inquiries prior to formal design and expenditures.

EXTERIOR MATERIALS

1. Stone masonry should be used with integrity, and should appear as self supporting and structural.
2. Stucco is permitted as an exterior wall design element. Wire-lathe stucco (exterior plaster) is preferred due to its workability and authentic appearance. Synthetic stucco is strongly discouraged.
3. Poured in place concrete with less than 12 inches exposure above grade is permitted as a base material.
4. Brick may be used areas such as chimneys and foundation facings.
5. Concrete Masonry Units if used, may not be left exposed, and must be covered with an approved veneer material.
6. Wood siding may be used in a variety of iterations including horizontal timber siding, chinked or un-chinked; vertical planks, vertical board and batten or reverse board and batten, horizontal lap siding, shingles, etc.
7. Simulated wood materials including fiber-reinforced cement, engineered wood, and composite products may be used, with DRC approval.
8. Round logs may be used as a unified system of post and beam frame elements, rafters, and exposed trusses. The use of horizontally laid, chinked round logs of equal radius (Lincoln Logs) as exterior wall materials is prohibited.
9. Sheet stock products such as plywood, wafer board, T-111, Masonite and simulated wood panel products are prohibited as exterior wall cladding materials. Such products may be approved on a case by case basis as soffit sheathing, but must be carefully detailed in this application.
10. Cor-Ten and other corrugated raw cold rolled steel may be approved as wall cladding materials.
11. Coated metal siding products may be used only on accessory buildings and must fit a strict range of colors.
12. Vinyl and aluminum siding is not permitted as exterior wall cladding.

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13. Garage doors should be clad in wood siding or otherwise treated to complement the house.
14. Window sizes, placement and detailing should be consistent with the particular style influencing the design.
15. All roofs must be sloped, within the range of six in twelve to eight in twelve. Dormers are encouraged, the forms of which must be consistent with the architectural style of the home.
16. The weathering surface of the roof may be clad in architectural grade laminated composite shingles. Low reflectivity metal roofing materials may be approved under special consideration.
17. Gas meters, electric panels, telephone equipment etc. must be enclosed, screened, or located such that they are visually screened from the street.
18. Residential lighting standards of the Town Of Gypsum shall be applicable.
19. Satellite dishes with a diameter of not more than one meter (39") are allowed, subject to location review by the DRC.
20. Colors should be chosen to complement the setting and establish a strong relationship between the natural and the built.

LANDSCAPE GUIDELINES

The natural landform and vegetation of High Chaparral Ranch should serve to influence the design of any landscape improvements proposed. It is the intent of these guidelines to allow for significant personalization of landscaping and provide sufficient irrigated area around the house to reduce wildfire hazards. It is also the intent of these guidelines to retain and promote as much healthy native vegetation as possible and to conserve water by creating landscapes where xeriscape plants predominate.

1. Each Homesite is limited to 2400 Square Feet of permanent irrigation per EQR and all Homesites are required to install an underground automatic timer controlled irrigation system to cover this area.
2. Each Homesite owner is responsible to maintain any unoccupied Homesite in a clean and orderly condition, to control erosion from wind and water, and to actively manage against the presence of listed noxious weeds.

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THE DESIGN REVIEW AND APPROVAL PROCESS

Prior to beginning the design of any proposed construction or modification, owners are encouraged to contact the DRC for early input and to facilitate the review process. Approval is required for any exterior modifications to an existing home or Homesite and for any new proposed construction. This includes improvements such as changes to color, significant landscaping, outbuildings, play structures, or the addition of new windows or an outdoor patio. The DRC strongly recommends that you retain a competent Architect who is experienced in dealing with regional design issues peculiar to the environment at High Chaparral Ranch. Submittal requirements will generally be limited to plans, written information, material samples and/or color samples necessary to demonstrate the proposal.

DESIGN REVIEW FEES AND DEPOSITS

Pre-design inquiries are encouraged.

Design Review Fees are due and payable as follows:

A \$300 nonrefundable fee is due for each of the three design review meetings (Conceptual, Preliminary and Final). Fees are due with submittal of drawings seven days prior to scheduled DRC meeting. If additional meetings are required, a \$300 fee will be due for each meeting. A technical review of the drawings will take place prior to the Preliminary Design Review meeting. Upon successful completion of Final Design Review, a nonrefundable fee of \$0.20 per Square Foot of gross floor area of all residential structures (including garage) and \$0.10 per Square Foot of gross floor area of all non-residential structures will be due and payable.

Before Approved Permit Drawings are released, a Deposit of \$5,000.00 is due and payable for Construction Compliance. 50% of the Construction Compliance Deposit will be returned upon issuance of a TOG Certificate of Occupancy and DRC inspections finding compliance with the approved construction drawings. Any variations will be corrected prior to the release of any Construction Compliance deposits.

The balance of the Construction Compliance Deposit will be returned to the Owner after the successful completion of one winter season following the installation of landscaping materials. Any winterkill will be required to be replaced by the owner prior to the release of the deposit balance.

For further information or to discuss design concepts and proposals, please contact:

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