

Homeowners Association of Coryell Ranch  
Garfield County, Colorado

# Design Guidelines for Coryell Ranch

September 14, 1999 (rev. December 2015)

The Design Guidelines for Coryell Ranch have been prepared to assist you in maximizing the quality of your living experience at Coryell Ranch. The Guidelines contained herein apply to the development of a home and other improvements on your homesite within Coryell Ranch. The purpose of the Guidelines is to enhance the aesthetic experience at Coryell Ranch, to promote harmonious residential design, and to protect and enhance property values. The recommendations and regulations contained herein encourage harmonious architectural building and landscaping design and foster the preservation of the native features found at Coryell Ranch. The Design Guidelines are administered by the Design Review Committee (DRC), which includes experienced architectural consultants. This committee is responsible for assisting you and your designer in the creation of your Coryell Ranch living environment. These guidelines are frequently altered to improve their practical relevance. Please contact the Coryell HOA contact Chris Striefel at 970-948-6954 to check for updates.

The Design Guidelines apply to all construction, alteration, additions, grading, landscaping or removal of landscaping on any residential homesite in Coryell Ranch. The preparation and application of these Guidelines is accomplished under the authority and direction of Article 4 of the Declaration of Covenants, Conditions and Restrictions for Coryell Ranch, filed with the Clerk & Recorder of Garfield County, herein referred to as the Declaration.

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# **1.INTRODUCTION AND OBJECTIVES**

## **1.1 Introduction**

Coryell Ranch was carefully planned to take advantage of a site with remarkable natural beauty and to create a high quality residential community therein. The purpose of the Design Guidelines is to ensure that the full potential of Coryell Ranch is realized, and that the master plan depicting Coryell Ranch is fulfilled. In general, the aim of the Design Guidelines is to encourage design adapted to the climate, and to foster harmony between buildings and their sites and among the buildings themselves.

The Guidelines also allow careful consideration of the opportunities and constraints unique to each site. Presented in the pages that follow are standards that describe the design review process and provide direction and assistance to the owners with respect to design considerations. Modifications to these Guidelines can only be made if it can be demonstrated to the DRC that the overall intent is being adhered to and the unique situation prevents the strict compliance contained herein.

## **1.2 Creation of Community**

The site of the Coryell Ranch community is dominated by the visual presence of Mount Sopris and the serpentine flow of the crystalline waters of the Roaring Fork River. These Guidelines are designed to maximize the enjoyment of these signature characteristics of Coryell Ranch for all property owners.

The introduced landscapes on each lot and the building materials used in the construction of homes represent a crucial element in the formation of the future character of Coryell Ranch. A major objective of these Guidelines is the creation of a total living experience at Coryell Ranch through an awareness of the significance of landscape development and the use of appropriate building materials and colors. It is the endeavor, therefore to encourage creativity in both building and landscape design and to maximize landscape impact within the parameters of wise water resource stewardship.

Coryell Ranch is located in the heart of the Colorado Rocky Mountains, which elicits immediate images of an indigenous architectural character for most people. The Coryell Ranch Design Guidelines encourage sensitivity to this regional style while embodying the architectural sophistication of a highly prestigious community. The purpose of the criteria herein is to create residential structures that encourage compatibility and harmony yet allow the diversity that is characteristic of quality architectural design. Through sensitive application of these Guidelines, Coryell Ranch will become synonymous with elegant mountain living.

## **1.3 Water Resource Stewardship**

Water is a precious resource throughout the arid West. It is the goal at Coryell Ranch to use the least amount of water necessary to achieve a quality lifestyle and to preserve as much water as possible for the use and enjoyment of future generations. The following are baseline water conservation criteria for residences in Coryell Ranch:

1. Specific irrigation criteria and methodologies are defined in Section 5. Landscape Guidelines.

2. All faucets, other than those for dishwashers, washing machines, and bathtubs must be equipped with flow-restricting devices on all aerators.
3. All water closets are to be of a type designed to use no more than 1.6 gallons per flush.

## **1.4 Energy Conservation and Solar Considerations**

This region of the Rockies receives a very high percentage of "sun days". Sensitivity to the solar characteristics of the site will enhance the living experience of the residence as well as minimize the pressure on non-renewable resources. Consideration of a few basic factors during the design process will create definitive results, including but not limited to:

1. Orient the residence such that patios, courtyards and windows receive maximum sun during the winter.
2. Protect glass areas from unnecessary solar penetration during the summer.
3. Use thermal pane glazing on windows.
4. Consider the seasonal and daily characteristics of breezes in the Roaring Fork Valley.

## **2. DESIGN REVIEW PROCESS**

Improvements to Property requiring approval of the DRC shall be submitted to the DRC in accordance with the following procedures.

### **2.1 Design Review Process**

The DRC shall conduct reviews of plans during regular meetings or at such other times as deemed appropriate. The DRC shall respond in writing within ten working days after the review, but not more than 30 days after the submittal is complete. Results of reviews will not be discussed over the telephone with applicants, owners, or their consultants. Any response the owner or applicant may wish to make regarding a decision of the Committee must be done so in writing to the DRC.

### **2.2 Review Fees**

A review fee of \$3,000 will be required at the time of application to the DRC. This fee may change from time to time at the discretion of the DRC. The fee is expressly for the purpose of covering administrative costs of the DRC and for paying the professionals hired by the DRC to review all applications. Any additional Review Fees shall be listed on the Coryell Ranch Design Review application, as amended from time to time. A submittal to the DRC is not complete until the then-current Review Fee amount has been submitted to the DRC, payable to the Homeowners Association at Coryell Ranch.

### **2.3 Submission of Plans**

- A. Submission of Plans. Prior to submission of building plans to Garfield County for a building permit, when applicable, and prior to commencement of work to accomplish any proposed Improvements to Property, the Person proposing to make such Improvement to Property ("Applicant") shall submit to the DRC at its offices such descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications, and samples of materials

and colors as the DRC shall reasonably request showing the nature, kind, shape, height, width, color, materials, and location of the proposed Improvement to Property.

- B. Receipt. The Applicant shall be entitled to receive a receipt for the same from the DRC or its authorized agent.
- C. Authority to Require Additional Information. The DRC may require submission of additional plans, specifications, or other information prior to approving or disapproving the proposed Improvement to Property.
- D. Complete Submission. Until receipt by the DRC of all required materials in connection with the proposed Improvement to Property, the DRC may postpone review of any materials submitted for approval.

## **2.4 Criteria for Approval**

- A. Criteria for Approval. The DRC shall approve or disapprove any proposed Improvement to Property, at its sole discretion, even if based only on pure aesthetic value. Furthermore, the DRC will base its approval or disapproval of an Improvement to Property, in the location indicated, if it deems the following:
  - 1. That the Improvement to Property will not be detrimental to the appearance of the surrounding areas of the Community Area as a whole;
  - 2. That the appearance of the proposed Improvement to Property will be in harmony with the surrounding areas of the Community Area;
  - 3. That the Improvement to Property will not detract from the beauty and attractiveness of the Community Area or the enjoyment thereof by Owners;
  - 4. That the upkeep and maintenance of the proposed Improvement to Property will not become a burden on the Association;
  - 5. That the proposed Improvement to Property does not affect the drainage plan for the Community Area or any portion thereof; or
  - 6. That the submittal meets all design review criteria of the Design Guidelines.
- B. Conditional Approval. The DRC may condition its approval of any proposed Improvement to Property upon the making of such changes therein, as the DRC may deem appropriate.

## **2.5 Outline of Review Procedure**

- A. Pre-Design Meeting
- B. Submit Design Review application
- C. Posting of Property
- D. Preliminary Review and Action by DRC
- E. Final Submittal
- F. Final Review and Action by the DRC
- G. Applicants Delivery of Notice of Completion

## **2.6 Pre-Design Meeting**

Prior to preparing plans for any proposed improvement, it is strongly recommended that an Applicant and/or their architect meet with the DRC to discuss proposed plans. The intent of this informal meeting is to offer guidance prior to preparation of preliminary plans.

## 2.7 Preliminary Submittal

The Preliminary Plan submittal package shall consist of the following:

- A. Site Plan at an appropriate scale (not less than 1/16" = 1'-0") showing the location of buildings, building envelope, building setback dimensions, the residence and all buildings or other structures, driveway, parking areas, a grading plan and drainage plan, including existing and proposed topography, and a preliminary landscape plan. Preliminary landscape plan may be combined on Site Plan.
- B. Roof Plan and floor plan at no less than 1/8" = 1'.
- C. Exterior elevations (all) with both existing and final grade lines at same scale as floor plans.
- D. 1/4" = 1' scale color rendering of the predominant principal elevation may be required at the sole discretion of the DRC.
- E. Indication of materials and colors.
- F. Design Review Fees in the amount specified by the DRC.
- G. Any accessory improvements contemplated on the lot must be shown on the Preliminary Submittal.
- H. Any drawings, materials or samples requested by the DRC.
- I. The applicant shall provide preliminary staking at the corners of the residence, or major improvement, and at such other locations as the DRC may request.
- J. A massing model may be required at the sole discretion of the DRC.
- K. Completed Design Review application form.

## 2.8 Posting of the Site

As soon as submission is complete, the Applicant shall be required to place a notice (sign provided by DRC) on the lot stating that drawings have been submitted for proposed improvements on the site, and such drawings will be available for review by other Coryell Ranch property owners at the DRC office during the period stated on the notice. Written comments may be submitted by other Coryell Ranch property owners to the DRC regarding a posted lot within ten calendar days of the date of posting the notice. The date of the last day for receipt of comments shall be indicated on the posted notice.

## 2.9 Preliminary Review

Upon receipt of the comments and additional information or staking requested in writing by the DRC, the DRC will review the submittal for conformance to these Design Guidelines and provide a written response to the Applicant.

## 2.10 Final Submittal

After preliminary approval has been obtained, the following documents are to be submitted to the DRC for final review:

- A. An approximate time schedule indicating commencement and completion dates of construction, completion of landscape work, and anticipated occupancy date.
- B. Site plan showing the location of the building envelope, including setback dimensions, the residential structure, other buildings and landscape structures, driveways, parking areas, recreational surfaces, proposed grading and drainage, utility connections, and finish floor elevations including garage.
- C. Roof Plan and floor plan at no less than 1/4" = 1'0".

- D. All exterior elevations at a scale of not less 1/4" = 1'0" with both existing and proposed grades shown.
- E. Complete landscape plan, at same scale as site plan, showing areas to be irrigated, types of irrigation, proposed planting locations, and other site features included on the site plan. A list of the proposed plantings showing size at installation, common name and botanical name of plant material.
- F. Cross section of structure indicating existing and proposed grades.
- G. Exterior building corners of the proposed residence or other structures and improvements shall be staked on the site for the DRC's inspection.
- H. Actual samples of all materials to be utilized in the structure and color samples of all finishes on actual pieces of the materials over which they will be applied.
- I. Completed Design Review final application form.

### **2.11 Final Review**

When all requirements of the final submittal have been received, the DRC shall conduct a final review and provide a written notice of the results of the review to the applicant. Following DRC approval, only upon receipt of such written approval may the lot owner take said written approval to Garfield County to apply for a building permit where applicable, or commence construction of the Improvement to Property.

### **2.12 Failure of the Design Review Committee to Act**

Any request of a proposed Improvement to Property shall be deemed approved, unless disapproved or a request for additional information or materials is transmitted to the Applicant by the DRC within 21 days after the date of receipt by the DRC of all required material.

### **2.13 Re-Submittal of Plans**

In the event of any disapproval by the DRC of either a preliminary or a final submission, a resubmission of the plans should follow the same procedure as an original submittal. An additional Review Fee may be required with each such resubmission, as required by the DRC, in the amount of \$1,000 per each resubmission.

### **2.14 Subsequent Changes**

Additional construction, landscaping, or other improvements and/or any changes either during construction or after completion of an approved structure must be submitted to the DRC for approval prior to making such changes and/or additions. A Review Fee may be required for any such submission of revised plans to the DRC.

### **2.15 Completion of Work After Approval**

- A. Completion of Work After Approval. Following the approval of any proposed Improvement to Property by the DRC, the proposed Improvement shall be completed by such Owner:
  - 1. As promptly and diligently as possible, but in no event in excess of the time periods set forth below.

2. In substantial conformance with all plans and specifications and other materials presented to the DRC.
- B. Completion Within 18 Months. In accordance with the foregoing, all Improvements to Property approved by the DRC shall be completed:
1. Within 18 months from the date of approval of such Improvements by the DRC; provided, however, that any and all landscaping and/or gardening approved by the DRC related to the construction of the initial dwelling unit for a lot shall be completed within 30 days of the issuance of the Certificate of Occupancy for such dwelling unit, or within 18 months after the approval of the plans by the DRC for such dwelling unit, whichever is sooner; or
  2. Within such time period as the DRC may otherwise prescribe.
  3. Failure to comply with the terms and conditions of this provision shall constitute noncompliance with the terms and provisions of the Declaration, and the DRC and the Association shall have the right to invoke all rights and remedies provided to the Association hereunder, including, but not limited to, the imposition of fines and penalties in accordance with these Design Guidelines.
- C. Construction Period Exception: During the course of actual construction of any permitted structure or Improvement to Property, and provided construction is proceeding with due diligence, the DRC shall temporarily suspend the provisions contained in these Design Guidelines as to the property upon which the construction is taking place to the extent necessary to permit such construction, provided that, during the course of any such construction, nothing is done which will result in a violation of any of the provisions of these Design Guidelines upon completion of construction and nothing is done which will constitute a nuisance or unreasonable interference with the use and enjoyment of other property.

## 2.16 Inspection of Work in Progress

- A. The DRC or its authorized representatives may inspect all work in progress and give notice of noncompliance. Absence of such inspection and notification during the construction period does not constitute either approval of the DRC with work in progress, or compliance with these Design Guidelines.
- B. The DRC's right of inspection shall terminate 30 days after the DRC's receipt of a Notice of Completion from the Applicant.

## 2.17 Completed Work

- A. Notice of Completion. Upon completion of the Improvement to Property, the Applicant shall give written Notice of Completion to the DRC. Until the date of receipt of such Notice of Completion, the DRC shall not be deemed to have received any notice of completion of such Improvement to Property. Written Notice of Completion may be delivered to the DRC via email, fax, or US Mail.
- B. Inspection of Work. The DRC or its duly authorized representative shall have the right to inspect any Improvement to Property prior to or after completion, provided that the right of inspection shall terminate 30 days after the DRC shall have received a written Notice of Completion from Applicant.
- C. Notice of Satisfactory Completion of Improvement to Property. After inspection of the Improvement to Property, the DRC will issue a Notice of Satisfactory Completion of Improvement to Property if the Improvements were completed in conformity with the plan,

description, and materials furnished to and approved by the DRC, and any conditions imposed by the DRC. Upon such receipt of Notice of Satisfactory Completion of Improvement to Property, the Applicant may proceed to request a Certificate of Occupancy from Garfield County.

- D. Notice of Noncompliance. If, as a result of inspections or otherwise, the DRC finds that any Improvement to Property has been done without obtaining the approval of the DRC, or was not done in complete conformity with the description and materials furnished to, and any conditions imposed by, the DRC, or was not completed within 18 months after the date of approval by the DRC, or such shorter period as specified herein or in writing by the DRC, the DRC shall notify the Applicant in writing of the noncompliance, which notice shall be given, in any event, within 30 days after the DRC receives a Notice of Completion from the Applicant. The notice shall specify the particulars of the noncompliance and shall require the Applicant to take such action as may be necessary to remedy the noncompliance. If a Notice of Noncompliance has been issued by the DRC, the Applicant may post a Performance Guaranty, as herein after defined, sufficient to bring the Improvement to Property into compliance with the DRC; provided, however, that the DRC shall not be required to accept such Performance Guaranty. Such Performance Guaranty must be in an amount sufficient to remedy any noncompliance, as determined by the DRC in its sole and absolute discretion. After posting such Performance Guaranty with the Association, the DRC may then issue a Conditional Notice of Satisfactory Completion of Improvement to Property. Such Conditional Notice shall grant authorization for the Applicant to request a Certificate of Occupancy from Garfield County.
- E. Performance Guaranty for Noncompliance or Incompletion. If the Applicant wishes to apply for and obtain a Certificate of Occupancy from Garfield County prior to completion of landscaping and/or prior to correction of a minor noncompliance, the Applicant may request to post a bond, letter of credit, or cash escrow in an amount equal to the estimated cost of completing such work ("Performance Guaranty"); provided, however, the DRC shall not be required to accept such Performance Guaranty. The Performance Guaranty shall be used by the Association to ensure completion of such work in accordance with the time periods for completion established hereunder and the plans for such work as approved by the DRC. The Performance Guaranty may be greater than the amount of the required Completion Deposit (see Section 6.1, herein). The form, content and terms of the Performance Guaranty shall be determined by the DRC in its sole and absolute discretion. If the DRC accepts the Performance Guaranty for the completion of landscaping and/or remedy of noncompliance, then the DRC shall issue a Conditional Notice of Satisfactory Completion to Improvement to Property. Such Conditional Notice shall grant authorization for Applicant to request a Certificate of Occupancy from Garfield County. All premiums, costs and expenses related thereto shall be the obligation of the Applicant. Any surety or financial institution issuing a payment and performance bond or letter of credit hereunder shall be authorized to conduct business in Colorado, and shall be acceptable to the DRC. If any Applicant fails to complete the landscaping work or fails to remedy the noncompliance in accordance with the provisions of these Design Guidelines, subject to delays beyond the reasonable control of such Applicant, the Association is authorized under the provisions of these Design Guidelines to enter upon the Lot of such Applicant to complete the landscaping work and/or remedy the noncompliance in accordance with the plans therefore, draw upon the Performance Guaranty for all costs incurred by the Association relating to the completion of the landscaping work or relating to the remedy of noncompliance and levy a Reimbursement Assessment against such Applicant for all costs and expenses incurred by the Association in completing such landscape work or in remedying such noncompliance which are not otherwise covered by the Performance Guaranty, including any costs and expenses of collection and attorney's fees. Upon satisfactory completion of landscaping and/or remedy of

noncompliance, the Applicant shall give written Notice of Completion to the DRC as outlined in Article 2.17(A) herein. If the DRC finds the improvements satisfactory, a Notice of Satisfactory Completion of Improvements to Property shall be issued by the DRC within 14 days of receipt of Notice of Completion, and any funds being held by the Association as a Performance Guaranty shall be released to Applicant within seven days of the issuance of the Notice of Satisfactory Completion of Improvements to Property.

- F. Failure of Committee to Act After Completion. If, for any reason other than the Applicant's act or neglect, the DRC fails to notify the Applicant of any noncompliance within 30 days after receipt by the DRC of written Notice of Completion from the Applicant, the Improvement to Property shall be deemed in compliance if the Improvement to Property was, in fact, completed as of the date of Notice of Completion, and the Applicant may proceed to request a Certificate of Occupancy from Garfield County.
- G. Appeal to Board of Directors of Finding of Noncompliance. If the DRC gives any notice of noncompliance, the Applicant may appeal to the Board of Directors by giving written notice of such appeal to the Board and the DRC within 30 days after receipt of the Notice of Noncompliance by the Applicant. If, after a notice of noncompliance, the Applicant fails to commence diligently to remedy such noncompliance, the DRC shall request a finding of noncompliance by the Board of Directors by giving written notice of such request to the Association and the Applicant within 60 days after delivery to the Applicant of a Notice of Noncompliance from the DRC. In either event, the Board of Directors shall hear the matter in accordance with the provisions of the Bylaws for Notice and Hearing, and the Board shall decide whether or not there has been such noncompliance, and if so, the nature thereof and the estimated cost of correcting or removing the same.
- H. Correction of Noncompliance. If the Board of Directors determines that a noncompliance exists, the Applicant shall remedy or remove the same within a period of not more than 45 days from the date of receipt by the Applicant of the ruling of the Board of Directors. If the Applicant does not comply with the Board ruling within such period, the Board may, at its option, record a Notice of Noncompliance against the real property on which the Non-compliance exists, may enter upon such property and remove the non-complying Improvement to Property, or may otherwise remedy the noncompliance, and the Applicant shall reimburse the Association, upon demand, for all expenses incurred therewith. If the Applicant or Owner does not promptly repay such expenses to the Association, the Board may levy a Reimbursement Assessment against the Owner of the Lot for such costs and expenses. The right of the Association to remedy or remove any noncompliance shall be in addition to all other rights and remedies that the Association may have at law, in equity, or under this Declaration. The Applicant and Owner of the Lot shall have no claim for damages or otherwise on account of the entry upon the property and removal of the non-complying Improvement to Property.

## **2.18 No Implied Waiver or Estoppel**

No action or failure to act by the DRC or by the Board of Directors shall constitute a waiver or estoppel with respect to future action by the DRC or the Board of Directors with respect to any Improvement to Property. Specifically, the approval of the DRC of any Improvement to Property shall not be deemed a waiver of any right or an estoppel to withhold approval or consent for any similar Improvement to Property or any similar proposals, plans, specifications, or other materials submitted with respect to any other Improvement to Property.

## 2.19 Variances to Design Guidelines

- A. Committee Power to Grant Variances. The DRC may authorize variances from compliance with any of the provisions of these Design Guidelines, including restrictions upon size, floor area, or placement of structures or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may require such variance. Such variances must be evidenced in writing and shall become effective when signed by at least a majority of the members of the DRC.
- B. Compliance with Other Jurisdictions. If any such variance is granted, no violation of the provisions of these Design Guidelines shall be deemed to have occurred with respect to the matter for which the variance was granted; provided, however, that the granting of a variance shall not operate to waive any of the provisions of these Design Guidelines for any purpose except as to the particular property and particular provision hereof covered by the variance, nor shall the granting of a variance affect in any way the Applicant's obligation to comply with all governmental laws and regulations affecting the property concerned, including, but not limited to, zoning ordinances and setback lines or requirements imposed by any governmental authority having jurisdiction.

## 2.20 Estoppel Certificates

The Board of Directors of the Homeowners Association at Coryell Ranch shall, upon the reasonable request of any interested Person and after confirming any necessary facts with the DRC, furnish a certificate with respect to the approval or disapproval of any Improvement to Property or with respect to whether any Improvement to Property was made in compliance herewith. Any Person, without actual notice to the contrary, shall be entitled to rely on said certificate with respect to all matters set forth therein.

## 3. SITE DESIGN GUIDELINES

These site design guidelines have been prepared to assist the lot owners in developing residential living environments that maximize the qualities of their Coryell Ranch building site, and help preserve and enhance the overall character of the Coryell Ranch community for the enjoyment of all residents and guests.

### 3.1 Building Envelopes

- A. Building envelopes have been established for each lot within Coryell Ranch. At a minimum, no structural elements shall be constructed within:
  - 1. Forty (40) feet of the front property line (abutting a road or roads within Coryell Ranch);
  - 2. Thirty (30) feet of a rear property line; and
  - 3. Twenty (20) feet of side property lines.

The envelopes are dictated primarily by the building setback requirements of the Coryell Ranch PUD Zone Regulations, although some envelopes are influenced by other factors, such as subsidence conditions. All building envelopes are graphically shown on the final plat for Coryell Ranch along with metes and bounds descriptions, which provide for the specific survey location of the building envelopes. Prior to final review plans by the DRC, the lot owner shall be

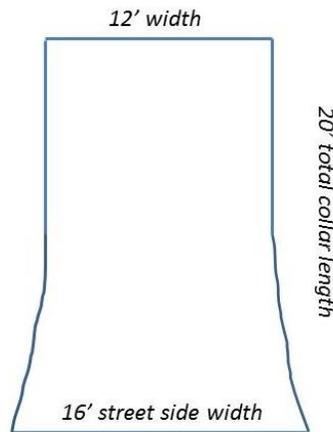
responsible for the staking of the lot, building envelope, and the footprint of all proposed structures by a land surveyor licensed to practice in the State of Colorado.

- B. All habitable space as defined by Garfield County Code shall be completely inside approved building envelope. All other structures (garage, gazebos, garden structures, sun arbors, etc.) except fences and landscape walls are strongly encouraged to be located within the building envelope, and at the sole discretion of the DRC. Landscape plantings, fences, and driveways are allowed outside of the building envelope.
- C. Modification of a building envelope may be possible in some situations but such modification would require approval by Garfield County as well as the Coryell Ranch DRC. The building envelopes are bound by Garfield County Zoning Regulations and Garfield County Subdivision Regulations and would require a public hearing process to amend the configuration of a platted building envelope. All costs of any such modification shall be the responsibility of the lot owner. Any plat amendment, including a building envelope modification shall be reviewed and approved by the DRC prior to submittal to Garfield County.
- D. Combining of two or more lots may be accomplished through a Plat amendment processed under the jurisdiction of Garfield County. Any plat amendment, including a building envelope modification shall be reviewed and approved by the DRC prior to submittal to Garfield County. If a property owner elects to combine two or more lots, the newly created lot cannot be re-subdivided later.
- E. General Design Guidelines:
  - 1. Views. Siting of the residential structure shall, in as much as possible, consider the impact of the proposed residence on the views from neighboring lots as well as the impact that future construction on neighboring lots may have upon the views from the proposed residence.
  - 2. Easements. It shall be the responsibility of the lot owner to observe all restrictions applicable to any easement upon said owner's lot as shown and established by a subdivision final plat within the Coryell Ranch PUD.
  - 3. Solar. Careful consideration should be given to the orientation and positioning of a residence in relationship to the daily and seasonable paths of the sun. Siting of the structure shall also minimize as much as possible interference with solar accessibility of neighboring building sites.
  - 4. Preservation of Existing Vegetation. Proposed lot improvements shall be designed with consideration for existing trees and shrubs in terms of enhancement of the living experience on the lot, the avoidance of damage to vegetation during construction, and long-term health of the existing plant material. No existing vegetation shall be removed from a lot without the specific approval of the DRC.

### 3.2 Driveways

- A. Entry. All entry features require approval by the DRC.
  - 1. All Lots shall have a driveway entry feature. The feature should help identify the location of the driveway entrance and incorporate the address of the lot. Such features may include monumentation, signage to a maximum of two (2) square feet, earth forms and landscape plantings. A subtle and sharply controlled illumination of the feature is suggested but not required by the DRC.
  - 2. No entry feature, exclusive of landscaping plantings, shall exceed six (6) feet in height.
- B. Design.
  - 1. Driveway alignments shall be sensitive to terrain and vegetation features.

2. Garage entrances shall not face the adjacent roadway if at all possible. Straight driveway alignments from the street to the garage entry are strongly discouraged.
3. Driveways shall be a maximum of 16 feet in width at the property line.
4. Driveways within the property shall be a maximum of 12 feet in width, except as approved for parking, turn out and turn around areas, and shall flare out to 16 feet in width where the driveway meets the street.
5. Driveway collars shall be 20 feet in length, and constructed of concrete. See reference drawing below:



6. The recommended maximum grade of a driveway is 10 percent (10 foot of vertical rise over 100 feet of horizontal distance). The DRC will consider steeper grades in unique situations with appropriate justification.

C. Construction.

1. Approved materials include:
  - a. Interlocking concrete pavers (in earth-toned colors);
  - b. Brick pavers;
  - c. Granite or other natural stone cobbles;
  - d. Grasscrete style concrete (unitized or monolithic);
  - e. Concrete and patterned concrete (in earth-toned colors)\*; or
  - f. Hot mix asphalt\*

\*To assist in the control of stormwater runoff, driveway surfaces are encouraged to be constructed of porous type paving materials.
2. Drainage from driveways shall be directed across landscaped areas to appropriate drainage easements or roadside drainage swales. Such designs provide greater opportunity for stormwater percolation into the soil and nutrient uptake by vegetation. Discharge of driveway runoff onto public roadway surfaces shall be avoided.
3. Driveways with roadside drainage swales or ditches shall be required to install culverts of adequate diameter and slope so as not to impede the flow of water in these swales or ditches.
4. The cost of all driveway construction, including any required drainage structures shall be the sole responsibility of the lot owner.

### 3.3 Parking Requirements

- A. Minimum Required Parking.
  - 1. Every dwelling unit within Coryell Ranch is required to provide four parking spaces on the same lot as the dwelling unit served.
  - 2. Enclosed parking spaces required by Section 4.3 of these Design Guidelines shall be counted towards satisfying the minimum parking requirements of this section.
  - 3. The minimum parking space size shall be 9 feet by 18 feet.
- B. Recreational Vehicles.
  - 1. No boats, trailers, recreational vehicles, construction vehicles or equipment, as described in Section 3.28 of the Declaration, shall be stored on a lot unless completely contained within an enclosed structure or completely screened from view as approved by the DRC.
  - 2. Such vehicles as described in Section 3.28 of the Declaration shall not occupy an enclosed parking space provided in compliance with Section 4.3(C), of these Design Guidelines for more than 90 days of any continuous 150 day period.

### 3.4 Drainage and Grading

- A. General Guidelines.
  - 1. No design, construction, or post construction activity shall be allowed to alter or interfere with, or direct the natural course of any drainage and runoff, nor construct any improvement, place any landscaping (other than grasses or other low ground cover), or allow the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow on or across the lot of another, except to the extent such alterations in drainage patterns or runoff is approved in writing by the DRC. This includes all irrigation ditches existing or being constructed by the Declarant within Coryell Ranch.
  - 2. A lot owner's designer shall become familiar with the platted drainage, utility, or other easements that influence said lot. Within these easements no grading, structure, planting, or other improvement shall be permitted which may damage or interfere with the installation and maintenance of utilities or drainage, or which may change the direction of flow, or obstruct the flow of water in and through drainage channels or irrigation ditches in the easement.
  - 3. Whenever possible, runoff from roofs, patios, courtyards, parking areas and driveways shall be reintroduced into the soil within the boundaries of the lot. Caution: all efforts to introduce water into the sub-soil should be reviewed by a licensed soils engineer. Excessive water in the sub-soil could produce undesirable soil stability conditions in proximity to structures or steep slopes.
- B. Grading.
  - 1. Site grading, when required, shall be designed to result in curved, undulating (not sharp or squared) contours to create a rolling, natural appearance.
  - 2. Undulating, soft and natural earth forms are encouraged to create privacy, screening and visual interest on the site. Sharp, dike-like berms will not be allowed on residential lots except under extremely severe site conditions where no other type of element provides an adequate design solution.
  - 3. Most lots within Coryell Ranch should require only minimal site grading, but where more extensive earthwork is necessary, the following guidelines shall be observed:

- a. The preferred maximum slope for areas of cut and fill shall be three (3) feet horizontal to one (1) foot vertical (3:1).
  - b. The maximum cut or fill slope allowed in limited severe conditions shall be 2.5 foot horizontal to 1 foot vertical (2.5:1).
  - c. Slope length for cut or fill slopes of 3:1 grades or steeper should not exceed 20 feet.
- 5. Landscape retaining walls are encouraged where excessive cut or fills are required. Retaining walls shall not be higher than four (4) feet without a minimum 18" step back in the wall. Materials for retaining walls shall be appropriate to the design of other structural features on the lot and to the overall integrity of the Coryell Ranch character. Railroad ties (not to be confused with milled and preservative treated wood timbers) are specifically not allowed within Coryell Ranch.
- 6. Horizontal and vertical variations in the grade of cut and fill slopes create a more natural ridge and valley configuration. Such undulations should relate to the adjacent natural slope variations if possible.
- C. Drainage Away from River. Wherever possible, including the regrading of the natural contours of a building site, runoff from maintained landscape areas shall be directed away from the Roaring Fork River and any wetlands. This criteria is desired for the purpose of directing runoff water that may carry diluted fertilizers, pesticides and herbicides into Coryell Ranch's internal drainage swale and pond system, which are designed to "clean up" surface runoff before it enters the natural stream flows of the Roaring Fork River and any wetlands.

### 3.5 Fences and Privacy Walls

- A. Fences, walls and barrier devices may be used for privacy and screening purposes, but must be integrated with the total residential structure design. Generally, fencing and privacy walls should be related to the containment of only those areas of a lot classified as High Intensity Planting, defined in Section 5 of these Design Guidelines. All fences, walls and barriers must also meet guidelines promulgated by the Colorado Department of Wildlife.
- B. Dog Kennels.
  - 1. Dog kennels are required on all lots for owners who choose to have a dog. The owner shall construct a dog kennel as approved by the DRC prior to obtaining a Certificate of Occupancy for the residential dwelling.
  - 2. Dog kennels shall be located so as to be hidden from view to the extent possible.
  - 3. All dog kennels must be approved by the DRC prior to construction.
- C. All fences, walls and barrier devices shall require DRC approval prior to construction.

### 3.6 Accessory Equipment

- A. Wires, poles, aerials, antennae, and other facilities, except as described in Section 3.6.(B) below, for the transmission or reception of audio or visual signals or electricity and utility meters, or other utility facilities will not be allowed.
- B. Satellite dishes of 24 inches or less in diameter shall be discretely located to minimize their visual impact, but shall not require complete screening whether placed on a structure or site mounted. Any screening must be in place when dish is installed.
- C. Heating, air conditioning, air movement, refrigeration equipment, irrigation controls, gas and electric meters, or solar devices located on the ground or on the residence shall be screened from view.

- D. Utility equipment not immediately adjacent or attached to the residence shall be adequately screened from view through the use of coniferous landscaping elements of a height to obscure such equipment; however, adequate clearance per utility company standards must be maintained in front of power transformers. Such utility equipment may include, but is not limited to, irrigation pumping devices, telecommunication, and/or gas and electrical infrastructure enclosures.
- E. All above described screening must be approved prior to the installation of the referenced equipment and/or devices, or the installation of the screening.

### **3.7 Swimming Pools, Tennis Courts and Recreational Surfaces**

- A. All pool equipment shall be screened from view and located to minimize any noise pollution to adjacent residences.
- B. Above-ground pools are expressly prohibited.
- C. Basketball courts and backboards will be considered if the applicant can demonstrate that basketball hoop and backboard is thoroughly screened from all neighbors' views and the basketball hoop and backboard and paved recreation surface shall be screened from the adjacent roadway and all neighbors' views. The paved surface must include an internal drainage system within the pavement to reintroduce stormwater runoff into the soil within the paved area.

### **3.8 Signs and Address Identification**

- A. All signs shall be of design and materials approved by the DRC.
- B. Allowed Signs.
  - 1. Driveway entry signs shall be limited to a maximum of 2 square feet, including mailboxes.
  - 2. General contractor, architect or landscape architect, may during initial construction, utilize one standard sign, which will be made available by the Declarant at the cost of production.
  - 3. Directional and safety signs installed by the Declarant or the Homeowner's Association.
- C. "For Sale" or "For Rent" signs shall not be allowed, except at the sole discretion of the DRC.

### **3.9 Exterior Lighting**

The intent of Coryell Ranch is to allow for minimum lighting necessary to provide for the safety, security and the enjoyment of outdoor living, while not interfering with the natural darkness of the mountain sky nor disrupt the enjoyment of surrounding building sites. The following guidelines address the common types and locations of lights and sets limits on numbers of fixtures, wattage of lamps, etc. A lighting design that is not in strict compliance with these guidelines shall not be approved as a part of the normal review process; however, in an effort to encourage creative solutions to exterior lighting tasks, the DRC will assess each proposed design on a case-by-case basis. If requested in writing, the DRC will review mock-ups of the proposed lighting on site, prior to permanent installation. The DRC accepts no liability for any costs or hardships associated with the mock-up presentation for alternative lighting solutions that are found to be unacceptable by the DRC. All such findings shall be at the sole and final discretion of the DRC.

- A. Types of Lighting.

1. Safety Lighting: Lighting of vehicular and pedestrian circulation areas that are used only when receiving guests or circulating outdoors. Motion detector lighting is encouraged for this use.
  2. Security Lighting: Bright illumination lighting intended for use during emergency situations only. It must be circuited and controlled separately from other lighting.
  3. Visual Enjoyment Lighting: Illumination of exterior living areas such as patios, pool decks, entry monumentations, and landscaping and may be used only during waking hours. Downward directed lighting is strongly encouraged for this use. There is an overlap of function between visual enjoyment lighting and safety lighting, but due to the differences in the frequency and duration of use and the objective of minimizing unnecessary lighting, these two different lighting functions must be circuited and controlled separately.
  4. Wattage: The maximum wattage of any exterior light fixture shall be a total of 75 watts.
- B. Design Standards.
1. Mounting: Unless otherwise approved by the DRC, exterior lights shall be mounted as follows:
    - a. In the ground, or on a post not exceeding 18" above ground.
    - b. In or upon a wall not exceeding 66" above ground.
    - c. Attached to vegetation, if affixed in a manner that will not allow fixtures to sway, and mounted at a height not exceeding 66" above the ground.
  2. Shielding: Light sources (lamps or bulbs) of all exterior lighting must be completely shielded from view to eliminate glare from any normal standing, sitting, or driving view angles from any neighboring property or Common Area.
  3. Uplights: Uplighting is discouraged. However, in limited, controlled environments, uplighting may be allowed if the following conditions are met:
    - a. The lights must be aimed so that the focus of the light source is within 10 degrees of vertical.
    - b. A maximum of one upward directed exterior light is allowed for each 8,000 square feet of lot area, up to a maximum of four light fixtures.
    - c. Upward directed light fixtures will be limited to illumination of only large specimen trees, as are specifically approved by the DRC.
    - d. A maximum of two upward directed lights may be approved to illuminate approved landscaping or monumentation at a driveway entry treatment.
    - e. Uplights mounted below a roofed patio area and fully shielded will not be counted in the maximum number of exterior lights allowed. Such fixtures that cause light spill into the sky will not be approved.
  4. Downlights:
    - a. Must be aimed within 10 degrees of vertical.
    - b. Light must be shielded to allow for no light above 45 degrees, and no visible light source.
- C. The DRC reserves the right to reject any exterior light if, in its sole discretion, it appears excessive, inappropriate, or not in conformance with the lighting philosophy of Coryell Ranch.

## **4. ARCHITECTURAL DESIGN GUIDELINES**

The Rocky Mountains are historically known for rustic architecture characterized by indigenous materials and coarse, heavy-textured detailing. At Coryell Ranch, the vocabulary of mountain architecture will be redefined to integrate materials characteristic of the region. The DRC envisions not so much a community theme, but more an "architectural presence" at Coryell Ranch that is best described as "Mountain Elegance". The following recommendations and design criteria are presented to assist the owners and their designers in implementing the rustic sophistication that will generate Coryell Ranch's unique "sense of place".

### **4.1 Engineered Foundations**

- A. All improvements shall require the submittal of an engineering report addressing soils and geologic conditions, foundation design and drainage prepared by a registered professional engineer.
- B. All lot development, including Improvement construction, shall be conducted in accordance with the engineer' stipulations.

### **4.2 Building Height**

- A. Maximum Height. The maximum building height at Coryell Ranch shall be 32 feet.
- B. Method of Measurement (Defined by Garfield County Zoning Regulations). The distance, measured vertically, from the undisturbed or natural ground surface at the mid-point between the front and rear wall of a building to the top of a flat roof or mansard roof or to the mid-point between the eave line and the peak of a gable, hip, shed or similar pitched roof.
- C. Design Considerations. The DRC will be interested in the relationship of building heights to critical views from surrounding lots and the structures' relationship to terrain features.

### **4.3 Scale and Massing**

- A. Scale and massing of all structures shall emphasize a harmonious relationship with the site and surrounding structures, as well as creating spaces and experiences that reflect a comfortable "human scale". Structures should not be dominated by long unbroken elements in either the walls or roof line. Larger residences should have at least three distinct masses visible in each building elevation, with the masses distinguished by a 2 foot horizontal and vertical offset.
- B. The minimum size of a residence shall be 3,000 square feet. Square footage shall be measured from outside of exterior wall to outside of exterior wall exclusive of basements and garage square footage.
- C. Garages Required.
  - 1. Each lot shall provide three enclosed vehicular parking spaces. The minimum size of each space shall be 9 feet by 18 feet.
  - 2. Garages shall be oriented such that entry doorways are not seen from adjacent roadways wherever possible.
  - 3. Garages may be detached from the residence but shall be integrated with the residence by architectural elements, walls or fences.

## 4.4 Roof Configuration and Construction

- A. Roof Pitch.
  - 1. All roofs should be sloped with a pitch between 8/12 and 12/12 for primary roof elements. Secondary roof elements including entries, porches, breezeways and dormers, may be a minimum pitch of 4/12.
  - 2. Only gable and hipped configurations are permitted for primary roof elements. Attached shed configurations may be permitted for secondary roof elements.
- B. Dormers and Skylights. Dormers shall be within the field of the primary roof and shall not penetrate the eave line. Clerestories, monitors and skylights may be permitted, provided they are compatible with the overall design of the structure and theme of Coryell Ranch. Darkly tinted glazing must be used on all skylights and clerestories to reduce light spill from interior spaces.
- C. Accessories and Architectural Features. Chimney caps, crickets, vents, gutters, downspout, utility boxes, ornamental iron railings, fences and stairways, etc. shall observe the following:
  - 1. Non-reflective metal with anodized, baked-on or field painted color.
  - 2. Copper or bronze with artificially weathered or oil rubbed finish (non-reflective).
  - 3. Vents and mechanical equipment shall be centralized as much as possible, grouped with other roof elements or masses and screened from view, and painted to either match roof color, or in flat black.
  - 4. Roof saddles and downdraft preventers are required for all chimneys.
- D. Construction Standards.
  - 1. Well insulated roofs are encouraged as a matter of energy conservation and maintenance control. Roof construction shall be either a "cold roof" or "super insulated" design. All roofing shall use "Class C" fire retardant materials or better.
  - 2. Snow diverters and/or retainers are required at the eaves of entries and areas of outdoor human activity. Such devices shall be integrated into the design of the roof as much as possible.
- E. Variance. Variations of roof shape and construction from the above regulations may be permitted by the DRC only if it is determined that such variations are compatible with the overall design of the structure and the theme of Coryell Ranch.

## 4.5 Building Construction Methods

- A. Residences in Coryell Ranch are required to be "site built homes," being predominately fabricated, constructed, installed and assembled on the job site. They may include prefabricated wall panels and other components defined herein.
- B. Prefabricated components may include, but are not limited to, roof trusses, cabinetry, kitchen components, foundation panels, metal fireplace inserts, exterior or interior handrails, or prefabricated stairs. All other prefabricated components shall be disclosed to the DRC in writing at the time of design review, together with a description of the method of construction, installation, and assembly on site and delivery to the site. Prefabricated wall panels must be delivered in panel form, and must be installed and assembled on a panel-by-panel and component by component basis on site.

## 4.6 Building Materials

Only the following materials will be permitted on the exterior of structures erected within Coryell Ranch.

### A. Roofs:

1. Cedar shingle or cedar shake;
2. Concrete tiles;
3. Slate;
4. Non-reflective metal (subject to review and approval of DRC);
5. Fiberglass/asphaltic shingles in limited "thick" styles with a minimum 40 year warranty and a minimum weight of 340 pounds per 100 square feet and minimum thickness of 3/8". This type roofing material requires specific approval of the DRC;

### B. Exterior Walls:

1. Natural stone (characteristic of stone native to Rocky Mountain region is encouraged) as a base or entire walls and for chimneys, columns, retaining walls and fences. Minimum 20% wall coverage for all walls fronting any street within the Community Area. All masonry shall be built to grade.
2. Stucco (natural or synthetic). All stucco shall be built to grade. All structures with stucco walls shall have 30% minimum stone for all walls fronting any street within the Community Area.
3. Wood siding, wood shingles and heavy timber (including logs).
  - a. All structures with wood materials on the exterior shall have 20 percent stone on the walls fronting any street within the Community Area.
  - b. Structures with exterior log walls shall have 40 percent stone for walls fronting any street within the Community Area.
4. No more than three types of masonry are recommended on the exterior of structures (including walkways and driveways).
5. A maximum of four types of materials will be permitted on exterior walls, exclusive of windows and doors.

### C. Windows:

1. Windows designed to reduce heat loss shall be required.
2. Glazing shall be insulating units of clear, obscure or bronzed tinted glass.
3. Stained or etched glass may be placed inside or outside of primary glazing.
4. Frames, sash, muntin bars and trim shall be wood with natural, semi-transparent or painted finish.

### D. Doors:

1. Glazing shall be insulated units of clear, obscure or bronze tinted glass. Stained or etched glass may be placed inside or outside of primary glazing.
2. Doors, muntin bars and trim shall be wood (stile and rail, solid core or insulating) with natural, semi-transparent or painted finish.

## 4.7 Color Palette

- A. Exterior wall and roof colors shall harmonize with the site and surrounding structures. The predominant tones should tend toward muted, warm, earthy hues. Bold or dramatic earthy colors may be used provided they are used sparingly and confined to entries and walls of recessed areas hidden from general view.
- B. All colors must be submitted to the DRC on the materials on which they will be used for approval by the DRC.

## **4.8 Interior Lighting**

The dramatic views from the site will tend to encourage large expanses of glazing that could result in excessive amounts of interior lighting to spill to the exterior causing glare when seen from neighboring properties. Special care and attention should be given to the aiming and brightness of display lighting and other intense accent lighting as it may be reflected to the exterior, particularly through high windows, clerestories or skylights. Darkly tinted glazing must be used on all skylights and clerestories and dark tinting of glass areas or the use of window coverings at doors and windows may be required to reduce light spill from interior spaces.

## **4.9 Solar Applications**

The use of passive and active solar design elements and orientation of the residence to maximize winter solar heat gain will reduce winter energy demands and is encouraged. Such design elements shall be discretely and tastefully integrated into the architectural and landscape design of the site to minimize visual impacts on neighbors. Solar devices shall be screened so as not to be seen from adjacent roadways to the greatest extent possible. The DRC also encourages site and structure design that is sensitive to solar access by adjacent building sites.

## **4.10 Fireplaces and Solid Fuel Stoves**

In order to protect against the degradation of air quality resulting from the use wood-burning devices, the following restrictions are imposed within Coryell Ranch:

- A. No open hearth solid fuel fireplaces will be allowed anywhere within any new dwelling units located within Coryell Ranch.
- B. All dwelling units within Coryell Ranch will be allowed one new wood burning stove as defined by the laws of the State of Colorado (C.R.S. 25-7-401 et seq., and the regulations promulgated thereunder).
- C. All dwellings will be allowed an unrestricted number of natural gas burning fireplaces or appliances.

## **4.11 Patios and Courtyards**

Maximum enjoyment of the Roaring Fork Valley climate can best be captured by well-designed outdoor spaces. Patios and courtyards should be integrated into the design of the residence with special care for proper orientation to the sun, summer breezes, and the creation of desirable winter micro-climates. Internal drainage systems should also be incorporated into any paved patios and courtyards to reintroduce stormwater runoff into the soils within the paved area.

## **4.12 Storage**

Firewood, garbage, refuse, pet foods and other materials shall be stored safely and in totally enclosed structures so as not to be unattractive to neighbors, or attractive to rodents and other animals. The DRC encourages that these storage areas be integrated into the residential structure.

### **4.13 Radon Gas and Carbon Monoxide**

Although no studies have been conducted on the site regarding radon gas, the DRC recommends that each individual lot within Coryell Ranch be tested by a competent professional for the presence of radon gas. If a radon gas ventilation system is determined to be desirable, the designer of the residence should be notified to include it in the structure's design. Carbon monoxide detectors are also encouraged.

### **4.14 Fire Sprinkler Systems**

Residential structures shall be required to install a fire protection sprinkler system in accordance with all applicable building codes.

### **4.15 Interior Window Coverings**

A. All windows with interior coverings (drapes, curtains, blinds, etc.) shall use a neutral color palette for linings as seen from the outside, as submitted and approved by the DRC, if the draperies have an interior color other than white or creme.

B. Only materials intended for use as window coverings shall be allowed. (No temporary use of towels or sheets, etc.)

## **5. LANDSCAPE GUIDELINES**

Coryell Ranch has invested extensive forethought into the development of a master plan that will preserve existing tree and shrub masses on the site. Although most large scale existing vegetation is contained in Common Areas, some important stands of natural vegetation are located on private lots and their preservation will be monitored by the DRC. Since the predominance of building sites are located in previously cultivated fields, new landscape plantings on the residential lots will be critical in the creation of a highly desirable living environment. Introduced plantings will serve to soften the architectural statements of each lot, instill a more comfortable human scale to the site, moderate seasonal weather cycles, provide habitat for wildlife and enhance the visual appearance of the community. Therefore, the DRC has set forth numerous recommendations as well as specific landscape criteria to assure the achievement of a living environment that reflects a gracious balance of intense landscape plantings, residential structures and open spaces. These guidelines are intended to promote creativity while giving the lot owner a conceptual pattern for how the home sites at Coryell Ranch can be landscaped to enhance the living environment and value of the entire Coryell Ranch community.

### **5.1 General Design Considerations**

- A. Recommended plant lists are included in the appendix to assist the owner's designer. The recommended plant lists are intentionally limited to create harmony throughout the Community Area. These lists are not all-inclusive, nor does the inclusion of a plant guarantee that this species will survive in all habitat conditions at Coryell Ranch. The extremely low humidity and intense sun, characteristic of the Rocky Mountain region, often challenge the survival of even the hardiest cold climate plants. Micro-climate conditions created on each site by the proposed structures, earth forms, and landscape plantings play heavily in the selection of appropriate plant materials. It is strongly recommended that a landscape architect or designer familiar with

the local growing conditions and appropriate plant palette be utilized to develop the landscape plan for submittal to the DRC.

- B. In recognizing the intentional limitations of the recommended plant lists, the DRC encourages innovative landscape solutions that can be supported with sound design and horticultural logic. The recommended plant lists are intentionally limited in order to create harmony throughout the Community Area. The DRC assumes no responsibility in the survival of plants approved in any landscape plan and it is the sole responsibility of the lot owner to maintain all plant material in a manner characteristic to the plant species, and to promptly replace all plants that die or fail to achieve a healthy and characteristic form.
- C. Planting designs for each lot shall endeavor to be sympathetic to and integrated with the plantings of adjacent lots and Common Areas so as to minimize the visual presence of property lines.
- D. Landscape plans for each lot shall include a minimum of 50 individual trees, 40 percent of which shall be coniferous species. [Note: Each clonal colony of aspen trees shall be considered one tree toward the overall total, regardless of the number of individual stems.]
- E. The landscaping on each lot adjacent to the street is of particular importance in order to create a harmonious feeling throughout the Community Area. The DRC requires that landscaping in this area strive to create a feeling of gentle rolling terrain with groupings of trees that blend into the individual landscaping of the lot. This theme is intended to create a strong visual context and continuity throughout the entire Community Area.

## 5.2 Pre-Construction Lot Maintenance

Each lot owner shall be responsible to maintain any unoccupied lot in such a manner as to minimize fire hazard by mowing two to three times per season, control wind and water erosion, and to minimize the presence of noxious weeds and dust. The DRC shall have the authority to enter the property and conduct such seeding or maintenance measures as may be required to bring the lot into compliance with these terms. The lot owner shall be assessed the cost of performing these tasks.

## 5.3 Preservation of Existing Vegetation

- A. Wetlands. All areas designated as wetlands on any Coryell Ranch final Plats shall be preserved in their present natural character and condition to the greatest extent possible.
  - 1. No removal of trees and shrubs shall be allowed within the areas designated as wetlands.
  - 2. No domestic animals of any kind shall be allowed to graze in areas designated as wetlands.
  - 3. No filling or excavation of any kind shall be allowed in areas designated as wetlands.
  - 4. No activity within the wetlands that will modify or in any way change the character of the wetlands shall be allowed.
  - 5. The land designated as wetlands shall not be subdivided or have its exterior boundaries changed in any way.
  - 6. No building envelope for any lot shall be located within any areas designated as wetlands.
- B. No naturally existing tree or shrub shall be removed from a lot without the approval of the DRC. The DRC recognizes the necessity to remove some existing plants in order to appropriately site a residence. Removal of some existing plants will be allowed by the DRC, but only after being presented with adequate evidence that there is no reasonably desirable alternative design of

the site or the residence that would better preserve the existing plants. The DRC will also consider limited removal of existing vegetation if it is the only opportunity to achieve quality views from the building site. When it is determined that a naturally existing tree or shrub should be removed, it is strongly encouraged that the naturally occurring tree or shrub be moved to another location within the lot, whenever possible.

- C. The owner of any lot with naturally occurring trees and shrubs shall consult with a designated representative of the DRC in regard to providing supplemental water to this existing vegetation. Irrigation water for these naturally existing plants will not be deducted from the lot owner's normal allowance of irrigation water.

## 5.4 Irrigation

- A. Sources. Irrigation of lots is available only from irrigation ditches containing raw water adjacent to the Coryell Ranch lots or from a pressurized irrigation system adjacent to the lots.
- B. Availability. Lots shall be required to use this raw water for all irrigation on the lot. Typical pumping systems, configurations, and required procedures for utilizing raw water for irrigation shall be available for review at the offices of the DRC.
- C. Irrigation Systems Required. All lots shall be required to install an underground, automatic timer-controlled irrigation system as approved by the DRC. The irrigation system shall be installed within 180 days from the issuance of the Certificate of Occupancy. Any landscaping bond, if applicable, shall include the cost of required irrigation system.
- D. Restricted Use of Irrigation Water. In acknowledgement of the limited supplies of water in the arid west and wise water stewardship, irrigation shall be limited to three times per week following initial establishment.
- E. Temporary Irrigation. Landscape areas planted with native or drought resistant plants outside the above restricted areas will be allowed an establishment period of up to two years for grasses and wildflowers and up to four years for trees and shrubs during which time these areas may be irrigated by sprinkler or drip systems or hand watering for the purpose of assisting in the initial establishment of these plantings.
- F. Ditch Enlargements. Lined ditch enlargements shall be encouraged for reservoir storage at irrigation pump intake locations, to ensure sufficient water volume during low-flow periods. The placement of such enlargements shall consider existing ditch enlargements to maximize flows across Coryell Ranch, and be approved by the DRC.
- G. Types of Irrigation Systems:
  - 1. Intensely planted areas of lawn and flower and shrub beds will require sprinkle type systems.
  - 2. Drip type systems are recommended for watering of trees and shrubs outside of the intensely landscaped areas. The drip system will deliver water directly to the root zone to maximize the efficient utilization of water.
- H. All irrigation systems, temporary or permanent, must be reviewed and approved by the DRC prior to installation. A bypass valve to a domestic potable water source is encouraged, as the HOA does not guarantee the dates and/or consistency of raw water access.

## 5.5 Typical Planting Treatments

- A. High Intensity Plantings.
  - 1. High Intensity Planting includes manicured lawns and other irrigated ground covers, flower beds, intense shrub beds, and deciduous and evergreen trees. This area would be

typically irrigated with permanent underground sprinkler systems and would represent the highest irrigation water consumption on a Coryell Ranch lot. These plantings should be utilized in areas where they will have the greatest visual and environmental impact upon the residents of a lot. High Intensity Plantings would be appropriate in close proximity to the residence and other high use areas of the site (patios, pool areas) whether adjacent to the residence or at a removed location. A node of High Intensity Planting may also be used in association with the driveway entry treatment.

2. Due to the limited palette of adaptable herbaceous plants, the DRC strongly encourages the use of annual and perennial flowers to add color and beauty to the landscape.
3. See Appendix A for a list of suggested plants and ground covers appropriate for use in the High Intensity Planting Areas.

B. Transitional Plantings.

1. The purpose of the Transitional Planting areas is to reduce the consumption of irrigation water while maintaining a strong impact of landscape plantings. Any grasses may be mown and maintained in a semi-manicured character, although they will likely turn brown and dormant during the hotter and drier portions of the summer season. Grasses and ground covers in the Transitional Planting Areas will not be allowed irrigation water following an initial establishment period. Trees and shrubs are the most important element of the Transitional Planting Area because of the ability to create significant landscape impact with only moderate consumption of irrigation water. All tree and shrub plantings in this area shall be irrigated by "drip" type irrigation systems. All irrigation lines will be installed underground. Individual plant emitters may be located at the surface.
2. Tree and shrub plant species may be selected from both the High Intensity Plant List and the Natural Area Plant List found in the appendices. Not all plants listed will be appropriate for all situations in the Transitional Areas.

C. Natural Plantings.

1. Areas of Natural Plantings, whether existing or introduced, are those areas which will receive no irrigation water following the initial establishment period. Ideally, with the guidance of the DRC, Natural Planting Areas introduced on a lot will blend into other Natural Areas on neighboring lots and Common Areas to create a cohesive pattern of vegetation without the unnatural reflection of property boundaries. Some lots will have areas of existing vegetation which will be classified as Natural Planting Areas. In some cases, these existing areas may require some remedial planting efforts to restore a healthy and diverse stand of native plants. Representatives of the DRC may provide some guidance in the restoration of existing areas of native vegetation. Most introduced natural areas will be characterized by dryland grasses, wildflowers and a few native brush species. Occasional plantings of pinon and juniper trees may be approved in the Natural Planting Areas by the DRC and authorized to receive irrigation water beyond the initial establishment period. Not all Natural Planting Areas will be characterized by the lack of water. A few locations with natural subsurface water availability, will support riparian-type plant material.
2. Appendix B contains lists of plant materials suitable for use in the Natural Planting Areas.

## 5.6 Installation and Maintenance

- A. Performance:
  - 1. Each lot shall be fully landscaped in compliance with plans approved by the DRC within 30 days of the issuance of the Certificate of Occupancy of the residence, or 18 months from the date of final approval, whichever occurs first.
  - 2. The DRC may approve extensions of this performance period due to weather conditions that are not conducive to the survival of the plantings. Performance periods should not exceed two consecutive growing seasons; a growing season is herein defined as the months of April – October of the same year.
- B. Maintenance. The lot owner shall diligently maintain the landscape plantings in a manner that is consistent with the normal character of the plants. This shall include cooperation with the Association to minimize fire hazard through appropriate mowing and irrigation schedules and removal of dead branches and brush.
- C. Maintenance Practices Restricted.
  - 1. Fertilization:
    - a. Only natural organic based fertilizers shall be used on home lawns and gardens. A list of suggested fertilizers will be available at the offices of the DRC.
    - b. A maximum of three applications of fertilizers are allowed annually.
  - 2. Pesticides and Herbicides:
    - a. A list of allowed products or chemical formulas will be available in the offices of the DRC. Guidelines for the warranting of use and application methods will also be available.
    - b. These shall be applied no more than twice annually and only when justified by the actual existence of, or a professionally verified future threat to, the health of the plants on a lot.
    - c. All chemicals shall be prohibited from areas within 20 feet of the normal high water line of the river or other water body on the lot or Common Areas. The DRC may require more stringent limitations on some lots depending on a lot's drainage patterns and vegetational conditions.
- D. Wetlands Protection. No criteria established above shall in any way alter the restrictions of Section 5.3 of these Design Guidelines. Existing wetlands shall be preserved without interference from any landscape maintenance activities except for fire hazard elimination activities that the DRC may specifically require in wetland areas during unusually dry weather conditions.
- E. Association Authority to Remedy.
  - 1. The Association has the authority to, upon the recommendation of the DRC, enter upon a lot and undertake such maintenance measures as may be required for the landscaping to meet the minimum quality of appearance, health and fire safety that is consistent with the character of Coryell Ranch.
  - 2. The Association may then levy a Reimbursement Assessment against such lot owner for all costs and expenses incurred by the Association in completing such landscape maintenance work, including any costs and expenses of collection and attorney's fees.

## **6. CONSTRUCTION REGULATION**

The following Construction Regulations are established to assure the preservation of the natural landscape, to minimize the impacts on the waterways of the Coryell Ranch site, and to avoid undue disturbance to other residences of Coryell Ranch. All owners and builders shall be bound by these regulations and any violation by a builder shall be deemed to be a violation by the owner of the lot.

### **6.1 Completion Deposit**

Each Applicant, prior to beginning any construction, shall post a cash bond in an amount to be determined by the DRC. In the event of action by the Association or the DRC to remedy any violation of these regulations, including conditions inconsistent with approved plans, the cost of such remedy, and any fines or penalties, shall be charged against the bond, and/or withheld as the Performance Guaranty (see Section 2.17.E). Following issuance by the DRC of a Notice of Satisfactory Completion of Improvements to Property or Notice of Conditional Satisfactory Completion of Improvements to Property, any funds held by the Association in said Completion Deposit shall be released to the Applicant within 14 days of issuance of Notice of Satisfactory Completion or Notice of Conditional Satisfactory Completion.

### **6.2 Certification of Workman's Compensation Coverage**

Prior to commencement of construction or the making of any improvements on a lot, the general contractor and all subcontractors, or if there is not a general contractor then all contractors and subcontractors, together with all independent contractors and independent subcontractors, shall provide the DRC with certification that they and all their employees are either properly registered under the State of Colorado Workman's Compensation Scheme or are the subject of a bona fide exemption. In both cases, certification may be of such standard forms as have been adopted by the State of Colorado.

### **6.3 Pre-Construction Conference**

- A. Prior to commencing construction, the Builder shall meet the DRC to review construction procedures and to coordinate the activities of the Builder in Coryell Ranch.
- B. After successful completion of all reviews and approvals required by Coryell Ranch Design Guidelines and prior to commencing construction, the Builder shall:
  1. Provide a completed Construction Activities Information Form (available at the DRC office) with the Association;
  2. Ensure the Completion Deposit has been received by the DRC;
  3. File a Certification of Workman's Compensation Coverage with the Association;
  4. Complete the Pre-Construction Conference with the DRC;
  5. Request a Coryell Ranch Construction Permit Sign for posting on the site; and
  6. Purchase Construction and Commercial Access vehicle stickers for all vehicles that will be entering the Community Area.
- C. The Coryell Ranch Construction Permit Sign must have been issued and posted at the site adjacent to the Garfield County Building Permit before any construction activity can take place on the site.

## **6.4 Occupational Safety and Health Compliance (OSHA)**

All applicable OSHA regulations and guidelines must be strictly observed at all times.

## **6.5 Temporary Structures**

Any Owner or Builder who desires to bring a construction trailer, field office or the like to Coryell Ranch shall first apply for and obtain written approval of the DRC to obtain such approval they shall submit a copy of the site plan with proposed locations of the construction trailer or field office, the portable toilet, trash receptacle or other construction related structures or equipment noted thereon. Such temporary structures shall be removed upon completion of construction.

## **6.6 Fencing**

- A. Any natural vegetation located on the lot and not approved for removal by the DRC shall be fenced in a manner that will prevent construction equipment and other vehicles from damaging the plant material in any way.
- B. Construction sites adjacent to the Roaring Fork River or any water bodies at Coryell Ranch shall install sediment control fencing as necessary to avoid any sediment to be eroded into the water bodies. Failure to protect sediment erosion will result in the DRC to draw from the Builder's Bond for any necessary clean-up and to strictly enforce this regulation.

## **6.7 Debris and Trash Removal**

- A. Owners and Builders shall clean up all trash and debris on the construction site daily. The trash and debris shall be removed from the construction site at least twice a month to a legally established dumping site off the Coryell Ranch site. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and Builders are prohibited from dumping, burying or burning trash anywhere on the lot. During the construction period, the construction site and routes to the construction site shall be kept neat and clean and policed so as not to become an undue visual distraction.
- B. The DRC shall call upon the Completion Deposit to strictly enforce this regulation.

## **6.8 Sanitary Facilities**

Each Owner or Builder shall be responsible for providing adequate sanitary facilities for the construction workers on the site. Portable toilets or temporary toilet facilities shall be located on the site as approved by the DRC. These temporary facilities shall be maintained regularly to prevent obnoxious odors or unsightly appearance.

## **6.9 Vehicle and Parking Areas**

Construction crews will not park on, or otherwise use, any part of other lots. Private and construction vehicles and machinery shall be parked only in such areas designated by the DRC and in such a manner that is not damaging to existing vegetation on or adjacent to the lot. No parking is allowed on subdivision access roads.

## **6.10 Excavation Materials**

Excess excavation not utilized in the site grading shall be hauled away from Coryell Ranch.

## **6.11 Blasting**

No blasting or impact digging shall be allowed without the approval of the DRC. The DRC's only responsibility is to require evidence of the proposed activities to be under the guidance of a qualified consultant, and shall have no liability for the blasting.

## **6.12 Restoration or Repair of Other Property Damages**

Damage and scarring to any property, open space or other lot, including, but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation and/or other improvements, resulting from construction operations, will not be permitted. If any damage occurs, it must be repaired and/or restored promptly and any expenses are those of the Builder, and, in the event of default by the Builder in meeting these obligations, the lot Owner who has retained the Builder shall be responsible. Should the lot Owner fail to make such repairs, the DRC may draw upon the Completion Deposit to make such repairs.

## **6.13 Construction Access**

The only approved construction access during the time a residence or other improvements are being built will be over the approved driveway for the residence.

## **6.14 Miscellaneous Practices**

All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors in Coryell Ranch. The following practices are prohibited in Coryell Ranch:

- A. Changing oil on any vehicle or equipment on the site itself.
- B. Allowing concrete suppliers and contractors to clean their equipment other than at locations included in the approved site plan.
- C. Removing any rocks, plant material, topsoil, or similar items from any property of others within Coryell Ranch, including construction sites, except in accordance with DRC approvals.
- D. Discharging any type of firearms on the property or creating any other unduly loud or offensive noises.
- E. Careless disposition of cigarettes and other flammable material. [Note: At least one (1) 10-pound ABD-rated dry chemical fire extinguisher shall be available in a conspicuous place on the construction site at all times.]
- F. Careless treatment or removal of any plant materials not approved for removal by the DRC.
- G. Allowing excessive dust or noise on the construction site. Radios and other audio equipment will not be allowed to play at levels that are disruptive to the neighbors.
- H. No pets, particularly dogs, may be brought into Coryell Ranch by construction personnel. In the event hereof, the Association, the DRC or the Developer shall have the right to contact the authorities to impound the pet, to refuse to permit the Builder or subcontractor involved to continue work on the project, or to take such other action as may be permitted by law, the Declaration of Covenants, Conditions and Restrictions, or Design Guidelines.

### **6.15 Hours of Construction Operation**

Daily working hours for each construction site shall be 7:00 AM to 7:00 PM Monday through Saturday. No construction work shall be permitted on Sunday, except for work limited to the interior of residences and which shall not create a disturbance to neighbors. Additionally, such interior construction shall not occur on Sundays without the consent of the DRC. Further, no construction that involves high noise levels shall be permitted prior to 8:00 AM or after 6:00 PM. The DRC may in special circumstances provide variances to these hours so long as it can be shown the variance shall not create a disturbance to neighbors.

## Appendix A

### APPENDIX A SUGGESTED PLANT LIST

for

#### HIGH INTENSITY PLANTING AREAS

Minimum tree plantings required by Section 5.7 of these Design Guidelines shall be selected from the following list of Evergreen and Deciduous trees and shall conform with the below listed Minimum Size at the time of planting.

Botanical name	Common Name	Suggested Minimum Size
<b>EVERGREEN TREES:</b>		
<i>Abies concolor</i>	Concolor Fir	10'
<i>Picea pungens</i>	Colorado Blue Spruce	10'
<i>Pinus aristata</i>	Bristlecone Pine	8'
<i>Pinus cembroides edulis</i>	Pinyon Pine	6'
<i>Pinus contorta</i>	Lodgepole Pine	10'
<i>Pinus nigra</i>	Austrian Pine	10'
<i>Pinus Ponderosa</i>	Ponderosa pine	10'
<i>Pinus sylvestris</i>	Scotch Pine	8'
<i>Pseudotsuga menziesii</i>	Douglas Fir	6'

#### **DECIDUOUS TREES:** Shade Trees

<i>Acer platanoides</i>	Norway Maple	2 ½"
(Varieties: Columnar, Deborah, Emerald Lustre, Emerald Queen, Schwedler and other locally available varieties.)		
<i>Acer rubrum</i>	Red Maple	2"
<i>Acer saccharinum</i>	Silver Maple	3"
<i>Betula nigra</i>	River Birch	2 1/2"
<i>Celtis occidentalis</i>	Hackberry	2"
<i>Fraxinus americana</i>	Autumn Purple Ash	2"
<i>Fraxinus pennsylvanica</i>	Marshall Seedless Ash	1/2"
(Varieties: Patmore and Summit )		
<i>Gleditsia triacanthos inermis</i>	Honeylocust	2"
(Use in protected areas only, Varieties: Imperial, Skyline, Shademaster)		
<i>Populus angustifolia</i>	Narrowleaf Cottonwood	3"
<i>Populus alba</i>	Silver Poplar	3"
<i>Populus deltoides</i>	Siouxland Cottonwood	2"
<i>Populus tremuloides</i>	Aspen	2"
<i>Tilia cordata</i>	Littleleaf Linden	2"
(Varieties: Greenspire and Glenleven)		
<i>Acer ginnala</i>	Amur Maple	1 3/4"
<i>Malus var.</i>	Crabapples	2"

(Varieties: Dolga, Hopa, Radiant and other locally available varieties.)		
<i>Prunus armeniaca</i>	Moorpark Apricot	1 1/2"
<i>Prunus cerasifera</i>	Flowering Plum	2"
(Varieties: Newport and Thundercloud)		
<i>Prunus maacki</i>	Amur Chokecherry	1 1/2"
<i>Prunus padus</i>	Mayday Tree	1 1/2"
<i>Prunus virginiana 'Shubert'</i>	Shubert Chokecherry	2"
<i>Sorbus aucuparia</i>	European Mountain Ash	2"
(Use only in protected locations)		

EVERGREEN SHRUBS

<i>Juniperus chinensis</i>	Pfitzer Juniper varieties	5 gal.
<i>Juniperus sabina</i>	Savin Juniper varieties	
<i>Juniperus horizontalis</i>	Horizontal Juniper varieties	
<i>Picea glauca cornea</i>	Dwarf Alberta Spruce	
<i>Pinus mugho</i>	Mugho Pine	
<i>Pinus mugho pumilio</i>	Dwarf Mugho Pine	

DECIDUOUS SHRUBS

<i>Acer ginnala</i>	Amur Maple
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry
<i>Amelanchier canadensis</i>	Shadblow Serviceberry
<i>Caragana fiutex</i>	Russian Peashrub
<i>Cercocarpus ledifolius</i>	Curleaf Mountain
<i>Cercocarpus montanus</i>	Mahogany Mountain
<i>Comus sericea</i>	MahoganyDogwood Varieties
(Varieties: Red Twig, Colorado Red Osier, Kelsey's Dwarf and Yellow Twig)	
<i>Cotoneaster acutifolia</i>	Peking Cotoneaster
<i>Cotoneaster apiculata</i>	Cranberry Cotoneaster
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
(Use in protected locations)	
<i>Euonymus alatus compacta</i>	Dwarf Burning Bush
<i>Forsythia intermedia</i>	Lynwood Gold Forsythia
<i>Lonicera tatarica</i>	Tatarian Honeysuckle varieties
<i>Ligustrum vulgare</i>	Common Privet varieties
<i>Mahonia aquifolium</i>	Oregon Grape Holly
(Use in protected locations only)	
<i>Physocarpus opulifolius</i>	Ninebark varieties
(Varieties: Dwarf: Golden and Common)	
<i>Potentilla fruticosa var.</i>	Potentilla varieties
<i>Prunus besseyi</i>	Western Sandcherry

<i>Prunus cistena</i>	Purpleleaf Sandcherry
<i>Prunus tomentosa</i>	Nanking Cherry
<i>Prunus virginiana</i>	Green Chokecherry
<i>Rhus var.</i>	Sumac varieties
(Containment must be considered with some varieties)	
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes odoratum</i>	Yellow Flowering Currant
<i>Rosa foetida bicolor</i>	Austrian Copper Rose
<i>Rosa harisoni</i>	Harrison Yellow Rose
<i>Rosa hugonis</i>	Father Hugo's Rose
<i>Rosa rugosa</i>	Rugosa Rose
<i>Salix purpurea 'Nana'</i>	Artic Blue Willow
<i>Shepherdia argentea</i>	Silver Buffaloberry
<i>Spiraea bumaida</i>	Spirea varieties
(Varieties: Anthony Waterer and Froebel)	
<i>Spiraea vanhoutter</i>	Bridalwreath Spirea
<i>Symphoricarpos orbiculatus</i>	Red Coralberry
<i>Symphoricarpos ablus</i>	Snowberry
<i>Syringa vulgaris</i>	Common Lilac (purple and white)
<i>Vibenum dentatum</i>	Arrowwood Vibenum
<i>Vibenum lantana</i>	Wayfaring Tree Vibenum
<i>Vibenum lentago</i>	Nannyberry Vibenum
<i>Vibenum opulus 'Roseum'</i>	Snowball Vibenum
<i>Vibenum opulus</i>	European Cranberry
<i>Vibenum trilobum</i>	Bush American Cranberry
<i>Vibenum trilobum 'Alfredo'</i>	Dwarf American Cranberry

GROUND COVERS:

<i>Arcostaphylos ura-ursi</i>	Kinnikinnick
<i>Cerastium tomentosum</i>	Snow-in-Summer
<i>Comus canadensis</i>	Creeping Dogwood
<i>Dianthus deltoides</i>	Maiden Pink
<i>Dianthus plumarius</i>	Cottage Pink
<i>Euonymus fortunei 'Coloratus'</i>	Purple Wintercreeper
<i>Fragaria sp.</i>	Wild Strawberry
<i>Mahonia repens</i>	Colorado Grape Holly
<i>Potentilla verna</i>	Nana Spring Cinquefoil

## Appendix B

**APPENDIX B**  
SUGGESTED PLANT LIST  
for  
NATURAL PLANTING AREAS

**Botanical Name                      Common Name**

EVERGREEN TREES:

<i>Juniperous Menosperma</i>	Oneseed Juniper
<i>Juniperous Scopulorum</i>	Rocky Mountain Juniper
<i>Juniperous Utahensis</i>	Utah Juniper
<i>Pinus Cembroides edulis</i>	Pinyon Pine

DECIDUOUS TREES:

These trees are suggested only where natural moisture availability is high, such as adjacent to a pond or irrigation ditch or in a low area where surrounding runoffs collects frequently.	
<i>Celtis Occidentalis</i>	Hackberry
<i>Populus angustifolia</i>	Narrowleaf Cottonwood

SHRUBS:

<i>Artemesia Tridentata</i>	Big Sage
<i>Cercocarpus Ledifolius</i>	Curleaf Mountain Mahogany
<i>Cercocarpus Montanus</i>	Mountain Mahogany
<i>Chrysothamnus sp.</i>	Rabbitbrush
<i>Prunus Virginiana</i>	Green Cokecherry
<i>Quercus Gambelii</i>	Gambles Oak ( Scrub Oak)
<i>Rhus Aromatica</i>	Fragrant Sumac
<i>Rhus Glabra Cismontana</i>	Dwarf Smooth Sumac
<i>Rosa foctida bicolor</i>	Austrian Copper Rose
<i>Shepherdia Argentia</i>	Silver Buffaloberry
<i>Yucca Baccatta</i>	Banana Yucca (Datil Yucca)
<i>Yucca Tilamentosa</i>	Ivory Tower Yucca