

# BECKWITH MOUNTAIN RANCH

## Design Guidelines

Effective June 18, 2011

(Design Guidelines are subject to change by the Board of Directors and the Architectural Control Committee)

***The following Design Guidelines implement Article 6.17 (Architectural Control) and related articles of the Covenants, Conditions, and Restrictions (CC&R's) of Beckwith Mountain Ranch (BMR).***

1. As a private gated community, the Beckwith Mountain Ranch Property Owner's Association has adopted Restrictive CC&R's, Bylaws and Design Guidelines to protect the investment of current and future Owners. These restrictions are designed to preserve the ambiance of this mountain country estate. The mountains and forest attract deer, elk, antelope, birds and other wildlife, which property owners are expected to respect and protect. Its recreational features provide Owners with unique rights that must not be abused. Beckwith Mountain Ranch ownership is best served by those special families who share this concept and are willing to promote and adhere to its precepts.

2. Requests for approval of plans, specifications and variances *must be made in writing* by the Architectural Control Committee (ACC). Any questions and ambiguities requiring interpretation should be submitted to the ACC for review and clarification.

3. **Submission and Review of Plans:** Before proceeding with construction or modification of any structure, building, or fence on any parcel in BMR, a completed and signed "Application for Parcel Improvements" (API) and all required documentation must be submitted to the chairman of the ACC along with a cover letter summarizing the proposed improvements and future plans for the parcel. Applications may be obtained from the Beckwith Mountain Ranch POA website, [www.neighborhoodlink.com/Beckwith\\_Mountain\\_Ranch](http://www.neighborhoodlink.com/Beckwith_Mountain_Ranch). One copy of the completed application along with a set of plans must be submitted to each of the members of the ACC. The addresses for the above individuals are shown in Attachment 1. Prior to approval, the ACC may offer the plans to the owners of adjacent lots for review and comment if the ACC determines it appropriate.

3.1. Along with a cover letter summarizing the proposed improvements and future plans for the parcel, each Owner must submit four (4) complete sets of documentation to the ACC (as indicated in the previous paragraph) to assure compliance and expedite the review process. All submitted documentation becomes property of the Beckwith Mountain Ranch Property Owners' Association, Inc. Required documentation includes:

3.1.1. Preliminary Sketches including a dimensioned site plan, exterior elevations and materials with an API.

3.1.2. Preliminary Plans and Specifications including site plan, exterior elevations, floor, landscape, septic system, site drainage, fencing, and exterior lighting plans. Submit approved copies of all permits to the ACC before construction starts using the API form.

3.1.3. Final Plans and Specifications to be released for construction and submitted to the authority having jurisdiction over the property.

3.1.4. Prescribed setbacks and building envelopes must be clearly delineated on preliminary and final surveys and site plans. North must be indicated by an arrow on all drawings. All drawings must be to scale.

4. **Architectural Control Committee Approvals:** All approvals by the ACC must be in writing. No verbal agreements or unanswered submissions will have any force or effect. No approvals will be

issued to Owners who are not current in their payment of Beckwith Mountain Ranch dues and special assessments OR are in violation of the existing CC&R's.

4.1. Any subsequent changes to the plans approved by the ACC must be submitted to the ACC for additional consideration.

4.2. Copies of all permits must be sent to the Chairperson, ACC.

5. **Fees and Expenses:** Fees may be assessed for complicated designs requiring the ACC to engage outside consultants. Any expenses incurred [by the POA] to enforce these guidelines or provisions of the CC&Rs, wherein the Owner has refused to abide by these guidelines and/or the CC&Rs, will be billed directly to the Owner. If the Owner refuses to pay the fees after 30 days of the postmark of the certified letter, a lien will be placed on the property to recover the fees.

6. **ACC Board Visits Before, During, and After Construction:** As indicated on the API, the ACC or their appointed representatives reserves the right to visit the construction site before, during, and after construction of the structure under review by the ACC to ensure these design guidelines and the CC&Rs are met. If the Owner has violated these guidelines or the CC&Rs, the owner will be required to modify or remove the unauthorized improvements or, if the Owner refuses to modify or remove the improvements, the ACC may do so at the Owner's expense. In that event, a lien could be placed against the property and the improvements for the cost of retaining a contractor to remove the unauthorized improvements.

7. **Architectural Standards:** In order to maintain the integrity of the original design concept conceived for Beckwith Mountain Ranch the ACC may, at its sole discretion, reject any plans and specifications submitted for consideration. It is therefore strongly suggested prospective buyers submit their building design concept to the ACC before purchasing and improving a lot in Beckwith Mountain Ranch if there is any question on what improvements are permitted or are likely to be approved. Certain lots are conducive to various types of architecture and materials; therefore, the ACC may grant approval of a design on one lot, yet reject the same design on another lot.

8. **Building Standards:** Each Owner must comply with state and local building codes and laws as applicable in addition to these Design Guidelines and the CC&R's.

9. **Building Location:** All structures must be constructed outside of "No Build" areas and not within any required setbacks.

10. **Construction Duration:** Exterior improvements and exterior architectural fabric must be completed within 6 to 24 months of ground breaking depending on the scope of the improvement. Durations exceeding 24 months must be approved in writing by the ACC. Any construction material stored outside the structure must be removed within 24 months after construction commences. The ACC will advise the owner if completion will be required in less than 24 months.

11. **Driveways:** A minimum of fifteen feet is to be maintained between driveways and property lines. Materials are to be road base, asphalt, concrete or other materials approved by the ACC. A 12 inch minimum culvert is required at the intersection of the driveway and the Beckwith Mountain Ranch road. An 18-inch culvert is preferred, but not required.

12. **Erosion Control:** Grading on parcels must not adversely impact the existing natural drainage paths. Barriers may be required to direct water and mud away from the road and neighboring building sites. Any construction requires use of best management practices.

13. **Exterior Colors:** Article 6.12 of the CC&R's requires all outbuildings harmonize in appearance with dwelling structures. Dwelling structures should typically be darker less obtrusive colors such as tan, brown, and green that blend in with the environment. Doors, including garage doors, must be a color other than white. Window frames and lattices must be a color other than white or, if white is used, trimmed by 4 inches of molding in a color approved by the ACC. See Para 36 - Windows.

14. **Exterior Lighting:** No glaring floodlights or yard lights will be permitted on improvements or landscaped areas. All exterior lighting must be approved by the ACC.

15. **Exterior Materials:** Exterior veneers must of a material and final color that blends with the environment and is acceptable to the ACC. No foam backed stucco veneer systems will be permitted due to its poor durability in this climate. Standard or acrylic stucco is permitted.

16. **Fencing:** All fencing is subject to approval of the Beckwith Mountain Ranch Property Owners'

Association Board of Direction (BMRPOABOD). Wooden fences are permitted provided they are cedar, redwood, or pressure-treated material to promote durability and withstand discoloration. They must also be reinforced with steel posts (set in concrete) and rails if the soil conditions dictate. Most ornamental metal fences are permitted, but no chain link fences can be installed. A fencing application is at Attachment 2.

16.1. Fences for livestock must meet established criteria. Either wooden rail fences, wire fences with metal posts, or electric fences with round metal or fiberglass posts are allowed. Any fence enclosing ten acres or more of any parcel must be an electric fence. Electric fences should be 7/8 or 1-inch fiberglass "sucker rods" type consistent with similar fences in the Beckwith development. Those electric fences utilize a 7/8 or 1-inch minimum round fiberglass fence posts with 2 or 3 strands of electric wire. Corners, intermediate inflection stretching points, and gate openings can be of treated wooden posts. One source of supply for the fiberglass "sucker" rods is Wylaco (800.441.1785, ask for Allen and say these have been previously ordered for electric fences in the Westcliffe area.) Huchinson-Western is the supplier (303.287.2826 and ask for Matt). Other sources are also available on the internet, such as [www.kencove.com](http://www.kencove.com).

16.2. For livestock fencing less than 10 acres, the following criteria apply:

16.2.1. Corner posts will be pressure treated wood posts that are designed by use of classic Western Rail or Post and Dowell corners or the more typical two-post with a single rail post between them. These will also be diagonally bound by fencing material so that the corners resist pulling and collapsing through applied pressure to keep the fence tight.

16.2.2. Line posts can be T Posts (ugh) but they will be dark green and the typical white tops, some of which are actually reflective, will be painted with a dark green paint to match the rest of the post.

16.2.3. Perimeter fencing wire will be single strand, high tensile wire. Three strands will be required and they will conform to typical DOW suggestions to allow movement of wildlife. This typically calls for the lower strand to be no lower than 18" from the ground so antelope can crawl under, and the upper strand shall be no more than 40" tall so elk and deer can jump over them. All boundary fences, regardless of size, will be electrified using direct wiring or solar panel chargers placed in the least visible location from roads to preclude livestock grazing over fences from the inside and grazing cattle from damaging the fence from the outside. THERE WILL BE NO BARBED WIRE FENCES APPROVED.

16.3. For dog yard and runs, the following criteria apply:

16.3.1. Corner posts will be pressure treated round posts or pressure treated 4x4's. The fence line posts can be pressure treated wooden posts or "T" posts. If "T" posts are used, the top of the posts have to be painted green to match the color of the rest of the post. The fabric will be steel sheep/goat or steel "V" fence or fencing that is loosely woven, narrow-gauge wire with larger rectangles at the top and smaller ones at the bottom. Cyclone fencing isn't allowed. The fabric must be stretched for strength as it is installed. If the owner desires, the fabric may be vinyl coated in a green color. The fence must be regularly maintained and the dog droppings must be periodically removed to prevent offensive odors. The area to be fenced will not exceed one acre.

17. **Fireplaces:** Chimney screens must be installed on all fireplace chimneys to contain embers and safeguard against fires. The chimney screens must be maintained in good condition. Metal flues may be visible for fireplace chimneys. All chimneys may also be encased with brick, stone, or stucco.
18. **Garages:** The ACC encourages owners to locate garages and other outbuildings in an area that best screens the structures from view outside the 35-acre parcel. Garages must be two-car minimum, plus one additional car bay for a fifth bedroom and each additional bedroom. No plumbing (i.e., sinks, toilets, bathtubs, showers, faucets, connections, water supply lines or waste water lines, etc.) is permitted in garages or other outbuildings on a given parcel prior to the construction of a permanent dwelling on that parcel. The rough-in sanitary sewer and piping can be installed, but no fixtures. Further, no rough-in building water or sewer piping can be connected to any associated parcel well or septic system until a permanent dwelling is constructed. This will be subject to periodic inspection by the ACC until the residence is built.
19. **Garage Doors:** Garage doors must be architecturally integrated into the design of the residence/structure. The design, color, and materials must be approved by the ACC. The doors must be of a dark color that blends well with the architectural fabric of the building as well as that of the surrounding environs. Garage doors should be kept closed at all times except to provide ingress and egress. Porte-cocheres are permitted with ACC approval, but not in lieu of a fully enclosed garage.
20. **Horse Maintenance:** Owners with horses must maintain their horses and stables in a first-class manner to avoid malodorous and unsightly conditions.
21. **Landscape Art:** No sculptures, furniture or ornamental objects may be placed on a lot in view of BMR interior roads or other parcels without the written permission of the ACC.
22. **Maintenance of Properties:** All lots must be maintained in neat condition and in a first class manner before, during and after construction of improvements. Original plans and specifications approved by the ACC must be maintained. Any changes exterior changes or changes in use of a structure must be approved by the ACC.
- 22.1.           Densely wooded lots should be maintained in a near-natural state. Diseased limbs, trees and vegetation must be treated or removed to avoid infection of nearby landscapes. The front and side yards of each improved lot must be maintained in a neat condition and in a first-class manner consistent with ACC standards.
23. **Minimum Living Area:** No permanent structure for dwelling purposes shall be built on any Parcel that is less than one thousand two hundred (1,200) square feet of living space, and no Dwelling Unit or other structure shall exceed three (3) stories in height—for Filing 1-3. For Filing 4, no permanent structure for dwelling purposes shall be built on any Parcel that is less than one thousand five hundred (1,500) square feet of living space, and no Dwelling Unit or other structure shall exceed three (3) stores in height. Geodesic domes are not allowed in BMR.
24. **Playground Equipment:** Must be screened from view in a manner acceptable to the ACC.
25. **Mailbox, Address Numeral Design, Gateway Signs, and Gateways:** Entrances, gateways and other fixtures that are visible from interior development roads must be approved by the ACC. These structures must complement the architecture of the residence and are subject to approval of the ACC.
26. **Parking Restrictions:** Owners and their guests are prohibited from parking on BMR interior roads. Therefore, adequate on-site parking for owner family and guests must be designed into their site plan. Parking for events should be coordinated with the POA in order to ensure emergency vehicles can adequately serve every property.

27. **Roofing:** Visible roof structures must have a minimum of 4 to 12 pitch unless otherwise approved by the ACC. Dark colored standing metal, fiberglass, slate, or other noncombustible roofing materials are required. Nonreflective roofing material must be used. Roofing material and color must be approved by the ACC. The color must compliment the architectural fabric of the building as well as that of the surrounding environs. Wooden shingle roofs are prohibited due to the inherent fire hazard to nearby improvements. Vents, skylights and other penetrations are to be situated on the backside of the house, to the maximum extent possible.

27.1. Residences overhang: A minimum of fifteen (15) inches is required for all residences.

27.2. Outbuilding overhang: For all other buildings on the parcel that aren't the residence, twelve (12) inches is required.

28. **Alternate Energy Systems:** Solar photovoltaic and solar systems may be installed in BMR; however, they are to be ground-mounted systems versus roof mounted systems. The ground-mounted systems must also be screened with indigenous trees or shrubs to screen the highest point of the panels. The type of vegetal screening must be compatible with the elevation of the site and the vegetation must be frequently watered for the plants to survive. The panels must be of low reflectance and black in color for the photovoltaic systems. The color of the solar thermal panels must be approved by the ACC before they are installed. Ground source heat pumps are allowed. The ACC recommends coordinating with the chairperson before any system is agreed upon by the owner and builder.

29. **Satellite Dishes and Antennae:** Satellite dishes and antennae must be screened from view from interior BMR and county roads.

30. **Screening:** All utility meters, garbage receptacles, propane tanks, air-conditioning compressors, pool, sauna and similar equipment must be screened from view and protected from animals. Noise from such equipment must be considered to avoid disturbing neighboring Owners. If the structure is to be placed in relatively open space, the Owner should consider installing mature trees to screen the structure from view as much as possible from other Owners. Fast growing shrubs might work in some cases but must be approved by the ACC if used for screening.

31. **Septic System:** A copy of the **certified design** and all approved county permit(s) must be submitted to the ACC prior to construction. Permits required include well, septic and building permits.

32. **Signs:** All signs must be pre-approved by the ACC before being erected. "For Sale" signs must conform to POA standards. An Owner may erect one (1) sign on his Parcel, not exceeding 2' x 3' in area, fastened only to a stake in the ground and extending not more than three (3) feet above the surface of such Parcel advertising the property for sale "For sale" signs aren't allowed to be placed at any of the entrances to BMR.

33. **Stables and Outbuildings:** Stables and outbuildings must be approved by the ACC. Only one outbuilding can be constructed on any parcel prior to the construction of a permanent dwelling. The area footprint of this outbuilding cannot exceed 1400 square feet. Further, the cumulative sum of all outbuilding square footages (including barns, storage, shops, etc.) cannot exceed 90% of the livable area of the dwelling constructed on the parcel. Excluded from this calculation is a single car garage (1400 square feet maximum) with the same exterior finish as the dwelling if such garage was not incorporated into the original dwelling design. Outbuildings of more than 1,400 square feet will generally not be approved by the ACC. No outbuilding of any kind can be used for human occupancy even on a temporary basis since this is not permitted by the CC&R's.

34. **Trash Containment:** During Construction, all trash and debris is to be cleared from the site and placed in metal dumpsters. The dumpsters must be off the BMR interior road and emptied on a

regular basis. Debris that blows or washes onto adjacent properties must be removed immediately or the POA may do so and will charge the cost of removal plus a \$50 service fee to the property Owner.

34.1. During construction, the Owner is responsible to make sure that his/her contractor and subcontractors keep the BMR interior roads clear of materials and debris at all times and that all construction debris is kept in an enclosure or closed container and that any loose construction material is picked up daily. Contractors and owners are not to disconnect the gates without Board approval.

35. **Utilities:** Electrical and other utility lines must be run underground in accordance with Article 6.18 of the CC&R's.

36. **Visual Barriers and Obstructions:** View corridors of mountains, hillsides and other amenities are to be protected to the extent possible.

37. **Windows:** All window frames visible from the BMR interior roads must be of a dark color that blends well with the architectural fabric of the building as well with that of the surrounding environs except as stated in the Exterior Colors section.

38. **Modifications to Design Guidelines.** The Architectural Control Committee of the BMR Property Owner's Association periodically modifies these Design Guidelines and reserves the right to grant variances and impose restrictions beyond those set forth herein.

39. **Consultation.** Before an Owner goes to the time and expense of preparing preliminary plans and specifications for construction of improvements within BMR, Owners are strongly urged to consult informally with members of the ACC to see if their ideas are likely to be viewed favorably.

40. **Gate Code During Construction:** Whenever you have your contractor out to your parcel, please do not give them our general gate code. Please give your contractor the contractor gate code instead. Contact any Board member to obtain the contractor gate code.

## 2 Attachments

1. Address for ACC members
2. Fencing Application

**ATTACHMENT 1**  
**ADDRESS LIST FOR ACC MEMBERS**

**Ms. Pam Gaulding**, Chairperson & Declarant

19 Robledo Dr.  
Dallas, TX 75230

**Mr. Scott Seegers**, PE, Declarant

4305 N. Garfield, Ste. 238  
Midland, TX 79705

**Mr David Kramer**

5460 Westview  
Clarkston, MI 48346

**Mr James Bauer**

40775 N. Hwy 59  
Antioch, IL 60002

	<b>FENCE APPLICATION</b>	
<b>DATE:</b>		
<b>MAIL TO:</b>	Beckwith Mountain Ranch POA, Fence API, PO Box 1618, Westcliffe, CO 81252	
<b>FROM:</b>		
<b>SUBJECT:</b>	<b>Request Approval of Fencing, Parcel Number</b>	

1.

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<Please describe the purpose, design, and colors of the posts and fence fabric to be used. This should include, but not necessarily be limited to the wire fabric dimensions, gauge, and color. Please also attach a sketch of all proposed fence locations to include are being fenced. >

2. This application is consistent with Article 6.15 of the CC&R's.

3. I request your approval for this fence.

Signed

Owner, Parcel # \_\_\_\_\_ Address \_\_\_\_\_



