

**ARCHITECTURAL GUIDELINES**

**Jeremy Ranch Subdivision**

**Plats A, B, 1, 2, 3, 4, & 5**

**Effective, January 13, 1992**

**This guideline supersedes all previous guidelines**

In accordance with the Protective Covenants, the Articles of Incorporation and By-Laws of the Jeremy Ranch Owners Association the architectural control committee of the Jeremy Ranch is responsible to approve all housing plans, specifications and site plans before the commencement of any construction. These guidelines shall be observed in connection with the construction of any dwelling in the Jeremy Ranch Subdivision in Plats A, B, 1, 2, 3, 4 & 5. These guidelines may be amended from time to time. Please check with the architectural committee or the board of trustees for the most recent version of the guidelines.

The guidelines contained herein shall govern the design and construction of all dwelling units in the Jeremy Ranch Subdivision. It is the intent of the Jeremy Ranch Owners Association that all homes located at the Jeremy Ranch will maintain and promote a harmonious and compatible existence with the natural beauty and surroundings of the area, including the considerations of those adjoining landowners. The purposes of this guide is to:

1. Promote a desirable and attractive residential community;
2. Harmonize the residential community with the natural beauty of the surrounding area;
3. Provide specific minimum requirements for housing construction to help achieve the foregoing goals; and
4. Safeguard the property rights of Jeremy Ranch residents and protect and enhance the property values of all lots and homes at Jeremy Ranch.

**APPLICATION**

The following requirements must be complied with before any application can be approved.

1. The builder and the owner must appear before the architectural control committee at the time any plans are submitted for review. Both the builder and the owner must sign an acknowledgement stating they have read, and will comply with all covenants and guidelines and will accept financial responsibility for any costs incurred as a result of failure to build in accordance with the covenants, guidelines and approved plans, including court costs and attorneys fees.
2. An application form provided by the owners association must be completed and signed. No incomplete application will be accepted.
3. A check made payable to Jeremy Ranch Owners Association in the amount of \$50 must accompany any application.

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4. All dues, assessments and costs against the building lot must be paid before plans will be considered for approval.

5. Two copies of the completed plans must be submitted for approval. After approval, one copy will be stamped and returned to the contractor or owner with required restrictions or modifications noted. The other copy will remain the property of the architectural control committee.

6. A scale drawing of the site plan showing location and orientation of the proposed dwelling, general landscaping plan, including location of trees, driveways, walks, yard light, and all other details must accompany the application.

7. A specification sheet must be included showing materials to be used in the construction and the general construction details.

8. Samples of exterior finish materials must be submitted. If this has not been determined at the time of submission, samples must be submitted prior to installation of such materials.

9. The application must include a time frame giving the starting construction date and the approximate completion date.

10. Approval of a plan shall remain valid for six months from the date of approval. If construction has not started within six months, the plans must be resubmitted for approval and will be subject to any changes made in the covenants, or the architectural guidelines during the interim period.

## II MINIMUM DWELLING SIZE

1. The covenants for the various plats contain the specifications for minimum dwelling square footage. If four (4) feet or more of the entire foundation is above the point where landscaping meets the building, then the basement shall be considered a story. A basement shall not be considered in determining the square footage. For a level to be considered a "ground floor" the level must be at street level and totally visible above ground from the street providing principle access to the dwelling.

2. A building "footprint" shall be defined as the ground area within the perimeter of the foundation of the building. No dwelling shall be permitted that does not present at least a sixty (60) foot frontage to the street which provides access to the lot. In calculating frontage, the garage front may be included.

## III SURVEY

1. A certified survey must be submitted to the Architectural Control Committee prior to excavation or construction. All lot corners must be visibly staked. Said survey shall include a clear specification of the height at the top of the foundation measured from any one of the survey markers on the street access side of the home. 8



#### IV ROOF/ROOFING MATERIAL

1. The principle roof over each dwelling shall maintain at least a four-to-twelve pitch. Wood shake shingles, architectural grade asphalt shingles, having at least a 30 year guarantee, may be used. Any other roofing materials must be approved by the Architectural Control Committee prior to installation. Asphalt shingles must meet or exceed the specifications of the GAF "Timberline" series with an approximate weight of 290 pounds. Three tab shingles are prohibited. See the architectural committee for the list of approved manufacturers.

#### V FENCING

1. Prior to the installation of any fencing on any property, a site plan showing the proposed location of such fencing and the landscaping which will be used to screen it must be submitted to, and approved by, the architectural control committee.

2. No fence shall exceed four feet in height from the level of the ground to the top of the tallest fence post. Fences shall be installed at least thirty-six inches inside the lot lines (except as to golf course lots discussed separately). "No Hedge, Wall or Fence shall be erected, placed, altered or permitted to remain on any lot closer to the front street than the front of the residential structure on said lot or, where said fence or wall is located along the boundary line between two adjoining lots, it shall not be closer to the front street than the front of whichever residence structure on the adjoining two lots is nearest the street". (This language is quoted exactly from the covenants) The fence owner shall be responsible for maintaining the land area between the fence line and the lot line. Failure to adequately maintain the landscaping in this area, as described in paragraph # 5, below, will result in the requirement that the owner remove the fence.

3. Fences may be constructed of wood, stone, brick or metal chain link materials, subject to approval by the architectural control committee. If chain link fencing is used, all fencing material (fence posts, and fencing mesh, as well as gates) must be covered with vinyl material (black, brown or dark green).

4. Fences proposed for lots where any portion of the lot abuts the golf course shall require detailed evaluation by, and the approval of the architectural control committee and the board of trustees. In addition to the setbacks described in paragraph 2, above, no fence shall be erected nearer than 24 feet from the back lot line. Fences on any lot abutting the golf course shall only be permitted where the lot owner can demonstrate, to the satisfaction of the trustees, a clear and convincing need for the fence. Containing pets and children or keeping out golfers is not sufficient. A fence will not be allowed if there is any feasible alternative.

5. Immediately upon completion of the approved fence installation, vegetation shall be planted in the area between the fence line and the lot line. Such vegetation, at the time of installation, shall be of sufficient height and density that it completely covers and screens 70% of the fence. The owner of the fence shall be responsible for the maintenance and care of all vegetation. Non-compliance with this planting and maintenance requirement will result in the removal, at the owners expense, of the fence. The intent of the landscaping is to screen the fence from the adjoining lots. ☺

## **VI LANDSCAPING**

1. All lots shall be landscaped, with lawn, trees and shrubs, so as to be visually attractive and harmonious with neighboring property. Each lot owner shall install an underground sprinkling system for the purpose of providing adequate water to maintain all lawn and vegetation areas.
2. Each lot is to be graded and landscaped in a manner that will keep water runoff from adversely affecting adjoining properties.
3. Each newly landscaped yard shall, at a minimum, have five trees with each tree having a height of at least five feet. All landscaping for owner occupied homes must be completed within three months of occupancy, or completion of the residence. For homes completed or occupied, whichever comes first, after August 31st, the owner will have until July 31st of the next calendar year to complete the landscaping. Landscaping is not deemed complete until the front, back and side yards are landscaped.
4. Houses built for speculation must be landscaped, as described in paragraph # 3, above, including sprinkling system, within 60 days of completion. If the home is completed after August 31st, the builder will have until June 30th of the following calendar year to complete the landscaping. The builder shall guarantee in writing that the landscaping will be completed within the required time before any plans for such a house will be approved. A house shall be considered to be built for speculation if it is held out for sale by a listing agent or by the owner within 60 days of completion, whether the owner occupies the home or not.

## **VII SATELLITE DISH**

1. No satellite dish larger than 10 feet in diameter or higher than fifteen feet will be allowed. Any satellite dish shall be of a non-reflective material and color. It should be placed in the most unobtrusive location on the lot.
2. Transmitting antennas of any type are prohibited in the subdivision.

## **VIII EXTERIOR YARD LIGHT**

1. Each dwelling shall have at least one exterior front yard light installed and in operation at the time of occupancy.

## **IX ARCHITECTURAL DESIGN**

1. Strictly rectangular or square structures shall not be permitted. English Tudor, French Chateau, A-Frames, Victorian, and Colonial homes are strongly discouraged as they are not harmonious with the mountain setting and the overall theme of the Jeremy Ranch. Mansard Roofs and Geodesic domes are prohibited. 8



2. No house plan may be built more than once in any one plat in the subdivision. No two houses may have substantially identical exterior anyplace in the subdivision.

3. No home shall be permitted that is not compatible and in harmony with existing homes and the natural beauty of the land surrounding the subdivision. The design of the home must be compatible with the lot upon which it is being built, not to be placed too high or too low on the lot as to cause problems with the adjoining lots.

#### X GARAGES / DRIVEWAYS

1. Each dwelling constructed in the subdivision shall have an attached garage which is sized to handle not less than two nor more than four conventionally sized vehicles. Every garage shall be serviced by a driveway which shall be of sufficient width as to park two vehicles side by side.

2. The driveway on any lot must be constructed of concrete, asphalt, or comparable materials and placed on properly compacted earth. No dirt or gravel driveways will be permitted.

3. All construction work related to the installation of a driveway must be completed prior to, or simultaneously with, the occupancy of the dwelling. It is the homeowners responsibility to keep driveways in reasonable repair.

4. Driveways must be of a sufficiently gentle slope so they are not a hazard to the neighboring homes, yards, persons, or vehicles on the street. They must be constructed in such a way that they cause no problem related to snow removal or water run-off for the homeowner, neighbors, adjoining properties or the county road department.

#### XI HEIGHT LIMIT

1. As measured from the vertical distance from the average natural grade, at the center point of the front setback line, to a point midway between the lowest part of the eaves or cornice and the ridge of a hip or gable roof, no dwelling shall be erected to a height of less than sixteen feet nor more than thirty feet. The ridge of a gable, hip, gambrel, or similarly pitched roof may extend up to three feet above the specified maximum height limit. This area over the specified maximum height limit shall not contain any habitable living spaces.

2. We determine the average natural grade to mean: The average elevation of the existing surface, as measured from the left and right elevation of the proposed structure at the front setback, of the land prior to commencement of construction of any improvements proposed or any previous site disturbance. Average natural grade, when not readily established due to prior modifications in terrain, shall be fixed by reference elevations and slopes at points where the prior disturbance appears to meet the undisturbed portions of the subject property or the adjacent property's undisturbed grade.

3. The estimated natural finished grade shall tie into the elevation and slopes of adjoining properties without creating a need for retaining walls, or abrupt differences in the visual slope and elevation of the land; and not change the direction or flow of run-off water so as to adversely affect any adjoining property.

## **XII SETBACKS FOR DWELLINGS**

1. For the purpose of determining setback distances, open porches, eaves, and steps shall not be considered to be part of the dwelling unit. The Summit County setback requirements are as follows;

**FRONT:** 30 feet from the property lot line or road easement line or 55 feet from center line of the road, whichever is greater.

**SIDE STREET:** 30 feet from the property lot line or road easement line or 55 feet from center line of the road, whichever is greater.

**SIDE YARD:** 12 feet from the side property line.

**REAR LINE:** 24 feet from the rear lot line on all interior lots and 12 feet on all exterior lots.

**\*\*\* NOTE \*\*\* Do not confuse the back of the curb with your property line.**

## **XIII EXTERIOR MATERIALS**

1. All exterior materials shall be new and, except for the roof, shall be made of natural wood, stone, brick, used brick or stucco. The use of aluminum or vinyl siding, plywood, T-111, pressed board, cinder block, and similar types of siding as exterior finishing materials are prohibited. Aluminum may be used on soffits and fascia but must conform to the colors set forth in paragraph # 2, below.

2. The color of all stains or paints on exterior surfaces, including flashing, roof gutters, soffits, fascia or other metal roof materials, shall be of earth tone colors (light beige, through dark browns, grays and some shades of green). White is discouraged. Navy blue, black, red or any other bright colors are prohibited on either siding or trim. All siding materials and colors must be approved by the Architectural Control Committee prior to application. In the event the owner or contractor fails to submit to said committee color samples prior to application, said owner or contractor shall be solely responsible for any non-compliance, and costs of removal.

3. Wood windows and exterior patio and sliding doors are recommended and if used shall meet or exceed the following guidelines. Doors and windows must have a permanent exterior finish such as vinyl or aluminum clad finish and meet the Jeremy Ranch color guidelines.

(a. Total unit value: R value = 3.0 / U value = .30



- (b. Maximum air infiltration / .3 CFM at 1.56 psf (25 mph)
- (c. Ultra Violet reflection / minimum of 60 %.
- (d. % of humidity when condensation / .50 %.
- (e. Minimum STC rating / .28.
- (f. There shall be no condensation channels from inside to exterior of window.
- (g. Glazing (glass) shall have a 10 year minimum warranty.
- (h. Exterior cladding shall have a 10 year minimum warranty.
- (i. Before any window or door manufacturer, not on the approved list, can be used the contractor and or owner must submit samples and specifications, along with a copy of the laboratory test used to determine compliance.

4. Aluminum and vinyl windows, and sliding glass doors may be acceptable if they meet or exceed the following specification:

- (a. Must have a U-factor of .40 or less.
- (b. Aluminum framed windows must be triple-glazed and thermal broken. (Vinyl framed windows do not need to be triple glazed or thermal broken).
- (c. Must have a testing report by a nationally accredited testing lab. (No ASHRAE calculations will be allowed).
- (d. Must meet the Jeremy Ranch color guidelines.
- (e. Must meet or exceed the specifications of AMSCO series # V-10 or V-30 for vinyl windows and AMSCO series # 703 for aluminum windows.
- (f. Aluminum doors must meet or exceed the specifications of AMSCO series # 1125.
- (g. Before any window or door not on the approved list can be used the contractor must submit samples and specifications, along with a copy of the laboratory test used to determine compliance.

5. Screen and storm doors must conform to the colors set forth in paragraph # 2, above.

7. The intent of these requirements is to insure that all windows and doors used will be of a type and quality suitable for weather conditions typically experienced at Jeremy Ranch. Contact the architectural committee for a list of approved manufacturers and styles.

#### **XIV CONSTRUCTION**

1. All exterior wall framing of the building shall be a minimum of 2" x 6" studs and shall be 16 inches on center or less and shall be insulated to at least R-19.

2. Homes shall be designed to be energy efficient. Passive solar designs are encouraged.

3. All garages are to be insulated to R-19. Non-solid core garage doors must be insulated and shall be of a type and quality suitable for weather conditions typically experienced at Jeremy Ranch, as determined by the architectural control committee and must conform to the colors set forth in Section XII, paragraph # 2, above.

## **XV FOOTING / FOUNDATION INSPECTION**

1. Upon completion of the excavation for and the pouring of footings, the owner or contractor shall arrange to have the footings inspected by a member of the architectural control committee. The architectural control committee will determine compliance with all setback requirements, conformity with the site plan and the height of the top of the foundation wall as shown on the approved drawings. Any setback violations or changes from the approved plans must be corrected prior to the pouring of any concrete foundation walls or the setting of any block foundation walls.
2. Wood foundations are prohibited.

## **XVI MATERIALS ON SITE**

1. Prior to the start of construction, a dumpster must be placed on the building lot for all refuse accumulated from the construction project. Open trailers as a substitute for dumpsters are prohibited. Dumpsters must not be placed on the street.
2. A chemical toilet shall be placed on site, for the use of construction workers, no later than the time any work is begun. Once sewer and water are connected the builder/owner is encouraged to install a toilet inside the building at which time the chemical toilet must be removed.
3. During the period of construction of any dwelling, no materials may be stored on any roadway or in any easement areas. No material which may represent a safety hazard to the general public may be stored on site.
4. During construction the owner or contractor shall take all necessary actions to insure that the roadway areas are kept clean of debris, mud, and rock.
5. The builder may, with written approval from an adjoining property owner, place the dumpster on that adjoining property. However the builder must insure that the natural terrain on connecting properties is neither defaced or changed and must agree to repair, replace and/or make restitution to any property damaged.

## **XVII VARIANCES**

1. Where circumstances require, the board of trustees may, by unanimous vote of its members, allow reasonable variances to any of these provisions. In order to obtain a variance the owner must clearly demonstrate that the purposes of these guidelines shall not be circumvented through the granting of such a variance. In the event that a lot owner requests a variance and a dwelling or dwellings already exist on any lots which will be affected by said variance, the architectural control committee must inform such dwelling owners of the pending variance request and receive the consent of such dwelling owners prior to granting of any such variance. Any request for variances must be submitted, in writing, to the architectural control committee, along with any manufacturers technical data available that is applicable to your request.
2. No exterior changes from the approved plan will be allowed without resubmission of plans.



**XVIII OCCUPANCY**

1. The owner must receive a final inspection and a certificate of occupancy from Summit County before moving into the new house.
2. Neither the builder nor the owner may live in the house or any temporary structure placed on or near the property during the construction of the home.

**XIX GENERAL**

1. Homeowners are required to keep their property properly maintained at all times.
2. Location of any storage or utility buildings, dog runs, garbage or refuse containers, air conditioning equipment, laundry lines, utility lines, etc., must be placed at the side or rear of the dwelling and located so as not to be conspicuous from the front street or the golf course.
3. No vehicles, including, but not limited to, automobiles, trucks, or any type of recreational vehicle (boats, trailers, snowmobiles, motor homes, etc.) shall be parked on any portion of the street. All vehicles must be stored in a reasonable manner on a paved parking pad separate from the main driveway.
4. Lot owners and/or builders are encouraged to consult with the Committee during the design, planning and actual construction phases of any home in order to answer questions and otherwise avoid problems. Lot owners are also encouraged to review applicable Covenants, Conditions and Restrictions pertaining to their lot.
5. Remodeling, including exterior painting, must conform to all of these guidelines. Construction of any exterior additions to an existing home must be approved in advance by the architectural control committee, in accordance with these guidelines.
6. These guidelines are intended to be the minimum building requirements at Jeremy Ranch. As new products and materials become available, that meet or exceed these requirements, they may be acceptable. (See "Variances", Section XVII)

Approved by the Board of Trustees of the Jeremy Ranch Owners Association, and recorded with the Summit County Recorders office this 13 day of January, 1992

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