

TIMBERDALE RANCH OWNER'S ASSOCIATION
ARCHITECTURAL STANDARDS
& RULES
(Approved 5/16/2020)

BACKGROUND

Architectural Standards Committee

Pursuant to authority set forth in Section G of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Timberdale Ranch, an Architectural Standards Committee (ASC) consisting of no less than three (3) resident property owners is appointed and supervised by the Board of Directors of the Timberdale Ranch Owners' Association.

Architectural Standards

The Board of Directors of the Timberdale Ranch Owner's Association, hereby adopts the following Standards and Rules governing the type of buildings, construction materials and similar matters as provided in Section G of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Timberdale Ranch. The Standards and Rules herein are general in nature and are intended to serve as guidelines in the architectural review of proposed buildings, structures, grading and landscaping in Timberdale Ranch. These Standards and Rules may be amended or changed from time to time by the Architectural Standards Committee with the approval of the Board of Directors of the Timberdale Ranch Owner's Association.

La Plata County Codes

All construction shall conform to La Plata County building and land use codes. The owner is responsible for obtaining necessary permits and complying with such regulations. Permits must be obtained prior to beginning construction. The committee review shall not constitute, directly or indirectly, a determination that the proposed structure complies with such regulations.

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OVERVIEW

All site development and construction projects must be consistent with all clauses and articles contained in the TROA Protective Covenants whether or not they are further specified within these Architectural Standards and Rules.

The following process, guidelines and checklist have been developed to help homeowners navigate the process of building a home and performing additional improvement projects within Timberdale Ranch.

Section 1 contains the process for obtaining approval from the ASC for ANY building project which has one or more of the following characteristics:

1. Any new structure, roofed or not;
2. Any site work which alters the drainage on your lot or potentially surrounding lots;
3. Any trenching which crosses roads or neighboring lots;
4. Any remodel which increases the square footage of the original structure.

Section 2 lists the ASC Standards. Please review these carefully and discuss any questions you have with a member of the Committee.

Section 3 lists the ASC Project Rules for homeowners to use to ensure that all the correct steps are taken to ensure compliance with the Architectural Rules for Timberdale.

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SECTION 1: ASC APPROVAL PROCESS

1. Read this document thoroughly. Also read the applicable sections in the Declarations of Protective Covenants. The Covenants regarding architecture and land use referenced herein are cited as Section F Use of Lots.
2. Once you begin planning your project, call the Architectural Standards Committee Chairperson (listed on our website at <http://timberdaleranch.org>).
3. Before completing your plans with your architect or builder, contact the ASC Chairperson and review the ASC requirements for your project.
4. Submit two copies of your plans along with a completed Request for Approval – Architectural Standards Committee form to the chairperson. The following must be included;
 - a. Name, mailing address, lot number and address, email and telephone number;
 - b. Contractor name;
 - c. Site plat and building plans and specifications. The site plat should show location of septic systems, propane or gasoline tanks and necessary fencing or landscaping. A general drawing or plan showing the nature, kind, shape, size, height, type of exterior materials, and location of the structure and driveway access thereto. It is not required that such submittal be prepared by an architect or an engineer; however, the submittal shall be sufficient to enable the Committee to review the proposed structure for general compliance with these Standards and Rules;
 - d. Building timeline and, if you expect to live on site during construction, your plan for temporary housing.

TIMBERDALE RANCH OWNER'S ASSOCIATION
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& RULES
(Approved 5/16/2020)

5. Allow a minimum of 30 days between your submittal to the ASC and a response to the submittal. Your approval or a list of items requiring attention will be provided as soon as possible, but no later than 30 days after submittal. Submitted plans will be retained by TROA for future reference. Plans approved by the Building Department will be available for homeowners to review at the La Plata County Planning Department.

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SECTION 2: ARCHITECTURAL STANDARDS

1. **TRENCHING** – Trenching for underground power or other lines across common property (roads and common areas) or neighbors' driveways shall be discussed and agreed with the ASC and affected neighbors before commencement of such work. If substantial trenching is required, the property owner will need to post a bond with TROA to ensure all roads or driveways are restored to their previous condition within 90 days of completion of utility work. The bond will be returned immediately upon inspection and approval of the affected area by the Architectural Standards Committee.
2. **ACCESS TO ROADS** - Lot owners shall be responsible for constructing the driveway connecting their lot to the Timberdale Ranch roads, as approved by the Architectural Review Committee. Driveways connecting to Timberdale Ranch shall be designed and maintained by the owner to allow drainage to prevent road damage.
3. **GRADING** - Approval of grading of the land surface shall be conditioned upon appropriate drainage facilities, including culverts to be installed at the applicant's expense.
4. **EXTERIOR LIGHTING** – All outdoor lighting shall be hooded or screened as to direct the source of the light downward and focus onto the property from which it originates and shall not reflect against any adjacent residential property. Security motion detector lighting is allowed and shall be top and side shielded to prevent light pattern from shining onto adjacent property or roadways. Dusk to dawn lighting is not allowed.
5. **FIRE WISE** - It is strongly recommended that home owners consider the use of fire-resistant materials and design elements in their home construction. In addition, activities such as clearing/thinning around residences, removal of ladder fuels that enable a ground fire to escalate into the forest crown, and the use of non-combustible material adjacent to houses, are encouraged.

TIMBERDALE RANCH OWNER'S ASSOCIATION
ARCHITECTURAL STANDARDS
& RULES
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SECTION 3: PROJECT RULES

1. **PROJECT COMPLETION TIMELINE** - All projects, whether initial construction or improvements, shall be managed diligently such that the exterior work shall be entirely completed one year after commencement of construction.
2. **TEMPORARY HOUSING/STRUCTURES** - If a temporary structure is desired, you must first have approved house plans before that structure can be built or installed. This approval will include an agreed upon time period to both finish the permanent house and remove the temporary structure. Modular homes, mobile homes, trailers, RV's, teepees or yurts will be allowed for temporary housing, during construction only, for a period no longer than 1 year.
3. **STORAGE CONTAINERS** - One portable storage container, such as a Zircon unit, shipping containers or the like, may be placed on the property for one twelve-month period during home construction. Extensions may be approved if home is still under construction after 1 year and if the temporary structures are maintained in a neat and acceptable way to their immediate surrounding neighbors.
4. **MAINTENANCE OF CONSTRUCTION SITE** -
 - a. No aspect of construction shall at any time impede, obstruct or interfere with pedestrian or vehicular traffic. No materials shall be placed or stored upon a home site more than thirty days (30) before commencement of construction or more than thirty (30) days following completion of construction as determined by the Committee. Material storage must be confined to the lot on which construction is occurring. This means that all building material, sand, gravel, topsoil, fill material, construction equipment, vehicles and any other components used in the development of the lot must be stored on the indicated lot. An adequate trash receptacle shall be in place on the lot before construction begins. The lot shall be kept neat and orderly.
 - b. During any construction, the site shall be cleaned up daily and shall be maintained free of trash. The Owner shall be responsible to clean up wind-blown debris both on and off the

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ARCHITECTURAL STANDARDS
& RULES
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premises. No construction materials may be stored on any portion of a street at any time.

- c. Each construction site shall have a chemical toilet placed in a location as inconspicuous as possible. Toilets must be staked/anchored in place.
- d. All waste material, including excess concrete, must be disposed of on the lot where construction is taking place. Concrete suppliers are not allowed to wash out their trucks anywhere other than on the lot the concrete delivery was made.
- e. Lot owner is responsible for any damage occurring outside the boundaries of the indicated lot caused by his/her employees, contractors, subcontractors, agents, and/or suppliers in the course of developing the owner's lot.
- f. No burning of construction debris is allowed. All construction debris must be taken to a certified landfill.
- g. Dogs belonging to lot owner's employees, contractors, subcontractors, agents, and/or suppliers must be under control at all times.