

Lots 1-36; Cloud Peak Ranch Seventeenth Filing

**Architectural Control
Handbook with Design
Guidelines**

March 1, 2018

Requirements are Subject to Change

These Guidelines are published to assist Owners and Builders in complying with the Covenant provisions for Cloud Peak Ranch Lots 1-36; Cloud Peak Ranch Seventeenth Filing, and to encourage all residential construction to be completed in conformity with the provisions for architectural control. These are guidelines only and the Architectural Review Committee (ARC) does have final approval authority for the plans submitted. Individual items may be waived or other requirements added to produce an acceptable outcome or may be varied by location and lot to enhance compatibility. Failure to abide by these provisions may result in liens, assessments, or both.

1) **PURPOSE:** All plans submitted to the ARC will be evaluated by the Developer and approval will be based upon conformance with the submittal requirements, architectural standards, and the construction regulations described herein. The intent of the review process is to ensure that each home has individual design quality and integrity while remaining compatible with the overall neighborhood.

2) **ARCHITECTURAL REVIEW REQUIREMENTS**

- A. The items shown on the attached Submittal Checklist for Architectural Control must be submitted and ARC Approval received prior to any construction activity.
- B. A \$2,000 deposit payable to the **Sheridan Cloud Peak Ranch Home Owners Association** will be collected with each Owners ARC submittal. This deposit will be held for architectural control and construction compliance. It is the intent of the Developer to maintain high standards of cleanliness and compliance throughout the build-out period. When construction has been completed and landscaping installed, the deposit will be refunded, without interest. However, if, in the sole judgment of the Association, there is not compliance with the stated requirements, the Association may take actions to maintain lots, install fencing, remove trash, etc. from any lot not adequately maintained or properly kept with any costs for such actions being debited against the deposit and assessed to the Owner if over and above the referenced deposit.
- C. Although preliminary submittals are not required, they are encouraged. The ARC will review any Builder's or Owner's plans, sketches or conceptual drawings at any stage before final submittal. This process should help Owners avoid the expense and frustration of a possible ARC Disapproval of a formal submittal.

A separate and additional fee of \$250, payable to **Cloud Peak Ranch LLC** for the initial ARC/Architect review must be submitted with the site plan and construction drawings (or with conceptual sketches if a preliminary review is desired). This fee will allow for one review by the ARC with redline responses, and one re-submittal and response. Additional re-submittals will require another \$150 fee per submittal. The ARC will provide a written response within 30 working days after submittal. Final approval of plans is valid for twelve (12) months. Construction must begin within this period or, if not, plans must be re-submitted and reviewed again, as if they had not been submitted or reviewed before. The above referenced \$250 fee shall accompany this re-submittal. (NOTE: The ARC may adjust the fee schedule for submittals and review at any time.)

SUBMITTAL CHECKLIST FOR ARCHITECTURAL CONTROL

3) SUBMITTAL REQUIREMENTS

Before construction begins each Owner must submit the following items for review by the ARC and all submittals are to be clearly marked with the Owners name and phone number, mailing address, lot number and address. Email Submittals require only 1 copy of each:

- A) Site Plan (2 copies) which indicate the following:
1. Building locations (dimensioned from all property lines)
 2. Setbacks and easements
 3. All driveways, decks, pads, sidewalks, etc., locations & size
 4. Utilities connections
 5. Grading and drainage plan illustrated with **arrows showing direction of drainage**
 6. Top of wall elevations for house, garage, and all step downs
 7. Elevations of all corners of each lot
 8. Top of finish floor elevation (main floor).
- B) Construction Drawings (2 sets – one will be returned to you) indicating:
1. Exterior elevations, all sides
 2. Indications of exterior materials with front percentages calculated and shown
 3. Exterior details including chimneys, exterior stairs, decks, railings and columns
 4. Roof pitches
 5. Building height measured from where driveway meets top of curb

C) Colors and Exterior Finishes:

1. Color brochure of exterior finishes and paint colors on 8 ½ x 11 format
2. Color brochure of roof selection with specifications and warranty details

D) Landscape and Fencing Plans (2 sets – one will be returned to you)

1. Site plan showing location and type of trees and shrubs; fencing; grass; rock; berms; fountains or ponds; terracing; retaining walls; decorative features; lighting; etc. Please indicate whether or not you will have a fence (see attached fence detail) and if wire will be attached to the fence for pets. Also attach a copy of any privacy screen fences that are specific to your lot so that there is no confusion as to criteria.

E) Additional Improvements:

1. Any other anticipated items such as dog runs, storage areas, etc. Additional construction to a home or landscaping after completion of an approved site must be submitted to ARC for approval prior to initiating such changes or additions.

F) Review Fees:

1. \$250 fee payable to Cloud Peak Ranch LLC (See Item 2C)
2. \$1000 deposit payable to Cloud Peak Ranch HOA (See Item 2B)

G) Soils Reports:

1. Soils Investigative Reports are not required for each lot but are highly recommended for the protection of the homeowner.

4) **BUILDING CODE:** All residential structures must conform to the applicable building code of the City of Sheridan. Approval by the ARC of plans submitted to them does not imply compliance with any building code or ordinances. The Owner and or Builder shall be required to obtain a building permit from the City of Sheridan and obtain the necessary inspections for a Certificate of Occupancy.

ARCHITECTURAL STANDARDS:

1) **DIVERSITY OF STYLES:** It is the intent of the ARC to ensure that each home is compatible with the neighborhood as a whole, while encouraging individuality of style.

2) **MINIMUM SQUARE FOOTAGE:** Unless otherwise approved by the ARC in this sole discretion, no dwelling may be erected unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out-buildings is at least:

Dwelling Style	Minimum Square Footage
Ranch (under 10,000 sq ft lot)	1500 Square Feet
Ranch (10,000 sq ft and over lot)	1700 Square Feet
2 Story (under 10,000 sq ft lot)	1800 Square Feet
2 Story (10,000 sq ft and over lot)	2000 Square Feet

3) BUILDING LOCATION, BUILDING ENVELOPES, AND GARAGES:

All lots are subject to specific setback requirements as follows:

1. Minimum front yard setback is 25' from front property line
2. Minimum back yard setback is 20' from rear property line
3. Minimum side yard setback is 5' from side property lines for all lots that are under 10,000 square feet; for all lots that are 10,000 square feet and greater the side yard set back is 7' from property lines.
4. Garages are encouraged to be side loading or recessed behind front of the house. Any front-loading garage that protrudes beyond any portion of the front of the house shall not protrude in excess of 12 feet beyond the furthest front portion of the house. In addition, protruding front-loading, garages shall increase the amount of brick or masonry to the largest extent possible excluding the area directly over the header of the garage door or doors and/or upgrade the garage door(s). Gable ends over protruding garages shall be treated to avoid large expanses of like materials (excluding masonry) by stepping back the gable, hipping the roof, eyebrow returns, mixing materials and colors, or other treatments acceptable to the ARC. The foundation shall be required to step either forward or back a minimum of 2' for garages that have more than 2 stalls (not doors but stalls). There shall not be any garages that have 3 stalls in one single plane on the residence.

5. For corner lots with frontage along two road rights-of-way, or lots of irregular shape, The City Of Sheridan may assign the rear setback designation to a property boundary based upon the lot's configuration: the Owner (or their agent) shall bear the responsibility for contacting the City to confirm the rear setback determination for such a lot prior to preparation of a site plan.

The ARC will discourage the location of driveways being located back to back on neighboring lots. The first property approved may determine whether the adjacent lots are right or left handed garages. In those cases where back-to-back driveways are unavoidable, additional setback from side property lines may be required along with enhanced landscaping to buffer the adjacent drives. Driveways shall not exceed 22' at the curb.

4) **EXTERIOR ELEVATIONS:**

1. Exterior Finish
30% minimum of entire front elevation to be masonry or stucco, with 2' full vertical corner wraps minimum. Stucco must be upgraded design with built-out windows and detailing. Brick or stone is encouraged on front elevations. Rear and side elevations should also include architectural enhancements.
2. Siding
Hardboard siding – painted minimum or equivalent. 8" maximum reveal. Vertical siding is only acceptable as an accent or if it is complimentary to specific styles. Steel siding – must be approved by ARC, must conform to ASTM Designation A-653/A6533M and A-924, minimum 29 gauge. Only 4" and 5" profiles are allowed. Cement impregnated siding is acceptable.
3. Corner boards
1x6 battons minimum
4. Fascia & Soffits

- Minimum 8" fascia with bird box corners; minimum 12" soffits
5. Windows
1" x 4" minimum window surround
 6. Overhang
Minimum 12"

 7. Roof Slope
5/12 pitch minimum; 12/12 pitch maximum
(Predominant roofs) if less than 5/12 pitch
Overhangs must be increased by 1 foot per 1 inch decrease
(i.e. 4/12 pitch = 24" overhang)
 8. Vents, Pipes, Chimney Caps
To be located on roof slope away from street whenever possible and shall be painted to match the roof color when ever possible.
 9. Antennas and Satellite Dishes
Antennas and traditional large diameter (4 feet and larger) satellite dishes are not allowed. 18 inch diameter television dishes are acceptable provided they are situated in a non-obtrusive location such as a niche in a building wall or behind a privacy wall. The ARC shall review the dish and or equipment locations to verify they are sufficiently concealed or screened as best as possible.
- 5) **COLORS:** Color selection sheets showing body and trim paint and exterior masonry selection must be approved by ARC before installation. All exterior railing, wood, trim must be painted or stained.

- 6) **ROOFING:** A Minimum of **40 year** heavy textured, shadow composition shingle in **Driftwood color**; OR tile or slate which has been approved ARC. Metal roofs or cement tile may be approved if necessary to the architectural style of the home and are of a natural color. Standard composition shingles are not acceptable. Spanish style, barrel tile will not be accepted. Flat roofs or southwest style is not acceptable.

- 7) **HEIGHT:** 35' maximum from where driveway meets top of curb

- 8) **TOP OF WALL:** Minimum elevation of 12" above highest corner of the lot, a maximum of 42" above lowest corner of the lot

- 9) **FENCING:** See Fence Detail document for specific requirements (attached)
 Attached wire will be allowed for lot owners that have pets (see attached detail)
 Fencing shall be treated with an oil or stain, color to be determined by the ARC.
 Solid screen wall privacy fences will be allowed around patios and decks as long as they are not visible from the front of the house. Such privacy fences will be reviewed on a per occurrence basis but are encouraged to blend with the materials of the residence or be of earth tone colors.

- 10) **LANDSCAPING:** All lots must have a detailed landscaping plan approved by ARC before installation. Plans to be submitted with dwelling plans or not later than 30 days after the earlier of the completion of construction or certificate of occupancy. Grass seeding or sod to be installed within 30 days on all homes completed between May 1 and September 1 of any year. Homes completed after September 1st must have grass by next July 1st. Construction Deposit will not be released unless landscaping has been fully installed according to the schedule above. All tree locations shall be reviewed by the ARC as to not obstruct the primary views of any neighbors. The intention of the approval process is to encourage an open feel between lots.

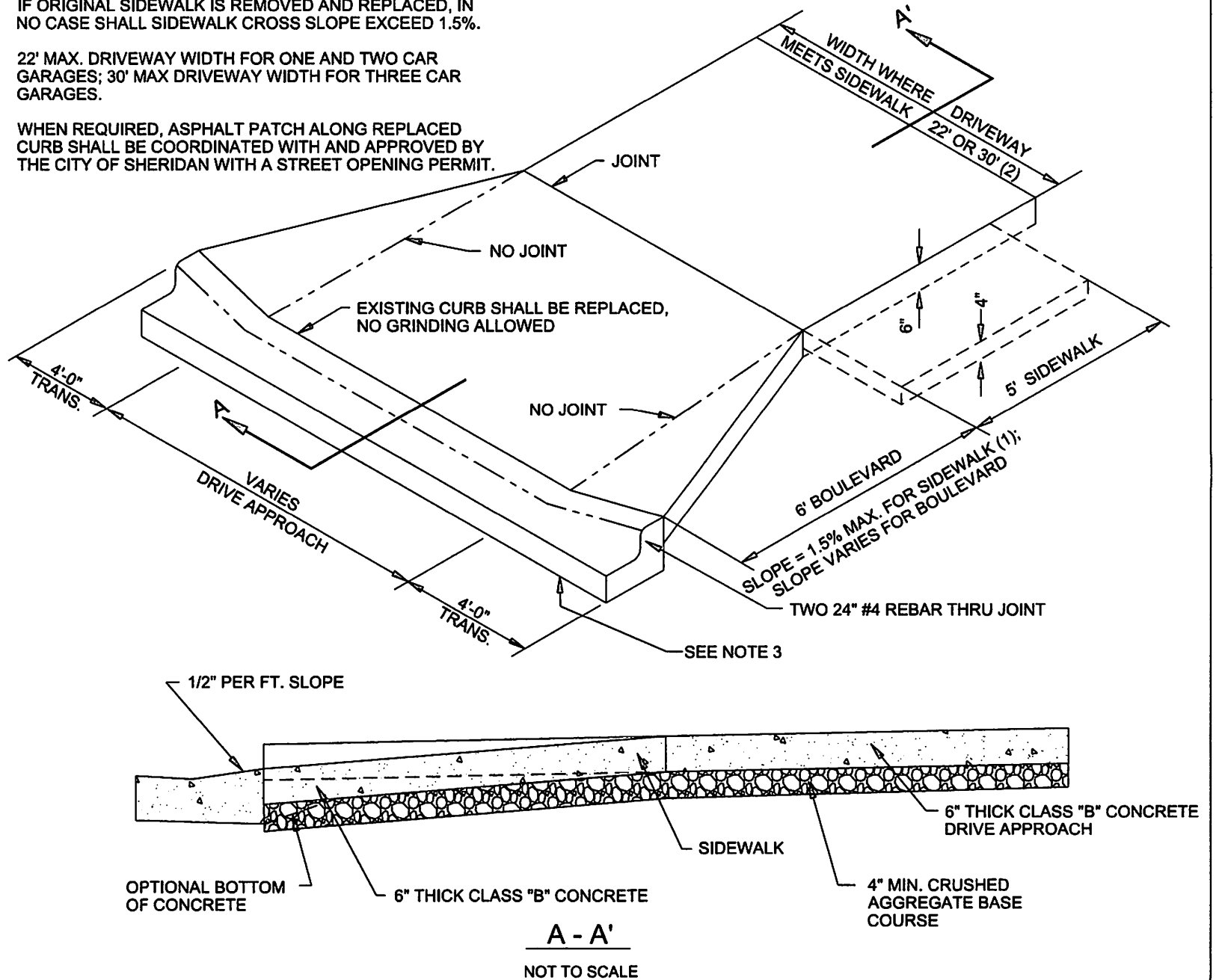
- 11) **CONSTRUCTION MAINTENANCE:** All owners are responsible for maintaining their lots by controlling weeds and trash. Each lot should have its own temporary power, trash container, and portable toilet, unless several owners have agreed to share these facilities.

- 12) **DECKS & COVERED PATIO'S:** Any elevated deck or support post for covered patio roof shall require a masonry component, i.e. columns, posts or a covered deck using same roofing materials as house.

DRIVEWAY REQUIREMENTS
FOR CLOUD PEAK RANCH

NOTES:

1. IF ORIGINAL SIDEWALK IS REMOVED AND REPLACED, IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 1.5%.
2. 22' MAX. DRIVEWAY WIDTH FOR ONE AND TWO CAR GARAGES; 30' MAX DRIVEWAY WIDTH FOR THREE CAR GARAGES.
3. WHEN REQUIRED, ASPHALT PATCH ALONG REPLACED CURB SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF SHERIDAN WITH A STREET OPENING PERMIT.



AUGUST 2014

CLOUD PEAK RANCH
HOMEOWNER'S
ASSOCIATION

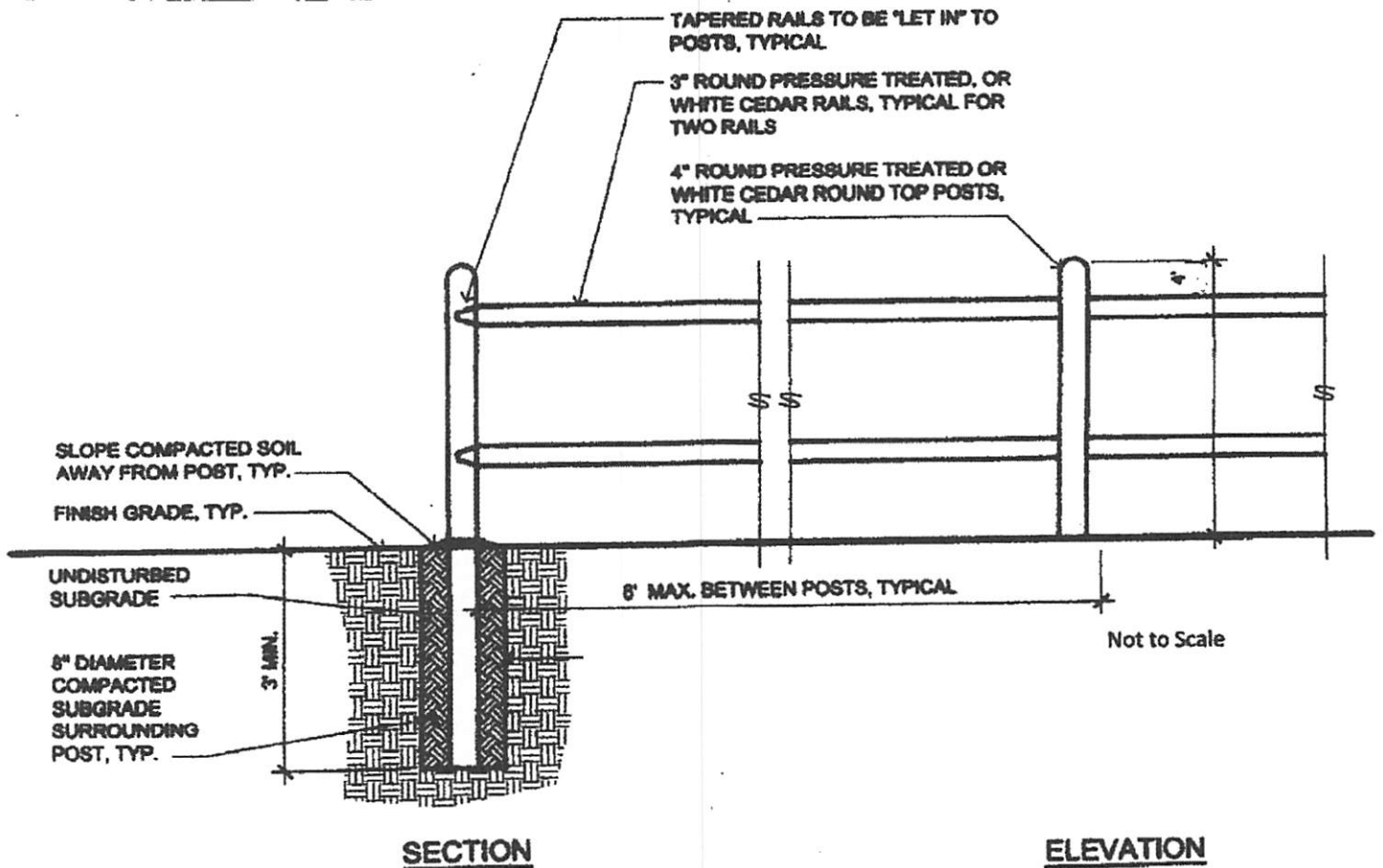


THE RIDGE

AT CLOUD PEAK

APPROVED HOMEOWNER FENCING DETAIL FOR

Cloud Peak Ranch 8th Filing, Phase 1 & 2



FENCE TYPE: 2 or 3 -ROUND POSTS & RAILS

1. CAN CHOOSE 2 RAIL OR 3 RAIL STYLE
2. TOP OF POST IS 4 FT. FROM FINISHED GRADE
3. OPTIONAL WOVEN WIRE (see details below):
 - 4 X 4 WOVEN WIRE FABRIC ATTACHED TO THE INSIDE (YARD SIDE) OF RAILS
 - WOVEN WIRE FABRIC CAN NOT EXTEND ABOVE TOP RAIL

Approved Stain For Fence
 Brand: Home Depot Preserva Architect Series
 Type: Semi-Transparent
 Color: Tahoma Brown

Approved Fence Stains for Cloud Peak Ranch

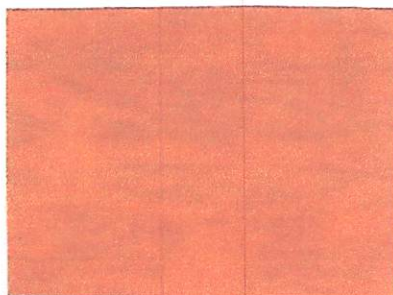
Following is the approved stain for the 2 or 3 pole fences in Cloud Peak Ranch 8th Filing, Phases 1 and 2.

Home Depot: Preserva Architect Series
Semi-Transparent Oil Based Wood Stain
Color: Tahoma Brown



Following is the approved stain for the cedar privacy fences in Cloud Peak Ranch 2nd Filing, 7th Filing (out lot fence), and 16th Filing. This is also the approved stain for privacy fences along the Sheridan Pathway in 8th Filing, Phases 1 and 2.

Sherwin Williams: WoodScapes
Semi-Transparent Oil Based Wood Stain
Color: Spice Chest



SW 3513 SPICE CHEST
Exterior Semi-Transparent Stain