

Jumping Rainbow Ranch Architectural Guidelines

Purpose

These guidelines are provided to members of the Jumping Rainbow Ranch (J.R.R.) Homeowners' Association for use in the design and construction of homes and buildings in the J.R.R. subdivision.

These guidelines are set forth per J.R.R. Covenants Article VI, to preserve the calm, serene and relaxing nature of the surroundings. All other building, lot and use requirements specified in the J.R.R. Covenants are applicable. Exceptions or variances to these guidelines may be requested in writing to the J.R.R. Review Committee and will be considered by the Committee during the plan review process.

Please refer to a copy of the current Covenants and amendments, particularly to Articles VI and VII for additional requirements and specifications.

Definitions (from Article I of the Covenants)

"Guidelines" shall mean design guidelines which may from time to time be adopted and published by the Architectural Review Committee to set forth procedures for review of plans and standards and criteria which the Review Committee expects to follow in reviewing proposed developments within the Property.

"Review Committee" or "Committee" shall mean the Architectural Review Committee appointed by the Board of Directors of the Association whose function is to review the plans, specifications, designs and locations of structures and other improvements to be constructed or erected on any Lot.

Responsibilities

Prospective Home Builders

1. Read and understand both the J.R.R. Covenants and these Architectural Guidelines as they pertain to construction of any building or other improvements on their lot.
2. Provide a copy of these guidelines and the Covenants to architects, designers, and contractors at the beginning of the design and construction processes. (See also Covenants Article VI, section 6.6).
3. As directed in the JRR Covenants, prior to any anticipated construction activity (new construction, external alterations and additions to existing structures, outbuildings, patios, spas, decks and landscaping, etc.) provide a complete detailed copy of blueprints/plans to the Chairperson, Review Committee including site plans, elevations, floor plans,

Architectural Guidelines

1. Buildings can be no higher than 25 feet above ground level. Exposed concrete, which is part of a foundation, must not exceed 2 feet in height. Exceptions may be made for any lots that have slope sufficient to require additional exposure. Location of proposed construction should minimize to the extent possible, the impact on neighbor's views.
2. Each home must have a garage (attached or detached).
3. All dwellings or outbuildings must be of new construction materials. Exceptions may be made by the Review Committee if it is determined that use of such materials enhances the aesthetics of the proposed construction. (Examples could be re-use of stained glass windows, recovered facias, barn wood, antique doors and hardware, etc.)
4. Exteriors of buildings must be of the same materials and colors and must be of wood, stucco, stone or brick or a combination thereof. Other exterior materials that have a wood-like finish will be considered by the Review Committee. Variations from these guidelines requires Review Committee approval.
5. Roofing materials must be non-reflective in nature.
6. No bare metals are to be used beyond decorative details.
7. Exterior colors of dwellings and outbuildings must be of a harmonious nature with the surroundings.
8. A set back from the lot line of at least 8 feet (including any overhangs) is required for any building.
9. All applicable local, state and federal building codes must be followed. This includes wells, septic systems, building materials, electrical systems, utilities, and state wind, snow and earthquake load requirements.
10. Owners and/or contractors will be responsible for ongoing clean up of construction sites to minimize clutter, wind blown construction materials, etc. It is the responsibility of the builder to see that roads adjoining the building site are maintained free of debris (wood scraps, gravel, trash, rocks, etc). Toilet facilities must be located on site. The construction site is subject to periodic inspections of the Review Committee.
11. Drainage: Builders at JRR should consider potential drainage problems that may be present on some lots. The builder must ensure that grading of property, ground/surface water runoff, and rainwater (water collected by gutters, patios, driveways, etc.) drains properly away from structures and that excessive runoff does not affect adjacent properties.