

Architectural Control Committee Guidelines

Intent: To maintain the value, quality, and scenic beauty of all properties within The Reserve At Fishers Peak subdivision in regard to future improvements.

Article IV – Architectural Control Committee, of the Declaration of Covenants, Conditions, and Restrictions of The Reserve At Fishers Peak states – “At all times the Architectural Control Committee shall exercise its best judgment to see that all improvements, construction, landscaping, and alteration within the Subject Property are in conformity with existing surrounding structures, and this Declaration and all rules and regulations as established by the Association.”

Section 4.9 further states “The Committee shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable, in their opinion for aesthetic or other reasons; and in so passing upon such plans specifications and grading plan, they shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and any unique characteristics of the Lot.”

Therefore, the Committee has set forth the following guidelines in regard to improvements on The Reserve At Fishers Peak as of September 1, 2001:

1. All building plans, including custom home kits, any outbuildings, fencing, and all landscaping must be approved by the Architectural Control Committee.
2. Visual impact on closest adjacent properties will be considered in all applications for approval.
3. Residences must be a minimum of 1500 square feet of living area.
4. All structures must meet City Codes.
5. Setbacks from front, side and rear boundary lines must be per city code with a minimum 15 foot side and rear setback.
6. Driveway location, and building site must be verified by licensed surveyor to eliminate any encroachments. Verification letter from surveyor must be sent to the Architectural Control Committee before approval of plans by the Committee.

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7. Exterior materials must be stone, stucco, brick, or wood. Log structures must incorporate stone or brick in 25% of the exterior in order to be visually harmonious with the natural setting and surroundings.
8. Design of homes must include corners and angles so as to eliminate a "box" look. Design must be such that there is a look of proportion and balance.
9. The home design must not include any garage door, which is closer to the front lot line than the main pedestrian entrance to the house.
10. Colors on all structures, including roofing, must be natural shades to blend in and be harmonious with the environment.
11. Roof must be 6/12 pitch, and roof overhang (eaves) must be a minimum of 24".
12. Gabled roofs will be scrutinized more closely than hipped roofs in overall design.
13. Spanish style home designs must include parapet walls and undulation in heights and massing to replace 6/12 roof pitch requirement.
14. Design and construction of homes must include 2"x6" minimum top and bottom plates.
15. Outdoor lighting must be kept to a minimum, can not exceed 75 watts, not exceed height of 18" if placed on a post, or 66" above ground if attached to a structure. Outdoor lighting plans must be submitted for approval. Motion sensor lighting will be considered and approved based on direction of beams.
16. Satellite Dishes will be allowed if screened from view of adjacent properties and street.

Upon approval of plans by the Committee, the City of Trinidad Building Inspector will be sent an Architectural Control Committee approval certificate notifying them of covenant compliance.

These guidelines are subject to modification by the Committee.