

**RANCH PLACE ARCHITECTURAL COMMITTEE CHECKLIST
REMODELS & NEW HOMES**

Date: _____

Owner's Name: _____ Phone Number: _____

Email: _____

Ranch Place Street Address: _____ Lot: _____

Complete the following checklist concerning the plans submitted and provide the information discussed below.

1. Dwelling Size.

- a. All horizontal wall elevations and vertical wall elevations on two level structures are broken up with architectural elements and physical breaks in the facade. [CC&R's Article V, Section 5.2 (c)]

Yes ____ No ____ NA ____

- b. All roof height and designs minimize view blockage to the extent possible, from adjacent properties and properties on the opposite side of the street. [CC&R's Article V, Section 5.2 (d)]

Yes ____ No ____

- c. Ensure that no vertical wall that extends without setback or variation more than the height of two stories above existing grade plus the height of a clear story space. [CC&R's Article V, Section 5.2(e)]

Checked _____

- 2. Dwelling Setback and Placement.** [CC&R's Article V, Section 5.3] All portions of the dwelling unit are within the minimum front, rear and side yard setbacks (12' side, 25' front and 15' rear) as shown on the plat or as required by Summit County.

Yes ____ No ____

- 3. Dwelling Height.** [CC&R's Article V, Section 5.4] All roof heights are less than or equal to 28 feet measured at the natural grade to a point halfway between the eaves and ridgeline of the roof.

Yes ____ No ____ NA ____

- 4. Roof Design.** [CC&R's Article V, Section 5.5]

- a. All roof pitches are within a range of 5/12 to 7/12.

Yes ____ No ____ NA ____

- b. There are no more than two roof pitches used on the dwelling.

Yes ____ No ____ NA ____

- c. All overhangs are at least 24 inches measured from the finished exterior wall or post to the nearest point of the lower edge of the finished fascia. Yes ____ No ____ NA ____
- d. The roof is either wood composition (Masonite) shake shingles, 30 lb. or heavier architectural grade asphalt shingles, or metal. Yes ____ No ____ NA ____
- e. All fascia boards are at least 10 inches in width. Yes ____ No ____ NA ____
- f. All roof metal such as flashing, vent stacks, gutters and chimney caps are made of anodized aluminum or galvanized metal painted to match the adjoining roof color. Yes ____ No ____ NA ____

5. **Siding Materials.** [CC&R's Article V, Section 5.6]

- a. All exterior wall surface materials are either cedar siding, redwood siding, stone, wood shingles, or stucco without "Tudor" wood breaks.

Yes ____ No ____ NA ____

- b. Ensure that there is not more than 30% of the exterior wall surface that is stucco. Checked _____
- c. Ensure that there are no more than two separate exterior wall materials on any wall surface and no more than three exterior wall materials on the home. Checked _____
- d. All exterior wall colors (including the fascia and trim) are of an earth tone, whether in the natural color or patina of the weathered color of the wall surface itself or the color of the stain or other coating.

Yes ____ No ____

6. **Windows.** [CC&R's Article V, Section 5.7]

- a. All windows are wood, colored aluminum clad wood, vinyl clad wood or all vinyl.

Yes ____ No ____ NA ____

- b. All windows are at least double glazed.

Yes ____ No ____ NA ____

- c. Any trapezoidal windows follow the shape of the walls or roofs surrounding them with the top parallel to the above roof, and the bottom horizontal or parallel to a roof structure below it.

Yes ____ No ____ NA ____

- d. Ensure that no windows are mirrored or reflective glass. Checked _____

7. **Chimneys, Vents.** [CC&R's Article V, Section 5.7]

- a. All chimneys are enclosed in an approved siding material and of identical design.

Yes ____ No ____ NA ____

- b. All vent stacks are combined to the extent possible to minimize the number of roof penetrations, and generally not visible for the street. Yes ____ No ____ NA ____

8. **Lighting.** All exterior lights designed to aim downward and limit the field of light to the confines of the lot on which it is installed. [CC&R's Article IV, Section 4.14] **Attach a picture of the exterior lights to be used to this checklist.**

Yes ____ No ____ NA ____

9. **Balconies and Decks.** [CC&R's Article V, Section 5.11]

- a. The undersides of any decks planned to be more than 24 inches above the ground are either landscaped or screened from view so that the view from the adjoining lots or streets is not of the unfinished underside of the deck.

Yes ____ No ____ NA ____

- b. The undersides of any decks planned to be more than three feet above grade completely are screened with vertical lattice or siding, or, if exposed (as in the case of a second story deck or balcony), finished and painted or stained to match the house.

Yes ____ No ____ NA ____

10. **Garage Doors.** [CC&R's, Article V, Section 5.16] All garage doors are the likeness and appearance of wood, of earth tone colors that complement the siding colors selected. Yes ____ No ____ NA ____

11. **Special Design Restriction on Certain Lots.** [CC&R's Article V, Section 5.15] If your lot is lot 7,12, 15, 20, 27, 29, 31, 36, 38 and 40 or Lot 68 through 82 or 102 through 177, 144 through 148, 193, 194, 196 through 198, 222, 223 or 228, see CC&R's Article V, Section 5.15 for special requirements.

12. **Wetlands Conservation Restriction.** If the project is on lot 46 through 60, these lots are designated for restricted use in order to protect and enhance the natural wetlands values found in the Conservation Common Areas and the Scenic Reserve adjacent or in close proximity to the Wetlands Conservation Restriction areas. See CC&R's Article VII, Section 7.7 for special requirements.

13. **Landscaping.** [CC&R's Article VII, Section 7.3]. All existing landscaping will be brought back to the same condition as before the remodel.

Yes ____ No ____

14. **Fences.** [CC&R's Article VII, Section 7.5]

- a. The fence is limited to the side and rear yard of the lots. Yes ____ No ____ NA ____

- b. The fencing style is:

1) a four foot high, uniform, natural earth tone colored post and rail wood fence with 2 or 3 rails which may be supplemented with a light wire mesh. Yes ____ No ____ NA ____

2) a five foot high natural earth tone colored solid wood fence with uniform design.

Yes ____ No ____ NA ____

15. Material Color Board and Color Sheet. A color board has been provided with color samples for all exterior materials to be used including the following (unless all new exterior colors will match the existing colors): roof, windows, wall material, deck railing, trim, and front and garage doors. A picture of the exterior lights to be used must be attached to this completed checklist.

Yes ____ No ____ NA ____

The information provided above is correct to the best of my knowledge.

LOT OWNER SIGNATURE

DATE