

**Burning Tree Ranch
Homeowner's Association**

Architectural Guidelines

Prepared by the
Architectural Review Committee

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Table of Contents

	Page
1. Introduction	3
2. Acronyms	3
3. Definitions	3
4. Building Design Guidelines	3
5. Location Guidelines	4
6. Prohibited Structures	4
7. Submittal Process	5
8. Variance Process	5
9. Fencing	5
10. Swimming Pools	6
11. Exterior Lighting	6
12. Fire Pits and Chimineas	6

1. Introduction

This handout has been prepared as an aid to the homeowners within Burning Tree Ranch who are considering adding buildings and/or making changes to their property. Since all lots within our development now have homes built on them, the focus of this handout is on utility buildings such as barns, workshops, and storage sheds. The overall goal is to maintain our development as a highly desirable rural residential area, which means the natural beauty, native plant growth, and overall setting shall be protected as much as possible when it comes to the addition of structures onto properties.

2. Acronyms

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| A. BTR | Burning Tree Ranch |
| B. HOA | Homeowner's Association |
| C. ARC | Architectural Review Committee |
| D. RV | Recreational Vehicle – motorhome, travel trailer, 5 th wheel trailer, etc. |

3. Definitions

- Building:** A permanent structure with four or more solid sides and a solid roof.
- Shed:** A small building or structure.
- Barn:** A building meant to house animals. BTR was developed as a horse friendly community where barns are typically used for housing horses.
- Stable:** A three sided structure with a solid roof for sheltering animals.
- Utility building:** A building used for anything other than housing animals. Examples would be a workshop, RV storage, yard equipment storage, etc.
- Elevation view:** An architectural drawing of the sides of a building that typically includes the North, East, South, and West views of a building.
- Plot Plan:** An accurate drawing or map of a property showing the property shape, dimensions and location of man-made structures and other features such as streams, ponds, channels, etc.

4. Building Design Guidelines

The BTR Covenants allow for one large building greater than 150 square feet in area. It is envisioned such a building would be used as a barn, workshop, vehicle storage, or other miscellaneous storage. In addition, the Covenants now allow up to two smaller structures, each not to exceed 150 square feet in area and no more than 14 feet in height. These smaller structures are meant for uses such as the following:

- A. Yard equipment storage
- B. Fire wood storage
- C. Greenhouse
- D. Chicken coop
- E. Pool equipment storage, change room

- F. Gazebo
- G. Outside furniture storage
- H. Children's playhouse
- I. Any type of miscellaneous storage

Any given lot may have only one large building and up to two smaller structures. Where an owner has no need for a large building, up to three small buildings, each not exceeding 150 sq. ft. in area, may be allowed.

All buildings, whether large or small, shall conform in design and color with the main house. This means siding, trim, and roof colors shall match the house as much as practical. Out buildings no longer need to match the construction materials of the main house. For example, if one had a stucco house, stucco out buildings are not required, only that colors match the house as much as practicable. Metal buildings are allowed when they complement the house design with such features as roof slope, eave design, etc. Wall, trim, and roof colors of metal buildings shall be similar to the house as much as possible.

Even though Douglas County does not require permits for buildings under 200 sq. ft. in area, the BTR Architectural Review Committee shall review ALL permanent structures placed on a lot as required by Article V, Section 1 of the BTR Covenants.

5. Location Guidelines

All large and small buildings are to be located behind a parallel line that the nearest part of the house structure makes with the street. This is done so that a building does not become the most prominent and visible structure on the property. The goal is to have minimal visibility of such buildings from the street. Exceptions will be individually handled due to a house location near a rear property line, due to lot terrain, or due to corner lots. All lots within BTR have a 50 foot set-back along the street address of the property and 25 feet set-backs for all other boundaries. No structure is to be built within these set-backs. This is also a Douglas County requirement. A lot owner should also consider a neighbor's view of the Front Range mountains or other scenic view and not construct a building that directly interferes with such views. The ARC does not normally solicit neighbor comments about a project, but may do so if it feels a neighbor's sight lines are negatively affected. If the ARC approves a building in a highly visible location, it may come with a requirement that the lot owner make that building as attractive as possible to the community and to plant landscaping in appropriate areas to lessen visibility of the structure from street views and/or neighbor views. The ARC reserves the right to visit a proposed building site to better understand the area and potential impacts before making any decisions.

6. Prohibited Structures

The following are prohibited as permanently installed structures on all BTR lots:

- A. Quonset hut style structures. This includes buildings that have no separation line between the sides and the roof of the building.
- B. Fabric covered building and structures (includes canvass, plastic sheeting, etc.)
- C. Roof slopes with a ratio of less than 6 to 1 (width vs height).
- D. Buildings that could serve as a permanent second residence.

7. Submittal to the ARC

The lot owner shall submit plans to the ARC as soon as a structure's exterior design is available. It is advised that plans be submitted and approved by the ARC prior to making any final financial commitment for the building as design changes may be needed in order to comply with the covenants and these guidelines.

As a minimum, the following is required for submittal:

- A. Front and side elevation views of the building including the building's length, width, and height dimensions. Views of all sides of a building are preferred. For small buildings (not greater than 150 sq. ft.) a sales pamphlet showing dimensions and design should be adequate.
- B. A plot plan drawing with the location of the building in relation to the house, other buildings, and to the property lines. Distance to the house and other buildings and to the nearest property line(s) shall be shown. The plot plan shall be as accurate as possible but does not need to be a formal engineered/surveyed drawing.
- C. Color selection (with samples) for the siding, trim and roof.

The above information can be submitted in electronic format or in hard copy to the chairman of the ARC along with a cover letter explaining the purpose of the building and any other pertinent information concerning the building. Allow a minimum of 10 days for the ARC to review submitted plans; the ARC must respond within 30 days of a submittal.

8. Variance Process

If a lot owner has settled on a building design and/or location that fails to comply with the covenants or with these guidelines, and the ARC does not grant approval, the lot owner is allowed to pursue approval through a variance process. That process requires the lot owner to obtain signature approval of the proposed structure by all adjacent lot owners (including those separated by a street). With approval of all adjacent lot owners, the ARC may re-consider the project for approval, but does not guarantee approval.

9. Fencing

- A. Fencing along road frontages must be of wood or stone or materials approved by the ARC as stated in the covenants.
- B. Solid privacy fencing of any type along a road frontage is not preferred, does not meet the esthetics of the neighborhood and such fencing would most likely meet with ARC disapproval.
- C. Wire fencing (such as chain link) may be used in side or back yards but is prohibited along road frontages or where it is highly visible from the street. Homeowners are encouraged to limit the use of wire fencing as much as possible.
- D. Privacy fencing is allowed for side and back yards. Privacy fencing is encouraged to minimize public view of an RV or other equipment a homeowner has stored on their property.
- E. To contain pets or to keep wildlife out, welded wire fencing is allowed in cases where it is attached to some style of wood rail fencing.
- F. Fencing shall not be constructed that denies access to bridle path easements.

Fencing projects shall be submitted to the ARC for approval in accordance with Article IV, Section 7 of the BTR Covenants.

10. Swimming Pools

All permanently installed swimming pools are to have their plans submitted for review and approval by the ARC, as stated in the BTR Covenants, Article V, Section 1.

11. Exterior Lighting

As stated in the BTR Covenants, a light pole with a photo cell switch at driveway entrances is at the owner's option; it is not required.

Other lighting guidelines are as follows:

- A. Preservation of the night time dark sky is highly desired. Excessive and incorrect lighting can adversely affect wildlife behavior as well as our ability to enjoy our night time skies. To minimize the harmful effects of light pollution, exterior lighting should:
 - 1. Only be on when needed
 - 2. Only light areas that need it
 - 3. Be no brighter than necessary
 - 4. Minimize blue light emissions
 - 5. Be shielded such that the illumination points downward
- B. Security and area lighting should be contained within one's own property. Illuminating any portion of a neighbor's property is to be avoided. Make use of motion sensors with timers to reduce the on-time of security and area lights.
- C. Multi-colored lighting should be avoided. Also any excessive ornamental or high intensity lighting that is visible from street views should be avoided.

The ARC has not required homeowners in the past to submit exterior lighting plans for approval. With homeowners following the above guidelines, we can continue in that mode.

12. Fire Pits and Chimineas

The following discussion uses "fire pit" to mean both "fire pit and chiminea". The BTR Covenants in Article V, Section 11 states that "all fireplaces, chimneys, and barbeques shall be equipped and maintained with spark arresting screens". That requirement is also valid for any outdoor fire pit, especially a wood burning fire pit that can emit sparks and embers. Fire pits do not require submittal to the ARC for approval, however, owners should consult Douglas County for the latest in fire pit regulations and construction requirements if they wish to add a fire pit to their property. Also, be aware that practically every summer Douglas County issues fire restrictions in our area that prohibit outdoor open fires as found in a fire pit. To find the current fire restrictions contact the Douglas County Sheriff Office of Emergency Management at 303.660.7589 or <http://www.dcsheriff.net/sheriffs-office/divisions/emergency-management/fire-restrictions/>.