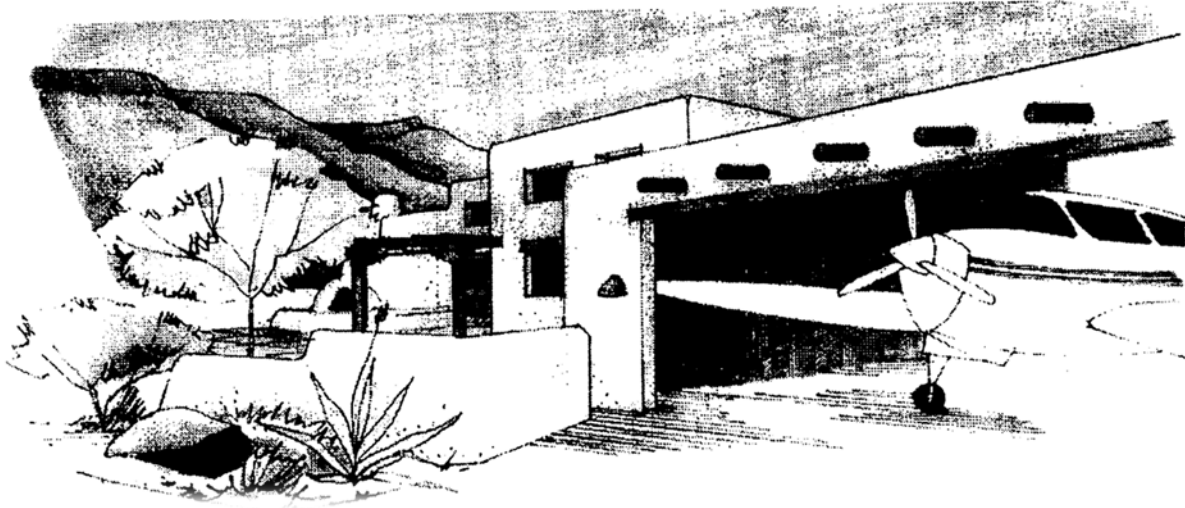


## Grassy Meadows Sky Ranch Architectural Guideline Supplement



### PURPOSE

The purpose of this Architectural Guideline Supplement is to provide clarity and support to the Grassy Meadows Sky Ranch Landowners Association CC&Rs dated 20 August 2011. In all cases, the 20 August 2011 CC&Rs shall be the governing document and shall supersede this document in the event there is conflicting information contained within this document.

The Covenants, Conditions, and Restrictions (CC&Rs) for the Grassy Meadows Sky Ranch Landowners Association (GMSRLA) mandate that there shall be architectural control over all structures, improvements, landscaping, alterations, or other amenities at Sky Ranch. In short, anything that can be seen from the outside, and therefore affect the overall look of the development, is under the jurisdiction of the Architectural Control Committee. This serves a twofold purpose. First, it assures a consistent and integrated appearance for the development and second, it assures that your investment and your property values are protected, because all lot owner construction must meet certain standards and minimums. In addition to aesthetic and property value protection offered by Sky Ranch design standards, the safe use of the airport mandate certain setbacks and height requirements.

### **What are the Standards?**

In order to present a consistent and integrated appearance and to protect property values, a certain theme or look must be common to all structures at Sky Ranch. The developer chose a Southwestern, to include Taos or Pueblo style or motif as the common theme. All structures within the Grassy Meadows Sky Ranch Planned Development (GMSRPD) should fit within the Southwestern Motif, and generally blend with the landscape. Because of the open nature of our Community, all structures must look attractive from all sides, not just the front. Acceptable building styles include Taos and Pueblo. Styles such as Colonial, Modern, or Victorian are not acceptable. Metal exteriors are not acceptable.

Roofs may be either flat or tile. Flat roofs shall be hidden by parapet walls. Exterior colors should be earth-tones, to harmonize with the surroundings.

Prospective home builders are encouraged to consult architects and builders who have experience in creating Southwestern homes, please refer to the section on choosing an architect or designer.

### **The Southwestern Tradition**

The architectural traditions of the Southwest evolved as a response to the climate and the available supply of appropriate building material. The original thick adobe walls provided thermal buffering that helped keep the building cool during the day by acting as insulation from outside heat. The thermal mass of the traditional Southwestern adobe building utilized the wide diurnal temperature fluctuation of the southwestern desert to help provide daytime cooling and night time heating. Today's energy costs provide the home builder with functional reasons for emulating the design principles of early Southwestern Architecture.

The original adobe and stucco finish were readily available building materials; clay for roofing tile was also usually locally available. Timber used for structural purposes often had to be transported to the building site from neighboring mountains. For this reason the use of wood was generally limited to roof framing and lintels above doors and windows. The dry air of the Southwest limits the practicality of wood as a siding material, providing another reason for the stucco and original adobe tradition of Southwestern Architecture.

### **Appropriate Building Materials**

The use of modern building materials and techniques (such as frame and stucco) may be more cost effective than the traditional old ways. The building system and the materials you choose are up to you, your architect and your builder. However, bear in mind that the finished product as viewed from the exterior must have the look of adobe or stucco consistent with the Southwest look. Flat roofs shall be hidden by parapet walls. External decorative material of tile, wood, or stone, must be of a color and scale in keeping with the Southwest design and will be subject to review and approval by the Architectural Control Committee.

### **The 360 Degree House**

Usually housing developments using ordinary designs give the most design attention to the front of the house (the street side or presentation side). Little attention is given to the sides or back, because most often these sides are not seen except by the homeowner and his next door neighbor. Because of the unique layout of Sky Ranch, your house, depending on its particular location at Sky Ranch can be seen from many angles. There is the runway side seen by those taxiing by. There is the street view seen by motorists and pedestrians. Also, because of the larger lot sizes at Sky Ranch, houses are not packed so close together. Thus the side views now become important. Therefore, the architectural committee must consider all views of your house as important. Please remind your architect of the 360 degree

house. Please be aware of exterior lighting so as to minimize the impact upon our dark night skies. Down splashing lighting fixtures are strongly encouraged.

### **Choosing an Exterior Color**

Many “City Folk” come to the desert and assume that light colors are the way to go because of their concern over heat. Remember that Sky Ranch has some very cool winter temperatures. A little “solar heating”, may not be so bad in the winter months. However, modern insulation and proper building techniques are the most effective ways to mitigate the effects of wide temperature swings.

Unlike many other design styles, the Southwestern building can wear a larger variety of earth tones. The use of darker or bolder earth tone colors can enhance the aesthetic appeal of the structure, while at the same time subdue or minimize the bulk of the building and hangar. If the light pinks, beige, and tans are not balanced by other earth tone colors, the overall look of the development will begin to look like a housing tract.

### **General appearance of a Taos Style Home**

Taos style homes in general have a massive appearance.

#### **Examples of Taos Style Elements that will soften appearance:**

- Sloping parapet walls (the upper wall of structure) rounded on top with rounded corners.
- Large wood beams and logs 10” to 12” in diameter.
- Protruding Vegas (logs) from walls.
- Varying heights in the roof line.
- Wooden or tile scuppers used as overflow drains.
- Use of walls of various heights for courtyards, patios, or as screening for propane tanks, garbage cans, dog runs, etc.
- Without some or all of these elements, a Taos style home or hangar would look very boxy.
- See Hangar designs in Figure #1 for example.

### **Aircraft Hangar Design**

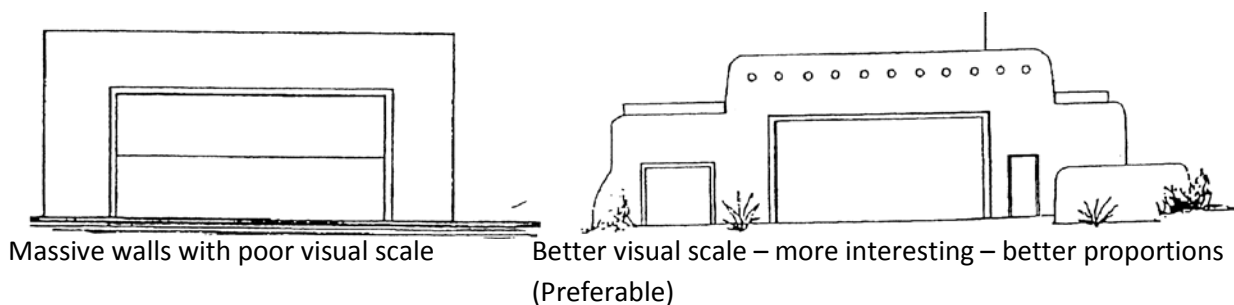


Figure #1

Aircraft hangars and miscellaneous equipment buildings are subject to the same architectural provisions and reviews as set forth for residential structures. Integrating something the size of an

airplane hangar into a residential setting, along with the Southwestern requirements can be quite a design challenge. Architectural review will require that hangar design be of a visual scale that fits into the residential nature of the Sky Ranch Community. The visual impact of massive hangar walls and doors can be reduced through the use of color choices and design techniques such as window placement, steps in the wall elevations, use of low walls along walkways, soil berms, landscaping, and other enhancements. Metal exteriors or metal buildings will not be permitted.

The large hangar doors used at Sky Ranch can exert substantial structural loads on the hangar structure. You are encouraged to have a qualified engineer review your hangar design to be sure that there is adequate steel and bracing incorporated in the design to safely handle the load demands of your particular door installation.

### **Utilities & Utility Equipment**

Heating and cooling equipment, trash receptacles, satellite dishes (or other antennas), propane tanks, solar panels, etc., shall be screened from view or located in an inconspicuous manner. Roof mounted equipment can be hidden by parapet walls or other design illusions. The standard for concealment or screening shall be viewed from street level adjacent to the subject property.

### **Driveway Entry Gates**

Driveway entry gates provide some security for the lot and our runway and taxiways. Because these structures will affect the overall looks of the community, and may encroach on existing perimeter fences, Architectural Control Committee approval will be necessary.

Standard driveway opening are 20 feet. Depending on the design, it may be desirable to balance or “ground” the structure on either side. Therefore an additional 10 feet on either side of the driveway may be used or incorporated into the design.

### **Landscaping**

The use of drought tolerant species and other natural desert vegetation is strongly encouraged. The use of natural rocks for landscaping purposes can enhance the overall look of your design. Please take into consideration the drainage of your lot when preparing your property for your landscape plan. Culverts are called for at property ingress and egress points that intersect with the established community drainage system. Yard art displayed on Sky Ranch properties are to be of a nature consistent with the established southwestern theme. Large pieces of art are generally more visible to all and care should be taken in their choosing so that they fit with the style of the community. All landscaping amenities must meet the 7-1 slope. See Figure #4.

### **Building Setbacks**

Building setback requirements are based on the distance from property lines. This has led to some confusion among some lot owners, because we tend to assume that the fence is always on the property line. This is not always the case on the front or rear of some lots. Front fences are set back 15

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feet from the property line to allow for an easement. Please refer to the current GMSRLA CC&Rs for specific lot setbacks. See Figures #2 and #3

Runway lot owners please remember the 120 foot setback restriction from the runway property line and adhere to the 7 to 1 slope requirements. See Figure #4.

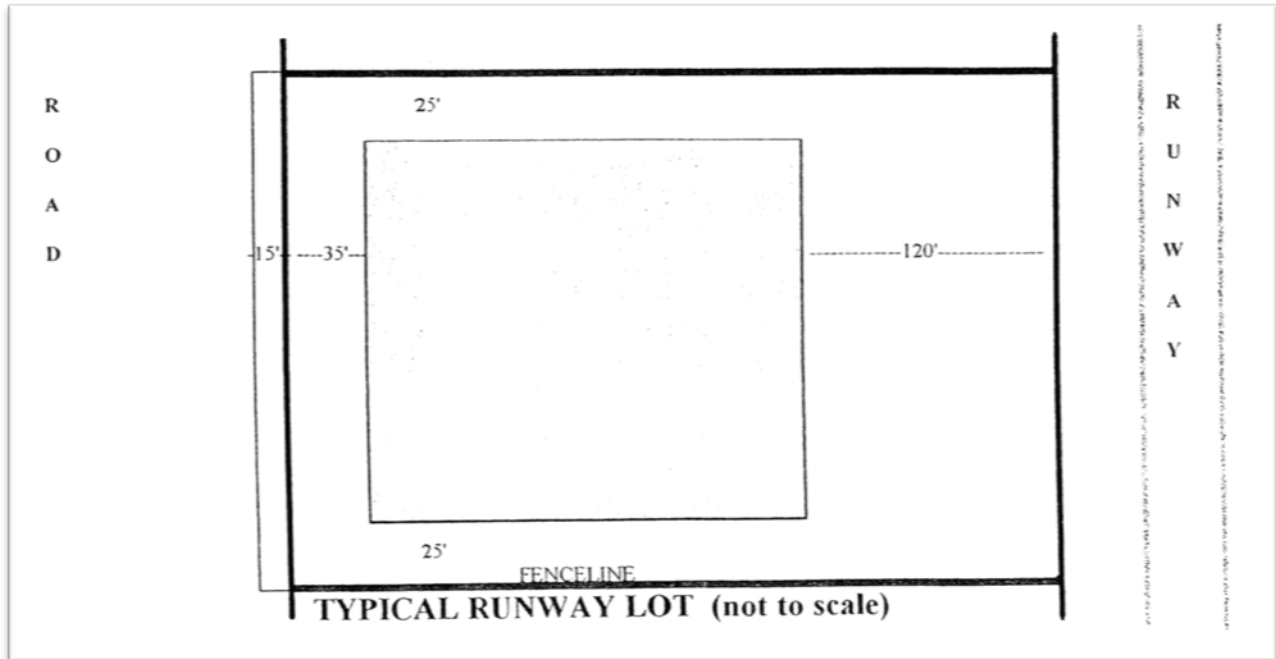


Figure #2

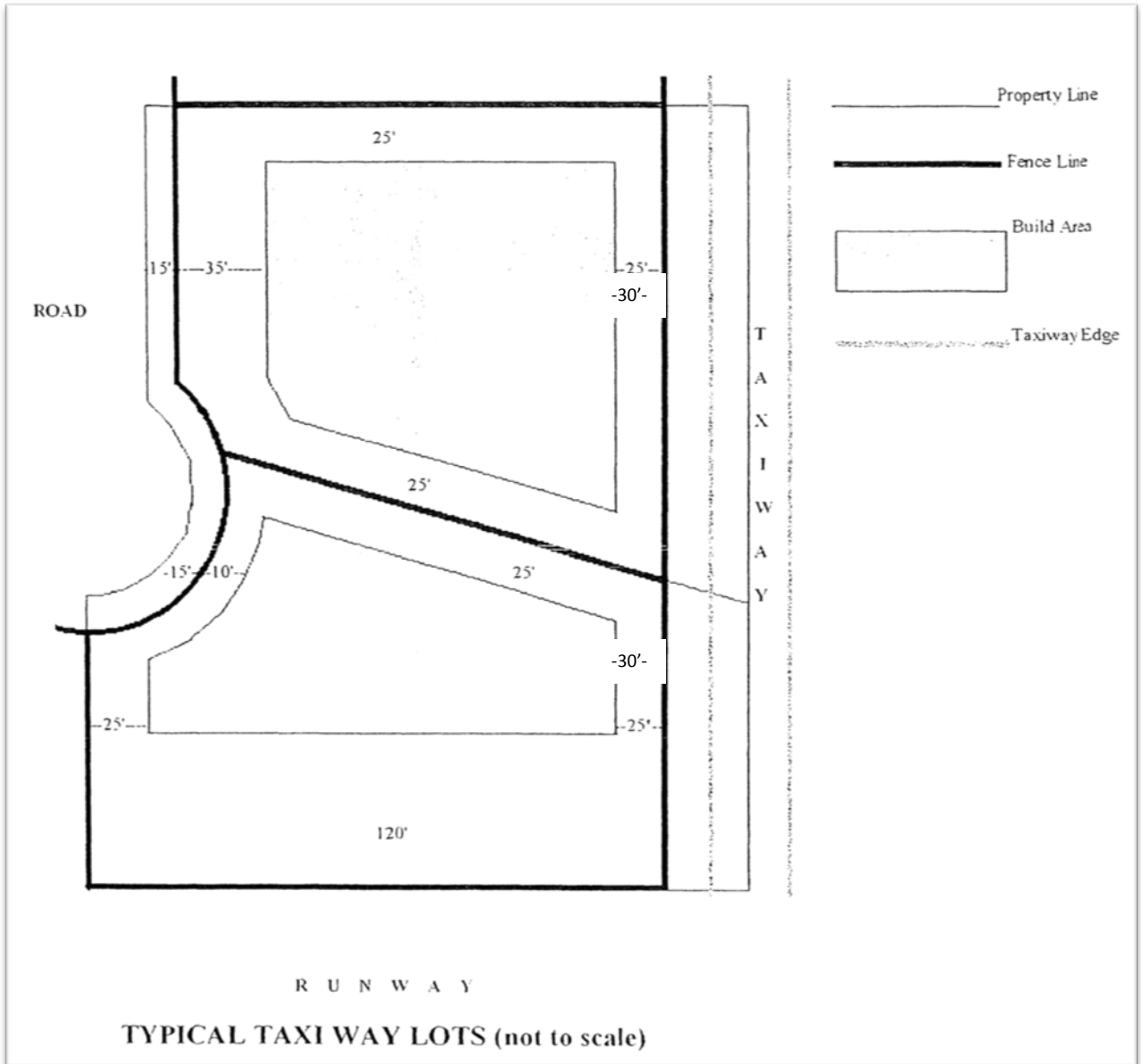


Figure #3

**\*Note:**

Figure #3 shows two lots, one with setbacks of Front 50', Sides 25', Backyard 55' due to a taxiway adjacent to the property, and one that is located at the end of a court street or cul-de-sac with setbacks of Front 25', Side 25', Backyard 55' due to a taxiway and 120' from the runway. Typical Backyard setbacks not adjacent to a taxiway or runway are 25'. **Please refer to the current GMSRLA CC&Rs for specific lot setbacks.**

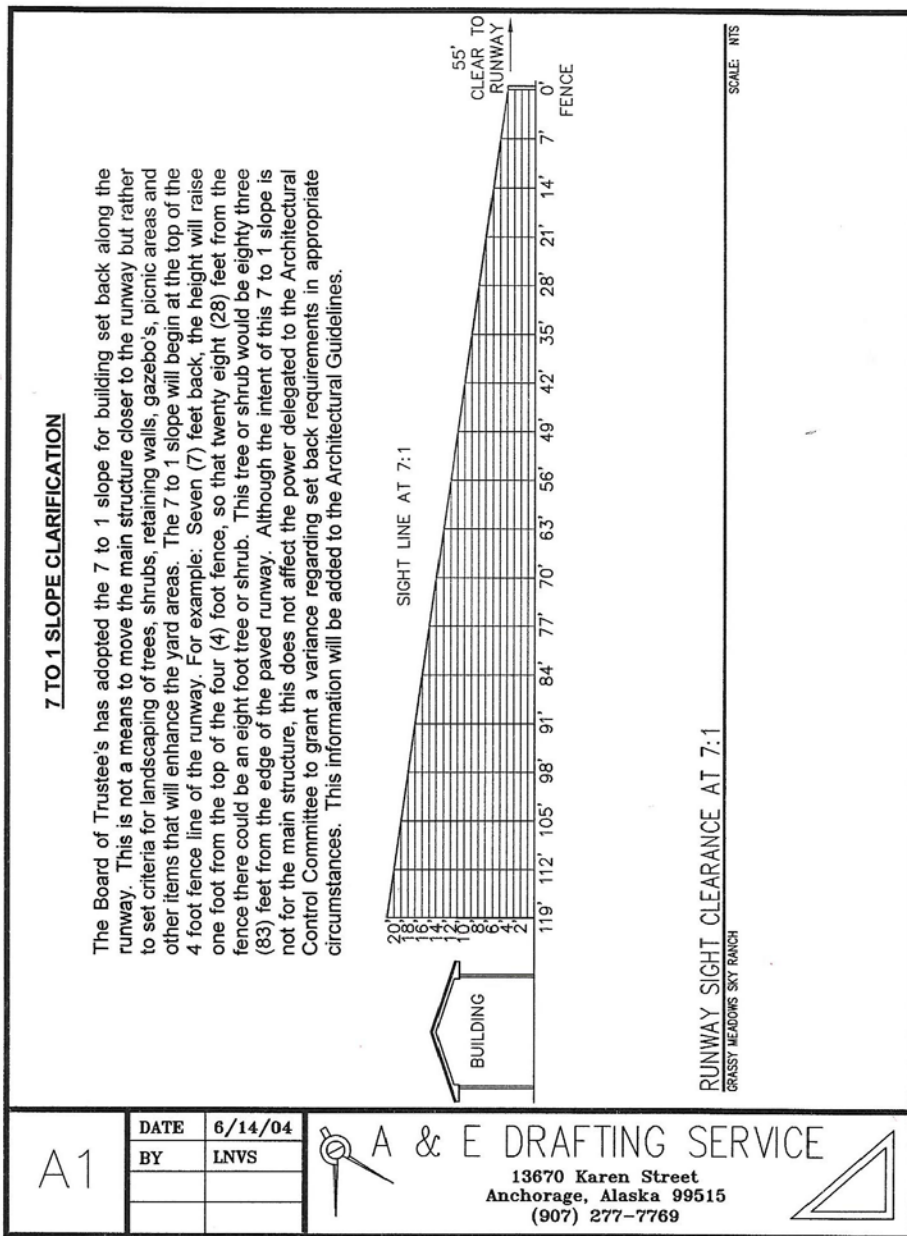


Figure #4

### Safety on our Runway & Taxiways

While trespassing is a crime and runway incursion is a FEDERAL OFFENSE this is little consolation should there be an accident resulting in personal injury or loss of life. Please observe the limited access signs posted on GMSR runways and taxiways. This includes but is not limited to walkers, bikers, scooters, etc. See Figure #6 for an example of Driveway, Runway, and Taxiway layout.

## Example Layout for Driveways & Taxiways

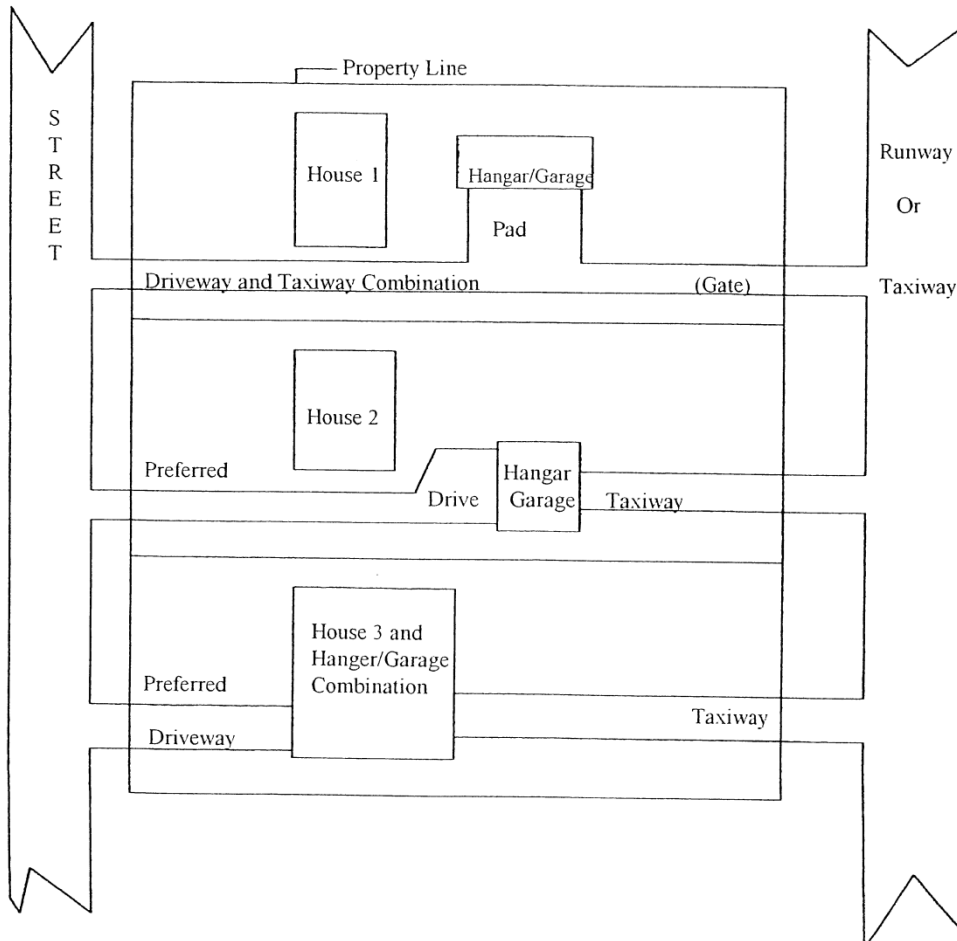


Figure #5

### Minimum Square Footage

The minimum square footage requirements for any living unit shall be 1500 square feet of finished interior space on ground level (approximate street level) exclusive of garages, patios, balconies, decks or other semi-external space. Each living unit shall be improved with an attached or detached garage or hangar with a minimum of 400 square feet of enclosed interior area. Pole sheds and car ports are not included in this calculation.

### Non Waiver Clause

The approval by the Architectural Control Committee of any plans and specifications for any work done or proposed shall not constitute a waiver of any right of the Architectural Committee to disapprove any similar plans or specification. Do not assume that because you see it at Sky Ranch, you



may automatically copy the idea or design and be assured of approval. As design talent and the overall look of the development evolve, it may be desirable not to repeat certain design looks or ideas.

### **Choosing an Architect or Designer**

Do not accept glib assurances from a prospective architect that he or she can do a Southwestern house for you. Ask to see pictures or drawings of “Southwestern” houses that they have already done. Integrating something the size of an airplane hangar into a residential setting along with the Southwestern requirements can be quite a design challenge. If no pictures or drawings are available, you may be setting yourself and your checkbooks up to be a “test pilot” for whatever design he/she may create.

On the other hand, if you like the sample designs you see, run the pictures or drawings past the Architectural Control Committee for an opinion. We are always on the lookout for new design talent or fresh ideas. Owners are encouraged to express their individual and unique requirements within the Southwestern architectural style. It is neither the job nor the intent of the Architectural Control Committee to tell you how to design your house or who to hire as an architect. However, whatever design you and your architect finally come up with must pass muster here at Sky Ranch. Under the CC&Rs it is the Architectural Control Committee which must make that “judgement call”. Save yourself time and money and contact the committee chairperson BEFORE you hire an architect. Think of it as the weather briefing any good pilot would get before taking off on a long cross country flight.

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