

**SILVER SPURS RANCH  
PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL REVIEW COMMITTEE'S  
BUILDING GUIDELINES**

A COMMITTEE COMPOSED OF RESIDENTS AND NON-RESIDENTS ALIKE RECOMMENDED THE FOLLOWING GUIDELINES TO THE BOARD OF DIRECTORS IN 2005. EVERYONE UNDERSTOOD AND AGREED THAT HARD FAST RULES COULD NOT APPLY TO EVERY LOT AND OWNER IN THE P. O. A.

BUILDING SITES MAY BE DICTATED BY THE TOPOGRAPHY OF THE LOT. VARIOUS HOUSE STYLES AND COLORS WILL BE CHOSEN ACCORDING TO TASTE, ETC. FINALLY, THE MOST LIMITING FACTOR WOULD BE THE ABILITY TO POLICE AND ENFORCE STRICT CODES.

OUR RANCH RESIDENTS HAVE LIVED THROUGH THEIR BUILDING MISTAKES AND ARE OFFERING THEIR PERSONAL THOUGHTS AND IDEAS.

THE COMMITTEE PROPOSED THE FOLLOWING CATEGORIES WITH ITEMS HIGHLY RECOMMENDED.

**DRIVEWAYS --- STRONGLY RECOMMENDED**

1. 100 FEET AWAY FROM ANY INTERSECTION. THIS IS A SAFETY ISSUE.
2. PERPENDICULAR TO THE ROAD ---- SO THAT RIGHT AND LEFT TURNS CAN BE MADE.
3. CULVERT DIAMETER TO BE DETERMINED BY THE AMOUNT OF WATER THAT MUST BE DRAINED. THE SLOPE OF THE LAND AND THE LOCATION OF THE CULVERT IS VERY IMPORTANT. DRAINAGE MUST BE ADEQUATELY MAINTAINED SO THAT WATER DOES NOT

FLOW OVER THE ROADS CAUSING WASHOUTS. A GOOD SIZE TO CONSIDER IS 15" DIAMETER OR BIGGER. PLEASE ASK OUR ROAD'S COMMITTEE CHAIRMAN FOR HELP.

4. CULVERT LENGTH SHOULD BE 30 TO 40 FEET MINIMUM. DELIVERY TRUCKS WITH HEAVY MATERIALS MUST BE ABLE TO TURN INTO THE DRIVE WITHOUT CRUSHING THE ENDS OF THE CULVERTS. WIDTH OF THE ACTUAL DRIVEWAY IS OWNERS PREFERENCE.
5. AVOID STEEP SLOPES AND DROP OFFS. ASCENDING AND DESCENDING IN THE WINTER WITH ICE PACKED OR IN THE MUD FROM SPRING RAINS IS A SAFETY CONSIDERATION. GRAVEL WASHES AWAY WITH ANY DOWNHILL FLOW.

**SETBACKS --- COVENANT DICTATED; MUST PROVIDE SITE MAP**

FRONT ---- 100 FEET

SIDES ----- 50 FEET

**LOCATION --- MUST PROVIDE SITE MAP**

BELOW THE RIDGELINE --- NOT ONLY DOES THIS CREATE A SKYLINE INTERRUPTION, BUT IT OPENS UP A LIST OF PROBLEMS ENCOUNTERED WITH OUR WINDS. THE HIGHER AND UNOBSTRUCTED YOUR HOUSE, THE WORSE THE WIND.

NOTE: WINDY SEASON (MARCH 1<sup>st</sup> - FEB. 28<sup>th</sup>)

AVOID STEEP SLOPES --- CREATES CONSTRUCTION AND DRAINAGE PROBLEMS. DRIVEWAYS BECOME DANGEROUS.

**SIZE AND SHAPES --- MUST PROVIDE A SET OF PLANS**

MINIMUM OF 1000 SQ FT --- COVENANT DICTATED

## **HEIGHT --- RECOMMENDED**

MODERATE TO LOW-PITCHED ROOFS AND HORIZONTAL LINES BLEND BEST WITH THE SURROUNDINGS. ROOFS DO NEED ADEQUATE PITCH FOR SNOW. TRY TO AVOID SLOPES OVER DOORWAYS AND/OR STEPS. A GABLE OF SOME TYPE WILL DIVERT SNOW SLIDES. THIS IS ESPECIALLY IMPORTANT FOR GARAGES.

REMEMBER TO CONSIDER THE WIND, THE COST OF CONSTRUCTION, AND THE BLEND OR EYE APPEAL WITH YOUR SURROUNDINGS

## **COLOR --- RECOMMENDED**

CHOOSE COLORS THAT BLEND WITH THE SURROUNDINGS. TANS, BROWNS, GRAYS, AND SOME GREENS

REMEMBER --- LIGHTER COLORS COME FORWARD IN THE LANDSCAPE, WHILE DARKER COLORS RECEDE.

## **EXTERIOR LIGHTING --- CAUTION!**

BE CAREFUL WITH PERMANENT NIGHT LIGHTS OR POLE LAMPS THAT STAY ON ALL NIGHT. THIS RUINS YOUR VIEW AT NIGHT. THE GLARE FROM A DISTANCE WILL RUIN YOUR NEIGHBORS VIEW.

USE MOTION SENSITIVE LIGHTS THAT WILL ONLY STAY ON FOR A FEW MINUTES. PUT LIGHTS ON TIMERS. TRY TO USE CONCEALED OR RECESSED LIGHTING ON PORCHES.

**FENCING** --- The POA does maintain a cattle lease on the entire ranch development. This is the reason that your property is classified as agricultural, thus the very low property tax. If you elect to fence your property, which is your prerogative, your lot could

be excluded from the grazing lease and may be re-classified, by the county tax assessor, as urban residential, thus greatly increasing your taxes.

ONE STRAND ELECTRIC FENCES ARE EFFECTIVE IN KEEPING THE CATTLE OUT OF YOUR IMMEDIATE YARD. SPLIT RAIL AND VINYL FENCING ARE ATTRACTIVE.

WIRE FENCING ACROSS THE FRONT OF YOUR LOT MAY NOT BE APPEALING AND WILL DISTRACT FROM YOUR HOME.

**CATASTROPHIC EVENT** --- WHEN A HOME OR STRUCTURE IS DESTROYED OR DAMAGED, IT SHALL BE RE-BUILT OR THE LOT CLEARED AND RESTORED IN A TIMELY FASHION. ANY NEW STRUCTURES WILL REQUIRE ARC APPROVAL.

**UNFINISHED STRUCTURES** --- THE BOARD AND HUERFANO COUNTY EXPECTS ALL CONSTRUCTION TO BE COMPLETED IN THE ALLOTTED TIME. ANY PROJECTS THAT ARE CONSIDERED ABANDONED WILL BE SUBJECT TO THE RULINGS OF ANY COURT PROCEEDINGS.

**ARC APPROVAL --- COVENANT DICTATED**  
AN OFFICIAL APPROVAL FORM MUST BE OBTAINED FROM THE P. O. A. TO PRESENT TO THE COUNTY INSPECTOR ***PRIOR TO PERMIT APPLICATION.***

***NOTE: TO APPLY FOR ARC APPROVAL, PLEASE DOWNLOAD, FILL OUT AND RETURN THE FOLLOWING APPLICATION.***

ANY QUESTIONS, PROBLEMS OR CONCERNS MAY BE BROUGHT TO THE BOARD VIA LETTER OR E-MAIL. WE WILL BE GLAD TO HELP.

## APPLICATION FOR A. R. C. APPROVAL

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

LOT # \_\_\_\_\_ FILING # \_\_\_\_\_

SETBACKS

FRONT \_\_\_\_\_

SIDES \_\_\_\_\_

DRIVEWAY

DISTANCE FROM INTERSECTION \_\_\_\_\_

CULVERT DIAMETER \_\_\_\_\_ CULVERT LENGTH \_\_\_\_\_

STRUCTURE ----- HOME \_\_\_\_\_ GARAGE \_\_\_\_\_ OTHER \_\_\_\_\_

SIZE \_\_\_\_\_

HEIGHT \_\_\_\_\_

ROOF PITCH \_\_\_\_\_ ROOFING MATERIAL \_\_\_\_\_

SIDING MATERIAL \_\_\_\_\_ COLOR \_\_\_\_\_

TIME FRAME

STARTING DATE \_\_\_\_\_

ANTICIPATED FINISH DATE \_\_\_\_\_

**SEND COMPLETED FORM AND SET OF PLANS TO P. O. A. FOR  
ARCHITECTURAL REVIEW COMMITTEE APPROVAL FORM.**