

# **Pine Meadow Ranch Owners Association Suggested Guidelines for Building on the Ranch** (RESERVATIONS AND PROTECTIVE COVENANTS #4)

## **Section 3: Cabins, Homes and All Outbuildings.**

The purpose for regulating architecture is to promote designs that fit aesthetically into the mountain ambiance. The Environmental Control Committee (ECC) will consider the height, mass, materials, textures, color and character of all plans before approving construction. These guidelines apply to cabins, homes, sheds, garages, barns and any other outbuilding. The ECC recognizes that building technology and materials are not static, and these guidelines have been adopted to preserve the mountain experience for all landowners within Pine Meadow and Forest Meadow Ranch.

**Structures:** All structures (cabins, homes, sheds, outbuildings, etc) shall be finished in a traditional mountain vernacular. Natural stone and wood siding, logs or milled logs, whether natural or engineered, are acceptable. Cementitious fiberboard such as HardiPlank® may also be approved when specified in a wood grain and color and applied in a traditional wood siding style. The finish may be natural, stained or painted. Approved colors will be earth-tone such as browns, tans, dark greens and dark grays. Bright colors like white, red, blue and yellow are not acceptable.

Stucco, brick, block, aluminum, rusted or painted steel panels, vinyl and other synthetic sidings are not acceptable as primary siding materials. Small areas of these (less than 10% of exterior walls) could be considered at the discretion of the ECC when integrated as part of an overall mountain-style exterior.

Siding materials not specified here may be considered, at the discretion of the ECC, when their use is in keeping with a traditional mountain aesthetic.

**Roofs:** Gable, shed, gambrel, A-frame or other pitched roofs are acceptable. Roof coverings may be asphalt shingle, composites, painted or rusted steel or painted aluminum. All roof colors should be earth-tone and visually non-reflective. Roof colors should be brown, black, dark green, or dark gray. White, red, blue or other bright or reflective roofs will not be approved by the ECC. Wood shakes, treated or not, pose a fire hazard and will not be approved.

**Lighting:** Pine Meadow Ranch supports dark skies lighting as required by Summit County ordinance. All exterior lighting must be full cut-off and/or controlled by a motion detector.

**Size:** Cabin size, height and property setbacks are regulated by the Summit County building and planning department.