

**Tres Valles West
Architectural Guidelines
Updated September 5, 2000**

Intent: To maintain the value, quality, and scenic beauty of all properties within Tres Valles West ranch in regard to future improvements.

Article V. of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Tres Valles West describes the Architectural Control Committee requirement for prior approval of any improvements on Tres Valles West. All property owners must submit copies of plans and specifications, showing exterior design, height, materials, location and colors of the structure or addition to the structure to obtain written approval prior to starting any improvement. The Architectural Control Committee has set the following guidelines:

1. All building plans, including custom home kits, and any outbuildings or fencing, must be approved by the Architectural Control Committee.
2. No Mobile or Modular homes shall be permitted.
3. Residences must be a minimum of 1200 square feet of living area.
4. Setbacks (as per, Article 11 Section 8)
 - All structures must be setback 25 feet from lot lines.
 - All fences must be setback 10 feet from lot lines.
5. Exterior colors on all structures, including roofing, must blend in and be harmonious with the natural setting and surroundings.
6. Satellite Dishes will be allowed up to a maximum 24" diameter.
7. Driveway location and building site must be verified by licensed surveyor to eliminate any encroachments. Verification letter from surveyor must be sent to the Architectural Control Committee before construction begins.
8. All driveways and roads created by owners on owner's tracts must be constructed and maintained in such a manner to prevent damage and/or necessary repair to roads and drainage ditches maintained by the Association. Said construction shall include placement of adequate surfacing material covering the entire length or a minimum of 150 feet of such roads adjacent to roads maintained by the Association in order to prevent erosion or debris buildup of roads maintained by the Association.
9. Impact on closest adjacent properties will be considered in all applications for approval.
10. Licensed and insured contractor approved by the Architectural Control Committee must perform waterline look-up.
11. Outdoor lighting will be kept to a minimum. Outdoor lighting plans must be submitted for approval. Motion sensor lighting will be considered and approved based on direction of beams.
12. Upon approval of all above stated plans, Huerfano County Building Inspector will be sent an Architectural Control Committee approval certificate notifying them of covenant compliance.

These guidelines are subject to modification.