

Appendix B Irrigation Standards

NOTICE: These Design Guidelines & Review Procedures (“Design Guidelines”) were approved by the Design Review Board for Ironbridge on August 3, 2016. They may be changed by this Board without notice.

ARTICLE 1: INTRODUCTION

These Design Guidelines have been published and adopted by the Design Review Board (“DRB”) of Ironbridge to establish standards, rules and guidelines applicable to single-family detached homes and other improvements to be constructed or installed on lots within Ironbridge PUD. These Design Guidelines supplement and relate to the Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge, and are binding upon all owners who acquire lots within Ironbridge, their architects, consultants, contractors, agents, successors and assigns. The DRB reserves the right to modify and update these provisions at its sole discretion at any time. Property Owners desiring to commence construction of improvements shall be subject to the Design Guidelines in effect at the time of plan submission. Future zoning subject to DRB approval.

ARTICLE 2: DEFINITIONS

- 2.1 **ARCHITECT.** “Architect” shall refer to any person retained by an Owner to assist in the preparation of plans and other documents required in connection with the review and approval process contemplated by these Design Guidelines and the Declaration.
- 2.2 **DESIGN REVIEW BOARD (“DRB”).** The “Design Review Board (“DRB”)” means the entity charged with the right and responsibility to review and approve all plans for Improvements to be constructed or installed within Ironbridge PUD. The DRB shall be the committee appointed by the Executive Board.
- 2.3 **IRONBRIDGE PUD.** Ironbridge PUD means that parcel of land approved by County of Garfield, State of Colorado for a Planned Unit Development under Resolutions 98-80, 99-067, 99-068, 2004-20, 2004-21, 2004-26.

- 2.4 **IRONBRIDGE PROPERTY OWNERS' ASSOCIATION.** "Ironbridge Property Owners' Association" means the nonprofit corporation formed under that name whose Articles of Incorporation are filed with the Colorado Secretary of State. It is the property owners' association of Ironbridge.
- 2.5 **CONSTRUCTION SITE.** "Construction Site" means the area of a Lot where construction of a Single-Family Detached Home or other improvement has been approved by the DRB.
- 2.6 **CONTRACTOR.** A "Contractor" shall be a person or entity engaged by an Owner for the purpose of constructing a Single-Family Detached Home or other Improvements on such Owner's Lot. The Contractor and the Owner may be the same person or entity.
- 2.7 **DECLARANT.** "Declarant", is Blue Heron Properties LLC, a limited liability company, which is the owner and developer of Ironbridge, and subject to DRB guidelines and approval.
- 2.8 **DECLARATION.** "Declaration" means the recorded Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge, as it may be amended from time to time.
- 2.9 **DESIGN GUIDELINES.** "Design Guidelines" means this document, as it may be amended from time to time by the DRB.
- 2.10 **IMPROVEMENTS.** "Improvements" shall mean any object, structure, thing or work of any kind constructed, installed, affixed, located or occurring within Ironbridge, which changes the external appearance of any portion of Ironbridge from its external appearance as it existed immediately prior to the construction, installation, affixation, location or occurrence of the object, structure, thing or work. Improvements include but are not limited to:
- 2.10.1 Any grading, excavation and/or disturbance of vegetation.
 - 2.10.2 Drainage improvements or alterations.
 - 2.10.3 Road or driveway construction.
 - 2.10.4 Walk construction.
 - 2.10.5 Utility construction or installation.

- 2.10.6 New construction of a Single-Family Detached Home.
- 2.10.7 New construction of other structures and site features, such as fencing, tennis courts, pools, greenhouses, guest houses, gazebos, patios, decks, porches, balconies, bridges, retaining walls, landscaping, water features greater than 10 gallons, ornamental statuary, and any type of enclosures (including dog runs), play/sports equipment, exterior lighting, columns, etc.
- 2.10.8 No Owner shall construct any structure or improvement or make or suffer any changes, either permanent or temporary and of any type or nature whatsoever to the exterior of his residence or construct any addition or improvement on his Lot without first obtaining the prior written consent thereto from the Design Review Board.
- 2.10.9 No window AC units allowed.
- 2.11 **LANDSCAPING PLAN.** A “Landscaping Plan” is a plan depicting existing vegetation, changes in the existing vegetation on a Lot, and any proposed additional vegetation, landscaping, patios, decks, pathways, walls, driveways, lighting, ornamental statuary, or other similar items.
- 2.12 **LOT.** “Lot” means a platted lot as shown on the subdivision plat for Ironbridge recorded within the County of Garfield.
- 2.13 **MINIMUM LANDSCAPE MAINTENANCE.** “Minimum landscape maintenance” means that all irrigation is in good working order; that all shrubs and trees are healthy and maintained; that lawns have a manicured, healthy, and **weed controlled** appearance; that all native areas are **weed controlled** and not over or under irrigated; that all flora are healthy, **weed controlled**, and maintained; that all mulch and stone areas are **weed controlled**. **Information regarding noxious and invasive weeds is available at www.garfield-county.com, Vegetation Management 970-625-8601.**
- 2.14 **OWNER.** “Owner” means any person or entity who holds record fee simple title to a Lot. If more than one person holds such title, all such persons are referred to collectively as “Owner”.

2.15 **SINGLE-FAMILY DETACHED HOME.** “Single-Family Detached Home” means a freestanding, single-family home with no common walls.

ARTICLE 3: DESIGN GUIDELINES AND CONSTRUCTION REGULATIONS

In the interest of all Owners and Contractors, the following regulations shall be enforced during the construction period of each residence within Ironbridge. All Contractors and Owners are obligated to abide by these regulations or shall be subject to fines, penalties or other enforcement measures levied by the DRB. It is also required that the Contractor be familiar with and abide by the applicable sections of the Declaration, as well as all provisions of the Design Guidelines. The DRB may grant variances to the standards, rules, and guidelines outlined in these Design Guidelines on a case-by-case basis at its sole discretion. The DRB may also mandate construction and design criteria that are more restrictive than those established by applicable zoning. The following criteria shall apply to all construction in Ironbridge:

3.1 **SITE PLANNING.** Each Construction Site within Ironbridge is unique and has its own specific qualities and characteristics. The DRB will be reviewing plans to determine (i) the impact on existing trees and shrubs, drainage patterns and adjacent properties and (ii) compliance with additional design and construction restrictions for certain Lots that are stipulated by Garfield County and the State Division of Wildlife, outlined in Article 7 of this document. Plans that minimize disturbance of existing vegetation, and drainage patterns are preferred. All construction and development within Ironbridge must comply with applicable zoning of the County of Garfield, found in Article 6 of this document.

3.2 **HOME SIZE.** The size of residences constructed in Ironbridge shall be limited according to the Zone District within which they reside as follows: (See Article 6 for which Zone District Lots are located.)

Zone District	Minimum SF	Maximum SF
River Residential 1	2,500	*5,500
River Residential 2	2,500	*5,500
20,000 SF Residential-Sopris	2,000	*5,500
15,000 SF Residential-Sopris	1,800	*5,500
9,000 SF Residential-Sopris	1,500	*5,500
Medium Density Zone District-Mountain Cottages	1,200	*5,500
Club Villas Residential Zone District-Aspen Collection	1,200	*5,500