

IRONBRIDGE DESIGN GUIDELINES & REVIEW PROCEDURES

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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.