

SPECIE MESA HOMEOWNERS ASSOCIATION
ARCHITECTURAL GUIDELINES

WHEREAS, Section 4.6 of the Declaration of Covenants, Conditions and Restrictions for the Specie Mesa Ranch provides that no improvements, alterations, repairs, excavation, grading, filling, damming, redirection of natural surface channels, landscaping, removal of trees having a diameter of more than 4" or which in any alters the exterior appearance of the property of the Specie Mesa Ranch, or the improvements located thereon, from its natural and improved state, shall be made without the approval of the Board;

WHEREAS, the Board desires to add to and supplement the "Architectural Guidelines" related to the approval and standards to be enforced by the Board to protect the integrity of the Specie Mesa Ranch and the general design theme and environment which has been established by the Board and the Association from the inception of the Specie Mesa Ranch.

NOW THEREFORE, the following Design Guidelines shall be enforced by the Board:

1. Prior to construction of any structure, improvement or other change or work which in any way alters the exterior appearance of any property of the Specie Mesa Ranch, each Member of the Association ("Member") shall submit to the Board of Directors of the Specie Mesa Homeowners Association, P.O. Box 2193, Telluride, CO. 81435 ("Board") three (3) sets of fully-dimensioned plans and specifications prepared by the Member's architect and/or surveyor ("Plans"). The Plans shall include the specific materials and color schemes to be used in the construction of the structure or improvement.

2. The Board shall approve or disapprove the Plans within sixty (60) days after receipt of same. The Board shall have the unconditional right to disapprove any Plans in the event the Plans are not in accordance or in harmony with all the provisions of the Covenants and the Architectural Guidelines, or if the Plans are incomplete, or in the event the Board deems the Plans, or any part thereof, to be contrary to the interest, welfare or rights of all or part of the Specie Mesa Ranch or any other Member.

3. A primary design theme of Specie Mesa Ranch has been to promote inconspicuous development. Residences and other structures shall be located in such a manner as to reduce

the visual impact of the Residence or structure. Consequently, such location shall be amongst, or immediately adjacent to mature trees on such Parcel to reduce the visual impact of the Residence or structure. No Residence or structure shall be located on a Parcel in an area which is devoid of mature trees unless such Parcel contains no mature trees. No residence or structure shall be located on a ridge in such a manner as to be silhouetted on the horizon. No Residence or structure shall be erected, placed or permitted to remain within 200' from the boundary of each and every Parcel including, but not limited to, pumping and water storage facilities, pools, tennis courts, dog yards, individual corrals, barns, artificial ponds or any other structure or improvement.

4. There shall be a 35 foot height restriction on Residences and all other structures, including, but not limited to, fences and solar energy devices with variances granted by the Board on rare occasions and only if Residences or structures which will exceed 35 feet in height are required to be constructed so as to be not readily visible from adjoining Parcels or roadways, so as not to block mountain or other scenic views from adjoining Parcels, and so as not to be otherwise aesthetically objectionable.

5. Each Residence or structure shall be constructed only of natural materials (i.e. wood, logs, stone, brick, barnsiding and combinations thereof).

6. All electrical service and telephone lines shall be placed underground except for lines which existed at the time of the recordation of the Specie Mesa Ranch Covenants.

7. Satellite dishes, fuel tanks and solar devices shall be concealed so that they are not readily visible from any road within Specie Mesa Ranch or other Parcel. Location, placement and exposure standards for all solar devices shall be approved by the Board.

8. "Earthtone" colors shall be used on the exterior of each Residence or structure.

9. All exterior lights must shine downwards, not spill horizontally, and be of low intensity. Exterior lights may only be located on, or immediately adjacent to, Residences or structures except that the lighting of a pathway may be allowed so long as the lights are low to the ground.

10. Flat roofs or shed roofs are not allowed on a Residence but only on subsidiary structures. Skylights and Velux-type windows set in the plane of a roof surface must be invisible. Roof surfaces must be non-reflective matt enameled metal, ungalvanized steel (pre-rusted prior to installation), natural dark slate, copper to which a

permanent oxidized surface of verdigris has been pre-applied or wood shakes.

Cold roof design is encouraged for roofs over heated interior spaces to avoid ice damage to the roofs and eaves.

Roof overhangs are encouraged in order to provide protection from snow and ice, as are covered porches in order to shelter entrances.

11. In approving Plans, the Board may impose conditions such as landscaping and/or planting of trees to protect the integrity of Specie Mesa ranch and its general design theme.