ARCHITECTURAL GUIDELINES 2024 Update*

Dallas Meadows Community Association

These guidelines are complimentary to the provisions specified in the "Amended and Restated Common Interest Community Declaration (CCD)of the Dallas Meadows Community Association," dated 2014 and recorded 2015. Please refer to the Declaration. The Architectural Review Committee (hereafter referred to as "the committee") welcomes and encourages notification of all exterior facing improvements and discussions of plans prior to formal submittal.

A. Procedure for submitting plans.

1. Plans shall be submitted electronically to DMCABoard@Outlook.com with the subject line including "ARC Request." This will ensure timely distribution to the ARC chairperson or vice chairperson of the committee.

2. Plans shall consist of all plans required by Ouray County Building Inspector, plus a plot plan.

3. There shall be a place provided on each sheet for the committee to sign upon approval.

4. Plans submitted shall show the actual structure(s) to be built on the specified lot. Any changes in the plan that alter the appearance of the building, substantially change the function of a room or changes the physical location of the structure shall be re-submitted to the committee for re-approval.

5. Building plans shall include:

a. Front, rear, and side evaluations with compass directions specified.

b. A written description of external covering materials, colors and applications. Color samples shall be provided (Roofing, siding, windows, decks, etc.) and can be provided electronically or as a picture.

c. Height of buildings and total square footage.

B. Requirements for Plot Plan:

1. **The lot number shall be noted on the plan**
2. **The plot plan shall be at a scale not less than 1" = 40'**
3. **House and all out buildings are to be located and dimensioned to the closest lot lines.**
4. **The plot plan shall also include:**
    a. **North arrow, property boundaries with dimensions**

b. Existing set back areas, easements, rights of way and utility facilities
c. Relevant contour lines (may be taken from Dallas Meadows Plot).
d. Location and routing of utilities: Location of water meter. Routing of utilities: water, septic, power, gas, telephone and fiber optic lines, location of septic tank and leach field.
e. Existing and proposed roads, driveways, ditches, culverts, and fencing.
f. Fencing location, material and height to be specified.
g. New tree plantings, specifying species.
h. Any exterior lighting locations.

C. Water Meter Specifications

1. The water meter installed shall:
   a. Be in an accessible location on a property boundary nearest the DMCA water line to be tapped for service to the house.
   b. Have a below ground and above ground read-out.
2. The water line shall be buried at sufficient depth to prevent freezing, normally at least 5 feet.
3. The water meter shall be as specified by DMCA Board and is currently (2021) the Neptune Pro Coder. Residential Meter fitted with R900® MIU Pit transmitter, 5/8" X ¾" T-10. Contact the DMCA Board to confirm the current water meter specifications.

D. Additional Provisions

1. Exterior lighting should be subdued with minimum brightness bulbs (preferring color temperatures of 3000K or less for LEDs). Fully shielded fixtures that no direct light be radiated above a level that is five degrees (5°) below horizontal[1] and whose source is minimum necessary for intended purpose. Lighting should not be directly visible from public highways or from other dwellings but will be permitted for such purposes as illuminating entrances, decks, driveways and parking areas and other purposes as approved by ARC. Seasonal lighting is allowed but is encouraged to only be illuminated from November 15 thru January 31 and to be turned off 2 hours after sunset to maintain harmony within DMCA and Dark Sky regulations from the Town of Ridgway[2]. Exterior lights and fixtures are subject to prior approval by the committee.

[1] Per County Section 9 Visual Impact regs

[2] A number of DMCA members have complained about excessive seasonal lighting.

2. **Requests which include fencing proposed to be near or on lot boundaries may require submittal of a survey, improvement Location Certificate (ILC), or written acknowledgement by adjacent lot owner(s) that proposed fence location is not on adjacent lot owners' property.**
3. **Requests which require an Ouray County building permit shall obtain ARC approval before submitting an application for Ouray County Building Permit.**
4. **Requester shall return the approved ARC request for additional review/consideration by the ARC if the previously ARC approved plans require a change for any reason, or if the original ARC approved plans have not been implemented within one year.**
5. **Color approval requests for external house/structure painting, new roofs, improvements, etc. shall be consistent to the DMCA Exterior Color Policy.**
6. **Solar panel requests should review and provide information requested in the DMCA Solar Guidelines.**
7. **ADUs are a free standing structure that counts as one of the three allowed on a lot and must comply with Ouray County definitions and requirements including size limitations based on lot size. Upon completion of construction the COO must be submitted to the DMCA HOA as evidence of compliance to county requirements. ADUs may not be used for long-term rentals that result in the lot being a multi-family or double housing lot.**
8. **To maintain harmony with other primary residence within the community, the DMCA maximum residence size, including attached garages, is 6000 sq ft floor area. Total maximum floor area of all secondary structures (garage/barn/etc.) is 5000 sq ft. Square footages are calculated per the Ouray County Land Use.**
9. **Privacy fences, walls, barriers, earth berms, or similar structures both manufactured or natural between homes and or secondary structures are discouraged since many residents prefer the open range character of Dallas Meadows. However, ARC will consider special cases including a durable fencing fabric (not plastic sheeting) may be used provided the material is 1) brown, green, or color approved by ARC) located on the side or rear of the property and as long as view mitigations are accommodated, and specifications are fully agreed to by all parties involved, including meeting ARC criteria specified in CCDs recorded October 2015)[3]**
10. **All development within DMCA shall comply to criteria defined in Ouray County Land Use Code Section 9 Visual Impact Regulations.[4]**

[3] Content in Red was adopted in DMCA ARC Guidelines dated 2019, content in black adopted in 2021 version of Guidelines

[4] According to Ouray County Regulations Section 9.8 Visual Impact Regulations

*Updated July 7, 2024