

**APPENDIX A**  
**TO THE FIRST AMENDED AND RESTATED DECLARATION**  
**OF COVENANTS, CONDITIONS, AND RESTRICTIONS**  
**FOR THE BLACK BOULDER MESA**

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RESIDENTIAL DEVELOPMENT STANDARDS  
DESIGN STANDARDS, ARCHITECTURAL SUBMITTAL AND CONSTRUCTION

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**PART I**  
**OVERVIEW**

Situated as it is, adjoining a national forest and a national monument, The Black Boulder Mesa project (hereinafter the "Mesa") offers an opportunity to create a harmonious and aesthetically pleasing, low-density residential community which places primary emphasis upon the preservation of the natural environment. The natural elements and all attributes of the property have been considered in its development. These Development Standards (the "Development Standards") governing building and landscaping reflect a continuing commitment to certain values such as privacy, peace and quiet, low visibility, night sky views, wildlife, native vegetation, and more.

Article III is the most pertinent part of this Appendix for most Owners because it sets forth the Design Standards for building on the Mesa. In order to be clear and enforceable, restrictive covenants by their nature can seem complex and freighted with language. However, the Design Standards found below in PART III can also be summarized as follows: There is no minimum or maximum size home or time window after purchase to build on a Lot. Only single (1) story structures are allowed with a sixteen (16) foot maximum height limitation, fourteen (14) feet on the "Rim" side. The materials and the colors are basically organic, non-reflective, and intended to blend in (darker, anodized aluminum is allowed on window clad and rain gutters). Native stone is a common theme and a percentage must be incorporated. Roofs are generally flat or low pitch (See Appendix A, Paragraph 3.11) with non-reflective colors and materials. Light sources must be hooded and turned off when not in use (dark skies). A prospective buyer is welcome to review these Standards with the designated representative of the Architectural Committee before finalizing a Lot purchase.

These Development Standards are part of the Declaration for the purpose of providing specific direction to Owners for improvement of their Property. Attached to these Development Standards, and incorporated herein, is Schedule 1 consisting of character sketches, a pallet of materials and design patterns to help Owners and prospective purchasers gain a quick and clear understanding of building a home on the Mesa.

It is not the purpose of these Standards, however, to suggest that all residences be identical, quite the contrary, even though they share a similar palette of materials, one will find creativity and diversity of design on the Mesa. The goal is to encourage design suitable to the tastes of the individual Owners, all while providing mutual protection and benefit for all Owners and their property values.



## PART II

### SITE PLANNING AND LANDSCAPE GUIDELINES

The climate, terrain, vegetation, wildlife, and scenic values at The Mesa are all important factors, which must be considered in the design of any improvements to the properties. It is the intent of the following guidelines to ensure environmentally sound and aesthetically pleasing development on the Mesa.

Paragraph 2.01 Development Envelope. A specific Development Envelope has been designated for each Lot and described by a duly recorded document, deed or Plat. All buildings or dwellings must be located within the boundaries of the Development Envelope. Within that Envelope, a site plan will clearly designate the footprints of any buildings and other improvements as part of the submittal. In the event that improvements within the Development Envelope occur in phases, a new submittal is required for each phase.

Paragraph 2.02. Transition Zone(s). The Transition Zone is that area described by duly recorded document, deed or Plat lying outside the Development Envelope, but not included in the Conservation Easement. An Owner may enhance this area with low impact improvements such as patios, decks, walkways, landscaping, benches, and low-level walls that function as architectural extensions of structures or deck railings, neither the walls nor railings to exceed four (4) feet in height. Driveways, parking, underground utilities, septic tanks and drainfields are allowed in those Transition Zones situated between the Common Roadway Easement and the Development Envelope. Driveways and parking and any vehicular presence or uses whatsoever are expressly prohibited in any Transition Zone that lies between the Development Envelope and any rim feature of the Mesa.

Paragraph 2.03 Conservation Easement. The Conservation Easement is that area outside the Development Envelope, Transition Zones, and driveway, but within the boundaries of each Owner's Lot as described by duly recorded document, deed or Plat. The permitted uses within the Conservation Easement area are governed by the terms of this Declaration and the recorded Conservation Easement deed.

Paragraph 2.04. Access Driveways. A driveway's sole use and purpose is to connect the Common Roadway Easement to the Development Envelope. They shall be located to preserve and avoid important natural features, such as large or significant trees, drainage ways and rock outcroppings and to minimize disruption of the existing landscape. Access drives shall be a covered with a fill and surface material similar to the Common Roadway Easement or as approved by the Architectural Committee. The graded surface of an access drive shall not exceed fourteen (14) feet in width except for designated parking areas in close proximity to the dwelling as set forth in the site plan.

Paragraph 2.05. Site Work Within the Development Envelope. No excessive excavation or fill will be permitted on any site except as necessary for construction of the improvements in accordance with the approved submittal. Every attempt should be made



to balance cut and fill with minimal use of above grade retaining walls and engineered building pads. No clear cutting or excessive cutting of trees within any Development Envelope will be permitted; however, it is understood that removal of trees and shrubs will be necessary for the development of the footprint of an approved structure. The area around each structure's footprint will be fenced off with removable plastic fencing to prevent intrusion into other areas of the Development Envelope by vehicles and equipment. Allowable clearing of trees, bushes and vegetation, and further trimming thereof on any site, shall be pursuant to written approval by the Architectural Committee during the construction phase and at any time thereafter during ongoing landscaping phases. Failure to gain written approval from the Architectural Committee for the removal or trimming of live trees and bushes shall result in the remedies set forth in Section 7.03 of the Declaration.

Paragraph 2.06. Grading and Drainage. To a reasonable degree, site grading and drainage must occur with minimum disruption to the site, as described in the submittal and approval process, without unduly altering natural drainage patterns wherein runoff leaves the site, and without causing conditions that could lead to unnecessary soil erosion.

Paragraph 2.07. Walls and Fencing. Walls are allowed as an extension of the home, guesthouse, garage, and other structures to enclose or define a courtyard or patio area. They must appear as a visual extension of the residence, using similar materials and finishes. Perimeter fencing of the entire Development Envelope or Transition Zone, or substantial portions thereof, is prohibited. Fencing materials such as chain link, rail, wire, and other materials that do not match the materials, colors, and design of the structures are prohibited. Small, discrete wire fences around garden areas or as protection for plants, young trees, and bushes are allowed if they are located unobtrusively from sight lines from adjoining Lots or the Common Roadway, and of a color (naturally rusted, green or brown) that blends in with the background and surroundings. An exception exists where same is clearly stated in an initial deed or Supplemental Declaration from the Declarant. Structural retaining walls, privacy or screen walls for courtyards, or other valid design wall extensions of the structure generally should not exceed four (4) feet in height as measured from existing natural grade. This is a general guideline, however, and the Architectural Committee may recognize instances wherein wing-walls, gate enclosures, and other applications benefit the overall design by exceeding the guideline. The Architectural Committee will look for a minimum height that can accomplish the design and practical purposes of the walls in question so long as the design, materials, finishes, and colors are compatible with the overall design of the home. Nothing herein prevents the Declarant or the Association from fencing out livestock, and maintaining fencing as needed at the perimeters of the development.

Paragraph 2.08. Landscaping. Within a private courtyard or defined garden area, an Owner may create a more varied and personalized landscape, including non-native plants and bushes, orchard trees and/or vegetable gardens, so long as it is generally compatible with the nature of its environment and the Boulder area and does not exceed the height of the roof lines of the structures. Tall trees such as ponderosa found naturally on the Mesa



are encouraged. Outside the designated courtyard or yard or designated vegetable garden approved by the Architectural Committee, but still within the confines of the Development Envelope and Transition Zone, the Owner must follow a more natural landscape plan using native, high desert plants and bushes that tend to blend seamlessly and are compatible with the native plants found at the boundaries of the Development Envelope and throughout the Conservation Easement areas. The Architectural Committee may approve other native bushes and plants even though such plants and bushes are not specifically found on the Mesa, but are found in other high desert environments in the Southwestern U.S. and are generally compatible with the Mesa environs. All landscaping is subject to approval by the Architectural Committee. The water usage for the landscaping must be compatible with the water right appurtenant to the Lot and in compliance with any water usage rules adopted by the private water association serving the Lot, excepting where a Lot has an individual well and the appropriate water rights.

Paragraph 2.09. Service Yards. Walls, trees, or bushes are required as screening for a service yard, if any, to enclose any trash containers, firewood, and outdoor maintenance or service equipment, in a manner approved by the Architectural Committee so as to conceal such containers and items from view of the neighboring Lots or the Common Roadways. Clotheslines must be sited so they are screened from view of the Common Roadway and other Lots and, because they are a potential detriment to deer and elk migrating over the Mesa, they must be retracted when not in active use.

Paragraph 2.10. Tree removal. Trees are important to the Mesa for numerous reasons, including maintaining visual privacy between the homes. As such, removal of live trees shall be approved by the Architectural Committee only for the following reasons: placement of structures, maintaining a safe fire perimeter around structures, and limited trimming and/or clearing to enhance outdoor living areas and primary view sheds. In the case of clearing live trees to enhance view sheds, the Architectural Committee may require the Owner to wait until the dwelling is finished and primary view angles through windows are finalized. The Architectural Committee may also require that removal and trimming proceed in phases to allow the Owner to live with and assess the results incrementally. In each instance, the Owner shall mark the trees for removal, meet with a representative of the Architectural Committee, and obtain written permission from the Architectural Committee prior to any tree removal. Cutting live trees without prior approval of the Architectural Committee may result in substantial fines to the Owner or require replacement by the Owner of said trees with like size trees in accordance with Section 7.03 of the Declaration.

Paragraph 2.11. Lighting. Dark skies are a shared value on the Mesa; undue light trespass and light pollution are to be avoided. Each Owner/Applicant, in connection with any structural improvements on any Lot, must submit an exterior and interior lighting plan for approval by the Architectural Committee to assure that efforts are undertaken to install and control the lighting in a way that does not make the structures or the site unduly visible off the Lot or unduly interfere with the nighttime sky views anywhere on the Mesa. Outside lighting must be recessed, hooded, or shielded to cover the source



with no lens, bulb, or light sources visible; exposed bulbs and other direct light sources that create undue glare off the Lot, are prohibited. Landscape lighting for pathways and patios must be hooded, recessed and shielded, directed toward the ground, and installed no more than three (3) feet off the ground. Outside lighting for doors, porches, and other entries must be hooded and installed no more than six (6) feet above the surfaces they illuminate. The outside lighting plan should meet a specific need for illumination, as opposed to generalized lighting of the structures or Lot. No exterior fixture emitting light above the horizontal plane of the fixture shall be permitted. Inside lighting that is visible off the Owner's Lot through any window must be recessed, shaded, hooded, or otherwise damped so that the bulb source is not visible and light pollution and trespass through windows is minimized. Interior nightlights in use when the occupants retire for the evening must be minimal in wattage and not visible through any windows. All lighting, inside and out, must be turned off when not in active use by the occupants.

Paragraph 2.12. Swimming Pools and Spas. Swimming pools and spas, if any, must be designed as a visual extension of the residence and integrated therewith through the use of walls or courtyards and must be constructed according to applicable governmental regulations.

### **PART III**

#### **ARCHITECTURAL DESIGN STANDARDS**

The following architectural standards, for all of the reasons enumerated, are hereby defined, imposed upon and operate as restrictive covenants against the construction of improvements on the Mesa.

Paragraph 3.01. Architectural Styles and Exterior Materials. The architecture on the Mesa should work in harmony with each site and the surrounding land. A series of character sketches, pallet of materials, and design patterns are attached hereto as Schedule 1 and incorporated herein. These Schedules comprise some ideas, the beginning point of any discussion about what would be appropriate on the Mesa, but are not meant to discourage creativity or individuality. The Character Sketches show concrete examples of styles that are appropriate to the area and environment of the Mesa, the Palette of Materials also contain inherent colors and reflective values, and the Design Patterns show examples of common mistakes to be avoided. Generally, stock designs that could be strictly categorized as Colonial, Victorian, Spanish Mission, French Provincial, Tudor, Log Cabin Kit, or other exotic regional designs do not fit particularly well with the surroundings and will not be approved as such. This is not to say that certain specific portions of any stock designs above could not artfully be incorporated into a suitable Mesa design (eg. use of custom log walls in combination with stone and heavy timber beams for large overhangs, etc.) Certain advances in the production of artificial decking and siding have resulted in products that are almost indistinguishable from real wood products to the eye from a distance of 20 plus feet and require no maintenance. The Architectural Committee will approve the use of "fiber cement" siding, fascia, soffit, and decking that (1) replicates the look of wood including a well-reproduced wood grain on the surface, (2) is LEEDS certified, and (3) meets the color standards and other



requirements of this Declaration, (e.g., see Allura fiber cement products). Vinyl and aluminum siding and other artificial products will not be approved, nor will artificial stone, which is prohibited. Oiled wood, rusted or patina covered metal, stucco, glass and stone are all allowed exterior materials, as further defined on Schedule 1 hereto.

Paragraph 3.02. Size. There is no strict limitation on the minimum or maximum size of residences, or other structures, rather the emphasis must be on following these Standards. A small dwelling must have sufficient space to be livable and incorporate elements of the Design Standards. If it is too small and appears as a temporary or inadequate living quarter or outbuilding, it must be denied. However, a small dwelling containing a combined kitchen and living room, bedroom and bathroom, which on the exterior incorporates stone and the other approved materials into an interesting design, would be acceptable. On the other hand, the plans for a very large residence should break the structures and roof planes down into detached forms separated by walkways, courtyards, or some open space for better site integration. Guesthouses, studios, garages, and other outbuildings should be detached from the main structure to relieve the size of any given roof or building mass.

Paragraph 3.03. Prefabricated Buildings. No building that is constructed completely off-site and requires transportation intact to the site will be permitted; this includes mobile homes and stock modular buildings. This does not prohibit some of the more recent, well designed, componentized or panelized homes that have various elements fabricated off-site and are assembled on site so long as they are able to meet all the terms and conditions of the Declaration and these Development Standards.

Paragraph 3.04. Height of Structures. No structure or element thereof shall protrude above or break an imaginary plane (defined as parallel to the natural grade below over the footprint of any proposed structure). Irregularities in natural grade, declivities or knolls less than twenty-five (25) feet in width and/or depth, including steeper drop-offs at the edges of a building footprint comprising less than ten (10) feet of that axis of the structure, shall not reduce or increase the imaginary planes, nor impact the building heights or elements thereof. The maximum height of said imaginary plane shall be sixteen (16) feet; excepting that no element of any structure, parapet, roof structure, or otherwise, that faces toward any predominate Rim feature (the "Rim") on the Property (set forth on Exhibit 4 to the Declaration) shall exceed fourteen (14) feet in height, excepting as set forth in Section 7.05(1), (2) and (3) of the Declaration. The height limitations, the imaginary planes at sixteen (16) and fourteen (14) feet, respectively, shall be measured vertically over and parallel to the natural grade (including the existing slope, but excluding the aforementioned irregularities) within the footprint of the proposed structure. Chimneys, as required by the IBC, must be two (2) feet higher than any roof or parapet within ten (10) horizontal feet, and thus are allowed to protrude through the imaginary fourteen (14) foot plane, but only up two (2) feet to a maximum of sixteen (16) feet, and only so long as they are veneered in the same stone used in the dwelling. In no event, however, shall any element of the structure, including chimneys and any other protrusions, break the sixteen (16) foot plane on any site (excepting Section 7.05 enumerated above). For those structures located at a Development Envelope's leading



edge facing the Rim sited on Properties listed on Exhibit 4, the fourteen (14) foot plane and the sixteen (16) foot plane shall merge beginning at a point twenty (20) feet back from said leading edge of the Development Envelope closest to the Rim, or at a point halfway back through the average depth of the structure as measured from the edge of the structure closest to said Rim, whichever is greater. The foregoing fourteen (14) foot limitation shall not apply to any structures that are sited thirty-five (35) feet back from the leading edge of the Development Envelope closest to the Rim. Less dramatic elevation changes on other Parcels or Lots not enumerated on Exhibit 4 to the Declaration do not qualify as Rim sites.

Paragraph 3.05. Use of Native Stone. Native stone is abundant in the region and there are several types, colors, and shapes that are naturally variegated and mottled. The stone requirement is an important design element intended to reflect the Mesa surroundings, to anchor and ground the structure. Stone is required on each structure. For habitable structures, stone must either (1) cover approximately fifty percent (50%) of the exterior wall surfaces, exclusive of all windows and doors, or (2) twenty-five percent (25%) of the total cumulative exterior wall surfaces, whichever is LESS. Due to the general lack of windows on a garage, and its nature as an accessory building, ten (10) percent stone is required (exclusive of the garage door) so long as it is used primarily around the garage door entry and that entry area ties in visually with the stone defining the general sense of entry to the home. Exterior wall surfaces are defined as all exterior surfaces from grade to the top of the wall. The application of the stone, although not mandatory, should appear to be "anchoring" the structure to the ground and should be laid organically to create some shadowing and read as "structural" to avoid the appearance of a nonstructural veneer. Manufactured stone is disallowed regardless of the application.

Paragraph 3.06. Exterior Colors. The color of exterior materials must generally be subdued, organic, and blend with the natural landscape. The darker earth tones are recommended and given preference, and accent tones must be compatible. The light reflective value ("LRV") of any color will be given weight, and any material or color with an LRV exceeding 40 (forty) is prohibited. White or light trim on windows, fascia, or other details, or any combination of colors tending to show up at a distance and create a "candy-striping" effect, are prohibited. This does not mean that the colors should match; in fact, dissimilar materials should have different yet compatible colors, much as one observes in nature. An entirely monotone wall(s) will also stand out when viewed against its environmental backdrop, and therefore should be variegated, mottled or mitigated with other compatible colors and materials to blend in.

Paragraph 3.07. Windows and Skylights. The glass of windows and skylights must not be highly reflective, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames, which must be anodized or finished with baked enamel. The frames must be within the darker range of colors and not contrast too much with the adjacent wall material and color to avoid "candy striping". It is also recommended that closely located groups of windows be composed together. Most window manufacturers have break metal that matches their cladding, and can be used as mullion covers if wood trim is not desired. Either wood trim or matching metal mull



covers is preferable to thin stripes of stucco between groups of windows in a wall or at building corners. If windows are to be separated by a "massive" material like stucco or stone, this mass should be at least sixteen (16) inches wide or more.

Paragraph 3.08. Building Projections. All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall be of an approved color and material and shall relate in design to the rest of the structure.

Paragraph 3.9. Garages and Carports. Garages are integrated structures (over a concrete slab) and must reflect and utilize the design, color, character and materials of the main dwelling and be in all ways compatible in appearance therewith. Carports are structurally different, but share a common goal of screening vehicles from other Lots and the Common Roadway. A carport for these purposes is defined as a roof with supports, over a concrete floor or gravel base, which visually resonates with the main dwelling. This can be achieved in several ways: (a) the use of the same materials as the main home; (b) the use of similar design patterns and roof concepts as the main home; and (c) connection to the main home with a covered walkway or portal. The exterior of the structure must be screened by trees or bushes, or its design can incorporate some solid walls, partial walls, or trellis screens in darker colors where needed to screen the vehicles and other contents. A carport roof must follow the same patterns in the guidelines as a home, in regards to size of overhang, beam expression, fascia thickness, etc. Under certain circumstances, a design that deviates from the above may be permitted by the Architectural Committee, but only if there is unanimous agreement that the design is so creatively unique and well designed that it can stand alone and not detract or compete with any other structures visible from the same area. One allowable example might be a carport roof designed to incorporate solar photovoltaic on a rusted, cantilevered steel roof, with a modest amount of stone on piers at the base of the main posts, and where the cross beams or supports, if feasible, mirror relevant materials in the main dwelling. No pre-fab structures will be allowed.

Paragraph 3.10. Solar Applications. Passive solar design is encouraged. Active solar applications must be integrated into the structure or site in a seamless and unobtrusive fashion. Obvious rooftop panels in a fin configuration that stand in any opposition to the plane of the roof of structures are prohibited, unless installed on flat roofs behind parapet walls, do not break the plane of said parapets, and are not visible off-site to the adjoining Development Envelopes or the Common Roadway. Solar panels placed directly upon the roof and in the same plane of the roof will be approved. Ground mounted solar panels on frames will be approved if (1) under eight (8) feet high over grade below, and (2) they can be located and screened in the trees so as not to be visible from the Common Roadway or other Development Envelopes. For the purposes of this Paragraph and this Declaration, "solar energy system" means a system that is used to produce (1) electric energy from sunlight and (2) the components of the system or an integrated system that uses energy from sunlight to heat water. The following additional restrictions shall also apply to any application for and installation of a solar energy system:

- (a) The solar energy system shall be installed in a manner that:



- (i) complies with applicable health, safety, and building requirements established by the state or a political subdivision of the state;
  - (ii) if the solar energy system is used to heat water, it is certified by:
    - (A) the Solar Rating and Certification Corporation; or
    - (B) a nationally recognized solar certification entity;
  - (iii) if the solar energy system is used to produce electricity, is must comply with applicable safety and performance standards established by:
    - (A) the National Electric Code;
    - (B) the Institute of Electrical and Electronics Engineers;
    - (C) Underwriters Laboratories;
    - (D) an accredited electrical testing laboratory; or
    - (E) the state or a political subdivision of the state;
  - (iv) if the solar energy system is mounted on a roof:
    - (A) it does not extend above the roof line; or
    - (B) has panel frame, support bracket, or visible piping or wiring that has a color or texture that is similar to the roof material.
- (b) The Owner installing the solar energy system shall pay any reasonable cost or expense incurred by the Association to review an application to install a solar energy system.
- (c) The Owner installing the solar energy system shall be responsible, jointly and severally with any subsequent owner of the lot while the violation of this Section occurs, for any cost or expense incurred by the Association to enforce the restrictions in this Section.
- (d) As a condition of installing a solar energy system, the Owner shall allow the Association to record a deed restriction against the Owner's lot that runs with the land that requires the current owner of the lot to indemnify or reimburse the Association or a Member of the Association for any loss or damage caused by the installation, maintenance, or use of the solar energy system, including costs and reasonable attorney fees incurred by the Association or a Member of the Association.

Paragraph 3.11. Maximum Roof Pitch and Configuration. Since visible roof masses tend to dominate the Lot and can be highly visible offsite, particular attention will be paid to roof configurations and designs and discussed in detail at the pre-design, pre-submittal conference (Section 5.1 below) and subsequent submittals steps as needed. Numerous examples of what would be visible on the Applicant's Lot from the Common Roadway and other Lots need be discussed, together with the Sketches found in Schedule 1 hereto. Flat roofs with parapet wall surrounds are generally the least visible and work well on the Mesa. (Schedule 1, Anasazi Pueblo and Organic Contemporary.) Smaller sections of the roof can be comprised of pitched forms to add interest, or above large window areas to open up selective views and are generally acceptable. (See Schedule 1, Informal Contemporary and Mary Colter Shed Roof.) Low pitch hip roofs are allowed if properly integrated and use large beam overhangs to create mass, shadows and interest below. (See Schedule 1, Hip Roof and Classic Low Pitch Gable.) Small, stubby or spindly-beam overhangs are not allowed. Highly visible, large shed roofs creating "floating" roof masses, and other equally visible roof forms, which tend to dominate the site, are prohibited in favor of breaking the roof mass up into smaller forms. The maximum roof



pitch shall be 4 to 12 for hip roofs and gabled roofs; maximum pitch for shed roofs, which must be broken into different planes to create shadowing and less contiguous mass, is 3 to 12. Chalet or barn style pitches and rooflines are not allowed. Unbroken lines on roof planes and parapet walls will be strongly discouraged in favor of variation in heights and roof masses as shown in this Appendix A, Character Sketches.

Paragraph 3.12. Roofing Materials, Configuration and Colors. All bare or painted metal roofing material whether standing seam, flat, shingle, or other configurations are disallowed due to their reflective nature. Rusted metal, or patina (treated) copper, both of which can be rendered non-reflective, are the only metal roof treatments allowed. Membrane roofing will be allowed on flat roof designs, but membrane and rolled roofing is not allowed on exposed pitched roofs. Reflective or light-color roofing materials are not allowed; medium to darker organic colors that blend in with the trees and surrounds will be approved. The argument for light-colored or reflective membrane on flat roofs or otherwise, is hereby rejected on the Property due to the elevation of the Mesa and the notion that it would carry greater weight at lower elevations and hotter climates; however, membranes on flat roofs in medium gray, medium brown/muted red, medium green, or another color organic to the environment can be approved. Architectural asphalt shingles in variegated shades and tones are allowed, as are flat slate or similar flat concrete tiles in darker, variegated colors and shades, all in the darker range of colors from dark gray to darker green to brown. Any roof colors that attempt to mirror the lighter colored sand and sandstone found on the Mesa are prohibited. The Architectural Committee shall insist on variegated colors, as opposed to monotone, in the approval of the foregoing enumerated shingles and tiles.

#### **PART IV CONSTRUCTION REGULATIONS**

In order to ensure that the natural landscape of each Lot is preserved and the disturbances inherent in any construction process are kept to a minimum, the following regulations shall be enforced during the construction period of all improvements on the Mesa. Any violation of these regulations by an Owner's agent, representative, builder, contractor, subcontractor, or any worker employed by the foregoing shall be deemed a violation by the Owner. The Architectural Committee will be represented on-site by a designated Representative.

Paragraph 4.01. Building Envelope and Construction Zone. The Building Envelope is that area or footprint within the Development Envelope in which structural improvements and construction activity have been approved by the Architectural Committee. It must be clearly marked and fenced with temporary plastic fencing. All construction related activities must be contained therein.

Paragraph 4.02. OSHA Compliance. All applicable Occupational Safety and Health Act regulations and guidelines must be observed during construction.



Paragraph 4.03. Construction Trailers. Upon commencement of construction, a non-habitable construction trailer or portable field office and other tool storage trailers may be located on the building site within the Development Envelope, Transition Zone, or driveway. The type, size, number and color of any portable office and other containers must be approved by the Construction Representative during the pre-construction conference. A construction trailer and other containers may not remain on a site for a period of time exceeding one year without written extension of time from the Architectural Committee.

Paragraph 4.04. Trash Receptacles and Debris Removal. Owners and builders shall clean up all trash and debris at the end of each day. An appropriate trash receptacle must remain on the site at all times to contain all lightweight materials or packaging and must be emptied at an approved off-site facility as becomes necessary. Owners and builders are prohibited from dumping or burying trash anywhere on the Lot or the Mesa. On-site burning is prohibited due to potential fire hazard and the Owner is strictly responsible for the acts of his agents. Heavy debris, such as broken stone, concrete, wood scrap, or the like must be removed from the site immediately upon completion of the work of each trade that has generated that debris. Concrete trucks may be washed out only in the Building Envelope areas as approved by the Construction Representative, and nowhere else on the Property, the Mesa or the Common Roadways. Any costs incurred by the Association enforcing these requirements shall be assessed to the Owner. Construction materials or debris of any type shall never be placed or stored within the Common Roadway Easement.

Paragraph 4.05. Sanitary Facilities. Each Owner or builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets must be located within the Building Envelope or along the adjoining private driveway.

Paragraph 4.06. Construction Access. The platted or approved driveway to any site will be the only construction access into any Building Envelope.

Paragraph 4.7. Vehicles and Parking Areas. Construction crews will not park on, or otherwise use, undeveloped portions of the site. All construction vehicles shall be parked within the Building Envelope or along the driveway thereto. Changing oil or other vehicle maintenance by construction crews upon the Lot or the Mesa is prohibited.

Paragraph 4.08. Conservation of Native Landscape. Protected trees that cannot be removed and are designated as such by the Owner and Architectural Committee must be protected by fencing or barriers during construction. Any trees or branches or brush whose removal is authorized must be promptly cleared up and removed from the construction site.

Paragraph 4.09. Excavation Materials and Blasting. If any blasting is to occur, the Architectural Committee's construction representative must be notified two weeks in advance and appropriate approvals must be obtained in accordance with current law. All



excess materials resulting from blasting, as well as all other excess excavation materials, must be removed from the Mesa.

Paragraph 4.10. Dust, Noise Control and Nuisance. The Owner and the Owner's contractor shall be responsible for controlling dust and noise from the construction site. The playing of radios or use of other audio equipment by construction crews that is audible offsite is prohibited. Any contractor or member of a construction crew shall keep all vehicles, including ATVs on the prepared road surfaces of the Common Roadway Easements during ingress and egress from the construction site. Off-roading anywhere on the Mesa is strictly prohibited.

Paragraph 4.11. Material Deliveries. All building materials, equipment and machinery required for construction must be delivered to and remain within the Building Envelope or the driveway of each site. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery scheduled to remain on the Mesa overnight. A turnaround, for loading and unloading and as a staging area, has been configured along Black Ledge Road near the entrance to the Property and can be made available for temporary use and material-staging with permission of the Architectural Committee.

Paragraph 4.12. Firearms. Carrying or discharging any type of firearms on the property by construction crews is prohibited.

Paragraph 4.13. Alcohol and Controlled Substances. The consumption of alcohol or use of any controlled substance by construction crews on any construction site is prohibited.

Paragraph 4.14. Fires and Flammable Materials. Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard on the construction site, are prohibited. At least one 10 pound ABC-Rated Dry Chemical Fire Extinguisher shall be present and available in a conspicuous place on the construction site at all times. Any outdoor fires by construction crews for any reason are prohibited. As soon as the water line is run into the Building Envelope, the Owner shall install the maidenhead hydrant required in Section 3.01 of the Declaration, and have on site next to the hydrant, a key to turn it on, a properly sized connector and 150 feet of 1 1/2" fire hose and nozzle, properly stored at the hydrant location, not locked and readily accessible, that can be deployed to suppress any fire that might get started on site or during construction. The Owner has the duty of enforcement and strict liability for any violation of this provision with regard to the Owner's contractors, agents, invitees, and all others with authority to enter the property or to act on the Owners behalf.

Paragraph 4.15. Pets. No pets, particularly dogs, may be brought onto the property by a member of any construction crew without permission of the Architectural Committee's Construction Representative. Any barking, chasing wildlife, roaming or leaving the construction site mandates that permission will be rescinded.



Paragraph 4.16. Preservation of Property. The use of or transit over any Mesa property, including the Conservation Easement, Transition Zone, or any other area outside the marked and designated Building Envelope and access driveway by construction personnel is prohibited. The Association has an affirmative duty to enforce any and all terms of the Conservation Easements recorded against the Property, and any Owner has the right to proceed under Article 13 of the Declaration to compel the Association to enforce the terms of said Easement.

Paragraph 4.17. Restoration of Property. Upon completion of construction, each Owner and builder shall clean and restore his construction site and repair all Mesa property which has been damaged by trucks, heavy equipment, or incidents directly related to said construction.

Paragraph 4.18. Construction Signage. Temporary construction signage shall be limited to one sign per site not to exceed six (6) square feet of total surface area. The sign shall be free standing, not to exceed four (4) feet in height above natural grade, and of a design and in a location within the site approved by the Construction Representative. Attachment of signs or similar material to trees is strictly prohibited.

Paragraph 4.19. Daily Operation. The maximum daily working hours for any construction site shall be from 30 minutes after sunrise to 30 minutes before sunset.

## **SECTION V DESIGN REVIEW PROCEDURES**

Plans and specifications shall be submitted to the Architectural Committee in accordance with the following conference and submittal requirements and review procedures.

Paragraph 5.01. Pre-Design, Pre-Submittal Conference. Prior to preparing any preliminary plans for any proposed improvement, the Owner and/or his architect must meet with the designated representative of the Architectural Committee to discuss the site, the Design Standards, the proposed vision and ideas for the home and to answer any questions. Getting on the same page with the Owner and architect at the earliest moment in the design process will help avoid any miscommunications. This meeting should take place on the Owner's Lot and prior to spending money or initiating a preliminary design. Materials helpful for this conference are photos or illustrations explaining the Owner's individual needs, design preferences and aspirations for the Lot. The Architectural Committee shall review with the Owner the provisions of the Declaration governing the cutting of trees, use of roads (speed) by Owners, contractors and agents, fireplaces and fire pits.

Paragraph 5.02. Thumbnail Sketch Submittal. After the Pre-design Conference, this phase requires the following submittals:

1. A topographical survey (scale 1" = 20' or larger), by a registered land surveyor or licensed civil engineer showing Development Envelope boundaries and dimensions,



- topography (2 foot contours or less), major terrain features, trees with six inch trunk or larger, driveway and utility locations.
2. Site plan showing the precise location of the proposed Building Envelope and structures within the Development Envelope drawn on the topographical survey (scale 1" = 20' with two foot contours).
  3. A 1/8" = 1'0" floor plan/site plan of the proposed structures and Building Envelope.
  4. An elevation or perspective sketches demonstrating three-dimensional massing concepts and proposed materials.

Paragraph 5.03. Preliminary Design Submittal. The Preliminary Design phase requires certain documentation and drawings as listed below. When the preliminary design is complete, plans that are submitted must include all of the following exhibits; this review will commence only when the submittal is complete:

1. Site plan (scale at 1" = 20' or larger), showing the entire Development Envelope, location of the proposed Building Envelope, the residence and all buildings, driveway, parking area, existing and proposed topography, proposed finished floor elevations, special terrain features to be preserved and trees or grades to be effected or removed.
2. Floor plans (scale 1/4" = 1'0") showing proposed finished floor elevations.
3. All exterior elevations (scale 1/4" = 1'0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, and an indication of all exterior materials and colors completed and presented in the form or on the application as provided by the Architectural Committee, complete with any material samples, photos and other visual materials found in the application or specifically requested by the Architectural Committee.
4. If the Architectural Committee deems it appropriate due to slope considerations or complexity of design, a study model may be required (same scale as site plan), which accurately depicts all the proposed improvements and their relationship to the site.
5. Any other drawings, plans (including grading and drainage plans), materials, or samples requested by the Architectural Committee or required by Garfield County.
6. The design review fee for the actual cost of plan review shall be established by resolution of the Board, which as of the date of this amended Declaration has been set by the Board at \$750, which shall not exceed the actual cost of the review incurred by the Association.

Paragraph 5.04. Notice to Members. As soon as the submission of preliminary plans is completed, the Architectural Committee will email to the Board and Members the site plan, floor plan and four (4) elevation sketches, each on individual 8.5 x 11 sheets, together with a brief description and location of the Lot, and a preliminary opinion regarding conformity with the Declaration and these Development Standards. The Architectural Committee will allow seven (7) calendar days before finalizing any approval, during which time any Member may submit written questions or comments directly to the Architectural Committee or its designated representative. The Architectural Committee will give due consideration to any comments received, but the decision of the Architectural Committee on all such matters will be binding.



Paragraph 5.05. Preliminary Design Review. The Architectural Committee will review the plans and respond in writing within ten (10) days after its review, but no later than thirty (30) days after the request and material has been submitted. The Architectural Committee will offer input to the Applicant if requested; however, no Member, Owner, architect, or builder shall have the right to attend any meeting of the Architectural Committee except as outlined herein or unless specifically requested by the Architectural Committee. Any response an Owner may wish to make regarding the results of a design review must be addressed to the Architectural Committee in writing.

Paragraph 5.06. Final Design Submittal. After preliminary approval is obtained from the Architectural Committee, the complete set of construction documents are to be submitted for final review. No review will commence until the submittal is complete. At a minimum, the set of construction documents shall contain the following:

1. Site plan (scale at 1" = 20' or larger) showing the Development Envelope, Building Envelope, the residence and all buildings, driveway, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, all proposed site lighting and building lighting, and site walls.
2. Floor plans (scale 1/4" = 1'0") showing finished floor elevations.
3. Roof plan (scale 1/8" = 1'0") showing all roof pitches, overhangs and roof accessories (chimneys, vents, skylights, etc).
4. Building section (scale 1/4" = 1'0"), indicating existing and proposed grade lines.
5. All exterior elevations (scale 1/4" = 1'0") showing both existing and proposed grade lines, plate heights, roof pitches and an indication of exterior materials and colors.
6. Samples of stone and roofing material, paint chips, and other photos or literature as requested by the Architectural Committee depicting or describing all exterior materials and colors.
7. Complete landscape plan (scale 1" = 10') showing size and type of all proposed plants, irrigation system, all decorative materials or borders and all retained plants.
8. On-site staking of all building corners and other improvements and building heights, if requested by the Architectural Committee.

Paragraph 5.07. Site Inspection. As soon as the submission of final plans is complete, a representative of the Architectural Committee will inspect the Lot to determine that the conditions as depicted in the final submittal are accurate and complete.

Paragraph 5.08. Final Design Review. The Architectural Committee will review the plans and respond in writing within ten (10) days after the review, but no later than thirty (30) days after a submittal is complete. No Member, Owner, architect, or builder shall have the right to attend any meeting of the Architectural Committee except as outlined herein or unless specifically requested by the Architectural Committee. Any response an Owner may wish to make regarding the results of a design review must be addressed to the Architectural Committee in writing. If the Architectural Committee does not respond within thirty (30) days, the submittals are deemed denied.



Paragraph 5.09. Resubmittal of Plans. In the event of any disapproval by the Architectural Committee of either a preliminary or a final submittal, a resubmission of plans should follow the same procedure as an original submittal. An additional design review fee may be required to accompany each such submittal as required by the Architectural Committee and depending upon the scope and the time involved for subsequent reviews. If the Owner and the Architectural Committee cannot arrive at a mutually acceptable resolution, the Owner's sole remedy is as outlined in Section 13.01 of the Declaration.

Paragraph 5.10. Pre-Construction Conference. Prior to commencing construction, the builder must meet with the Construction Representative of the Architectural Committee to review Construction procedures and coordinate his activities on the building site and the Mesa.

Paragraph 5.11. Commencement of Construction. Upon receipt of final approval from the Architectural Committee, and having satisfied all municipal governmental review processes, obtained a building permit, and paid the road impact fee to the Association, the Owner shall satisfy all conditions and commence the construction or any work pursuant to the approved plans within one (1) year from the date of such approval. If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked. Once the work has begun, the Owner shall complete the construction of any improvement on his site within one (1) year after commencing construction thereof. The Architectural Committee should grant an extension of the one year construction period so long as the Owner can demonstrate due diligence. An automatic extension would be granted in the event that such completion would result in great hardship to the Owner due to labor strikes, fires, national emergencies, medical emergencies, or natural calamities. If the Owner fails to comply with this schedule or reasonable efforts by the Board to encourage completion by the Owner, the Association may either have the exterior of the improvement completed in accordance with the approved plans or remove the improvements, and assess all expenses incurred to the Owner, but the Association is not compelled to finish or remove and may also proceed with all available remedies provided herein. Any such costs incurred by the Association may be levied as a special assessment against the Owner and the Owner's Lot.

Paragraph 5.12. Inspections of Work In Progress. The Architectural Committee may inspect all work in progress at any time and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the Architectural Committee of work in progress, or impute compliance with these Development Standards, or constitute a waiver of any rights of the Association under this Declaration. However, the Architectural Committee has a duty to inspect the structure during construction, particularly the location of the foundation in relation to the Development Envelope, the roof lines and heights over natural grade of each element, and the exterior finish materials and colors to assure compliance with the approved plans and specifications.



Paragraph 5.13. Changes or Additional Construction. Changes to or additions to the approved plans contemplated before, during, or after the construction commences must first be approved by the Architectural Committee prior to any of the changes to the previously approved plans being implemented.

Paragraph 5.14. Final Release. Upon completion of any residence or other improvement and upon obtaining a certificate of occupancy from the governmental authority, the Owner shall give written notice of completion to the Architectural Committee. Within ten (10) days of such notification, a representative of the Architectural Committee may inspect the residence or other improvements for compliance. If all improvements comply with these Development Standards and the plans and specifications submitted by the Owner and approved by the Architectural Committee, the Architectural Committee shall issue a written approval to the Owner, constituting a final release of the improvements by the Architectural Committee, said release to be issued within thirty (30) days of the final inspection.


If it is found that the work was not done in strict compliance with the approved plans or any portion of these Development standards, the Architectural Committee may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, said notice to be issued within ninety (90) days of the final inspection. The Owner shall have 30 days from the date of notice of noncompliance within which to remedy or present a plan to the Architectural Committee to remedy the noncomplying portions of his improvement. If by the end of this time period the Owner has failed to remedy the noncompliance, the Architectural Committee shall refer the matter to the Board of the Association which may take whatever action it deems appropriate, including those set forth in Section 8.02 of the Declaration, to remove or cause the removal of the noncomplying improvements as provided for in these Development Standards, including, without limitation, commencement of an action for injunctive relief or specific performance or it may impose monetary sanctions to cover its costs of enforcement and its time spent correcting the problem.

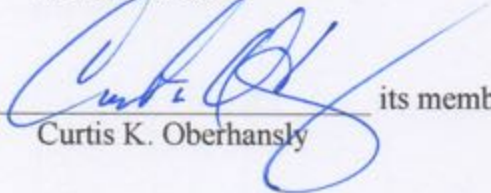
Paragraph 5.15. Nonwaiver. The approval by the Architectural Committee of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval by the same Owner or the Owner of a different Lot based upon the Architectural Committee's opinion that said prior approval or improvements are not in strict compliance with the Declaration, any amendments thereto, or these Development Standards. Approval of plans for one Lot does not constitute approval of plans for any other Lot. The Architectural Committee reserves the right to act upon the merits of each new submittal, including the location of the Lot, visibility of the proposed structures, proximity to a predominate rim feature, and any other legitimate concerns, and may do so independent of any prior actions or approvals. Failure on the part of the Architectural Committee to enforce any of the Development Standards shall not constitute a waiver of that or any other standard in future submittals and approvals. Any violation shall be ongoing; failure of the Board to pursue a remedy does not prevent it from doing so in the future and laches shall not apply.



IN WITNESS WHEREOF, Declarant has executed this Appendix A as of this  
19 day of June 2018.

The Black Boulder Mesa, L.L.C, Declarant.

By:  its member  
Mark M. Austin

By:  its member  
Curtis K. Oberhansly



**SCHEDULE 1**

**ARCHITECTURAL CHARACTER SKETCHES,  
PALLET OF MATERIALS AND DESIGN PATTERNS**  
(sketches are not literally binding, illustrative only)  
(attached)



**SCHEDULE 1**  
**TO APPENDIX A**  
**OF BLACK BOULDER MESA**  
**AMENDED AND RESTATED DECLARATION 2018**

**ARCHITECTURAL CHARACTER SKETCHES,**  
(character sketches are not literally binding, illustrative only)

**PALLET OF MATERIALS**  
**AND DESIGN PATTERNS**



# BLACK BOULDER MESA

## RESIDENTIAL DEVELOPMENT STANDARDS

### ARCHITECTURAL CHARACTER SKETCH LIST

These seven sketches are not meant to be exhaustive in depicting the possibilities for architectural design on the mesa. Rather, they should show a variety of ways that the design patterns can be used within the intent of the overall guidelines.

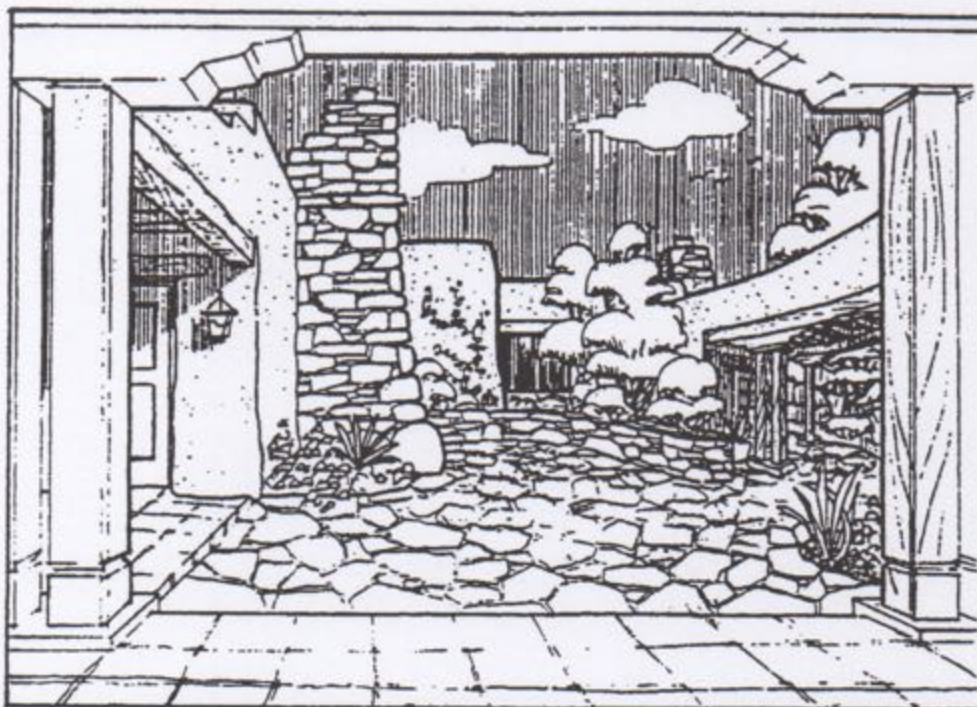
#### **ANAZAZI PUEBLO**



Inspiration for this concept comes from the indigenous ruins of the southwest. In it we see organic stone parapeted forms; the feeling can be either ancient or elegantly contemporary.

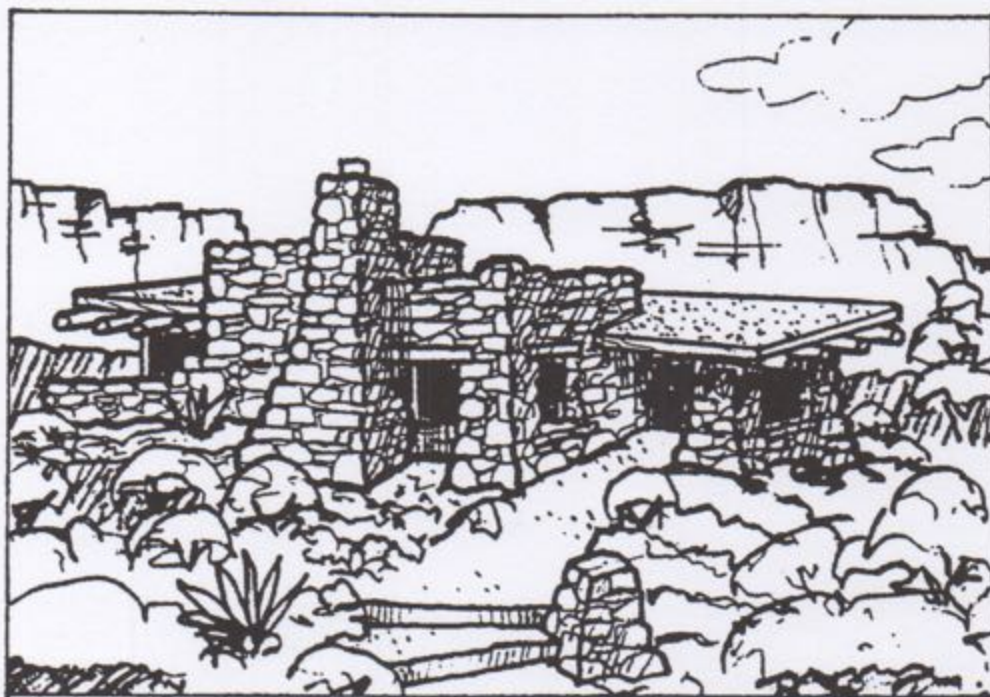


## TRADING POST PUEBLO



This concept uses more traditional forms; some combination of stucco and stone, with portals, courtyards, etc. It should have a stronger relationship to the Four Corners historic trading posts, and not just copy the Santa Fe style.

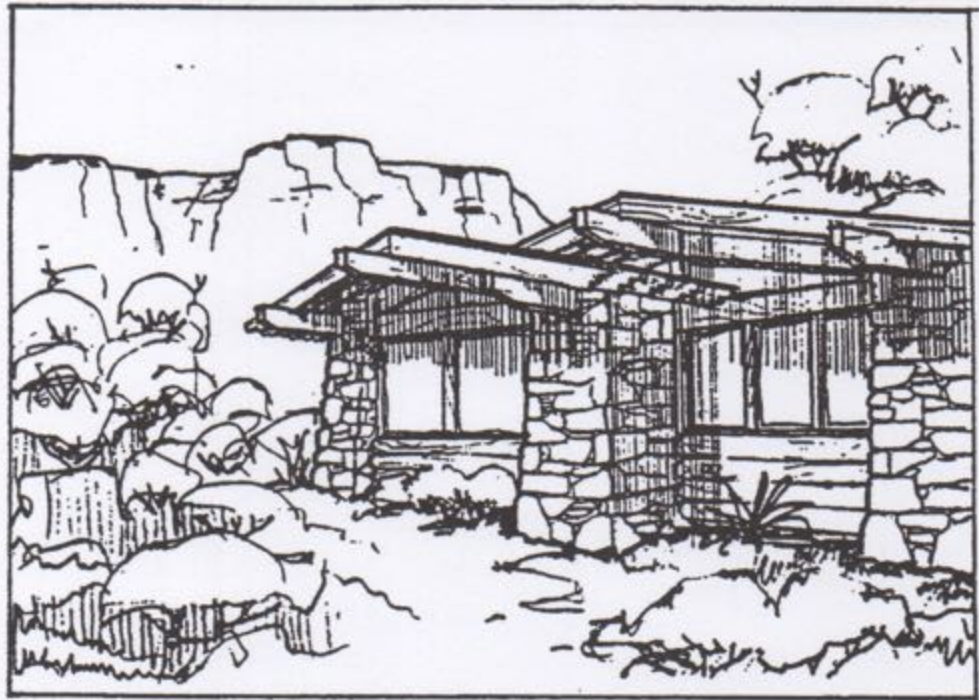
## SHED ROOF



Mary Colter provided the inspiration for this concept with her Lookout Studio and Hermit's Rest buildings at the Grand Canyon. In these she used low pitch asymmetrical shed roofs with long overhangs and anchoring stone masses.



**CLASSIC  
LOW PITCH  
GABLE ROOF**



This concept stays to a 2.5/12 roof slope, uses large eaves and beam expressions, and has rooted corner elements and fireplace. Its success is enhanced by having several stepping roof levels.

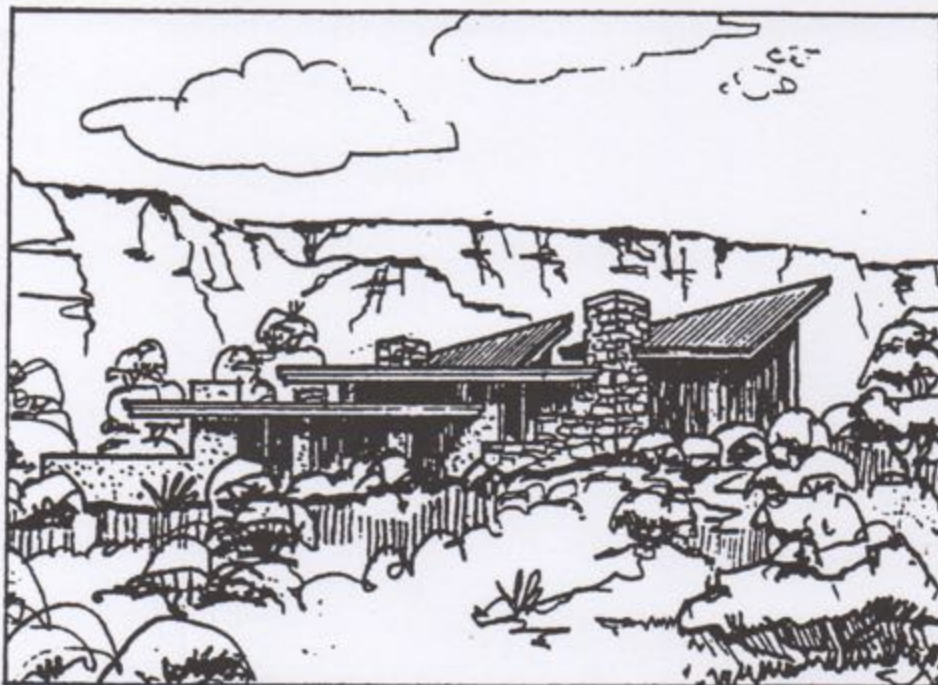
**HIP ROOF**



The hip roof concept takes its beginning inspiration from Frank Lloyd Wright's Prairie style homes with their exaggerated overhangs, and then brings them into the Southwest with native stone and wood/logs as the primary wall materials.



## INFORMAL CONTEMPORARY



There are many forms that this concept can take, using multiple horizontal roof projections balanced with vertical earthy masses in stone or stucco. It may also combine with pitched forms responding to a particular view.

## ORGANIC CONTEMPORARY



One can combine several themes from the concepts above, using curved forms, stone masses, big overhangs, and stepping roof planes as in this example.



# **PALLET OF MATERIALS**

If a lot owner or designer has questions regarding any material not list here, he or she should contact the Architectural Committee for clarification prior to beginning design.

## **1) Roofing Materials:**

### **i) Allowed:**

- (a) Rusted steel, patinaed copper – only metal allowed
- (b) Fiberglass/Composition architectural shingles, varigated organic colors
- (c) Membrane roof systems, flat roofs only (with muted non-white, nonreflective finishes)
- (d) Concrete tiles, flat, nonreflective, darker organic colors (no Spanish tiles or glazed tiles)

### **ii) Prohibited:**

- (a) Standing seam metal roofing
- (b) Painted metal roofing
- (c) Rolled roofing
- (d) Wood Shakes (fire danger)

## **2) Wall Materials:**

### **i) Allowed:**

- (a) Native Stone (all homes must have % of stone – the stone must be indigenous, mottled, from the general region, not monatone or exotic)
- (b) Wood (natural preferred; oiled and/or penetrating stain)
- (c) Stucco (a house with stucco as the predominate wall material will receive more scrutiny than most in the design review process, as minimal texture of the wall surfaces can potentially be more visually apparent in the landscape. These walls will benefit from mottled coloration and/or stronger use of the design patterns)
- (d) Glass (no reflective coatings or films)
- (e) Rusted Metal
- (f) Concrete fiber board with wood grain mandatory (except as decking)

### **ii) Prohibited:**

- (a) Brick, block, bare concrete
- (b) Non-organic materials – manufactured or stucco stone, vinyl siding, painted metal
- (c) Aluminum, excepting as window clad, rain gutters and garage doors – darker range of colors only and no “candy stripping” effects
- (d) Pigmented paint on walls



# **BLACK BOULDER MESA**

## **RESIDENTIAL DEVELOPMENT STANDARDS**

### **DESIGN PATTERNS**

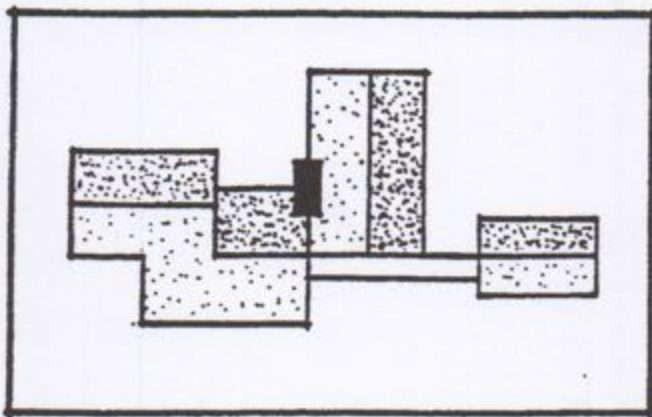
The following patterns are guidelines to aid in creating designs that integrate with the Black Boulder Mesa landscape. Each design does not have to incorporate all of these patterns, but they will be used to help the architectural review committee evaluate the appropriateness of a submission.

#### **Building Mass Patterns:**

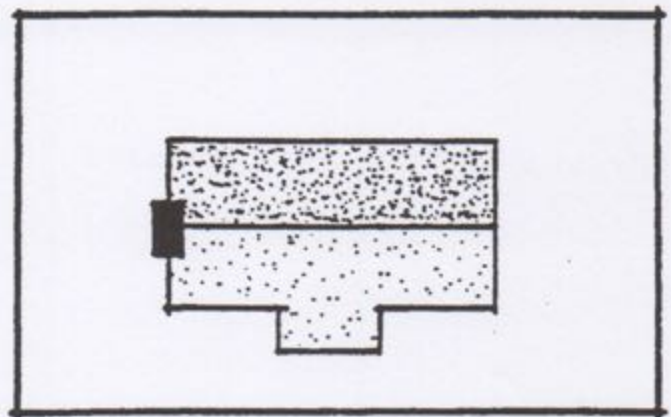
##### **1) Break Larger Homes into Multiple Masses:**

A small house can have a simple form, and still integrate into its site easily. The larger the home, the more important it is to visually break the form of the structure into a composition of multiple smaller masses. These breaks should happen both horizontally and vertically. Avoid long, straight walls without any offsets. Detached garages, guest quarters, etc. can be one way of addressing this pattern. Any detached structures should follow the same design patterns and use the same materials as the main structure (see patterns 9 & 10).

##### **Pattern # 1 - Site/Roof Plan Comparison**



Multiple Smaller Forms  
Encouraged



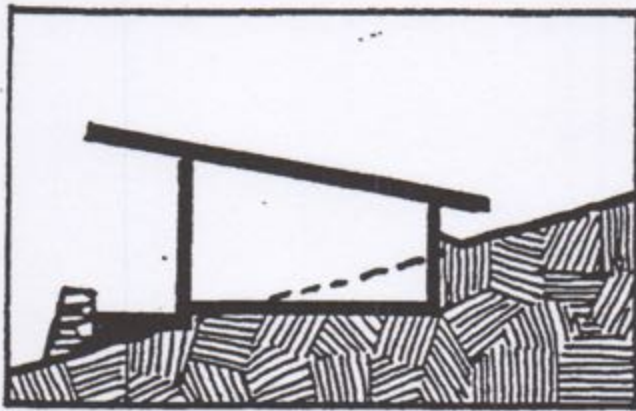
One Large Form  
Discouraged



## 2) Nestle into Slopes:

When the building site is on sloped terrain, it is preferable to excavate into the slope rather than frame a floor level above a large crawl space. This will help minimize building height in relation to the native vegetation, and give the structure a more anchored feeling.

### Pattern # 2 - Section Through Slope Comparison



Building Excavated Into Slope  
Encouraged

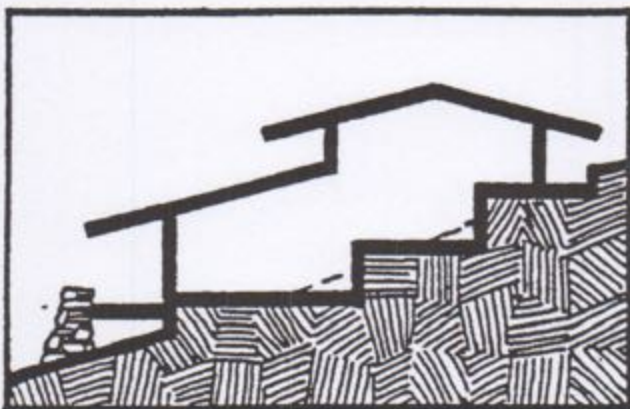


Building Up On Crawl Space  
Discouraged

## 3) Step with Slopes:

When a larger building is designed on a sloping site, it is preferable to step the floor levels with the natural terrain rather than stacking space directly over other space. This will help minimize the visual impact of two-story wall expressions.

### Pattern # 3 - Section Through Slope Comparison



Several Levels Step Down Slope  
Encouraged



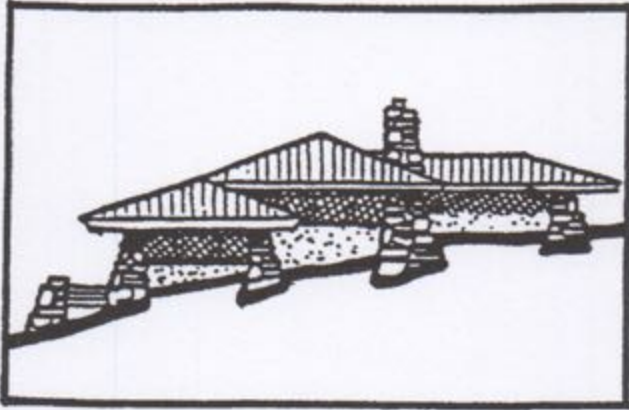
Two Stories Stacked  
Discouraged



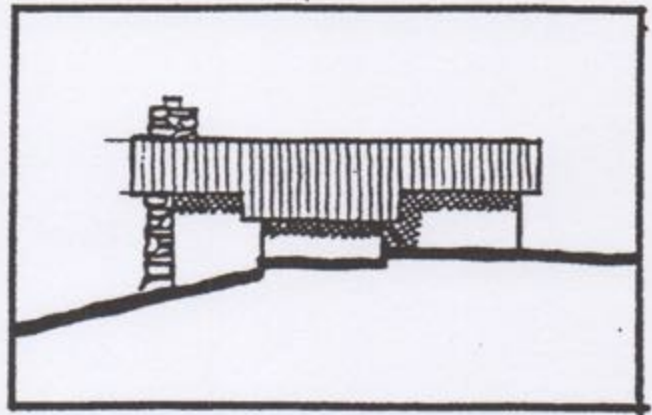
#### 4) Cascade of Roof Forms:

Multiple roof layers recall the natural mesa forms and structure of tree canopies. A variety of roof levels is preferable to a single roof form in most instances. In general, these roofs should flow from a smaller form on top, to larger, more horizontal expressions as they step down. The maximum roof pitch allowable is 3.5/12, so as to minimize visible roof mass, and avoid steeper pitched "chalet" styles on The Mesa.

#### Pattern # 4 - Building Elevation Comparison



Multiple Roofs Step Down  
Encouraged



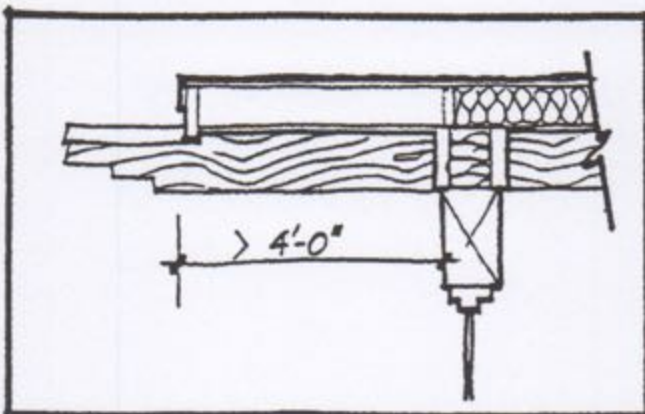
One Large Roof Above  
Discouraged

#### Detailing Patterns:

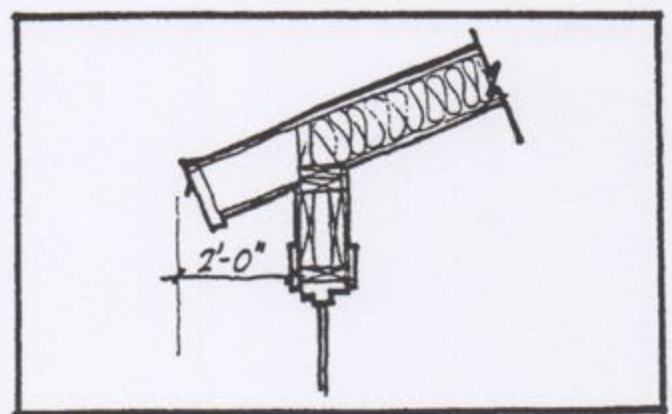
#### 5) Large Eaves and Beams:

The longer the eaves, the greater the shadow created, which helps the mass of a building wall recede into the landscape from a distance. Exposed beams and rafter tails also help create rhythm and texture on the exterior, which visually softens the building mass. In general, it is better to err on the side of oversizing beams and eaves rather than undersizing them, both for the above mentioned goals, as well as creating a more substantial and sheltering feeling. This pattern is not meant to preclude parapet walls. However, it is encouraged to use such walls without overhangs more on the interior of the mesa rather than in visually prominent locations, or to build them out of textured natural stone so that they become an extension of the mesa itself.

#### Pattern # 5 - Roof Detail Comparison



Long Eaves, Rhythm of Beams  
Encouraged



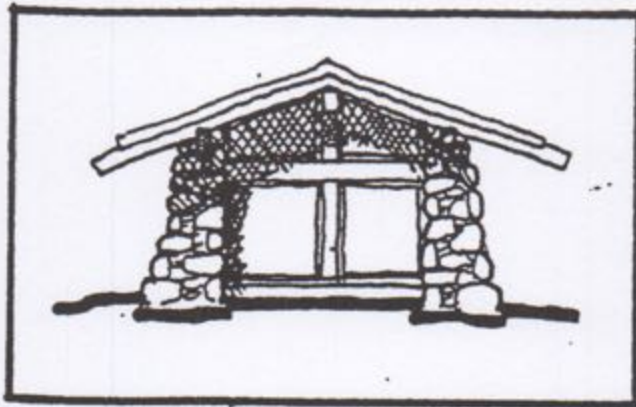
Stubby Overhangs, No Detail  
Discouraged



## 6) Building Anchors:

Use elements in the design of homes for Black Boulder Mesa that act like roots or anchors for the overall form. Masonry chimneys can serve this purpose, as well as buttresses, enlarged corner piers, battering walls, etc. These should be utilized in a consistent pattern, integral to the design, and not tacked on as an afterthought.

### Pattern # 6 - Building Elevation Comparison



Strong Corner Piers Anchor  
Encouraged

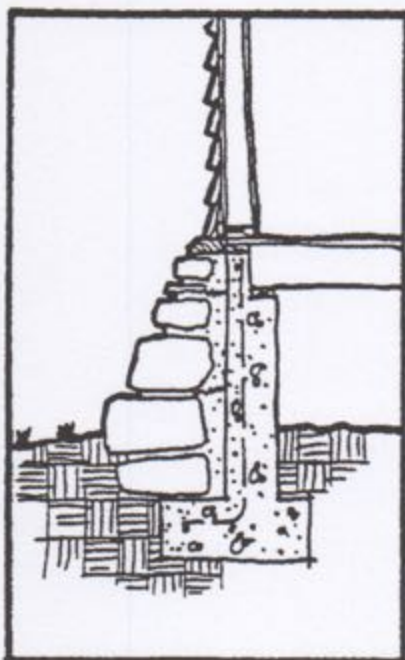


Simple Box Form Floats  
Discouraged

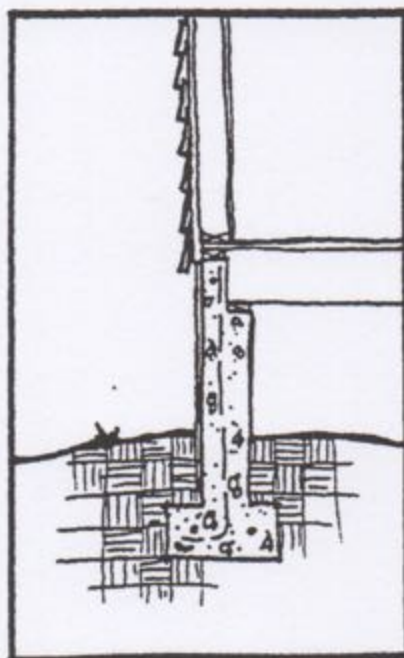
## 7) Foundations:

Foundation elements should also anchor the structure in an organic manner that appears to grow naturally from the surrounding terrain. This can be accomplished by making the foundation wall an extension of the wall above down into the earth (as in stone or stucco finishes), or by stepping out with a masonry base to a lighter wall material above. In all instances, foundation walls and piers must be finished in a material compatible with and repeated elsewhere in the construction of the residence and the natural landscape.

### Pattern # 7 - Foundation Detail Comparison



Stone Base Steps Out with Detail  
Encouraged



Simple Wall in from Siding Above  
Discouraged



### 8) Range of Color:

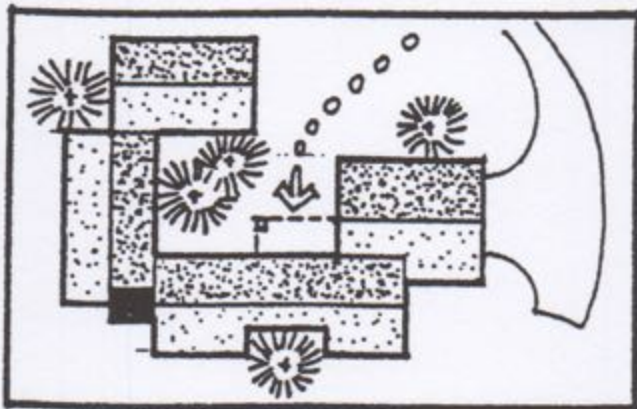
Let the natural color of materials express where possible. Avoid painting all materials one color. A subtle range of colors reflects nature better, and helps a building settle into its natural environment more than one painted a uniform tone. Mullions or transoms separating glass areas should not be the same color as the adjacent wall areas, but should generally be painted darker to avoid the sensation of "thin stripes". A palette of several different colors can be used to enhance and reinforce the multiple building masses described in pattern 1.

## Landscape Integration Patterns:

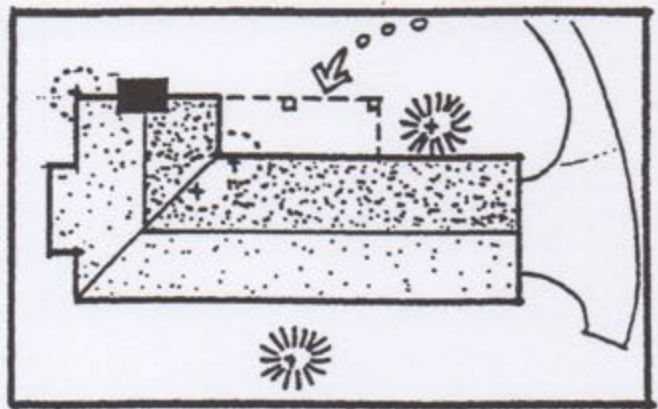
### 9) Integrate Existing Trees:

Work around existing vegetation where possible. Step building walls around special trees; let trees inhabit entry niches, courtyards, etc. A tree coming up between two roof forms does wonders for reducing the impact of the overall building form. This pattern is not meant to be overly restrictive; even using it minimally will help a building feel like it has been there much longer than it has.

#### Pattern # 9 - Site/Roof Plan Comparison



Trees Saved In Niches and Court Encouraged



Trees Lost, Long Straight Wall Discouraged

### 10) Covered Outdoor Walkways:

Using a covered outdoor walkway to connect several parts of a building or several detached structures will make the overall mass of the building more transparent. It can help create more rhythm and shadow as discussed in the Large Eaves pattern, and will integrate the immediate natural environment with the everyday experience of the inhabitants.