

Development Guidelines

the Ruby Ranch



Concept

The overall design concept of Ruby Ranch shall be maintained as a Ranch appearance. The buildings in the Ruby Ranch area shall avoid the Bavarian look, the Southwest look, or the mine tipple look. The appearance of a high mountain valley ranch encompasses many styles and those are encouraged by the RRHA.

Architectural Guidelines

These architectural guidelines taken together with the latest recorded version of the Declaration of Covenants, Conditions and Restrictions for the Ruby Ranch subdivision and the architectural approval procedure for Ruby Ranch, define the concepts and restrictions to be imposed on any development in the Ruby Ranch. In general, we have set-up three elements to protect you from generally unacceptable practices by your neighbors and to insure that your enjoyment of the Ruby Ranch tomorrow will be as great and as pristine as it is today.

Please remember that the only approval deemed valid is a written approval issued by the Association.

We would call your attention to additional items not contained in the three noted above. They include, but are not limited to, fire, tree cutting, ditches, fences, construction and permits. Be also aware of the county regulations regarding fire mitigation and tree *cutting policy. Your attempts to open a view corridor may be understandable, but it may work a hardship on your neighbor. Remember that this must be reviewed by the architectural committee. Screening typically refers to development of natural screening but other screening may also be required.

The development of a suitable structure, in terms of the overall requirements of Ruby Ranch, shall be construed to remain one that is compatible with the High Valley Mountain Ranch Concept. To this end we encourage the low, ground-hugging appearance, the visible strength of substantial roof construction, the overhangs sheltering the walls from winter snow and a general respect for the surrounding topography and vegetation.

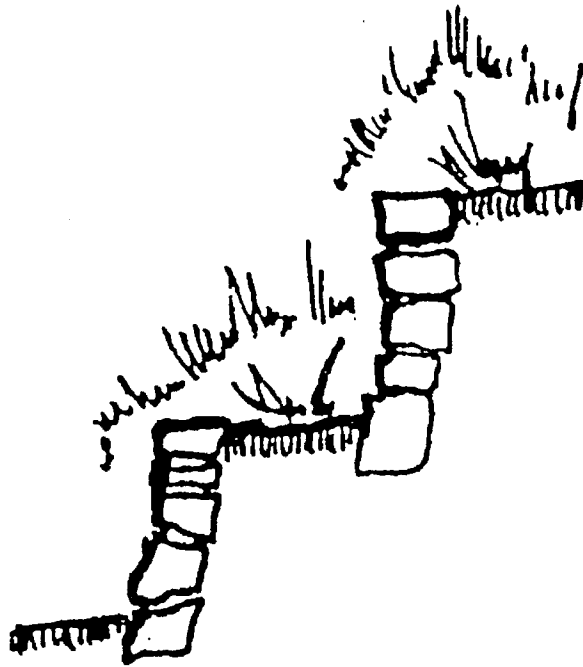
There are some excellent examples of high country valley ranches within the Ruby Ranch development and the architectural committee will be more than happy to point those out to you as general examples.

Driveways



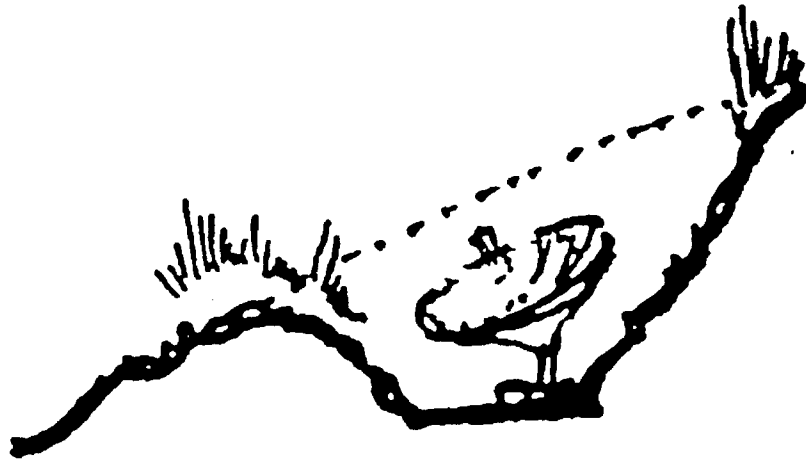
The ranch makes every effort to maintain as much natural appearing landscape as possible. To that end we would like to disguise expanse of gravel or driveway by gentle curves in the driveway as it leaves the road by natural-appearing burning and by not raising the elevation of the driveway above the ground level. We understand that all of this must be done with an eye to snow removal and maintenance but feel that the softness and overall integrity of Ruby Ranch can be best preserved in this manner.

Retaining Walls



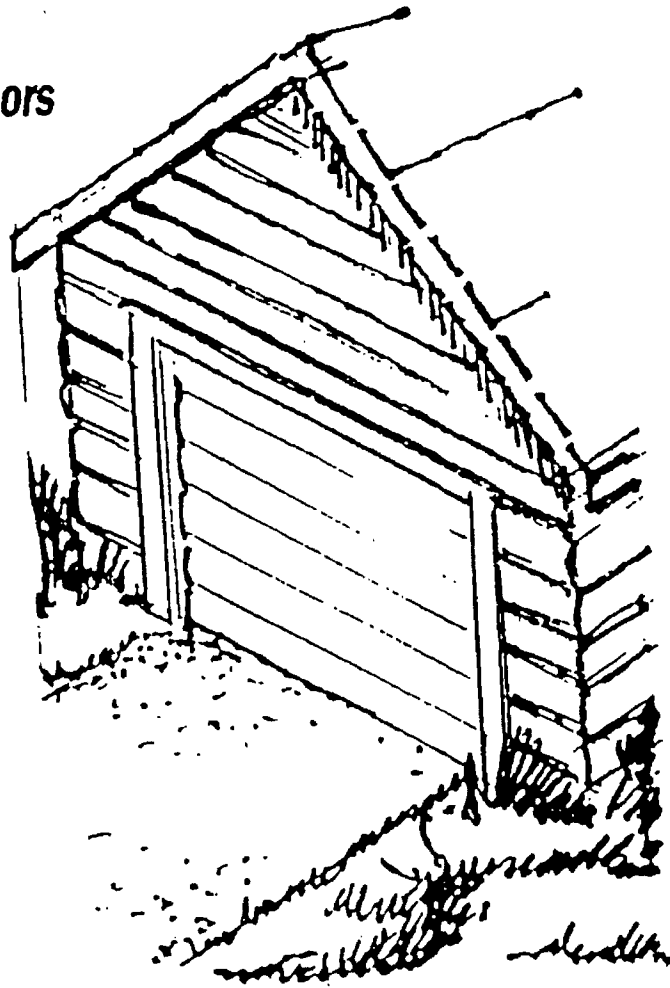
Retaining walls, where necessary, shall be of suitable rock or timber construction and shall not exceed a height of 3 feet without having a step back for planting. This step back will mitigate the appearance of the face. These retaining walls shall be planted and maintained to retain an ongoing integrity.

Antennas and Dishes



Antennas and satellite dishes will not be permitted in any area that can be viewed by adjacent sites or circulation roads. Various methods of screening and burming, to prevent view, will be acceptable.

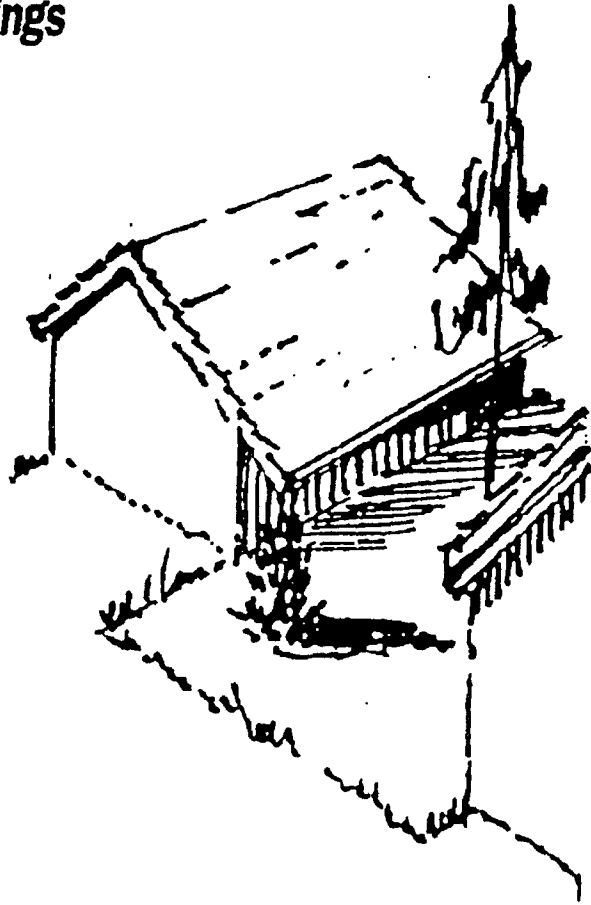
Garage Doors



The automobile is a necessity and its accommodation is essential. Ruby Ranch does, however, urge the screening of garage doors, the blending of garage doors with siding, the orientation of garage doors away from the major view angle and, as always, southern orientation for natural snow removal. We understand that the ease of getting in and out of the garage is of primary importance.

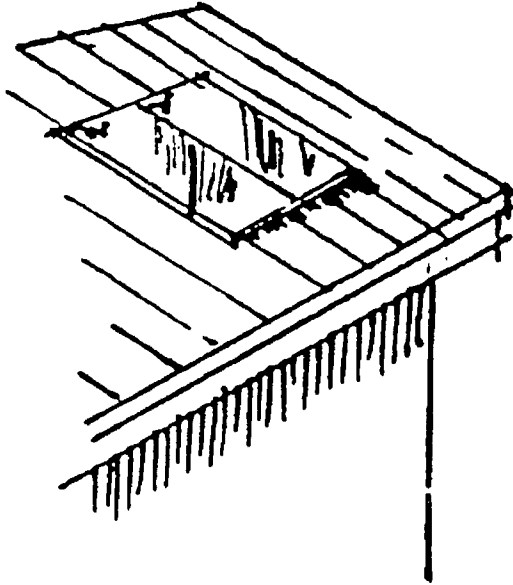
The garage door should reflect the project integrity and house material.

Out Buildings



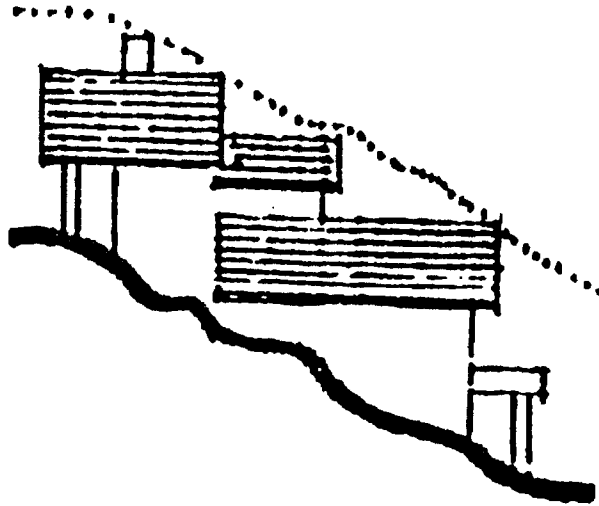
The design of the out buildings shall be in concert with the design of the primary Ranch residence. The out buildings must each have specific approval of the RRHA and their construction shall be subject to the overall design standards and covenants. The "Ranch" concept shall be the guide for outbuilding planning.

Skylights and Solar Panels



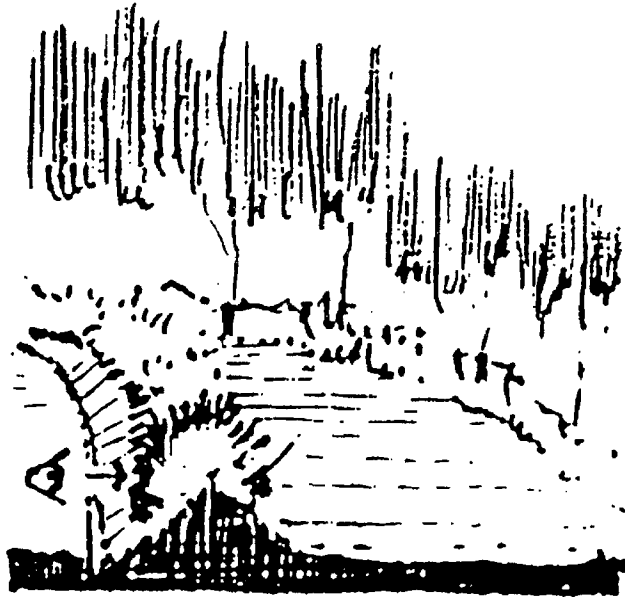
Solar panels and skylights, when incorporated in the overall design, must conform to the adjacent roof slope. Their installation shall be as an integrated design. Erector set appearances will not be permitted.

Height



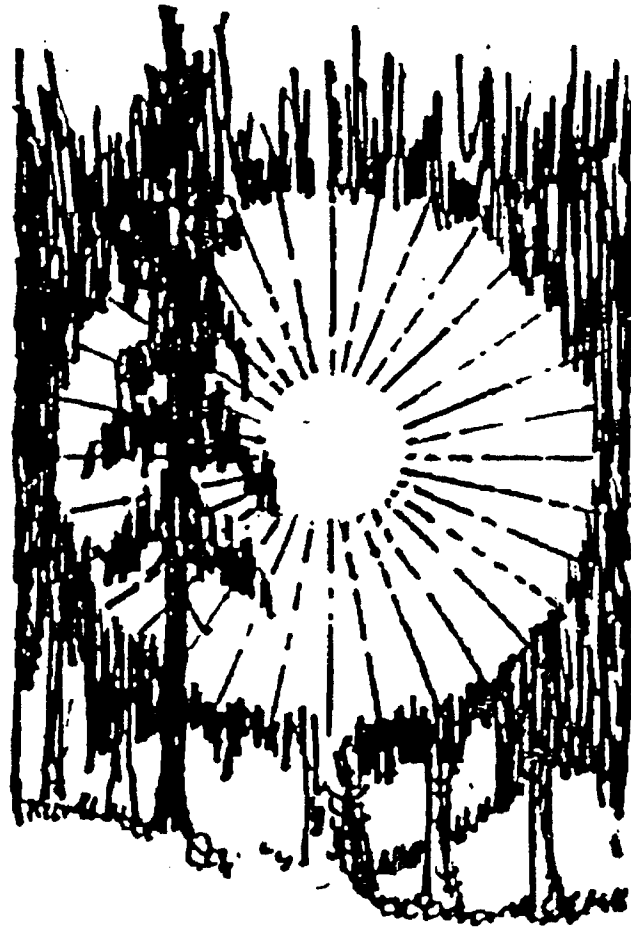
The overall image of a Ranch community is of long, low, rambling structures. To that end, the RRHA has imposed a height restriction of 32 feet above historic existing grade at any point. Natural topography shall be shown on the drawings as well as ridge, stack and peak heights.

Parking



Parking for guest vehicles and seldom used vehicles may often provide an eye sore for all. Ruby Ranch requests that casual guest parking have a minimum of screening and that storage of vehicles on a prolonged basis must be either enclosed in a garage structure or in a suitably fenced area. Storage of extraneous recreation vehicles and boats without screening will not be permitted.

Lighting



Exterior lighting must be specifically approved by the RRHA. Lighting shall respect the neighbors and the neighborhood. It shall be done in such a manner as to be unobtrusive and subtle in nature. Ruby Ranch recognizes the need for exterior lighting for matters of security and convenience; however, we are not an exhibition of individual homes.

Landscaping



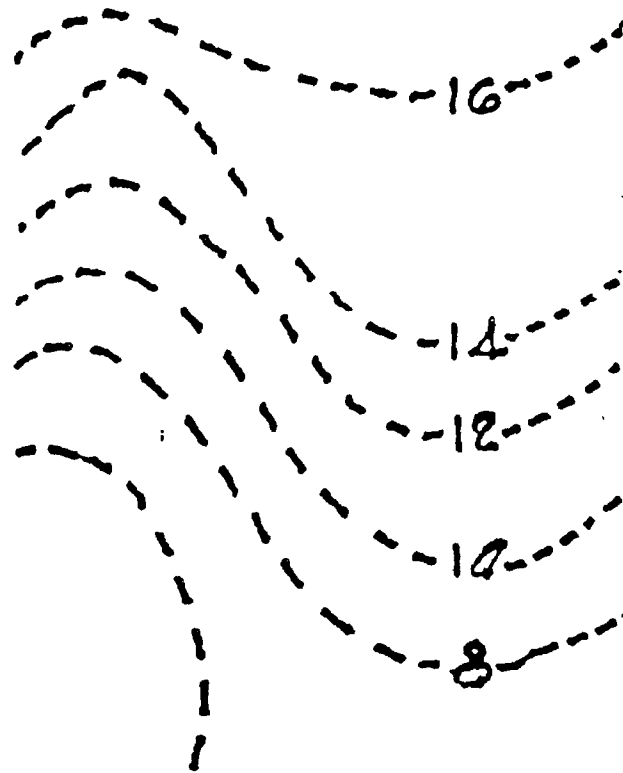
The landscaping must be approved by the RRAC. Ruby Ranch encourages minimum deviation from existing tree, bush and ground cover. We encourage meadow and forest appearance with wild flowers, natural ground cover, grasses and rock. Formal blue grass lawns should be kept to a minimum. Concrete should be avoided for walls, steps and other visible structure.

Trees



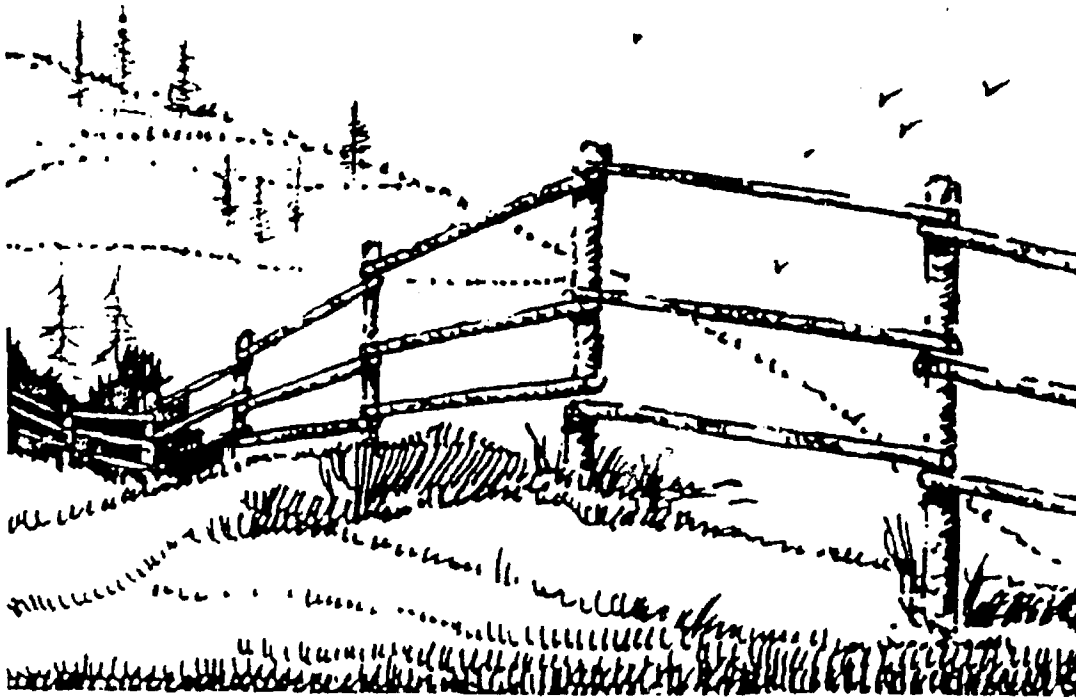
There are a number of trees that are indigenous to Ruby Ranch and it is essential that we maintain the overall integrity of these plantings. The relocation of trees as well as the planting of new stock shall always be coordinated with RRAC.

Topography



The topography of the existing land has been established over thousands of years of natural accommodation. Ruby Ranch feels that a minimum of major adjustment of topography can be permitted for each residence. We understand that certain requirements are necessary for unique lots; however, the siting of the home relative to the topography and the appearance to the rest of the ranches is of major concern. Stark modifications in the terrain will not be permitted.

Fencing



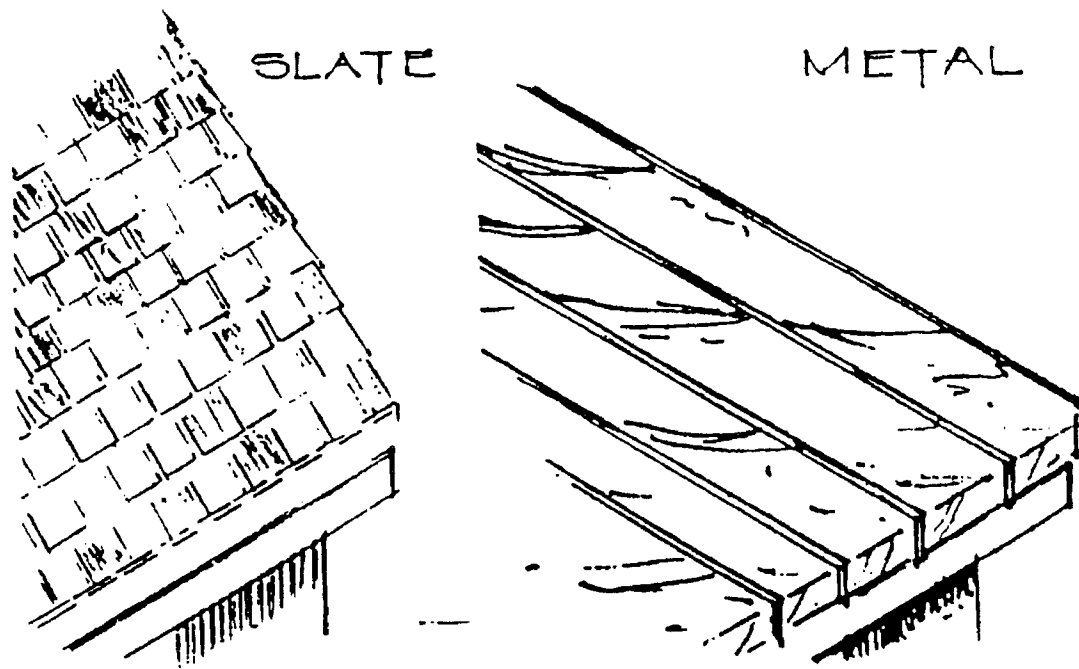
The purpose of the Fencing Guidelines is to provide for security; for screening of unsightly areas; and for visual relief, buffering and variety, where appropriate. Fencing Guidelines are as follows:

No fence or wall of any kind shall be constructed unless specifically approved by the RRAC. Screen fences or walls shall be of a height at least equal to that of the materials or equipment being stored.

Materials and colors of fences and walls shall be compatible with the building architecture.

Chain link fencing is not permitted in areas visible from adjacent properties, parking areas, or public streets. Fences along property lines are discouraged.

Roofing



We encourage the use of asphalt shingles, metal roofs, certain slates and certain concrete roofing tiles. Early on, wood shake roofs were accepted; however, these have proven to be a significant problem on some of our structures. We understand that certain structures lend themselves to this type of roof and would always entertain new ideas. Ruby Ranch discourages the use of flat roofs but understands that transition areas may require their inclusion. A minimum roof pitch of 4/12 is desirable.

Those roofs with the ability to develop massive snow build-up should be examined carefully where the snow will slide. Extreme caution should be exercised in the design and configuration of the roof with particular attention to valleys, heating and plumbing stack locations, and dump areas, particularly over main and garage doors.