

ARCHITECTURAL GUIDELINES

April 16, 2021

Dallas Meadows Community Association

These guidelines are complimentary to the provisions specified in the “Amended and Restated Common Interest Community Declaration of the Dallas Meadows Community Association,” 2014. Please refer to the Declaration. The Architectural Review Committee (hereafter referred to as “the committee”) welcomes and encourages 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 submitted to the committee for re-approval.
5. Building plans shall include:
 - a. Front, rear, and side elevations 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 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 3/4" T-10.

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 such that no light is emitted above the horizontal plane, and whose source is minimum necessary for intended purpose and is not directly visible from public highways or from other dwellings will be permitted for such purposes as illuminating entrances, decks, driveways and parking areas and other purposes as approved. Exterior lights and fixtures are subject to prior approval by the committee.
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.
5. Consistent with the CCDs, each lot is allowed up to three (3) separate structures, which includes decorative teepees, yurts, and other structures.
 - a. Small utility structures, up to a maximum of two (2), under 60 square feet (e.g., chicken coop, doghouse, small tool shed, etc.) are permitted without permit or review. Small utility structures must meet HOA standards for color and reflectivity.
 - b. Sunshades or wind sails for humans and/or animals do not count as a structure, provided they have no solid walls and must be submitted to the ARC for approval.
 - c. ADUs are a free stranding structure that counts as one of the three allowed on a lot and must comply with Ouray county requirements for 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.
 - d. To maintain harmony with other primary residence within the community, the DMCA maximum residence size, including attached garages, is 6000 sq ft. Maximum secondary structure (garage/barn/etc.) size is 5000 sq ft. Square footages are calculated per the Ouray County Land Use Code definitions.
6. Fencing: A durable fencing fabric (not plastic sheeting) may be used provided the material is 1) brown, green or black, 2) located on the side or rear of the property, AND 3) setback at least 40 feet from the road (CR 24, Meadows Circ, Dallas Ct or Uncompaghe Ct.). The installation must ensure the fabric remains secure to the underlying fence structure.

• Updated April 16, 2020