

# Wissler Ranch Design Guidelines

Wissler Ranch, hereafter referred to as the Ranch, affords a unique opportunity for large lot, residential living in northern El Paso County, Colorado. The careful design of the community's roads, lot design and site details allows development without disrupting the natural beauty of existing gently rolling hills and mature pines. Generous set backs, carefully designed drives and minimum tree cutting, through careful site design, will allow for beautiful home sites with little impact to the existing ranch.

## Design Theme

The design philosophy of the Ranch is to create a residential development with quiet, rural elegance that compliments the character of the northern Black Forest and the surrounding ranch lands.

The architectural theme for the Ranch's individual residences has been established to create a cogent compatibility of design and nature, and to create a community that is harmonious with the existing ranch. To achieve this, architectural forms and styles consisting of native durable materials specific to the Ranch's inherent high levels of quality and longevity will be combined with craftsmanship in construction and enhanced by the details of the architecture to create a long lasting visual cohesiveness within the Ranch. The intent of these guidelines is to create an understated, elegant community consisting of simple forms, complimentary colors and indigenous materials.

The following design guidelines, combined with the Ranch's covenants, have been established to aid the lot owners and their architects in designing a home consistent with the Ranch's design theme. These guidelines will also provide direction to the Design Review Committee (DRC) in fulfilling their responsibility to maintain the theme. The result will be a livable community of custom homes that will enhance property values by preventing incompatible designs. None of the guidelines are intended to limit the ability of each homeowner to enjoy the Ranch to its fullest extent. Clearly there will be issues that some homeowners want to pursue that will fall under question as to whether or not they fit the theme of quiet, rural elegance. To this end, the best guidance is for design issues to be unobtrusive, in good taste, follow common sense, and not be effrontery to neighbors or perspective homebuyers.

To accomplish these goals the design guidelines are divided into two categories:

**Category I** consists of key required elements for which there is only modest flexibility.

**Category II** allows the individual homeowner a greater opportunity for design flexibility. The DRC will allow for more personal expression to house and site design in this category.

## **Category I Guidelines**

### **Building Forms**

To preserve the beautiful ponderosa forest with its gently rolling hills, the building forms will have a mix of low horizontal shapes and more traditional two story designs. The architectural character of the residence can vary as long as the form compliments the terrain and physical location. Owners are encouraged to site residences so as to be visually obscure from traffic. While homeowners will exercise the majority of responsibility with regard to siting the house, the DRC will approve the house site based upon the homeowner's input on the Preliminary Plan. House forms that do not fit with the character of the site, incorporate excessive height or possess any element that visually creates a disharmony with the Ranch will not be allowed.

To strengthen the custom community atmosphere, no two homes are to have the same external or similar external elevations. Among other things, there must be significant differences in elevations, roof lines, entry ways, decks, porches, windows, and external wall materials/colors between houses built from the same or similar internal floor plans.

### **Structures**

Design Review Committee approval is required prior to installing structures of a permanent nature. Items that require a permanent location on the ground or are of such size or weight that they require more than two people to move are considered permanent structures. Items such as small dog houses and "little tykes" play sets do not require DRC approval, but should be positioned to reduce noise and visual impact on neighboring properties. Larger playground equipment and large playhouses do require approval. The DRC encourages use of wood or natural materials and colors, which should tie into the theme of the residence.

All buildings and structures that are accessory to the residential structure such as, but not limited to, tennis and other sports courts, sheds, detached garages, and the like shall be subject to the same architectural control as a dwelling structure. Where applicable all buildings and structures shall be constructed out of the same material as the main dwelling on the lot.

Design Review Committee approval is also required for pillars located at the end of driveways. As with other permanent structures they must be tied into the architectural theme of the residence with regard to materials and colors. They also must be located a minimum of 25 feet from the property owner's edge of the road pavement. No structures of any kind may be placed within 25 feet of the pavement.

Every principal residence shall have not less than 2500 square feet of floor area for multiple level homes and 2000 square feet on the main level for ranch style homes devoted to living purposes (exclusive of roofed or unroofed porches, terraces, basements, or garages). Every principal residence shall have an attached or semi-attached garage of sufficient size to house not less than two cars. A residence of more than one story must have not less than 1500 square feet of floor area on the main floor devoted to living space.

Each residence shall provide hard-surfaced or approved gravel driveway and off-street parking for at least two cars excluding the space in the garage. Approval for a gravel driveway must be obtained from the DRC.

Each residence shall have an external water flow meter that will show the amount of water used for all structures on the residence.

The Ranch encourages use of active and passive solar designs. But, they must be integrated into the architectural form and not be treated as an afterthought or awkward appendage to the home or landscape.

## **House Site**

The house shall be setback from the road a minimum of 100 feet and a minimum of 50 feet from side and rear property boundaries. Adjustments to this must be approved by the DRC.

The house shall be sited so that tree cutting is minimized during construction of the house as well as locating the septic system and other utilities.

## **Roofs**

Because roofs are a major visual element, their compatibility is critical for creating a community with a sense of unity. The following are specific roof criteria.

All major roofs shall be either gable or hip with a pitch of a minimum of 5:12 and a maximum of 10:12. Flat roofs will be allowed provided they are architecturally

suited. Major roofs refer to the roof structure dominating the residence. Minor roof forms may be gable, hip or shed. Minor roofs will include covered porches, dormers, garages, etc.

Dormers should be relatively small in proportion to the major roof forms and may be gable, hip or shed. Roof surfaces shall be flat, unglazed concrete tiles, premium 40-year asphalt, metal roofs or approved equal. Roof color is subject to approval by the DRC.

Roof overhang shall be in proportion with the scale of the structure (i.e. larger roofs should have larger overhangs). Residences without overhangs will not be allowed.

## **Exterior Walls**

The exterior wall proportions shall be appropriate to the scale of the residence. Houses with extensive areas of unbroken two-story (or greater) wall will not be acceptable. Covered porches are encouraged wherever possible. By breaking up extensive areas of two-story or greater walls, the residences will better conform to the site and individual lots. The height and length of the exterior walls will control the proportions of the residences and whether the structure is properly related to the natural topography of the lot and the adjacent open space. No dwelling or house or structure may exceed the height limitation of 50 feet.

## **Materials**

Natural (or natural looking) wall materials will help create the desired sense of permanence and mass to the residences. For this reason wall materials shall consist of stone, stucco, brick or other fire resistant materials.

Stone on external walls is not required within the Ranch but if used shall be of the following types: buff, red, tuxedo gray, powder horn gray and chocolate (or approved equal) sandstone; moss rock; and indigenous fieldstone. The purpose for providing a variety of stone colors is to offer the homeowner flexibility in color schemes. Masonry, brick, stucco or other external materials will also require DRC approval as to color and type.

## **Doors and Windows**

Doors and Windows need to reinforce the exterior walls sense of mass. This can be accomplished by recessing doors and windows 4 to 6 inches. In the appropriate locations, such as south facing walls or areas of connection between exterior and interior spaces, larger areas of glass may be accomplished by using

windows and doors in combination and through the use of bay windows. The following specific guidelines also apply:

- No mirrored or bronze glass will be allowed.
- All windows shall be trimmed in wood, or vinyl or metal clad.
- No flush mounted flat metal or fiberglass doors will be allowed if visible from adjacent lots or roads.
- Unless specifically approved by the DRC, garage doors shall not be parallel to any road from which they can be seen. No garage shall be a major element of the front elevation.

## Fencing

Fencing in most locations within the Ranch is optional. If homeowners choose to fence portions of their property, the following guidelines must be met.

Fencing must relate to the architecture of the residence and fit a specific need that cannot be met with plant material. For example, privacy and screening should be accomplished with plant material wherever possible.

Fence materials, colors, scale and texture must appear integrated into the overall design of the residence and be approved by the DRC. Reflective metal, plastic or chain link fences will not be allowed except as described below.

- Fences should conform to the standard Ranch fence, which consists of three horizontal rails that have a minimum of a 5 inch diameter base and are interlaced in the same fashion as the fences at the entrances to the Ranch.
- If the homeowner desires fencing, to the degree possible it should match the standard Ranch fence. The owner is allowed to install other types of fence as long as the fence cannot be seen from the road. For instance, wood posts with rails and smooth wire is acceptable. No "T" posts will be allowed. Fencing along the road must be set back a minimum of 50 feet from the edge of the road's pavement. Side and rear boundary fences must be setback 10 feet or the distance of the public easement from the property line, whichever is greater. Gated driveways are allowed, but they must be in character with the standard Ranch fencing and must be set back a minimum of 50 feet.
- Fences or posts erected around a pool, tennis or other sports courts may not be covered or constructed with aluminum, galvanized or other reflective material. Court fences shall have dark green mesh and dark metallic or wood structure posts, all of which must be approved by the DRC prior to installation.

- Homeowners are encouraged to use underground, invisible fences for pet containment.
- No barn, shelter, corral, paddock, pen or fenced enclosure for livestock shall be permitted.
- Dog runs may be constructed of non-reflective dark green or brown mesh with matching metal or wood posts, all of which must be approved by the DRC prior to installation.

## Lighting

Because of the Ranch's rural setting, the exterior lighting incorporated in each residence must avoid impact on adjacent lots and the surrounding area. The intention is for the development to blend in with the existing character of the agricultural and ranching uses by not creating a brightly lit complex contrasting with the adjacent open space and agricultural land.

The following guidelines are to reduce the amount of light pollution and maintain the rural ambiance.

- All exterior lighting shall be sharp cut-off design so the light source is not visible from adjacent properties.
- All exterior lighting fixtures shall be integrated into the architectural design of the individual residences and constructed of non-reflective materials compatible with the approved project colors.
- Direct source lighting is discouraged (e.g. the actual light bulb is visible). Where the homeowner desires direct source lighting only low voltage fixtures are acceptable.
- Sodium vapor or similar streetlights are prohibited.
- See landscape section concerning landscape lighting.

## Colors

All building colors shall be in character with the Ranch and subject to approval by the DRC. Accent colors used on trim, doors, window frames, mullions, etc may be selected by the homeowner and shall be submitted to the DRC for approval.

## Signs

In addition to the standard Wissler Ranch sign, the DRC will approve the use of a standard realtor or builder's sign provided the sign is no larger than 18 inches x 30 inches. The sign's colors must conform to the intent of the Ranch's color scheme. Only one sign may be posted per lot and no additional signs may be

placed in the development. All signs must be taken down 30 days after moving into the residence or completion of construction.

Besides a builder's or realtor's sign, one security system sign measuring no larger than 12 inches x 12 inches may be placed on each lot.

Business signs are not permitted.

Signs of a temporary nature, e.g. garage sale or birthday signs, are not to be posted more than three days and must be in good taste.

## **Category II Guidelines**

Category II consists of design elements allowing the homeowners a greater opportunity for design flexibility. The DRC will allow more personal expression for elements in this category.

## **Landscaping**

Landscaping in the common areas represents an excellent example of the character of planting appropriately for the Ranch and demonstrates the overall design themes and desired landscape effect. Landscaping shall help blend architecture into the site by using plant materials appropriate for the setting and environmental conditions. Plantings to screen the house from roadways are encouraged.

- The intent of the Ranch is that all lots will be returned as close as possible to their natural state within 90 days of closing or completion of site work. If the homeowner has no intent other than allowing the property to return to its natural state, then a landscape plan is not required. If the homeowner's plan requires "hardscape", then a landscape plan must be submitted to the DRC prior to undertaking landscaping. Hardscape includes but is not limited to walls, foundations, decks, patios, driveways, sidewalks, sport courts, pools, irrigation systems, or any change to the grade or drainage.
- Landscaping is the preferred method for screening undesirable areas and providing privacy for decks and yards. These plantings must compliment the overall theme and character of the Ranch.
- Property owners shall maintain all plant material as long as they own the property. Any plant material appearing dead, diseased or damaged must be removed or replaced within one growing season.
- If an irrigation system is necessary to promote efficient water use and assure the ongoing maintenance of plant material, then it must be included as part of the Landscape Plan. Irrigated area is limited to the

equivalent of 1500 square feet of landscape area. (As a reminder, refer to paragraph 2.5 of the Declaration of Covenants, Conditions, and Restrictions of Wissler Ranch to determine conditions on water usage.)

- The Wissler Ranch water court decree does not allow for ponds.
- Any area disturbed during the construction process shall be vegetated within 90 days of closing or completion of site work.
- Homeowners may include landscape lighting on their property. All landscape lighting sources must not be visible from adjacent properties or roads. Globe lights will not be allowed.
- To remove any existing trees requires approval from the DRC.

## **Landforms and Grading**

The lot design at the Ranch is planned to reduce the amount of grading to maintain the integrity of the existing landforms. Wherever possible, homeowners shall locate residences and accessory structures to avoid or limit any changes to the existing landforms. Any required grading changes shall match the existing grades in percentage of slope and transition between slope changes.

If areas for septic systems require grade changes, the resulting changes shall be integrated into the site to appear natural. Unnatural, steeply sided mounds shall not be allowed. All septic systems must be professionally engineered and site location determined prior to siting the house.

## **Drainage**

Drainage on individual lots shall be the responsibility of the homeowners and any grading associated with drainage must adhere to the above section on grading. Where driveways cross a ditch, the homeowners must maintain the capacity of the ditch. Galvanized steel pipe with flared ends is required. Grading around pipes must flare and be rocked with 4 inch to 6 inch stone.

## **View Corridors**

The individual lots have been designed to minimize the view into each lot. When locating any structures, performing landscaping, or considering tree thinning the homeowners must take into consideration the impact of their decision on the views from adjacent lots or from the street. The DRC will review each proposal within the Ranch to assure that view of structures is minimized from both the street and adjacent properties.

## **Play Equipment**



Play equipment shall be located close to the residence to reduce visual and noise impact on adjacent property owners and common areas. Highly reflective materials are prohibited. See comments above on structures.

## **Decks**

Deck design, materials and colors shall be integrated into the overall residence design. Decks shall be adjacent to the residence and contiguous with at least two exterior walls. Freestanding decks will not be allowed unless they are adequately integrated into the site. Extensive upper level decks are discouraged.

## **House Plan Submittal Process**

### **Pre-Planning**

The process begins by contacting the DRC. Design Review Committee members can be reached by mail at:

Wissler Ranch Homeowners Association, Inc.  
20325 Wissler Ranch Road  
Colorado Springs, CO 80908

Or, the DRC can be reached via e-mail at: [WisslerRanch.com](mailto:WisslerRanch.com)

### **Governing Regulations**

All development within Filings 1-4 of Wissler Ranch shall conform to the following regulations. The DRC recommends that all homeowners and their representatives become familiar with these regulations during the pre-planning process.

- Wissler Ranch Design Guidelines
- Declaration of Covenants, Conditions and Restrictions of Wissler Ranch
- Subdivision Agreement/Development Agreement relating to Subdivider obligation in the Ranch
- El Paso County land use Regulation
- El Paso County Building Code
- All other appropriate County, State, and Federal regulations

If any of the appropriate regulations are updated or revised in any way, the most current version applies.

### **Design Review and Development Process**

The Design Review and Development Process must be completed for any of the following:

- Construction of any new structure
- The renovation, expansion or significant change to the exterior of an existing structure
- Major changes to the landscape, driveways or any other exterior features
- Not later than 30 days prior to completion of the residence the homeowner or his agent must contact the DRC to arrange for a joint final inspection.

Included in these Design Guidelines are checklists to help the homeowner or their agent in preparing documents for DRC approval. The following descriptions of each phase of the review and the checklists are intended to be comprehensive, however the DRC can, at their discretion, request additional information.

After the final plan has been approved by the DRC, no change from the approved plan that affects the exterior of the building(s), landscaping or other improvements, number of structures, or fireplaces, or exterior lighting can be made without the review and written approval by the DRC.

### **Step One - Preliminary Plan**

The Preliminary Plan shall convey to the DRC how the proposed residence and associated site development will adhere to the Ranch design theme. It will include preliminary site plan, floor plans, building elevations, roof design, preliminary details, conceptual landscape plan, septic system location, grading, drainage, description of materials and colors, and any other drawings, models, renderings, or computer simulations the owner believes will display how the proposed residence and site design will compliment and enhance the project design theme.

The owner shall submit one copy of all Preliminary Plan materials (as described in the checklists except models) to the DRC. The DRC shall respond to the Preliminary Plan, in writing, within 30 days of receipt of the completed package. The DRC response will identify any areas of deficiency and items needed to be resubmitted or may be included in the Final Plan submittal. The owner can, at his discretion, resubmit portions of the Preliminary Plan identified as deficient. This action will help reduce the possibility of the owner proceeding with the more detailed next step of the residence design without DRC approval.

### **Step Two - Final Plan**

The Final Plan shall represent the final design and construction documents for the residence. The Final Plans shall include all of the items described in the Preliminary Plan and all of the information necessary to construct the project. At the DRC's discretion, the owner may be asked to prepare a sample panel of the exterior of the residence for DRC review prior to approval.

The owner shall submit one copy of all Final Plan documents. The DRC shall respond in writing to the Final Plan within 30 days of receipt of the completed package. The DRC response will identify any areas of deficiency that can be revised without a complete resubmittal of the Final Plans. The homeowner shall respond within 30 days to comments or requests of the DRC. The DRC shall have the right to inspect the property prior to, during and within 14 days of the completion of a residence to ascertain accuracy of the representation of the Final Plans. Any significant changes to the Final Plans shall be subject to DRC approval. The DRC shall have the right to require the owner to change any portion of the site or residence that is inconsistent with the approved plans.

## **Construction Regulations**

### **1. PERMITS**

No construction, including tree removal, shall start until the Final Plan is approved by the DRC and the appropriate permits are issued by El Paso County.

### **2. STAGING AREAS**

All construction staging shall occur within the lot approved for construction.

### **3. PROTECTION**

The homeowner shall be responsible for any damage occurring on other lots and roads within the Ranch.

### **4. TRASH**

Trash and all construction debris shall be kept in appropriate containers and removed regularly from the site. The owner shall be responsible for any trash or debris blown off the approved lot.

### **5. CLEAN-UP DEPOSIT**

The owner shall provide the DRC a \$500.00 deposit to assure proper clean up of the site. If the owner fails to clean up all construction trash and debris within 30 days of receiving the Certificate of Occupancy, the DRC is authorized to use the clean-up deposit to proceed with the clean up.

## 6. NOISE

The owner will make all reasonable efforts to reduce or eliminate construction noise. No construction operation will be allowed between 7:00 P.M. and 7:00 A.M. without the agreement of adjacent homeowners.

## 7. PROGRESS

Continuous progress must be made and construction completed within one year of approval of the Final Plan.

### **Preliminary Plan Review Checklist:**

One copy of all necessary materials for the Preliminary Plan review must be submitted to the DRC. The DRC can only approve a Preliminary Plan when each of the items listed below has been submitted

Not all of the requirements of the covenants and design guidelines can be listed. It is the responsibility of the owner, or his authorized agent(s), to insure that the design and construction of any residence in the Ranch conforms with the requirements of the applicable regulations, covenants and design guidelines. Any variance from these regulations, covenants, and design guidelines that the DRC can approve must be submitted in writing to the DRC for its approval. Approval by the appropriate offices for those items that the DRC can not approve must be submitted prior to DRC approval of the plan.

### **General**

- Summary of square footage
- Statement of stone area
- Survey

### **Site Plan (to include):**

- Property boundaries
- Building envelope and easements
- Building, driveway and walk locations
- Existing and proposed grading at 2 foot contours

- Proposed utility routing
- Service areas
- All other site improvements
- Trash storage area
- Adequate parking spaces provided

### **Building Plans:**

- Floor plans
- All exterior elevations
- Roof pitch
- Exterior materials/colors
- Window recess

### **Landscape Plan (General concept for):**

- Protecting existing trees and vegetation
- Grouping of proposed evergreen and deciduous trees
- Proposed ground cover (sod, flower beds, etc.)
- Temporary erosion control methods and locations

### **Final Plan Review Checklist:**

Two copies of all necessary materials for the Final Plan review must be submitted to the DRC. The DRC can only approve a Final Plan when each of the items listed below has been submitted.

#### **General:**

- Clean-up deposit
- Summary of square footage

#### **Site Plan:**

- Property boundaries
- Easements and setbacks
- Existing and proposed contours at 2 foot intervals
- Building footprints
- Transformers
- Service lines for water, sewer, gas, telephone, cable TV and electric
- Proposed walks, driveways, off-road parking areas for at least two vehicles, decks, sports courts, sheds, garages, patios, etc

- Materials to be utilized for construction of roads, walks, driveways, decks, pools, tennis courts, and patios
- Surface drainage
- Finished floor elevations

### **Building Plans:**

- Exterior elevations showing finished grade, materials, windows, doors, colors, finishes and shadow patterns
- Building section showing finished floor plans, finished grade, decks, patios, location of external water meter, and any other pertinent information
- Window and door type, size and location
- Exterior hardware and lighting fixture cut sheets
- Roof material
- Primary roof pitch
- Window recess details
- Trash and utility enclosures
- Enclosed/integrated trash storage area
- Exterior material samples and colors for roofing, stucco, siding, exterior trim and rock
- Trim details

### **Landscape Plan (When applicable):**

- Extent and location of all plant materials and landscape features
- Plant schedule identifying material by scientific nomenclature, quantity, size, and root system treatment
- Proposed treatment of all ground surfaces (turf, ground cover, mulch, paved areas, etc)
- Extent of turf areas to be mowed and irrigated
- Existing plant materials and natural site features (i.e. creeks) which are to remain on site
- Proposed seed mixes and rate
- Lighting location, type and wattage
- Vegetation treatment
- Details of special features such as fencing, landscape screening, etc.
- Seed, mulch, fertilization rates and types

### **Irrigation Plan (If required):**

- Location of all pipe, heads, valves and controllers
- Locations and description of connections to building plumbing

- Location of critical landscape elements (delineation of sod areas, planting beds, walkways, screening, etc)

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