

**MESA RIDGE TOWNHOME ASSOCIATION  
EXTERIOR MODIFICATION REGULATIONS**

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**1.00 General Provisions.**

A. Exterior Modification shall be defined as construction, addition, or renovation which alters the original exterior design and construction of the townhome unit and grounds. Examples of permitted Exterior Modification projects may include, but not be limited to, concrete patios or wooden decks, patio or deck covers, privacy screening, etc.

B. All Exterior Modification projects shall be constructed within the respective owner's townhome lot lines and applicable setback restrictions, and may not encroach upon the Common Space Parcel lands; roofline eaves and cantilevered building structures not exceeding 24 inches in depth are not encroachments into Common Space Parcel lands.

C. Design drawings for all Exterior Modification projects must be submitted to the Mesa Ridge Architectural Committee for its review and approval prior to commencing of any construction or renovation project.

D. Any Owner proposing an Exterior Modification project in excess of \$500 value shall obtain and comply with the conditions of a Building Permit issued by the Garfield County Building Department, and shall, where applicable, comply with the terms of the Uniform Building Code.

E. Townhome building and garage enlargement additions, enclosed patio and decks, and fixed or operable exterior mounted awnings are not permitted-Exterior Modification projects. Wooden lattice, corrugated fiberglass panels, metal panels and wrought iron railings are not permitted materials for use in Exterior Modification projects.

**2.00 Patios and Decks.**

A. Concrete Patios and Wooden Decks shall be designed to complement the original townhome building exterior such that the Patios and Decks function as an integral design element.

B. Concrete Patios shall be constructed of nominal 4" thick reinforced concrete slab poured on compacted fill material, and shall be nominally graded to provide positive drainage away from the structure.

C. Wooden Decks shall be constructed of nominal 2" dimensional (or larger) redwood lumber utilizing galvanized joist hangers and deck screw fasteners, and independently supported on concrete footers or piers. Redwood lumber materials shall be graded Construction Heart or Construction Common or better with no open knot holes, and shall be treated with a bleached- or white-washed pigment transparent stain or bleaching oil.

D. Patio and Deck handrails shall be constructed of either nominal 2" dimensional (or larger) redwood lumber. ~~Redwood lumber materials shall be graded Construction Heart or Construction Common or better with no open knot holes,~~ and shall be treated with a bleached- or white-washed pigment transparent stain or bleaching oil.

### 3.00 Patio and Deck Covers.

A. Open-sided (non-enclosed) Patio and Deck Covers shall be designed to complement the original townhome building exterior such that Covers blend as an integral design element.

B. Open-sided (non-enclosed) Patio and Deck Covers shall be designed as flat pitched open wooden structures and be constructed of nominal 2" dimensional (or larger) redwood lumber utilizing galvanized hangers and fasteners. Redwood lumber materials shall be graded Construction Heart or Construction Common or better with no open knot holes, and shall be treated with a bleached- or white-washed pigment transparent stain or bleaching oil.

C. Patio and Deck Covers shall be independently supported on posts with separate concrete footers or piers, and shall not be directly attached to or supported by the building structure exterior framed walls, fascia, rafter tails or footers, unless said design attachment feature is approved by the Garfield County Building Dept. to be in accordance with the Uniform Building Code.

### 4.00 Privacy Screening.

A. Privacy Screening shall be designed to complement the original townhome building exterior such that Privacy Screening blends as an integral design element.

B. Privacy Screening shall be designed as vertical walls which shall not extend horizontally beyond the limits of a Patio or Deck, and shall be no higher than adjacent eave elevation. Privacy Screening shall be constructed using the same exterior materials as the original building, including siding and trim materials and color selections.



C. Optionally, Privacy Screening shall be constructed of nominal 2" dimensional (or larger) redwood lumber and independently supported on concrete footers or piers. Redwood lumber materials shall be graded Construction Heart or Construction Common or better, and shall be treated with a bleached- or white-washed pigment transparent stain or bleaching oil.

**5.00 Other Exterior Modification Projects.**

A. Due to the variety of other potential modification projects, the submittal and consideration of other Exterior Modification projects shall be reviewed and considered for approval or rejection by the Mesa Ridge Architectural Committee on the basis of their conformance with the uniformity of design, materials and color selections of the original townhome building design and construction, and preserving the integrity of same.

**6.00 Association Acceptance of Projects.**

A. Upon construction completion of any Exterior Modification Project, the respective Owner shall notify the Association Manager in writing of the Project completion in accordance with these Exterior Modification Regulations, the approved Project design drawings and, where applicable, the Uniform Building Code and the Garfield County building permit requirements.

B. Upon satisfactory inspection by the Association Manager, and such other satisfactory verifications as may be reasonably requested by the Association Manager, that the Project was fully completed in accordance with the foregoing terms, the Exterior Modification Project shall be accepted by the Association for ongoing maintenance purposes.

C. The Owner of any Exterior Modification Project shall personally warranty said project for a period of one-year from the date of Association Manager acceptance against any and all defects in materials and workmanship of the Project. Alternately, an Owner may obtain and provide a one-year written warranty from their Contractor to the benefit of the Association to meet the foregoing personal warranty requirement.

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