

**MICHIGAN HILL OWNERS ASSOCIATION  
DESIGN REGULATIONS AND GUIDELINES  
EFFECTIVE FEBRUARY 21, 2004**

**A. OBJECTIVES OF DESIGN REGULATIONS AND GUIDELINES**

These design regulations are intended to create guidelines to preserve the natural beauty of Michigan Hill and its setting, to maintain Michigan Hill as a pleasant and desirable environment, to establish and to promote a conscious quality of design for the community and to protect and to promote property values and encourage good fire mitigation practices. These regulations are not intended to make the construction of structures difficult, complicated or expensive, but to require owners and builders to draw upon their common sense to design a structure which is consistent with the Covenants and best meets their particular requirements. All construction within Michigan Hill shall be reviewed by the Architectural Control Committee ("ACC"), which shall use these regulations and guidelines to assure that the appearance of all construction conforms to the standards required by the Covenants. **The ACC Request Form (see below) shall be submitted to the ACC for review and approval of ALL construction, prior to commencement of any construction.** The ACC will use these regulations and guidelines to implement the requirements of the Covenants in a manner which provides direction while allowing for individual creativity and variety consistent with the natural environment, with the goal of assuring an interesting and pleasing residential mountain community.

**B. DESIGN THEME**

The major design themes for Michigan Hill require the following: (1) structures must be residential, not agricultural, industrial or commercial; (2) structures should have a rustic, rural, western mountain character; (3) buildings must be located on the lot in a way which complements the natural landscape; and (4) the overall plan and landscaping should blend into the natural setting to the greatest extent possible.

**C. SITE LOCATION**

When determining the location of buildings upon their sites, the character of each individual site should play a large part in shaping the building's style and orientation, while also taking into account adjacent building sites and views.

**D. ARCHITECTURE**

Because of Michigan Hill's remote and beautiful setting, it seems that the true essence of the character of the community should be one of solitude and quietness, where one can get away to a more relaxed atmosphere to enjoy nature without distraction. Environmental quality is a valuable amenity. Architectural styles should be consistent with the goal of preserving and enhancing solitude and quiet, while maximizing the privacy of all owners.

The materials used in the individual homes should be appropriate to the individual building design and also have a very close association to each individual lot's topography and vegetation. Flat open sites with little or no trees should have buildings with a close connection to the ground. They should not hover over the ground on stilts as may be done on steep or wooded sites. Colors and materials used in the buildings should be very natural and take from examples that can be seen in the native landscape. Exterior walls and trim must be constructed or finished with ruff cut lumber, natural logs or log siding, stone or stucco. Earth colors are required. If metal roofing is used, it should be painted earth tones in shades of green, brown, dark red, or blue. Other types of roof materials should also be earth colored. In general the emphasis of the architectural style should be that of a rustic, textured feeling which from a distance blends in with the general natural landscape.

Outbuildings, such as garages, workshops, and storage sheds, must comply with these same standards and must be proportionate in size to the size of the residence. Small, prefabricated storage sheds not designed to withstand the snow and wind loads frequently encountered on the Hill are not allowed.

#### E. LANDSCAPING AND DRIVEWAYS

Landscaping is another important consideration when building upon the lots of Michigan Hill. The general philosophy should be to try to maintain the natural topography of the land and native vegetation as much as possible. When grading for roads and driveways, the slope of the land should be an important factor in determining their layout. Roads should run perpendicular to the direction of the slope as much as possible to limit erosion on steep hills which are hard to maneuver in bad weather. Roads which curve around natural elements are more pleasing and are also not as noticeable.

Fences are an important landscape element. Perimeter or boundary fences enclosing entire lots are not allowed. Fences for household pet enclosures and fences to mark driveways are allowed. Allowed fences shall be constructed of natural materials such as wood and should have a rustic western mountain flavor. In addition, household pet enclosures may use wire as needed to contain the pet(s), but the use of wire should be as minimal as possible. Split-rail or buck-rail logs are examples of acceptable materials for allowed fences. Stockade fences and fences built of steel T posts and wire are not allowed. Fences should be placed in a manner which minimizes interference with the free access of wildlife across the Hill.

When clearing the land for drives and structures, owners are encouraged to comply with current fire mitigation techniques and practices. Any new vegetation which may be planted must be capable of sustaining life without irrigation. State law precludes the use of well-water for outside irrigation. Violations of these laws can impact and endanger the validity of all well permits on the Hill.

## F. ALTERNATIVE ENERGY SOURCES

Structures designed to provide alternative energy sources must also be approved by the ACC. All such structures must be sized appropriately and located in an inconspicuous place considering the individual lot and the structures on it.

## G. USE OF DESIGN REGULATIONS

Each individual building project upon Michigan Hill will have to be reviewed in the context of its own particular topography. The purpose of these design regulations is to provide general direction and clarification of the requirements set forth in the Declaration of Covenants.

When preparing a building application, owners must provide copies of building plans or drawings, adequate site plans, floor plans, and elevations. The application should also address the location of the building, important architectural features, landscaping, and alternative energy structures if any. The ACC and the Board have developed application forms which specify what is required. All applications must be submitted using the forms developed by the ACC and the Board.

**ACC REQUEST FORM**  
**MICHIGAN HILL OWNERS' ASSOCIATION**  
**Architectural Submittal Form**

<b>FOR ACC USE ONLY</b>
Date Mailed or Delivered ____/____/____
Response Date (30 days) ____/____/____

**Return to:**  
MHOA  
ACC Committee  
P.O. Box 123  
Jefferson, CO 80456

Name \_\_\_\_\_ Home Phone \_\_\_\_\_

Address \_\_\_\_\_ Business Phone \_\_\_\_\_

Property Address \_\_\_\_\_ Filing # \_\_\_\_\_ Lot \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

E-Mail Address \_\_\_\_\_

In accordance with the Michigan Hill Owners= Association Covenants, we are submitting to you for review the following: (Check appropriate boxes):

1. Describe and/or indicate type of proposed project: (Check applicable statements below)
  - House construction - provide copies of plans, sketch showing location on Lot, specify dimensions including height, colors and materials.
  - Garage, shed or outbuilding construction - provide copies of plans, sketch showing location on Lot, specify dimensions including height, colors and materials.
  - Decks - indicate raised desks, materials used and colors, location of any equipment with screening details, height of decks, etc.
  - Fence construction/modifications - specify purpose, materials, and provide location sketch showing fenced area to scale on the lot.
  - Other
1. Attach site plan showing location, set back measurements for front, side and rear of lot.
3. Attach Construction Drawings (picture or sketch may suffice)

Specify Color and Type of Building Materials:

Roof \_\_\_\_\_

Exterior Walls \_\_\_\_\_

Trim \_\_\_\_\_

Fence \_\_\_\_\_

4. Estimated completion date for project is \_\_\_\_\_.
5. Applicant is aware that he/she will be notified if additional information is needed. Any application will automatically be disapproved at the end of 30 days from the application submittal date if the specified information is not received.
6. Applicant is aware that building permits may be required by Park County for construction and that these permits have to be obtained prior to the commencement of construction. Please call the Park County Building Department for their current regulations.
7. Applicant is aware that the Lots in the Subdivision have not been engineered or graded. Any changes to the current drainage patterns could cause damage to their residence and/or adjacent residences, structures, or drives. By approving the application, MHOA Architectural Control Committee does not accept responsibility for any damages which may result.

Owners' Signature(s) \_\_\_\_\_

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