



RIDGEWOOD HOMEOWNERS' ASSOCIATION

ARCHITECTURAL COMPLIANCE COMMITTEE EVALUATION

We, the undersigned Committee members, have reviewed the building and design plans and oral descriptions provided by the Submitter (for property):

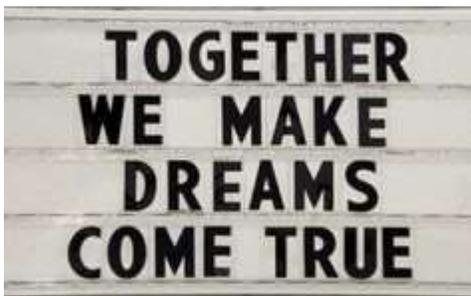
On this date: _____.

Based on the information provided to us in writing and orally by the Submitter, it is our collective judgment that the building and design plans **MEET/ DO NOT MEET** the enumerated Ridgewood Covenant requirements for Filing _____ as recorded in the following checklist.

Covenant Criterion	MEETS	DOES NOT MEET	Not Applicable Or Variance Granted
1. The land shall be used for residential purposes:			
2. The dwelling shall not exceed two stories:			
3. The quality of workmanship and materials is acceptable:			
4. The design meets the standard of "harmony with existing structures":			
5. The design meets the standard of location with regard to topography:			
6. The ground floor of the main structure is greater than 750 sq. ft.:			



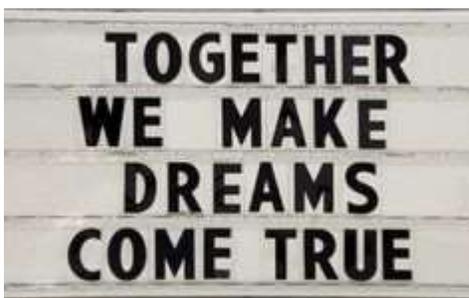
Covenant Criterion	MEETS	DOES NOT MEET	Not Applicable Or Variance Granted
7. The structure is not closer than 25 feet from the front and rear lot lines:			
8. The structure is not closer than 15 feet from the side lot lines:			
9. No structures will be placed within the easements:			
10. No obstruction to the existing flow of water through drainage channels shall be created:			
11. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a permanent residence. Trailers may, temporarily for a period of up to one year, be used for a residence for the owner self-construction of a permanent home.			
12. No removal of timber shall occur except that which must be removed in connection with construction on the property, landscaping or that which is consistent with good conservation practices.			
13. The construction shall be completed within one year of the date of this review.			
14. The construction and placement of the septic tank shall be located so as to create a minimum interference with existing water supply on the property, and shall be a size and type and location that is approved by the health authorities of the State of Colorado.			
15. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.			



Covenant Criterion	MEETS	DOES NOT MEET	Not Applicable Or Variance Granted
16. The storage of lumber or any other material or building material, except during construction of the house or other approved buildings thereon, outside of permitted buildings properly erected under the terms of these covenants, is prohibited, and no lot shall be used for the storage of trucks, cars, machinery or equipment, except during the development of land and construction thereon.			

The committee's approval or disapproval as required by these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove, within thirty days after plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

Enforcement of covenant requirements shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant for the purpose of restraining violations or to recover damages. Violation of any restrictions contained or provided for in this declaration shall give the undersigned and in the event, the undersigned fails to act within a reasonable time, **any owner of property subject to this declaration**, in addition to all other remedies provided for by law, the right to enter upon the land upon or as to which such violation exists and abate or remove the same, using such force as may reasonably be necessary, at the expense of the owner thereof, an erection, thing or condition that may be or exists thereon contrary to the intent and meaning of the provisions hereof and neither the undersigned nor its agents or employees or any other lot owners shall be deemed guilty or liable for any manner of trespass for such entry, abatement or removal. The owner of said premises agrees to pay the undersigned upon demand the costs and expenses of such abatement and such costs and expenses shall be a lien upon the premises.



Recorded on this date: _____

SIGNED

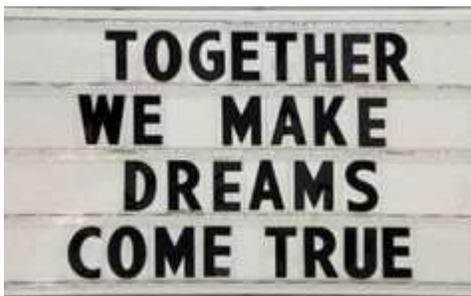
David K. Warren, Chair, Architectural Control Committee

COL. (USAF, Ret.) Michael Blaisdell, Committee Member

Dr. Philip Irish, Committee Member

Receipt Acknowledged:

Building and Design Plan Submitter, Phone, email, mailing address



FIREWISE COMMUNITY RECOMMENDATIONS

The following recommendations are not compulsory on property owners, but are strongly encouraged so as to help maintain, and improve, our community's award of being a Colorado "Firewise Community". Two factors have emerged as the primary determinants of a home's ability to survive a wildfire – quality of the defensible space and structural ignitability. Together those two factors create a concept called the Home Ignition Zone. There are 3 defensible space zones: 1) the immediate dwelling; and space out to 30 feet 2) the space from 30 to 100 feet from the dwelling and 3) the space extending out past 100 feet from the dwelling.

Zone 1: out to 30 feet from dwelling	Zone 2: from 30 feet out to 100 feet from dwelling	Zone 3: beyond 100 feet from dwelling
Zone 1: Trees trimmed at least 10 feet from chimney	Zone 2: Locate propane tanks at least 30 feet away from dwelling	Zone 3: Mow vegetation to 100 feet from dwelling
Zone 1: Use a chimney spark arrestor	Zone 2: Trees thinned, spaced 15 feet apart to prevent canopy fires.	Zone 3: Forest mitigated for fire protection.
Zone 1: Use non-flammable roofing materials	Zone 2: Lower tree limbs removed to at least 10 feet above ground to reduce "fire ladder"	
Zone 1: Clean roof and gutters from pine needles	Zone 2: Stack Firewood uphill from dwelling.	
Zone 1: Use fire resistant exterior walls	Zone 2: Insure adequate driveway width for fire equipment access	
Zone 1: Use double-paned or tempered glass	Zone 2: Post easily readable and night-reflective address signs	
Zone 1: Enclose eaves, fascias, vents. Protect overhangs. Cover openings		
Zone 1: Remove combustibles including firewood to at least 30 feet from dwelling		



Zone 1: out to 30 feet from dwelling	Zone 2: from 30 feet out to 100 feet from dwelling	Zone 3: beyond 100 feet from dwelling
Zone 1: Provide for outdoor water spigots and supply with 100 feet of hose		

