

**Resolution of the  
Tallman Owners Association, Inc.  
Regarding Design Guidelines**

- Subject:** Amendment to: the Design Guidelines with regards to A) decks, gazebos, porches, and patios; B) RV's and Accessory Buildings.
- Purpose:** Amending the: the Design Guidelines with regards to A) decks, gazebos, porches, and patios; B) RV's and Accessory Buildings.
- Authority:** The Declaration, Bylaws and Articles of Incorporation of the Association and Colorado Law.
- Effective Date:** December 1, 2016
- Resolution:** The Association hereby amends the Design Guidelines to state the following:

- A. **Decks, Gazebos, Porches, and Patios.** Decks and gazebos may be constructed of wood, composites, or other material compatible with the residence or as approved by the Design Review Committee. Decks, gazebos, and porches must be painted or stained to be compatible with the primary or secondary color of the residence.

Any deck or stair accessing deck will be supported by posts with a minimum dimension of 18" x 18" and will be covered by masonry material consistent with the exterior material used in the construction of the home. Larger columns may be required based on the material or architectural style and at the discretion of the Design Review Committee. Walkout columns will be required to be wrapped in a masonry material. Front porches and front courtyards are encouraged. Single post front porch columns shall not be less than 12" in width on any side, or in diameter. Multiple post front porch columns shall not be less than 16" in total width on any side.

Committee approval is required on design, color, and location of decks, gazebos, porches, and patios. Plans must show the exterior elevations, designate materials and colors, and include dimensions, at a scale of  $\frac{1}{4}'' = 1'$ .

**B. RV's and Accessory Buildings.** Oversized garages for RV, boat, or trailers storage must meet the following requirements for either an attached garage or accessory building/detached oversized garage.

Any attached garage must be side loaded and be located at the garage farthest from the street of all proposed garage doors. Attached oversized garages shall be separated by a minimum of 2 feet from standard garage doors and have a minimum front to back offset of 2 feet. All oversized garage doors will have a maximum height of 14 feet and a maximum width of 12 feet. The maximum length of any oversized garage will not exceed 40 feet. Oversized garaged doors shall incorporate windows and architectural features of the primary residence.

Oversized garages either detached or attached shall be built in the same theme, and architectural style of the primary residence. This includes the same materials, features, colors, etc. of the primary residence. Attached oversized garages shall blend into the architecture of the home and not compete with the rest of the home. Large building planes without being altered by accessory roofs, wall changes and materials will not be permitted.

The overall height of an oversized detached garage cannot exceed 25 feet and must follow the roof pitch maximum and minimums as set forth in the Tallman Design Guidelines. A subgrade (walkout/garden level style) attached side loaded garage is encouraged to minimize the impact of the height of the oversized garage. All detached or accessory oversized garages must be set back from the main residence and will be subject to review and approval for final placement by the Design Review Committee (DRC) and the Tallman Board of Directors. All attempts will be made to screen oversized garages from the street, neighbors' and view corridors of both. Additional landscaping may be required by the DRC to help meet this requirement.

Any oversized garage either detached or attached is still subject to Douglas County Codes and requirements and it is the responsibility of the builder/homeowner/homebuyer to ensure your plan is compliant with any and all Douglas County requirements. The Design Review Committee and the Tallman Board of Directors reserve the right to approve or deny any variances for oversized garages and accessory buildings. Any detached oversized garage or accessory building shall not

exceed 40% of the ground floor area (footprint) of the primary residence of the lot. The ground floor area or footprint shall be defined as follows: the total area of the foundation of the structure, or the furthest exterior wall of the structure projected to natural grade covered by a roof, but not including stairs, uncovered patios, and decks.

**Board Signature:**

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**Date:**

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