

# Aldasoro Ranch Homeowners Company

## Summary of Proposed Changes to DRB Regulations

Please note that this summary only highlights the substantive or notable proposed changes and do not identify every modification contained within the redline document. Owners should review the complete redline version of the regulations for a full understanding of all proposed revisions. Please contact the HOC at 970-728-5191 or email [director@aldasororanch.com](mailto:director@aldasororanch.com) with any comments, questions, or clarifications. The HOC Board will review proposed changes at the 5/26/26 and 6/23/26 monthly meetings.

### **Yellow Highlights – Updates as of 6/18/26**

<b>Section / Paragraph</b>	<b>Provision Description</b>	<b>Change Summary</b>
<b>Version#</b>	Version #5, Dated 6/28/22	Update version to #6. The new date will be posted once adopted.
<b>Definition</b>	Accessory Dwelling Unit (ADU)	Clarifies the design standards and removes ambiguous “fully integrated” and clarifies how an ADU shall be attached to the primary dwelling by including “ <i>with a common/connected roof or other such design element</i> ”.
<b>Definition</b>	*Foundation, Stem Walls & Pad Survey	The term is not a definition but rather a substantive requirement and therefore moved to Section 7.2.3 <u>Required Submittals &amp; Approvals</u> .
<b>Definition</b>	*Improvements	This term is not a definition but rather a substantive requirement and therefore moved to Section 5.1.
<b>Definition</b>	*Improvements Location Certificate (ILC)	This term is not a definition but rather a substantive requirement and therefore moved to Section 7.2.3. <u>Required Submittals &amp; Approvals</u> . Also added language to require the surveyor to include the Building Site Boundary (BSB) on the final ILC.
<b>Definition</b>	“Lot” Subsection =Turn-Out-Lot	Current definition is obsolete. Current Fire Code and San Miguel County standards are now referenced.

<b>Definition</b>	Major Amendment	Added stand-alone definition of Major Amendment. Added new requirement that ADU's are considered a Major Amendment.
<b>Definition</b>	Minor Amendment	Added stand-alone definition of Minor Amendment and added examples of minor projects such as roofing, siding, windows, etc.
<b>Definition</b>	Paving, Landscape, Completion & Clean-Up Agreement	The 2% improvement completion guarantee fee will be calculated using the contractor's estimate rather than the County's estimate listed on the building permit.
<b>Definition</b>	*Tops of Parapets & Roof Structures Survey	The term is not a definition but rather a substantive requirement and therefore moved to Section 7.2.3 <u>Required Submittals &amp; Approvals</u> . Clarified language on what needs to be included on the height survey, including USGS elevations on roof ridges, gable, shed, chimneys, & similar forms.
<b>Section 2</b>	The Aldasoro Ranch Design Theme	Add two NEW themes: 1) Buildings constructed with fire resistant materials to reduce wildfire risk, 2) Encourage xeriscape landscape design to promote outdoor water efficiency.
<b>3.12</b>	Construction Schedule Compliance	Change the timeline for improvements to be completed once initiated from 24 months to thirty (30) months.
<b>3.16</b>	Paving, Landscape, Improvement Completion & Clean Up Agreement	The 2% improvement completion guarantee fee will be calculated using the contractor's estimate rather than the County's estimate listed on the building permit. Also removed the requirement to post additional guarantee funds if project not completed within 2 years.
<b>4.4</b>	Exterior Walls	Clarified the paragraph to require wood and stone to be the dominant exterior material, subject to the existing standards and requirements. Alternative materials may be considered by the DRB when the applicant demonstrates that the proposed material achieves the intent of the regulations.
<b>4.4.2</b>	Fenestration and Doors	Combined Fenestration and Doors in same paragraph. Added Garage Door standards to fenestration section. Discourages glazing with limited exceptions to avoid light spill, mandates obscured/non-reflective glass and prohibits hollow metal/service doors.

<b>4.7.3</b>	NEW – Light Spill	Added a new provision that gives the DRB authority to require a lighting or light spill analysis for residences containing extensive glazing, significant nighttime illumination potential, or where the DRB determines the proposed design may adversely impact neighboring properties or the community’s dark sky environment.
<b>4.8.4</b> <b>4.8.5</b>	Accessory Structures	Added new language that Accessory Structure can be connected by a common roof or other similar design element. Structure size is limited to 800 sq. Ft. unless design is subordinate in size to Dwelling Unit.
<b>4.8</b>	Accessory Structure	Added allowance that a limited design exception can be applied for Lots 161-164 that are 60 acres or more in size.
<b>4.9</b>	Accessory Dwelling Units (ADU)	Removed ambiguous language “fully integrated” and clarifies how an ADU shall be attached “ <i>with a common/connected roof or other such design element...</i> ”. Deleted language that ADU must be located within 16’ of primary dwelling unit.
<b>5.2.1–5.2.2</b>	Building Height	Clarified Absolute Height and Maximum Visible Height definitions and added new visual aid. For height restricted lots added new language to address lower-level massing concerns by requiring visual mitigation actions.
<b>5.4</b>	Grading	Added language that retaining walls shall be designed to blend with the natural landscape and clarified the types of retaining wall materials that are allowed. Included new language that maximum finished grade shall be 2:1, unless otherwise recommended by a CO engineer.
<b>5.6</b>	Improvements in the General Easement	Removed the requirement to execute a license agreement.
<b>5.8</b>	Driveways	5.8.2 - allow driveway grades to exceed 10% if allowed by Fire District and County. 5.8.5 - Updated obsolete turn out lot language which is now subject to current Fire District & County standards.
<b>5.8.6</b>	Paving	Removed outdated language on paving completion dates.

<b>5.9</b>	Cuts on Community Roadways	Updated construction standards based on professional recommendations for roadway integrity.
<b>5.10</b>	Parking	Updated to require 2 enclosed and 2 surface parking spaces rather than the current one parking space for each bedroom.
<b>5.14</b>	Utilities	Updated standards that all utility boxes be enclosed unless prohibited by County, State or Utility regulations.
<b>5.15</b>	Dog Regulation	Add language referencing the HOC Dog Regulations including requirements regarding fencing & enclosures.
<b>6.1</b>	Landscape Planning	Updated provision to recommend using drought-tolerant trees, shrubs & perennials. Encourage berms to enhance privacy. Large areas of sod are not allowed and is limited to 500 sq. Ft., and extensive areas of non-native plantings are not allowed. Added Appendix C referencing the new Landscape Irrigation and Water Budget Standards.
<b>6.3</b>	Topsoil, Soil Protection & Improvements	Added requirement to install topsoil in all areas requiring revegetation. Added requirement to add a soil amendment on disturbed slopes 3:1 or steeper.
<b>6.4</b>	Irrigation	Added language about high alpine and arid conditions, including the limited outdoor irrigation water availability. Added language from the HOC water regulations on irrigation system standards including metered irrigation systems, master valves, rain sensors, annual backflow inspections, and reporting deadlines. Added 6.4.6 to encourage rain barrels.
<b>6.5</b>	Revegetation	Updated language with required use of weed free mulches. Require hydro mulch on slopes 2:1 or steeper. To the extent practical ask that road, driveway and utility cuts be revegetated within 60 days of disturbance.
<b>6.8</b>	<b>NEW:</b> Wildfire Mitigation and Defensible Space	Requires removal of dead trees across entire lot, 10-foot non-combustible buffer, and authorizes thinning on heavily wooded sites.

7.1.2	Planning Meeting	Added requirement that applicant shall have a concept plan prepared for the meeting. Added one year timeline to submit a sketch plan.
7.1.3 - 7.1.4	Sketch Plan	Clarified language and instructions. Added specific instructions related to the site walk and site visual aid requirements.
7.1.5	Final Plan	Added the option to request a Final Plan extension. Changed signature authority on the Certificate of Approval from the Board to the HOC Director of Operations.
7.1.6	Permit Set Submittal	Changed the deadline to submit for staff permit set approval from 90 days to two (2) years. Added language clarifying all escrows to be funded prior to permit set approval by the HOC.
7.2	*Required Submittals, Inspections & Approvals	Updated provision by moving required definitions to this provision because they are considered substantive requirements and not general definitions.
7.4.2	Affidavit of Mailing of Notice (Affidavit)	Remove the notary requirement.
7.5.3	Certificate of Approval Minor Amendment	Added the option for the DRB chair to defer any minor amendment application to the full DRB for review and approval.
7.6.4.C.	BHI Process	Added the DRB Board to the site walk presentation review process. Added specific instructions related to the site walk and site visual aid requirements.
7.6.4.E.	BHI Accepted Request	Added language to schedule DRB review at the next regularly scheduled meeting if all APO's submit an "accepted" request form.
7.6.4.G.	<b>NEW:</b> No Response From APO	Added language if after two written noticing requests have been submitted to the adjacent property owner and no response is received, it will be considered an Accepted Request.
7.7.3 - 7.7.4	Building Site Enlargement or Relocation (BSE/BSR)	Need to adjust language on when construction shall commence and the time frame for implementing improvements.
7.7.6. A.-E.	BSE/BSR Process	Added specific instructions related to the site walk and site visual aid requirements. Added the DRB Board to the site walk presentation review process.

7.7.6.H.	NEW: *No Response From APO	Added language if after two noticing requests have been submitted to the adjacent property owner and no response is received, it will be considered an Accepted Request. <u>However, an APO's failure to respond shall not preclude the APO from attending any subsequent DRB meeting and raising concern or opposing the application prior to final DRB action.</u>
8.2	Construction Regulations	Added the need for construction fencing on high trafficked roadways. Added the requirement for bear-proof trash cans if continued animal encounters occur. Require workers to park on one side of the roadway. Require gravel material on driveway to road transitions.
9	NEW: Insurance Requirements	Establishes mandatory insurance, minimum liability limits, COI submission prior to construction, Additional Insured status for HOC, applicability to owner-builders, and indemnification/hold harmless provisions.
9.2	*NEW: Builders Risk Coverage	For any new construction, addition, remodel, or other improvement project with an estimated construction value exceeding Five Million Dollars (\$5,000,000), the Owner shall obtain and maintain a Builder's Risk insurance policy for the duration of construction.
Appendix C	New – Landscape Irrigation and Water Budget Standards	Added new Appendix C to replace the old HOC Water Study related to landscape irrigation and water budgeting process. Changed “turf” to “sod”.

\*Legal recommended change