



# MERIDIAN RANCH

DESIGN REVIEW COUNCIL NO. 1

March 30, 2018

Eric Kellum  
10807 Klondike Drive  
Peyton, CO 80831

RE: Improvement Plan, Lot 709

Dear Eric:

The Meridian Ranch Design Review Council No. 1 has completed its review of the proposed landscape plan for your property. **Approval of your plan has been given subject to the following conditions and agreements:**

**Your patio cover has been approved as submitted.**

**Decks, Patios, and Deck/Patio Covers:**

1. Elevated decks and balconies, including colors and materials, shall be consistent with the main structure and not appear tacked on.
2. **All vertical elements (deck railings, supports, and columns) fascia and overhead structures shall be painted or stained to match or compliment the main structure.**
3. Exterior stairs or steps shall not project out from a home or deck for more than 4 risers from the deck or home without a 90-degree turn after the 4<sup>th</sup> riser.
4. Exterior stair landings shall not project out perpendicularly into the yard.
5. For columns and supports refer to Exhibit 4 or 5.
6. **Prior to building, check with county regarding whether a permit is required.**

All owners are responsible for any and all requirements as per governing documents, even if not stated in this approval. Owners are also responsible for any other requirements from governing agencies, which includes City or County. This Council is not held liable in damages or otherwise to anyone submitting plans for approval or by reason of mistake in judgment, negligence, nonfeasance or any act or omission in connection with the approval, disapproval or failure to approve the plans, specifications or variance.

Thank you for your submittal and if you have any questions please feel free to email [jamie@warrenmgmt.com](mailto:jamie@warrenmgmt.com) or call 719-685-7824. **Please sign onto the Meridian Ranch website [www.meridianranchdrc.org](http://www.meridianranchdrc.org); Meridian Ranch DRC no 1; Resources; Forms; final landscape review.**

Respectfully,  
**Meridian Ranch Design Review Council No. 1**

Jamie Adams, CMCA, AMS, PCAM  
Managing Agent for the Council

