



## DESIGN GUIDELINES Quick Facts

Sidney Peak Ranch design style is best expressed as “rustic elegance” and all buildings will draw inspiration from the architectural characteristics of buildings from the American Western Frontier found in the early 1900’s.

All buildings and septic system must be within the development envelope; water system, including distribution lines may be developed outside of the development envelope, subject to the consent of the DRC.

No boundary or cross-fencing, except for horse turnouts. Pets must be controlled by electronic invisible fencing.

Building Site is within 150 foot radius of the white PVC pipe. 75% of principal dwelling will be within that radius, taking into consideration any setbacks.

Owners may have an attached secondary unit, as long as 75% of total square footage of primary residence is within the building site area.

Garage must be attached and must contain a minimum of two enclosed parking spaces, plus once for a secondary unit (if applicable).

Barns may have up to 4 stalls, 12ftx12ft with 12ftx24ft turnouts.

Owners may have up to 4 horses. A foal is considered one of the horses when it is weaned.

Development within Sidney Peak Ranch is carefully restricted in order to preserve open space, vistas and wildlife habitats. A conservation easement is in place upon a portion of the ranch to forever preserve these valuable assets from encroaching developments.