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La Plata County Recorder, Tiffany Lee Page 1 of 20
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SHENANDOAH HOMEOWNERS ASSOCIATION ARCHITECTURAL RULES AND GUIDELINES

Revised July 22, 2026

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Part 1. ARCHITECTURAL COMMITTEE (AC) OVERVIEW

1.1.0 INTRODUCTION

The Shenandoah HOA (SHOA) Architectural Committee (AC) is one of five standing committees mandated by SHOA's Amended Declarations. The AC is composed of volunteers from the neighborhood who meet on an as-needed basis to review proposed projects for compliance with existing guidelines. Section 1.2.0 discusses the AC in further detail, Section 1.3.0 discusses the core principle used by the committee, Section 1.4.0 discusses the review process, and Part 2 outlines the guidelines. Following the guidelines and engaging early with the AC is the fastest route to project approval and, ultimately, successful project completion.

1.2.0 AC ORGANIZATION DESCRIPTION

- The AC shall have a minimum of three (3) voting volunteers selected from the SHOA Community (Owners), plus a nonvoting advisory Board member.
- Committee members and the advisory Board member shall be appointed by the Board of Directors.
- AC meetings may be in-person, virtual or some combination thereof.
- At a meeting, a quorum consists of over 50% of the voting members, with a minimum of two voting members.
- Approval of a proposal requires favorable votes by over 50% of voting members.
- In the case of a tie, the advisory Board member shall serve as the tiebreaking vote.

1.3.0 AC CORE PRINCIPLES

Projects submitted to the AC are evaluated with the following core principles in mind:

- Preservation of the natural beauty, scenic perspective and the sense of shared open space inherent to the Community. Specifically:
 - Protection and enhancement of views and special view corridors to the mountain and desert landscape features.
 - Emphasis on unimpeded movement of wildlife.
- Architectural consistency in design, proportion and aesthetic harmony with the surrounding properties.
- Community-wide fire mitigation, including commitment to Firewise USA principles for all future building projects.
 - Adherence to Firewise principles is not mandated, but is strongly encouraged.
 - Links to representative Firewise USA resources are provided in Appendix B.
- Water conservation.
 - The use of water-wise landscaping such as xeriscaping is strongly encouraged.
 - Links to representative water-wise/xeriscaping resources are provided in Appendix B
- The intent of these Guidelines is to foster a night sky unimpeded by obtrusive light sources from neighboring properties.
 - The use of Dark Sky concepts in outdoor lighting design is strongly encouraged.
 - Links to representative Dark Sky resources are provided in Appendix B

1.4.0 REVIEW PROCESS

General

- Prior to applying for a building permit with the County or the commencement of work on any improvements to a lot, the Owner proposing to make such improvements shall prepare and submit plans to the Chairperson of the AC.
 - A checklist must accompany any review request. Comprehensive checklists are provided in Appendix A. **Requests submitted without a completed checklist will not be reviewed.**
 - Plans are evaluated by the AC using the generic review process outlined below.
- Final plan approval is valid for eighteen (18) months. If construction of the project has not begun within eighteen (18) months, the project must then be resubmitted for review and approval.
- *Please note that the AC review process does not consider whether Owners' plans comply with prevailing state or county laws, ordinances or codes, nor does it include an evaluation for engineering soundness. It is up to the Owner to ensure that all laws are adhered to.*

Review Process

For each plan submission to the AC, the review consists of a five-step process as follows.

1. "Petitioning" Owner submits plans to the AC Chairperson by uploading requests and all required documentation through the Management Agent's system.
 - The information required for review depends on the type of project. The next section provides details.
 - A completed checklist must accompany the project plans. If the request builds on previous submission, updates should be provided on the previously submitted checklist. Use the checklists provided in Appendix A.
2. AC Chairperson solicits neighboring Owners for comments on the proposed project within two (2) business days.
 - Neighboring Owners will be given five (5) days to respond in writing to the Chairperson of the AC.
3. AC conducts an on-site visit with the Petitioning Owner or their representative.
 - The building site must be staked prior to site visit.
 - This on-site visit is generally mandatory but, for smaller projects, may be waived at the discretion of the AC.
4. AC meets to review the submitted plans after the neighbor feedback period has elapsed and the on-site visit is completed.
 - Owners and other interested parties may attend the AC meeting.
5. AC Chairperson informs Petitioning Owner of approval/denial status, in writing, no later than 30 days after plans were submitted.
 - Large Permanent Structures require a two-step process; a preliminary review and final review. Each process may require up to 30 days to approve. Therefore the approval process requires a 60-day lead time prior to the Petitioning Owner applying for any building permits.
 - All documentation regarding the review of a project will be submitted to the property management company and to the board of the HOA.

6. Any disputes arising between the AC, a Petitioning Owner, and / or an interested third party shall be governed by and subject to the Association's Policy on Alternative Dispute Resolution.

Project Classifications

For review purposes, projects fall into three categories:

- Large Permanent Structures include primary dwellings, guest houses/ADUs, detached garages, barns or any accessory building over 200 square feet that, by statute, requires a building permit. A link to the La Plata County building code is provided in Appendix B.
 - Both Preliminary and Final reviews require a 30-day review process. So as to avoid delays in project start times and/or costly changes to the owners architectural plans, **Preliminary plan submission shall be no less than 60 days prior to the application for the building permit, and Final plan submission shall be no less than 30 days prior to the application for the building permit.**
 - The Large Permanent Structures checklist (Appendix A) sets forth the items required for the Preliminary and Final reviews, respectively
 - Preliminary approval will not be granted until all items in the Preliminary checklist are approved; Final approval will not be granted until all items in the Preliminary and Final checklists are approved.
- Small Permanent Structures include all other permanent structures less than 200 sq ft., such as sheds, gazebos, etc.
 - A single 30-day review process is required. **Plan submission shall be no less than 30 days prior to the planned commencement of work.**
 - For convenience, a separate Small Permanent Structures checklist is provided in Appendix A.
 - Plan approval will not be granted until all relevant items in the checklist are approved.
- Miscellaneous projects include non-structural improvements such as decorative features, fences, screens and walls, landscaping, etc.
 - A single 30-day review process is required.
 - For convenience, a separate Miscellaneous checklist is provided in Appendix A.
 - Plan approval will not be granted until all relevant items in the checklist are approved.
- For all plan submittals, be sure to include all relevant plans, sketches, drawings, spec sheets, etc. The more complete the documentation set, the easier (and faster) the review process.

Part 2. ARCHITECTURAL GUIDELINES

2.1.0 GENERAL

- In the event of a conflict between the following guidelines and SHOA's Governing Documents, the latter take precedence.
- The allowable uses of a lot are specified in Article 8 of the SHOA Declarations document. See Appendix B for a link to the Declarations document.
- Out buildings shall be considered to be anything that is not a primary dwelling unit, guest house/Accessory Dwelling unit (ADU), garage or barn. Examples include but are not limited to sheds, gazebos, studios, hot tub enclosures and greenhouses.
- All wiring and piping for electric, water, natural gas, telephone, television, internet and other services must be underground.
- No mobile homes, manufactured homes, modular homes, trailers, temporary buildings or structures, tents, barns, or recreational vehicles may be used as temporary or permanent dwelling units at any time.

2.2.0 SITE DESIGN

2.2.1 Setbacks and Building Placement

- The minimum setback for any building is thirty (30) feet from all lot boundaries. A setback greater than thirty (30) feet may be required by the AC.
- The use of easements in common areas is specified in Article 9 of the SHOA Declarations. See Appendix B for a link to the Declarations document.
- Building placement should also consider a) the alignment and orientation of adjacent buildings, b) the general pattern of buildings within a neighborhood grouping of buildings, c) the effect of positive open space and d) direct view of buildings by neighbors.
- **Required by the AC: Scale diagram(s) showing property boundaries, setbacks and easements, structure locations and footprints.**

2.2.2 Drainage

- Diverting natural water drainage onto the road or a neighboring property is not allowed.
- Culverts may be required to maintain proper drainage. Please see Appendix C for a neighborhood drainage map.
- **Required by the AC: Scale diagram(s) showing natural drainage of a property.**

2.2.3 Tree Management

- No tree more than six (6) inches in diameter may be cut down without AC approval unless a) it is diseased, dying or dead or b) it falls within fire mitigation removal parameters.
 - Refer to the Fire Mitigation recommendations which can be found at Shenandoahdurangohoa.com.
- **Required by the AC: Diagram(s) of the property showing locations and trunk diameters of trees to be removed.**

2.2.4 Driveways and Parking Areas

- If a driveway crosses a natural drainage or a roadside ditch, a culvert shall be installed to minimize disruption of the drainage flow.
- All guest parking spaces shall be a maximum of ten (10) feet by twenty (20) feet. Larger

- parking areas require AC approval.
- Driveway and parking surfaces shall at a minimum be constructed of crushed gravel or Class 6 road base. Acceptable driveway materials include asphalt, concrete or concrete pavers. Dirt and clay are NOT allowed materials.
- **Required by the AC: Diagram of driveway and parking area location relative to property boundaries, including identification of material to be used.**

2.2.5 Driveway Entrances

- Architectural features located at the entrance of a driveway require AC approval based on the following guidelines:
 - Only finished materials, which are compatible with those found on other structures on the property, are appropriate.
 - The scale of an architectural entry feature should be compatible with the surrounding environment and other structures.
 - Any lighting should be low intensity, incorporating warm-colored lights, which are located or shielded so as not to shine into any residential living spaces. High intensity sodium vapor and similar lighting are not allowed.
 - For fire safety purposes, reflective house numbers near the driveway entrance are highly recommended.
- **Required by the AC: Sketch, drawing or artistic rendering showing driveway architectural feature to scale; list of materials.**

2.2.6 Fences

General

- When fencing is necessary, designs should be minimal, visually unobtrusive, and placed in a manner that limits impact on neighboring sightlines and potential noise disturbances, if fencing is used for animals.
- Any proposed fences should adhere to the following design standards and final fence approval is under the sole discretion of the AC.
- All proposed fence materials will be reviewed on a case-by-case basis emphasizing FireWise USA principles.
- No fences shall interfere with any easements of record.
- No fences shall exceed five (5) in height unless approved by the AC.

Fencing design standards

- Pet and playground enclosures
 - Fencing shall be visually unobtrusive in design and constructed to minimize visual impact. Materials and placement should allow the fence to blend with the landscape, ensuring it remains as discrete or hidden from view as possible.
 - Privacy style fencing will be considered under extreme cases but will be restricted in size and location.
 - Electronic fences for pets are encouraged.
- Garden fencing
 - Fencing for gardens and landscaping is subject to AC review.

- Domestic animal (horse) enclosure, corral or paddock
 - All fences shall be set back a minimum of twelve (12) feet from roads and property boundary lines.
- Decorative
 - Decorative fences shall be limited in length according to the size and configuration of the lot and should be compatible with the architecture of the home.
- Privacy/screening
 - Privacy fences, such as for hot tubs, RVs, boats, etc., shall be no larger than necessary to enclose the screened item.
- Temporary
 - Fences constructed for the purpose of protecting vegetation and landscaping from wild animals are allowed without AC review provided that it adheres to the general guidelines.
- **Required by the AC: Scale diagram(s) showing fence outline relative to property boundaries, all relevant fence design details.**

2.2.7 Storage Areas

- Storage areas are required for the following items: trash containers, boats, motorcycles, snowmobiles, trailers, and maintenance and recreational vehicles (including campers and ATVs) and equipment used for property maintenance.
 - These items shall be screened or enclosed per the fencing guidelines and not visible from the streets or adjacent lots.
 - Seasonal items shall be stored out of sight during the off season.
- **Required by the AC: Scale diagram(s) showing location of screened area relative to property boundaries, all relevant screen design details.**

2.2.8 Lighting

- All exterior lighting must comply with County lighting ordinances.
- All light sources must have housing which shields or directionally focuses the light downward to avoid disturbing other property owners.
- No lighted outdoor courts are allowed.
- Dark Skies considerations are encouraged for all exterior lighting.
- No pole-mounted flood lights are allowed.
- **Required by the AC: Detailed lighting plans for all exterior lighting.**

2.2.9 Utilities

- Non-rooftop solar panel installations must be approved by the AC.
- Propane tanks and cisterns shall be buried or sufficiently screened so that they cannot be seen from roads and other Owners' properties. For above ground installations, screening fences must adhere to Firewise specifications.
- Satellite dishes greater than thirty-nine (39) inches in diameter should be sufficiently screened or located away from public view and the view of adjacent owners' properties.
- Outside EV charging stations must be approved by the AC for location and visibility.
- **Required by the AC: Scale diagram(s) showing location of screened area relative to property boundaries, all relevant screen design details.**

2.2.10 Landscaping

- A landscaping plan is required for AC review when significant alterations or grading will change the appearance of a lot.
- A landscaping plan is not required for:
 - The planting of trees and shrubs; and
 - Landscaping adjacent to permanent structures.
- The AC committee recommends the use of water-wise landscaping such as Xeriscaping.
 - Links to several excellent xeriscaping resources are provided in Appendix B.
 - Non vegetative turf may be used on the back side of a primary residence, or otherwise in any other location as long as it is not visible from the road or adjacent properties.
- Hardscaping plans must be submitted for AC review.
- All property owners must comply with La Plata County weed abatement rules.
- **Required by the AC: Scale diagram(s) showing landscaping plans relative to property boundaries, all relevant fencing design details.**

2.3.11 Miscellaneous

- Outdoor courts for sports require AC approval.
- **Required by the AC: Scale diagram(s) showing location court relative to property boundaries, all relevant fencing design details.**

2.3.0 ARCHITECTURAL REQUIREMENTS

2.3.1 Overview

- This section provides the guidelines for all *permanent structures* to be erected on a lot. Permanent structures include, but are not limited to: primary dwelling units, guest houses/ADUs, garages, barns, studios, sheds, gazebos, greenhouses, hot tub enclosures and all other out buildings.
 - Ideally, all permanent structures on a given lot should use architecturally consistent and/or complimentary fits and finishes. The goal is ‘aesthetic harmony’ within a given property.
 - Where applicable, Firewise best practices are strongly encouraged. Links to Firewise documents can be found in Appendix B.
 - In the case of a conflict between these rules and prevailing laws, the latter take precedence.
 - Additional rules governing guest houses/ADUs are covered in the [Declarations document] (LINK, or reference).

2.3.2 Minimum Living Space Square Footage

- The primary dwelling unit must contain at least 2000 square feet of livable space with at least 1500 square feet on the ground floor and shall contain space for at least one vehicle in an enclosed garage.
- Attached or unattached spaces outside the exterior walls of the primary dwelling unit such as garages, patios, porches, decks, barns, etc. are not considered to be livable space.
- **Required by the AC: Detailed building plans with square footages.**

2.3.3 Maximum Building Height

- No structure shall exceed thirty (30) feet in height, measured vertically from the highest point on the structure to the natural grade below that point.
- **Required by the AC: Detailed building plans with elevations.**

2.3.4 Windows

- Window frames can be wood, vinyl, fiberglass or aluminum clad.
- For wood windows, approved finishes are stain, paint and metal or vinyl clad.
- Exterior window style shall be architecturally consistent with the structure.
- Reflective glass in any window is not allowed.
- **Required by the AC: window specs and finish samples.**

2.3.5 Doors and Entryways

- Metal entry or garage doors should include architectural features consistent with the house design.
- Garage doors over ten (10) feet high must be approved by the AC.
- **Required by the AC: Entry door and/or garage door specs and finish samples.**

2.3.6 Roof Materials and Design

- Shake wood roofs are not allowed.
- Reflective roofs are not allowed.
- Roof color shall be approved by the AC.
- Replacement roof materials and colors must also be approved by the AC.
- **Required by the AC: Roofing specs and finish samples.**

2.3.7 Exterior Wall Finishes

- Stucco and painted siding colors must be approved.
- Brick, rock and mortar materials and designs must be approved.
- Any areas of foundations or raw concrete retaining walls greater than 12" in height at the base of a structure shall be painted or screened.
- **Required by the AC: Detailed building plans showing exterior finishes, specs and finish samples.**

2.3.8 Chimneys and Flues

- All fireplace flues should be enclosed with a chimney cap with a minimum of exposed metal or clay flues.

2.3.9 Attached Patios, Decks and Greenhouses

- Attached patio, deck, and greenhouse designs shall be architecturally consistent with the structure they are attached to.
- **Required by the AC: Detailed building plans showing exterior finishes, specs and finish samples.**

2.3.11 DETACHED STRUCTURES

Guest Houses/ADUs

- One guest house or ADU per single-unit detached dwelling is allowed.
- General rules governing guest houses/ADUs are specified in Article 8 of the SHOA Declarations document. See Appendix B for a link to the Declarations document.
- Exterior fits and finishes shall be architecturally consistent with or complimentary to the primary dwelling unit.
- **Required by the AC: All relevant information as detailed in sections 2.3.1-2.3.9.**

Garages

- Garages that accommodate more than three cars will be evaluated by the AC on a case-by-case basis.
- Exterior fits and finishes shall be architecturally consistent with or complimentary to the primary dwelling unit.
- **Required by the AC: All relevant information as detailed in sections 2.3.1-2.3.9.**

Barns and Other Out Buildings

- Within the constraints of Firewise best practices, more utilitarian fits and finishes are acceptable for barns and any other permanent structures that are not specifically discussed above.
 - The exterior look shall complement the natural surroundings as well as other structures on the property.
- Site location for a barn will be reviewed for placement to adjacent structures and neighbors' properties regarding visual impact and odor.
- Out buildings will be reviewed for location and visual impact.
- Setbacks greater than thirty (30) feet may be required by the AC.
- Owners of neighboring properties will be solicited for comment.
- **Required by the AC: All relevant information as detailed in sections 2.3.1-2.3.9.**

2.4.0 CONSTRUCTION GUIDELINES

2.4.1 Overview

- During construction, Owners are requested to minimize the impact on their neighbors, the roads and the environment. Specifically,
 - Minimize visual and audible impact on neighbors.
 - Minimize damage to roads.
 - Minimize impact on the environment (preserving the SHOA "feel")

2.4.2 Construction Hours

- Construction hours are limited as follows:
 - 7:00 a.m. to 6:00 p.m. Monday through Friday.
 - 8:00 a.m. to 6:00 p.m. Saturday & Sunday.

2.4.3 Construction Time Frame

- For each permanent structure building project the owners shall have no more than one (1) year to complete the exterior of the structure.
- If all or part of a structure is destroyed by fire or any other means, the Owner shall have no more than one (1) year to either a) rebuild the exterior of the structure or b) demolish and remove the structure.
 - If not rebuilding, the site should be cleared of all construction material and graded to its original topography.

2.4.4 Temporary Structures During Construction

- No temporary structures such as trailers, tents, teepees, shacks, mobile homes, motor homes, recreational vehicles, camper shells, or prefabricated structures of any kind are permitted for use as temporary occupancy during construction.
- Approved temporary storage or work structures may be used only during the course of construction and must be removed within thirty (30) days of completion of construction.

2.4.5 Construction Storage and Parking

- During the course of construction, materials storage, equipment storage, construction trailers, and construction vehicle parking should take place completely inside a building lot within a designated area of the project so that there is minimum disturbance of the natural landscape, land formations, and neighboring properties.

2.4.6 Construction Site Maintenance

- The construction site shall be kept as clean as possible. Dumpsters are recommended.
- Trash and debris shall be restrained from blowing from the work site and from rummaging by animals.
- Food waste shall be either a) placed in a bear-proof receptacle or b) removed from the site daily.

2.4.7 Portable Rest Room

- A portable rest room shall be provided during construction.
- The portable rest room should be placed close to the construction site and shielded from view from adjacent properties and roads as much as possible.

2.4.8 Construction signage

- The only signs which are permitted during construction activities are: Construction / contractor company signs, permit signs, and for sale signs while it is under construction.
 - No sign may be larger than two (2) feet on any side.

2.4.9 Minimizing road damage during construction

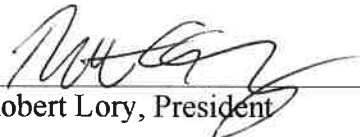
- SHOA owns and maintains its roads. The roads are fragile, especially along the edges. Owners are requested to work with their contractors and subcontractors to minimize road damage by
 - Limiting the total weight load on any single delivery. For example, multiple smaller deliveries may be substituted for a larger single delivery.
 - Strictly observing the posted 20 mph speed limit at all times.
 - Staying to the middle of the road, especially on curves and corners.

2.4.10 Re-vegetation

- Re-vegetation means replanting all areas disturbed by construction, not just the area immediately around a structure.
- Re-vegetation shall be completed within one (1) year following completion of construction.

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IN WITNESS WHEREOF, the undersigned, being members of the Board of the Shenandoah Homeowners Association, Inc., certify that these Architectural Guidelines were adopted and approved by the Board and a two-thirds majority vote of the Members at a meeting held on July 22, 2026, for that purpose at which a quorum was present, to amend and supersede the Association's prior Architectural Guidelines, effective May, 2011.

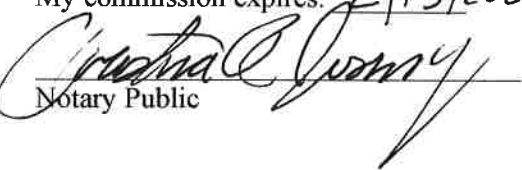

Robert Lory, President

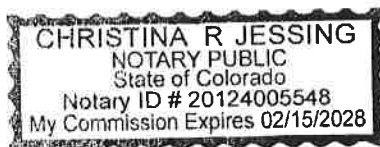

David Parr, Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF LA PLATA)

The foregoing instrument was acknowledged before me this 23 day of July, 2026, by Robert Lory, as President, and David Parr, as Treasurer, of the Shenandoah Homeowners Association, Inc., a non-profit Colorado corporation.

Witness my hand and official seal.

My commission expires: 7/15/2028

Notary Public



Appendix A - Project Checklists

LARGE PERMANENT STRUCTURES

- Fill out all relevant lines.
- For items that are not applicable, please put N/A in the “submission date” column.

Name: _____ Project: _____ Date: _____

Requ'd for:	Document/Spec	Details	Included in project packet		
			Y/N	If 'Y', name of document(s) or link(s)	If 'N', expected submission date
PRELIM review	Plat, to scale	Property boundaries			
		Setbacks & easements			
		Structure location(s)			
		Structure footprint(s)			
		Drainage plan			
		Trees to be removed			
		Driveway/parking area location			
		Driveway/parking area material			
	Architect's plans, to scale	Finished square footage			
		Total square footage			
		Elevation showing heights			
		Attached outdoor spaces			
FINAL review	Window specs	Material(s)			
		Color(s)			
	Entry door specs	Material(s)			
		Color(s)			
	Garage door specs	Material(s)			
		Color(s)			
	Roofing specs	Material(s)			
		Color(s)			
	Siding specs	Material(s)			
		Color(s)			
	Exterior lighting	Locations			
		Fixture specs.			

Appendix A - Project Checklists

SMALL PERMANENT STRUCTURES UNDER 200 SQUARE FEET

- Fill out all relevant lines. See example on next page.
- For items that are not applicable, please put N/A in the “submission date” column.

Name: _____ Project: _____ Date: _____

Document/Spec	Details	Included		
		Y/N	If 'Y', name of document(s) or link(s)	If 'N', expected submission date
Plat, to scale	Property boundaries			
	Setbacks & easements			
	Structure location(s)			
	Structure footprint(s)			
	Drainage plan			
	Trees to be removed			
	Driveway/parking area location			
	Driveway/parking area material			
Architect's plans, to scale	Square footage			
	Elevation showing heights			
	Attached outdoor spaces			
Window specs	Material(s)			
	Color(s)			
Entry door specs	Material(s)			
	Color(s)			
Garage door specs	Material(s)			
	Color(s)			
Roofing specs	Material(s)			
	Color(s)			
Siding specs	Material(s)			
	Color(s)			
Exterior lighting	Locations			
	Fixture specs.			

Appendix A - Project Checklists

MISCELLANEOUS

- Fill out all relevant lines.
- For items that are not applicable, please put N/A in the “submission date” column.

Name: _____ Project: _____ Date: _____

Type of Improvement	Details	Included in project packet		
		Y/N	If 'Y', name of document(s) or link(s)	If 'N', expected submission date
Decorative features, including driveway entrance features & landscaping	Description			
	Dimensions			
	Material(s)			
	Color(s)			
	Lighting			
Fences, screens, walls, etc., including for storage areas	Purpose			
	Location (detailed sketch or drawing including lot lines)			
	Height			
	Material(s)			
	Color(s)			
Exterior lighting	Locations			
	Fixture specs			
Courts or unattached patios	Location			
	Size			

Appendix B - Useful Links

SHOA Governing Documents

<https://shenandoahdurangohoa.com/governing-documents/>

SHOA Portal

[Shenandoahdurangohoa.com](https://shenandoahdurangohoa.com)

La Plata County Building Permit Application Packet

[Building Permit Application Packet.pdf](#)

Firewise

The below links provide recommendations for building a wildfire-resistant home, creating defensible space, and home hardening. The recommendations are supported by Firewise USA, National Fire Protection Association (NFPA), and Colorado State Forest Service (CSFS). The links also provide additional fire mitigation information for those who would like to know more on best practices for wildfire mitigation.

<https://csfs.colostate.edu/wildfire-mitigation/protect-your-home-property-from-wildfire/>

<https://csfs.colostate.edu/csfspublications/#mitigation>

<https://headwaterseconomics.org/natural-hazards/wildfire/homes-risk/building-costs-codes/>

Water-wise

[Free 10 Xeriscape Design Templates for Denver Dry Climates](#)

[Durango.gov/Water-Wise](https://www.durangoco.gov/Water-Wise)

[Landscapinghttps://www.durangoco.gov/DocumentCenter/View/6539/State-WaterWise-Landscaping-Best-Practices-Manual_201205101339317187?bidId=](https://www.durangoco.gov/DocumentCenter/View/6539/State-WaterWise-Landscaping-Best-Practices-Manual_201205101339317187?bidId=)

<https://extension.colostate.edu/resource/xeriscaping-retrofit-your-yard/> [Dark Skies](#)

Although SHOA is not an official Dark Sky Community, we value our views of the night sky.

[IDSC-Final-May-2021](#)

Appendix C - Neighborhood Drainage Map

Two major natural drainages flow, from east-to-west, through the subdivision.

This map shows the approximate locations and is intended only for quick reference. For accurate drainage information, please consult a hydrologic engineer or similar professional.

Contour maps for specific lots can be found at [La Plata County Maps](#).

Pan and zoom to the lot of interest using the mouse.

Pick 'Map Layers' then activate 'Contours' using the check box.

