

Frequently Asked Questions about the Keystone Ranch HOA Protective Covenants and Architectural Standards

What is our Association's website?

keystoneranch.org

Why do we have Architectural Standards for the Keystone Ranch?

This is best described in the Architectural Standards and Procedures (posted to website). "It is in everyone's best interest that homes be indigenous to the physical and historical context of the Ranch; that they incorporate native and natural materials, and in general be unassuming in character. It is intended that the buildings NOT compete with each other or assert themselves at the expense of the neighboring homes. Architectural Standards and Procedures Section V.

I'd like to put an addition on/make exterior changes to the house. What is the procedure?

"No work shall be undertaken (other than routine maintenance and repair) which will result in changes in the exterior appearance without the written permission of the Keystone Design Review Board (KDRB), Section M. The contact information for the KDRB is 800-919-0038 or 970-423-8999, website keystoneighbourhood.com.

I want to change the exterior color of my home. Do I need to submit a color sample?

Yes, if changing the exterior appearance of your home you must submit your proposed color sample to the Keystone Design Review Board. See above section for contact info.

My roof needs replaced. May I change the color and type of roofing material?

Yes, but the Keystone Design Review Board needs to review and approve your choice. If you have wood or shake shingles they shall be replaced with county-approved roofing materials. This brings your home and the HOA into compliance with Board of County Commissioners Resolution 92-7, Fire Hazard Mitigation.

Can I have exterior lighting?

Yes, but please remember to be considerate to your neighbors. "No lights shall be emitted from any site (home) which is unreasonably bright or cause unreasonable glare". Declarations Article X Section 10.11.

What about keeping pets?

Yes, dogs, cats, and customary household birds are acceptable up to two per home. All pets MUST be kept on a leash or caged when outside the home. Declarations Article X Section 10.5.

Can I landscape around my property?

The Declarations state “all surface areas disturbed by construction shall be returned promptly to their natural condition. Any and all landscaping, other than returning surface areas to their natural condition, must be consented to in writing by the Keystone Design Review Board” (and HOA Board). Declarations Article X Section 10.6.

May we use motorbikes, 4-wheelers, or snowmobiles on the Keystone Ranch common areas?

No. “No automobile, truck pickup, camper, motorbike or motorcycle, trail bike, trailer, mobile home, tractor, golf cart, snowmobile, or any other vehicle of any type, except bicycles, shall be parked, stored, or operated upon the Property (common land). Declarations Article VIII.

May we use the roads for parking?

Please refrain from parking on the roads. Park all vehicles in the driveway. Parking on the roads presents a safety issue. It is important that the roads be kept clear of vehicles in order to allow emergency vehicles, snowplows, and neighbors’ cars to have clear access to all properties.

Enforcement

Violations of Association rules should be reported to our Community Association Manager Bill Cadwallader at 970-333-1115, e-mail psi11@live.com or to any Board member. Violations of immediate concern, including matters of offensive activity, can be reported to Keystone Emergency Services at 970-496-4000 and/or the Summit County Sheriff at 970-453-2232.

Emergencies

Summit Medical Center	970-668-3300
Summit County Sheriff	970-453-2232
Keystone Emergency Services	970-496-4000
Keystone Guest Services	970-496-4000

Road Conditions

Call 511 on your cell phone

Transportation

Summit Stage	970-668-0999
Peak 1 Express	855-467-3251
Epic Mountain Express	970-754-7433
Summit Express	970-668-6000

Towing

Ryan's Recovery	970-453-1388
Ivan's Towing	970-485-0489
Ski Country Towing	970-236-7526

Auto Repair

Summit Automotive Group	970-513-0292
Ski Country Auto Repair	970-368-3688
Summit Ford	970-262-9230