



architectural guidelines

the Ridge on Williams Creek is an exclusive gated community in which the homes and landscapes are designed in the mountain modern aesthetic. To ensure design continuity and preservation of homeowners investments, an architectural control board has been established to define and review all plans prior to construction of any home or site improvement. It is recommended that a review application and 2 complete sets of plans, including a plot plan, floor plans, elevations & material selections, be submitted for committee approval, a minimum of 30 days before applying for building permits. Examples are available on our website.

Typically found in the mountain communities of Colorado or Wyoming, and throughout the Pacific Northwest, mountain modern is a lifestyle that combines natural materials with clean lines, uncluttered interiors with tall ceilings and more open layouts. The design favors natural colors and emphasizes the building materials, such as reclaimed lumber, concrete and steel, and extensive floor to ceiling glass, that not only allows for natural lighting and passive solar control, but also celebrates the relationship with nature itself by physically opening from the indoor, to outdoor living. Roof pitches are usually lower, and exteriors take sharp modern edges, soften them with rustic materials, but then also take the landscape into consideration as one cohesive design with the use of natural stone, water features, and conifer topography.

The homes in our community should follow our development guidelines which define the minimum home size as 3,400 sqft on the main level, or 4,200 sqft as a ranch, and a maximum of 8,100 sqft for a single story. Front setback is 40 feet, with a minimum rear yard of 25 feet, and an aggregate side yard of 35 feet. The primary structure should not exceed 35 feet in height, with accessory structures not taller than 24 feet in height, and all with a 3 car garage. Materials selected for exterior use on all structures must conform to the aesthetic described herein and must be approved by the architectural control board prior to the start of any construction. Plot plans should include home placement, and should also include a landscape plan listing all species and locations of proposed plantings. No tree with a diameter of more than 6 inches shall be removed without prior written approval from the architectural control board. A security screen for main gate access and control, must be included in the electronics package of each home. A mailbox will be awarded to the winning bidder of each property.

Thank you for your consideration, and welcome to the Ridge on Williams Creek.