

RESIDENTIAL ARCHITECTURAL STANDARDS FOR SPRINGRIDGE RESERVE

1.00 INTRODUCTION

The overall quality of architectural development within Springridge Reserve is very important in maintaining the quality of the community. This quality refers to both the design and construction of buildings and the associated landscaping.

In order to establish a high standard of quality for the subdivision the protective covenants provide that the Architectural Committee may adopt rules and regulations and design guidelines.

The following shall apply to all construction within the subdivision as of the effective date of the adoption of the Architectural Standards.

2.00 RESIDENTIAL ARCHITECTURE:

The development of every property within the subdivision is controlled by the MASTER DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRINGRIDGE RESERVE SUBDIVISION, together with the attachments thereto, as the same are recorded in the office of the Garfield County Clerk and recorder. Development is also subject to the recorded plat of the subdivision, the rules and regulations of Garfield County and the County Building Department and the provisions of these Architectural Standards.

Approval by the Architectural Committee (AC) does not constitute approval by the local building department and the AC is not responsible for, nor will it participate in processing approvals with governmental agencies.

2.01 Construction Standards: In addition to compliance with all applicable codes, regulations, ordinances and laws, the following shall apply:

- a. No trench or excavation more than eighteen inches in depth shall be left open overnight unless completely surrounded by a temporary fence at least 40 inches high. Orange plastic fencing is acceptable
- b. No foundation excavation shall be left open more than 45 days. The excavation around a foundation must be backfilled within the same 45 day period.
- c. An open foundation must not be left open for more than 14 days without a covering deck. In the event of unusual scheduling difficulties an open foundation may be surrounded with orange plastic fencing for up to 45 days.
- d. All construction sites must be rough graded with all excess dirt removed within 30 days of the foundation being backfilled.

If any of the above time limits are exceeded the AC may submit the fact to the Springridge Reserve Board of Directors for their review and action. Such action may include, but not be limited to, correcting the problem at the owner's expense.

2.02 Vehicles: During construction the following shall apply:

- a. All construction trailers, vehicles and equipment of every kind shall be parked on the lot and not on the street. During muddy conditions traffic from the site to the street shall be minimized and it is the builder's responsibility to clean up any mud or debris left on the street.
- b. Personal vehicles of the workers shall be parked on the construction site
- c. Construction materials shall be stored on the construction site.
- d. "Porta Potties" are to be located at the rear of the site out of view

2.03 Residential Construction Monetary Deposit:

A refundable cash deposit of \$1000.00 shall be submitted with the architectural design application. These monies will be held in a separate, non interest bearing account until such time as the AC is notified that construction is complete and a Certificate of Occupancy is issued. Additionally, a fee of \$750.00 is charged by the Architectural Committee for compliance review by the Committee's architect. Payment must be submitted with the design application.

At any time during the construction or after completion of construction that the AC finds the builder or contractor or any sub-contractor has failed to follow the construction guideline or has caused damage to the property or adjoining property, the AC at its sole discretion, and after due notification to the lot owner to correct the problem, may correct the problem and use the deposit money to pay for such correction.

Contractors building two or more homes simultaneously shall at all times maintain a cash deposit of \$2,000.

3.00 **SITE PLANNING**:

3.01 General: The AC shall strive to protect the seclusion and view of each Lot insofar as reasonably possible taking into account final buildout of all Lots in the subdivision.

3.02 Building Setbacks and Easements: Each builder's attention is drawn to the building setbacks, easements, utility easements and building envelopes shown on the recorded plat, all of which is available from Garfield County. It is mandatory to follow all of the above when designing, staking and excavating for a house.

3.03 Driveways, Curb Cuts and Walkways: All driveways, walkways and curb cuts shall be shown on plans submitted to the AC. All driveways must be of a hard surface, concrete, asphalt or chip and seal are all acceptable.

3.04 Fences: In order to protect and facilitate the movement of wildlife through the Subdivision, Lot Owners are prohibited from erecting perimeter fences around their lot boundaries. Within the private area fencing can be constructed from materials

compatible to the residence. Additional fencing area restrictions within the private area (length, width and height) are defined in the protective covenants. It is essential that fences be maintained in an attractive manner by painting or staining on a regular basis.

Hot tubs or spas are not to be screened with fencing, screening with landscaping is preferred.

Fence Material: Fences should be constructed of wood selected to be in harmony with the exterior materials used on the house and with a finish that matches or compliments the house. Fence materials that are not allowed are: pressure treated wood, chain link, snow fencing, vinyl, industrial/service grade fencing of any kind.

Fencing must also take into account the views or neighboring properties and the effect on traffic sight lines.

3.05: Landscaping: Reference is made to the protective covenants which are specific to landscaping. The AC requires that a landscaping plan be submitted with building plans. All disturbed area must be re-vegetated.

No plantings will be allowed that might block view planes at road intersections or at the intersection of a driveway with a road. Fencing must also take into account the views of neighboring properties.

4.00 BUILDING CONSTRUCTION AND DESIGN

4.01 House Size: While the AC will consider variances, it is strongly suggested that homes be at least 1800 feet on the ground level, not counting garages, porches or patios. The maximum height for any house shall be twenty five (25) feet. Building height is measured vertically, from the undisturbed or natural ground surface at the midpoint between the front and rear walls of a building to the top of a flat roof or mansard roof or to the midpoint between the eave line and the peak of gable, hip or similar pitched roof.

4.02 Garage Size: Each residence shall have at a minimum a two car garage with dimensions at least 24 feet by 24 feet measured on the inside dimensions. Automatic garage door openers are required for all garages. Detached garages may be allowed upon special review and the granting of a variance and if allowed shall be built of the same materials and same colors as the residence. Detached garages shall not exceed 25 feet in height and measured as defined above in Section 4.02.

4.03 Exterior Design:

The exterior design of the home should be of the highest standards in terms of siting, building massing, architectural detailing and materials. Locally influenced and traditional styles native to the region are strongly encouraged. Non traditional styles are discouraged and will be reviewed with caution. Home designs deemed by the Architectural Committee (AC) to be inappropriate will be disallowed. Typical reasons for designs being considered inappropriate

include, but are not limited to: home designs of an unnecessarily garish or showy nature that call undue attention to themselves and home designs that suggest a mass market or tract home character.

- The home does not need to be classifiable as a single historical style, but it is preferred to be able to be identified as traditional or “locally influenced”. Modern designs can be proposed assuming high quality design and detailing.
- All elevations of the home shall be treated as important design elements.
- Main entrances should be readily visible from the street side view of the home.
- Front porches or other types of covered entrances are encouraged.
- Roof lines of varying heights are encouraged.
- A limit of 3 materials on the exterior façade is encouraged.
- Garages are not to dominate the main façade of the home.
- Elevations with no windows are strongly discouraged.
- Shed roofs, roof slopes lower than 5:12 and flat roofs will be reviewed with caution.

4.04 Roof Design: The standard roof pitches can vary from 5:12 (5 feet rise in 12 feet of run) up to a 7:12 pitch. In certain applications the AC may approve a 4:12 pitch. Non-reflective metal roofs are allowed. Shingles shall be fiberglass, asphalt composition, slate, or manufactured tile. Asphalt shingles shall have a minimum 30 year life and have an architectural relief. No bright or garish colored shingles shall be allowed.

Heating and air conditioning units are not permitted to be mounted on the roof. Evaporative cooling equipment must be placed in a manner on the roof that is screened from the fronting street(s). Any roof mounted equipment is to be painted a color that blends with the roof.

4.05 Exterior Wall Materials: The primary exterior wall material shall consist of no more than three materials from the following list:

- a. Stucco
- b. Stucco combined with brick
- c. Brick
- d. Stone combined with brick or stucco
- e. Natural wood siding or hardboard wood siding, not exceeding 9 inches in exposed board width.
- f. Natural wood shingles are permitted as a decorative accent
- g. Fiber cement siding

Materials that are excluded include, but are not limited to: metal siding, vinyl siding, 4 foot by 8 foot hardboard or wood siding, split log siding, synthetic stucco (E.I.F.S.), siding of any type mounted at an angle

Moldings and trims that help define transitions between different materials are encouraged.

Primary exterior wall colors are to be either subdued or earth-tone color selections. Prominent bright or garish color selections are not permitted

4.06 Exterior Lighting: All exterior lighting must be downward casting and designed not to shine upon a neighbors house. No single light fixture shall exceed 60 watts. Total allowable wattage for all exterior lights shall be 480 watts. It is the intent of this section to minimize the lighting of the night time sky.

4.07 Solar Panels: When passive or active solar panels are proposed they shall be subject to special review and variance. Such panels should be blended into the roof line and mounted at the same pitch as the roof line. Solar panels shall not project more that one foot above the roof surface or ridge line

4.08 Antennae and Satellite Dishes: The AC must review the location of any satellite dishes or antennae prior to installation

4.09 Signs: Only residential “for sale signs” not exceeding two feet by four feet shall be allowed and then only when a property is actually for sale. No business or commercial signs are allowed. The development company may have on and off site sales promotion signs that are not subject to this regulation

5.00 **SUBMITTAL PROCESS:**

5.01 New Home Submittals: New homes architectural submittals shall include the following drawings and information:

- a. Site Plan – including dimensions of Lot, setbacks, easements, position of home and driveways, walkways, etc
- b. Grading Plan – existing and proposed elevations of Lot and structure, site drainage conditions, retaining walls.
- c. Engineered and stamped Foundation Plan
- d. Exterior Elevation drawings and footprint of entire floor plan
- e. Roof Plan
- f. Exterior material color selections and samples of stone, brick, stucco. Actual color chips from the manufacture should be included.
- g. Landscape and planting plans

5.02 Renovation Submittals: An owner planning a renovation need only submit those parts of the above that pertain to the renovation.

5.03 Variance Application: An owner or contractor may apply for a variance submitting those items that apply from the above list together with a written explanation of the reason for the variance. It shall be the duty of the applicant to post a notice of the request for variance on the property and to notify all property owners within 200 feet of the property of the request. It shall be at the sole and absolute discretion of the AC as to whether or not the variance is granted and any decision shall be rendered within 30 days of receipt of the application.

5.04 Information Submittal: The AC may request additional information as it deems necessary to complete its review. As submittal is not complete until all relevant information requested by the AC is received.

5.05 Application Approval: The AC will approve, disapprove or approve with conditions within 30 days of receiving a complete application.

6.00 Inspections and Field Reviews: The AC may at its discretion conduct field reviews to check for compliance with plans previously approved and reserve the right to require corrections to any item that is not in compliance with the plans as approved or as modification to plans may have been approved from time to time.

7.00 **PROJECT START AND COMPLETION**: No project may commence until the AC has given written approval of the submitted plans. The owner/builder shall have 12 months to complete the building from the time the Garfield County Building Permit is issued.

Landscaping is to be complete prior to occupancy of the structure except the AC may grant one 6 month extension for landscape completion in the event winter weather intervenes. Such extension shall be given in writing.

8.00 **FINAL JOBSITE CLEANUP**: It is the responsibility of the Lot owner to insure that the construction site and adjacent streets and properties are maintained free of construction debris and dirt. Upon final completion the owner or contractor shall notify the AC, the AC shall inspect the site and the construction deposit will be refunded if the site is complete. In the event the site is not complete the AC shall issue to the owner or builder a written list of requirements for refund of the deposit. In the event that landscaping is not completed due to winter weather and an extension is granted the construction deposit shall be retained until landscaping is complete.

IN WITNESS WHEREOF, these Architectural Guidelines and Standards are approved and adopted this ____ day of _____ 2007 as executed by the undersigned.

Springridge Reserve Architectural Committee:

By:

By:

By:

