

## INTRODUCTION

The Village at Mountain Ridge Architectural Guidelines have been adopted to give direction to builders, designers and owners in preparing plans and designs that reinforce the appearance of a high quality neighborhood. The Architectural Review Committee recommends that each Unit Owner and/or Builder retain the services of a qualified architect or residential designer in preparing designs.

Any new construction within The Village at Mountain Ridge is subject to these Guidelines. All items, including, but not limited to, all design elements (including paint, stain or other surface treatment) of any Residences, fences, trellises, decks, patios, patio covers, exterior stairs, balconies, other appurtenances and structures, permanent street or outdoor furnishings, landscaping, lighting and signage shall be submitted to the Architectural Review Committee for approval. This approval shall be obtained prior to application for a building permit for, or any commencement of, such new construction. A short form has been included with these guidelines for your use. Application is to be mailed directly via Certified Mail or hand delivered to the Association management company, HUDSON MANAGEMENT, 1200 28<sup>th</sup> Street, #100, Boulder, CO 80303; (303) 442-6380.

These Architectural Guidelines are administered by the Architectural Review Committee (ARC or Committee). The ARC is composed of three members. Until such time as all of the homes in The Village at Mountain Ridge are conveyed to Unit Owners, the Declarant has the right to appoint the ARC members.

The ARC will meet for review of Applications on a schedule established by the ARC from time to time. The meeting will be held at 1660 S. Albion St., Ste 909, Denver, Colorado or at such other location as may be determined from time to time. The Committee will approve or disapprove all requests for approval within forty-five (45) days after the complete submission of all plans, specifications, and other materials and information which may be required.

## DESIGN REVIEW PROCEDURES

FOR A TYPICAL APPLICATION, TWO (2) COPIES OF THE REQUIRED INFORMATION MUST BE SUBMITTED. ONE COPY REMAINS ON FILE WITH THE COMMITTEE, ONE COPY, WITH COMMENTS, WILL BE RETURNED TO THE APPLICANT. Short Form is attached.

### A. PROJECT DATA

1. Name of applicant (Homeowner or Builder, as applicable)
2. Address and Phone Number
3. Description of proposed construction
4. Construction schedule-including a good faith estimate of completion date.

### B. SITE PLAN- (Plot plan may be obtained through The City of Golden Permit Department) Drawn to scale, showing the location and extent of:

1. Lot lines
2. Location of house
3. Layout of proposed construction, including dimensions, as appropriate
4. Details describing the construction, including: color, material, size, etc. Color and material samples shall also be supplied.

### C. BUILDING ELEVATIONS

Homebuilder application is to include front, side and rear elevations.

### D. LANDSCAPE PLANS

Application must include proposed plantings, including sizes, species, numbers, mulch materials, landscape features, description of irrigation system, etc.

### **When the applicant is a homebuilder, the following additional material shall be submitted:**

1. Complete working drawings and specifications for all proposed construction.
2. Sample of the proposed house siding not less than two square feet in size with the proposed stain or paint color applied.
3. A sample of the proposed trim material not less than 12” long with the proposed stain or paint color applied.
4. A sample of any proposed brick or other masonry to be used, including grout color.
5. A colored perspective rendering of the proposed residence.
6. A detailed site and grading plan showing finished contours, building elevations, spot elevations on pavements, retaining walls, drainage swales/structures, curb/gutter/sidewalk locations, etc.
7. Landscape plan for all model sites as well as applicable front and/or rear standard landscape treatment.

The Committee meets to consider application and will render a decision by voting. Majority vote of the Architectural Review Committee (ARC) is required to approve a request, unless the Committee has appointed a representative to act for it, in which case the decision of such

representative shall control. In the event the representative for the Committee approves or denies a request, any Unit Owner shall have the right to appeal to the full Committee within thirty (30) days. Should the original approval or denial have come from the full Committee, any Unit Owner has the right to appeal such decision to the Executive Board, if a written request for a hearing or an appeal is submitted within thirty (30) days from the decision by the full Committee.

Within 15 days of completion of approved construction, the Applicant shall notify the Committee. The Committee then has 15 days to inspect the work and review against approved application. If the work is not done according to the approved application, the Committee has the authority to require the Applicant to remedy the defect within 45 days or be subject to action by the Committee to remove any unapproved construction.

#### GENERAL PRINCIPLES OF DESIGN GUIDELINES

Workmanship, design compatibility, timing and completion, protection of neighbors, landscape and environment, validity of concept, relation of structures and site.

#### RESOURCES

Committee and Association assume no responsibility for obtaining these reviews and approvals. Applications are not reviewed for their validity in accordance with local, state or federal governmental agency. Please note the following resources have been provided solely for your assistance:

|                                      |                            |                |
|--------------------------------------|----------------------------|----------------|
| City of Golden                       | Chuck Hearn OR Scott Lewis | (303) 384-8153 |
| *Utility Location Center of Colorado |                            | 1-800-922-1987 |

\*State Law requires contact prior to any exterior digging.

#### SLOPES/REAR LOTS

All rear yard slopes are contained within a slope easement. No grading shall commence or structure be erected within any slope easement without prior release by the City of Golden (see contact and number above).

#### DESIGN GUIDELINES

A. EXEMPTIONS- Although the following items are exempted from requiring Architectural Review, all work must proceed in accordance with all state and local building codes and construction requirements and a copy of the work that has been done must be forwarded to the Management Company to retain in your house file.

1. Addition of plants in accordance with a previously approved landscape plan.
2. Modification of the interior of residence when those modifications do not materially affect the outside appearance of the structure.
3. Repainting in original colors (where original colors were approved by ARC).
4. Repairs to structure in accordance with previously approved plans and specs.
5. Reroofing with existing grade (or better) shingles.

B. PROHIBITED USES – (refer to Protective Covenants, Article IX for more details)

1. Commercial Use- Professional or home occupations, so long as the applicable zoning permits such use, are permitted so long as there are no external evidence thereof, and no unreasonable inconvenience to other residents. Units are otherwise limited to residential use.
2. Livestock & Poultry- No animals may be raised, bred, kept or boarded in or on the Units, provided however, that you may have a reasonable number of dogs, cats, or other domestic animals which are bona fide household pets, so long as such pets are not kept for any commercial purposes.
3. Signage- no signs other than the 5 square foot “For Sale” sign is permitted on the property.
4. No clothes lines, chain line (or other) dog runs, wood piles or storage areas shall be so located as to be visible from the Common Elements, any street, or any other Unit.
5. Nuisances – Noxious activity which is a source of annoyance or embarrassment to a resident is not permitted (i.e. vehicles parked on lawns, exterior sound systems that create noise heard beyond the property lines, etc.).

## DESIGN ARCHITECTURE

Any exterior addition or alteration to an existing residence shall be compatible with the design and character of the original structure.

1. Roofing
  - \* All roofs shall be covered with existing grade or better wood-shake shingles, as specifically approved by the ARC.
2. Colors
  - \* All exterior painting shall be of colors originally employed in the neighborhood.

In general, only those areas that were painted originally shall be repainted; only those areas that were stained originally shall be re-stained; unpainted surfaces and unstained areas, such as brick or stone, shall not be painted or stained.

3. Windows
  - \* All windows shall have painted or non-reflective metal frames and dividers. No reflective glass is permitted.
4. Window Coverings
  - \* All windows shall be covered with curtains, drapes, or other acceptable coverings within no more than six (6) months of occupancy. Window coverings visible from the

exterior shall be compatible with the architectural character of the residence and shall be neutral in color. Reflective shades or film-type window coverings are specifically prohibited.

5. Masonry

\* The use of masonry as an exterior building material is encouraged. New masonry construction should match original construction. The selection of masonry type, color, grout color, etc. must be approved by the ARC.

6. Solar Panels

\* Any solar panels and related appurtenances and equipment, whether included in the original construction or added at a later date, shall be designed and constructed so as to appear as an integrated part of the building architecture. This shall generally mean that the panels shall be roof-mounted so that the top surface is flush with the roof surface, with all appurtenances recessed into the structure's attic. When solar orientation prohibits this approach, the roof shall be altered so that the panels appear to be "built in", i.e. sides and bottoms of the panels and any piping, etc., shall not be visible. If the panels are ground or wall-mounted, they shall be integrated into a structure using compatible materials so that the panels appear as a natural extension of the house.

7. Antenna

\* No television or other antenna, microwave dish transmitting apparatus, etc. shall be erected on the exterior of any structure or placed on any residential lot within The Village at Mountain Ridge, except inside a residence or otherwise concealed from view.

7.1 Satellite Antennae

\* Due to the development of satellite dish antennae technology, the Architectural Review Committee has modified the restrictions as per the following guidelines:

(a) Prior written approval of the Architectural Review Committee must be obtained, both before initial installation and before relocation of any previously approved existing satellite antennae;

(b) The satellite antennae must be forty (40) inches or less in diameter and must be disguised to resemble and must be, in fact, visually indistinguishable from other structures, devices or improvements otherwise allowed in the community and/or by the Community Declaration and/or these guidelines;

(c) The satellite antennae must not be visible from the front of the Privately Owned Site upon which it is located;

(d) Adequate screening (fencing, shrubbery, etc.) as is deemed appropriate by the Architectural Review Committee to effectuate the intent of Paragraph (b & c) and also to adequately screen the satellite antennae from neighboring Privately owned Sites, parks, and open space must be proposed and provided;

(e) All satellite antennae installed on a Privately Owned Site are restricted for the personal use of the owner of the Privately Owned Site;

(f) When located at ground level, the top of the satellite antennae unit may not exceed forty-five (45") inches above grade;

(g) The installation of the satellite antennae must comply with any zoning requirements and building codes, if applicable, with evidence of such compliance to be provided to the Architectural Review Committee.

(h) Mounting of satellite antennae on roofs, walls or eaves of a home will not be approved.

NOTE: Architectural Review Committee approval of a satellite dish antennae is in no way to be constructed as a representation, guaranty, warranty, etc. by the Architectural Review Committee and/or The Village at Mountain Ridge Homeowners Association that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

#### 8. Garages

\* All single family detached residences within The Village at Mountain Ridge shall have garages with the capacity for at least two cars. No garages shall have the capacity for more than four cars.

#### 9. Decks

\* All decks 2 feet or higher from ground level shall be erected with supporting posts of a minimum size of 6"X 6". All surfaces including the posts shall be painted or stained (except walking surface) to match the house. All color choices are approved by the ARC. Generally ARC will only approve deck colors utilizing the darker of the colors used on the house. When the body itself is the darker color, deck color will be approved in one shade darker.

NOTE: City of Golden will require that one set of deck plans be submitted to them for a plan check. Also note that City requires handrails on any decks over 18 inches in height from the ground.

#### 10. Storm Doors/Screen Doors

\* All storm doors/screen doors must receive Architectural Review approval prior to installation. Please check with the manufacturer of your door for guidelines and recommendations. A picture/diagram of your proposed storm door/screen door is to be included with your application. Also include a color sample.

### **FENCING**

#### Permitted Types

\* All perimeter and (lot line) fencing constructed in The Village at Mountain Ridge shall be approved fencing types only. Approved fencing height is 5 foot high. Supporting posts must be 4" X 4". Pickets must be "dog eared" and 1"X 4" X 6". Fencing material must be Sunwood,

Cedar or a substantially identical substitute approved ARC. All such fences visible from any Common Area or public right-of- way shall be treated with a preservative protectant sealant.

All other fences, such as interior fencing to enclose patios, screen trash receptacles, support arbors, etc., shall be of a type, finish, color, etc., compatible with the approved perimeter fencing type and the building architecture.

#### Locations

\* No fences shall be constructed in front yards, except ones no higher than 36" used to enclose or define gardens and in compliance with the approved setbacks for The Village at Mountain Ridge.

No fencing shall be installed in such a way that it blocks established drainage ways or impairs the line of sight from any driveway to the street.

### **SCREENING**

Approved fencing or other approved means (such as plant material) shall be used to screen the following objects. The purpose of the screening requirements is to insure that residential neighborhoods have a neat and orderly appearance, free from the visual clutter that detracts from property values and community character.

#### Garage and Refuse

All trash, refuse, rubbish, garbage, and other wastes shall be kept in closed containers, such as garbage cans, waterproof boxes, etc. These containers shall be kept within the garage or if, placed outside, shall be screened from the view of any public or private property using approved means. The enclosure shall be kept neat, clean and weed free.

#### Vehicles

Only automobiles with four wheels shall be parked in the street or in visible areas on private property within The Village at Mountain Ridge. All other vehicles, including but not limited to, recreational vehicles (RV's), off road vehicle, watercraft, snow mobiles, motorcycles, boats, campers, hauling trucks, trailers, etc., shall be kept in the garage, stored off of the subdivisions or screened with approved means so that no part of the vehicle is visible from adjacent streets, properties, or other public or private properties.

No vehicles of any kind shall be repaired, rebuilt, etc., in except in the garage or on the driveway. If conducted on the driveway, this kind of activity shall continue no longer than a 24-hour period.

#### Firewood

Firewood shall be neatly stacked and shall be located within the confines of screened enclosure such as a fence or wall.

#### Swimming Pool/Hot Tubs

Any swimming pools, spas, hot tubs, jacuzzis, etc., shall be screened from view with approved means.

### Mechanical Equipment/Utilities

All utilities shall be installed below the ground. On grade utility appurtenances, such as electrical transformers, utility meters, etc., shall be screened using approved means.

Mechanical equipment such as air conditioners, heating equipment, etc., shall be installed as an integral part of the architecture whenever possible. Under no circumstances shall these items be roof-mounted or located in such a way that they are visible from neighboring properties or public streets.

### Dog Houses/Runs

Dog houses, shelters and runs shall be completely screened from the view of adjacent public or private properties and the streets, and shall be built from materials compatible with the house.

## **LANDSCAPING**

\* All portions of a private home site not covered by house, driveway, patios, sidewalks, etc., shall be landscaped within no more than six (6) months of occupancy, or within the first growing season, whichever is earlier. All front yards shall be sodded and a minimum of two (2) trees and/or appropriate bushes shall be planted in the front yard as approved by the ARC, within six (6) months of occupancy or during the first growing season, whichever is earlier. This landscaping shall be done in accordance with the landscape plan approved by the ARC. The plan shall show all proposed landscape improvements including trees, shrubs, turf, mulches (bark, gravel, etc.), patios, fences, arbors, swimming pools, rock work, retaining walls, vegetable gardens, etc.

Landscaping additions, including planting, irrigation systems, wells, patios, etc., that were not part of the initial approved plan, must receive separate ARC approval. The application must show proposed plantings, including sizes, species, numbers, mulch materials, landscape features, description of irrigation system, etc.

### Plant Materials

Plants utilized in landscaping shall consist primarily of permanent, “long-lived” materials (natural, native to the surroundings), avoiding the extension of “short-lived” materials such as annual flowers. Certain materials considered to be nuisance plants are prohibited, including Siberian elm and cotton-producing Cottonwood trees.

### Gravel

The use of gravel as a mulch material is permitted but shall not be used to cover large areas. Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of this type material are not permitted.

### Ornamentation

The Utilization of non-living objects as ornaments in the landscape is generally discouraged, particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes driftwood, wagons, animal skulls, wagon wheels, sculpture (flamingos, deer, cherubs, etc.). The goal of any landscape improvements is to promote a pleasing and



harmonious neighborhood character. Individual expression is permissible so long as it does not detract from this goal.

#### Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal and/or killing of weeds and noxious grasses, and removal of trash.

#### Water Conservation

In the landscaping of home sites, occupants are urged to utilize plant material, irrigation systems, and maintenance practices that conserve water. Although water conserving landscapes are often associated with a rather bleak, “dry land” appearance, it should be noted that a more traditional “green” appearance can be achieved while still using much less water than typical suburban residential landscapes.

The Denver Water Board office property at 1600 West 16<sup>th</sup> Ave., Denver, Colorado, contains a xeriscape garden open to public viewing. This garden utilized water-conserving plant material and irrigation systems, such as “drip” irrigation. Utilizing of a landscape architect or designer experienced in designing water-conserving landscapes is encouraged.

### **MISCELLANEOUS ITEMS**

#### Signage

No signs of any type shall be displayed on the home site after initial occupancy, except for a single sign advertising a home for sale. This single sign shall not exceed 5 square feet in size.

No signs shall be posted in the window of a home except those specifically approved by the ARC.

#### Seasonal Decorations

Seasonal decorations are permitted if removed promptly (15 days following holiday).

#### Garage Sales

Permissible by Unit Owner provided items sold were not acquired for the purposes of resale; and held at such a time and in such a manner as to not disturb any other resident of the area. Such sale must be in compliance with all applicable governmental ordinances, statutes, resolutions, rules and regulations.

#### Flags

Flags of the United States or Colorado flags of reasonable size not to exceed five (5) square feet may be displayed from a residence.

#### Mailboxes

Mailboxes of the standard Village at Mountain Ridge design shall be provided and installed by the original developer. The mailboxes and posts shall not be stained or painted in a color different from the original color. Other boxes, newspaper tubes, etc. shall not be installed or affixed to the original mailbox or post.

### Exterior Lighting

Exterior lighting shall not be directed in such a manner as to create an annoyance to adjoining properties. High wattage area lighting (“yard lights”) are prohibited. Illumination of roofs or features on roofs is prohibited.

### Street Illumination

Street lighting is approved by PSCo. The standard street lighting fixture used in The Village at Mountain Ridge by PSCo shall be used to illuminate all public streets, and is encouraged for use on private streets, drives, to maintain design continuity.

### Ancillary Structures

All ancillary structures, such as green houses, storage sheds, patios covers, arbors, cabanas, playhouses, etc., shall be approved by the ARC. Any such structure shall be cited and designed to be compatible with the house and all adjacent houses, fences, etc. In no case shall ancillary buildings be located within the setbacks required by the Final Development Plan for The Village at Mountain Ridge.

### Driveways

Any modification to a driveway shall be approved by the ARC. In no case shall the width of the driveway at the curb be widened. Any widening inbound of the curb shall be smoothly transitioned back to the curb. NOTE: Due to the possible easement infringements, all driveway plans will need approval and plan check by The City of Golden.

### Retaining Wall

Any retaining walls shall be approved by the ARC. The Applicant is encouraged to use materials that are compatible with the building construction (wood painted or stained to match the house, brick or stone to match the house, etc.). NOTE: The City of Golden will need to review any plans for retaining walls against slope easements.

Retaining walls which divert water onto other properties or otherwise substantially alter existing drainage patterns are prohibited.

## **SIDE GRADING**

Any change to side grading shall be approved by the ARC. No new grading shall divert water onto other properties or otherwise substantially alter existing drainage patterns. Care shall be taken to keep water away from foundations. Down spouts shall discharge onto splash blocks or other devices to prevent saturation of soils at foundations. Irrigation of plant material shall be kept well away from the foundation. Patios, lawn areas, shrub beds, etc., shall be sloped positively away from foundations to prevent puddling of water.