

# **Antlers Ridge Estates**

## **Design Guidelines**

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**Notice:** These Design Guidelines were accepted by the Architectural Committee on the 21<sup>st</sup> day of April, 2011. These Guidelines are subject to change without notice; however notification of such changes shall be attempted prior to becoming effective.

## **Section I: Introduction**

In order to ensure that a quality environment is created for Antlers Ridge Estates, these Design Guidelines have been adopted. They are a tool to be used by the designated Architectural Committee (in conjunction with the Codes, Covenants and Restrictions for Antlers Ridge Estates Subdivision) to guide development in a sensible, managed process while allowing for individual freedom of expression.

This will be a community where diverse interests intermingle. Therefore, these Guidelines have been adopted to provide a basis for consistency of development. As such, these Guidelines establish standards which are clear and concise enough to give a strong direction, but be flexible enough to be adapted to different sites. It is the expressed purpose of the Architectural Committee to consistently and reasonably interpret these Guidelines.

The authority for design review is grounded in the Declaration (defined hereunder). Under the terms of these documents, the Architectural Committee hereby adopts these Design Guidelines as the basis for all design review. Should these guidelines be revised, such revisions shall then take precedence over previous guidelines. The Declaration shall govern should any discrepancies occur between the Design Guidelines and the Declaration.

These Guidelines are supplemental to regulations normally in effect for this property, including at least the El Paso County zoning department, Pikes Peak Regional Building Department's regulations and applicable federal and state regulations, as well as pertinent building codes. All construction shall comply with these Guidelines and all other applicable regulations.

It is strongly recommended that all persons proposing any construction subject to review under these Guidelines seek the assistance of a qualified design professional, with skills appropriate to the task at hand, such as an architect, landscape architect, civil engineer, surveyor, etc.

## Section II: Definitions

For the purpose of providing consistent interpretation of the terms used in these Guidelines, the following definitions are given. It is the intent of the Declaration that these terms be defined consistently with those used in the Declaration, defined in this Section.

- 2.1 **Architect:** For the purposes of this text shall refer to any person retained by a Lot Owner as a qualified professional to assist in the preparation of documents required for the appropriate review process.
- 2.2 **Architectural Committee:** (hereafter referred to as the AC) While the Declarant owns any Lot subject to the Declaration, the AC shall consist of the Declarant. The Declarant may appoint an agent to act in its place as the AC. When the Declarant no longer owns any Lot subject to the Declaration, the AC shall be the board of directors of the Antlers Ridge Home Owners Association, Inc.
- 2.3 **Builder (aka Contractor):** A person or entity engaged by an Owner for the purpose of constructing a dwelling on such Owner's lot. The Builder (Contractor) and Owner may be the same person (entity).
- 2.4 **Design Guidelines:** Detailed guidelines specifying the minimum requirements for architecture, landscaping, fencing, and other improvements of lots in Antlers Ridge Estates which will be adopted by the Architectural Committee.
- 2.5 **Construction:** This term shall refer to such items listed below and any other related processes designed by the Architectural Committee. Items included here are also referred to as "improvements."
  - a. Any grading and/or disturbance of vegetation.
  - b. Drainage alterations.
  - c. Walkway and/or driveway construction.
  - d. Utility construction.
  - e. New construction of single-family housing.
  - f. New construction of accessory structures.
  - g. Additions to or renovations of existing features which alter the exterior appearance of a residence or accessory structure.
- 2.6 **Construction Site:** An area designed on a recorded plat showing the portion of a lot upon which construction can occur. Ordinarily only minimal disturbance to existing ground cover, vegetation, and grades will be allowed outside the construction site/building area.
- 2.7 **Declarant:** Antler's Ridge Holdings, LLC, a Colorado limited liability company, its successors and assigns.
- 2.8 **Codes, Covenants and Restrictions for Antlers Ridge Estates Subdivision:** (hereafter referred to as the "Declaration") That Declaration recorded for Antlers Ridge Estates and any subsequent amendments, the provisions for which are intended to run with the land and shall bind all of the property within Antlers Ridge Estates.

- 2.9 **Development Preliminary Plan:** The plan prepared by the Declarant for the filing which illustrates height restrictions, setbacks, and other special limitations on specific lots.
- 2.10 **Dwelling:** “Dwelling ” shall mean an Improvement on a Lot which is intended or used for residential occupancy, including, without limitation, any single family detached home.
- 2.11 **Improvements:** All structure (or components thereof) of every type or kind (as further defined in the Declaration).
- 2.12 **Antlers Ridge Home Owners Association:** A non-profit corporation formed under that name whose Article of Incorporation are filed with the Colorado Secretary of State; the homeowners association of Antlers Ridge Estates.
- 2.13 **Landscape Plan:** A plan depicting existing vegetation which is to be retained and any proposed landscape which shall include additional vegetation, groundcover material, pathways, walls, driveways, lighting, or other similar items.
- 2.14 **Lot:** A platted lot as shown on a recorded subdivision plat of any portion of Antlers Ridge Estates.
- 2.15 **Owner:** Any person or entity which holds title, all such persons are referred to collectively as “Owner” and shall exercise their rights as an Owner through such one of them as they may designate from time to time.
- 2.16 **Screened:** A provision that causes 50% of the area or object to be hidden from the view of the adjacent properties.

## **Section III: Design Review Procedures**

### **3.1 General.**

These Guidelines give direction to Builders and Owners in preparing plans that will implement sensitive and conservative land use practices and make improvements that enhance the appearance of this quality neighborhood. In order to maximize aesthetic benefits to the neighborhood and to bolster property values, all proposed exterior home site improvements will be evaluated by the Architectural Committee using these Design Guidelines.

### **3.2 Administration of the Design Guidelines**

**3.2.1** General. It is the responsibility of the AC to insure that all proposed improvements meet or exceed the requirements of these Design Guidelines and to promote the highest quality design for this neighborhood. The AC will aid the Builder and Owner in meeting these standards. Specific duties and power of the AC are defined in the Declaration.

**3.2.2** Variances. Approval of any proposed plans is within the sole discretion of the AC as specifically provided in Section 48 of the Declaration, which shall have the authority to grant variances from compliance with any of the provisions of these Guidelines when circumstances such as topography, natural obstruction, hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing and signed by the AC.

**3.2.3** Revisions to the Design Guidelines. The AC reserves the right to revise these Design Guidelines from time to time as changing conditions and priorities dictate.

### **3.3 Architectural Review Procedures**

All construction that is to be undertaken in this community, whether new residential construction, subsequent exterior renovations, or site construction such as walks, driveways, drainage improvements, landscaping, etc. is subject to review under the Design Guidelines. After final plan approval through this process, a building permit may then be requested from the Regional Building Department. If any changes are mandated by Regional Building, the contractor (or Owner) must resubmit the plan, with changes, to the AC for final approval.

All Owners shall comply with the following process in order to gain approval from the AC for any construction:

- A. The Owner shall provide two sets of plans at the beginning of the plan review, one of which shall be retained by the AC for permanent record. Plans are to be submitted subject to Section 44 of the Declaration and otherwise by the deadline date set by the AC and prior to the meeting. The Owner acknowledges that the AC may require staking of the structure on the site, if warranted in the opinion of the AC.
- B. All plan submittals shall be delivered to, and reviewed by:

<p>Antlers Ridge Estates Architectural Control Review Committee c/o Crawford Community Management Services, LLC 545 Third Street, PO Box 2429 Monument CO 80132-2429 Phone: (719) 313-9290</p>
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- C. A \$200 nonrefundable fee must accompany each plan submittal. A \$125 nonrefundable fee must accompany any subsequent modification or amendment to an existing plan submittal (including, but not limited to, exterior colors and materials, landscaping, decks, patios, etc.).
- D. Plans submitted which are incomplete, fail to meet the requirements of Section 3.4 of these Guidelines, fail to include a submittal form cover sheet, or to include the required submittal fee shall not be reviewed until complete.
- E. Once the AC has approved the final plan and construction documents, demonstrating compliance with the Association documents, a letter of compliance will be issued. The AC shall respond in writing to the Owner within 30 calendar days of the plan review date, giving response as applies to the findings of the AC:
  - 1. Approved as submitted      The plans meet all of requirements of the governing documents.
  - 2. Approved with conditions.      The plans meet most of the requirements of the Association documents; conditions of approval will be given which are required to be implemented in the construction of the improvement(s).
  - 3. Resubmittal required.      Some requirements have not been adequately met which must be addressed and resubmitted for further review and consideration.
  - 4. Denied      The plans fail to meet the requirements of the governing documents.
- F. In order to monitor compliance of construction with the approved plans, a representative of the AC may make periodic visits to the site during construction.

**3.4 Plan Review Requirements**

Plans shall contain enough information for the AC to accurately assess impacts on the site and adjacent sites and should give an exact indication of building location(s), mass, materials, access, grading, limits of disturbance, and erosion control methods. The following information shall be provided.

- 3.4.1 Submittal form cover sheet. Each submittal to the AC shall require the inclusion of a submittal form cover sheet providing all information pertinent to the proposed submittal. A sample submittal form cover sheet is attached to this document as Exhibit A. Additional copies are available from the AC administrator.
- 3.4.2 Site Plan. A plan at a scale of 1"=20' including at least the following information is required:
  - a. Survey of the lot boundaries showing any easements.
  - b. Precise building location, identifying the minimum distance of the home to each property line.
  - c. Precise driveway and parking location, including identification of all driveway material locations.
  - d. Existing topography with minimum 2' contour intervals and extending to all lot lines, with indications of significant drainage ways.

- e. Proposed grading (minimum 2' contour intervals) and drainage, including any necessary retaining walls, structures, culverts, detention areas. Etc. Show elevations of any proposed structures.
- f. Location of any sidewalk(s).
- g. Proposed location of erosion control measures.
- h. Location of any other accessory structures, solar apparatus, decks, terraces, fences, paths, pools tennis courts, lighting, or other structural construction.

3.4.3 Building Plans. Plans including at least the following:

- a. Floor plans at 1/4" = 1'.
- b. Roof plans at 1/4" = 1'.
- c. Elevations of all sides of proposed construction at 1/4" = 1'.
- d. Pertinent sections.
- e. Color samples depicting all significant exterior materials, colors, and textures, submitted and approved prior to application.

3.4.4 Landscape Plans. The following guidelines must be utilized in preparing drawing or plans:

- a. The plan must be done at a scale of 1"=20' and should depict the property lines of the lot and the footprint of the home as located on the lot. Existing improvements must be shown, including driveways, walkways, decks, existing trees, etc.
- b. All proposed plant locations, types, quantities and sizes, location of turf and other ground cover materials should be shown on the plan and labeled. The plan should exhibit all other landscape improvements such as berms, walks and structures.
- c. Plans for any other site improvements such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing, lighting, gazebos, etc. should be shown on the plan with a description of the proposed improvement, including the materials and colors to be used. In the case of structural improvements (trellises, gazebos, etc.), an elevation drawn to scale of the proposed improvement is required.

3.4.5 Revisions to Additions to Approved Plan.

Any revisions and/or additions to the approved architectural or landscape plan made by either the builder, Owner, or as required by any governmental agency, must be resubmitted for approval by the AC. The revised plans must follow the requirements outlined in Sections 3.4.2, 3.4.3 and 3.4.4 above. The AC will then review the plans and provide a written response no later than 14 days after the date of the plan review.

**3.5 Action by the AC**

The AC will meet on the first and the fifteenth of each month (or next business day if those dates fall on a holiday or weekend) to review all plans submitted for approval. The AC may require submission of additional materials and may postpone action until all required materials have been submitted. The AC will contact the applicant, in writing or by phone, if the AC feels additional materials are necessary or if it needs additional information or has any suggestions for change. The AC will act on the plans within 30 days after receipt of all materials required by the AC (unless time is extended by mutual agreement). A written response of the decision of the AC will

be sent by mail within five (5) days of the AC decision. The AC may extend the time frame up to an additional 20 days upon notification of the applicant.

### **3.6 Review of Work in Progress**

As provided in the Declaration, the AC shall have primary authority to enforce the provisions of these Guidelines. The AC may review all work in progress to the extent required to ensure that the construction or work complies with any and all approved plans and construction procedures. Absences of such reviews or notification during the construction period does not constitute either approval by the AC of work in progress or compliance with these Design Guidelines or the Declaration. The AC may withdraw approval of any project and require all activity at such project to be stopped if deviations from the approved plan or approved construction practices are not corrected within ten (10) days after written notification to the Builder or Owner specifying such deviations or such longer period as the AC may specify. Any AC visits are in addition to standard inspections required by other jurisdictions throughout the construction process.

### **3.7 Effect of Governmental and Other Regulations**

Approval of plans by the AC shall not be deemed to constitute compliance with the requirements of any local, zoning, safety, health or fire codes, and shall be the responsibility of the Builder or Owner or duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the Builder or Owner or his representative to comply with setbacks or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the AC and local jurisdictions, where applicable.

### **3.8 Period of Plan Validation**

Final approval of plans is valid for one year unless otherwise agreed by the AC and the Builder or Owner in writing. Construction must begin within this period. If not, plans must be resubmitted for review by the AC.

## Section IV: Design Guidelines

### 4.1 General

- 4.1.1 In the interest of all Owners, Builders and contractors, the following design criteria shall be enforced during the construction period as well as after construction is completed. All Owners, Builders and contractors shall abide by these guidelines. It is required that the contractor be familiar with and abide by the applicable sections of the Declaration and the Guidelines.

### 4.2 Site Development Standards.

- 4.2.1 Site Planning. Each building site in this community has its own specific qualities and characteristics. The AC will be looking very critically at site plans to determine whether existing features are respected and sensibly utilized. A preference will be expressed for plans that minimize disturbance of existing vegetation and drainage patterns. Respect for adjacent development is also essential; coordination of elements such as building massing and material compatibility will help make for better neighbors.
- 4.2.2 Building Setbacks. Building setbacks shall comply with applicable El Paso County requirements for Antlers Ridge Estates as well as any other site specific restrictions such as drainage and utility easements. Any variances to the setbacks can be granted only by the governing review authority. While the AC strongly encourages front setbacks of 75 feet, the minimum building setbacks for lots are 50 feet from front lot line, 25 feet from side lot line and 25 feet from rear lot line. Setbacks are to be measured from property boundary lines.
- 4.2.3 Excavation. All plans should be designed to minimize the extent of grading required. Techniques for doing this include “stepping” the building down slopes, providing access across slopes instead of down them and using low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of 2:1. If required, steeper slopes may be permitted (if permitted by soils engineer) when excessive disturbance of ground would otherwise result, as determined by the AC. All grades slopes should be “rolled back” into existing slopes so that after revegetation, no sharp contrast exists between existing and disturbed slopes. All areas that are to be protected shall be marked throughout the construction period with orange plastic construction fencing. **All grading plans require the approval of the AC prior to any grading activity on the lot.**
- 4.2.4 Drainage. In addition to minimizing the extent of disturbed land, disruption to existing drainage courses should also be minimal. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner allowing water to flow in a non-destructive historic course. If culverts or structural channels are required, they should blend in with existing environments.

On most lots, the location of volume of water that has historically entered and departed must be accepted. Within the site, adjustments can be made as described above.

- 4.2.5 Erosion Control. During all site disruptions, approved techniques for controlling erosion within the site onto other sites shall be used. Methods include sedimentation

basins, filtration materials such as hay bales or permeable geotextiles, and slope stabilization fabrics or tackifiers. Proper revegetation shall begin as quickly as possible after soil disturbance. Grading shall be maintained at all times so as to conduct irrigation and surface waters away from structures. Owner, Builder and contractor shall comply with all federal, state and local laws with respect to erosion control procedures.

- 4.2.6 Construction Site Boundary Limits. The contractor shall provide a detailed plan of construction site boundary limits prior to construction. The plan shall be implemented with snow fencing, rope barricades, or like material prior to construction. The plan shall include size and location for construction material, storage areas, limits of excavation, and access areas.
- 4.2.7 Driveway and Parkway. Driveways may be constructed of asphalt, concrete, or gravel. (Approved gravel material to be LaFarge Aggregate Class 6 foundation pit road base) Culverts must be installed and sized per El Paso County Department of Transportation specifications. Contact El Paso DOT prior to installation of culverts.
- 4.2.8 Utilities. Construction of utilities shall be carefully coordinated with existing site conditions so that minimal disturbance occurs. All ditches to be compacted. All construction, including storage of excavated and back fill materials, shall respect all boundaries of areas to be preserved.

### **4.3 Landscaping Standards**

- 4.3.1 Landscaping. All soils disturbed during the building process will be re-graded to natural grade and covered with topsoil, as needed, and reseeded with a native grass mix. All landscaping shall be completed as per the approved plan and thereafter maintained within six months after occupancy of the residence unless otherwise approved by the AC.

Landscape should include areas of natural vegetation and preserve existing trees, scrub oak, surface boulders, and rock formations, if any. No existing trees, surface boulders, rock formations shall be removed from any lot unless required by construction and unless approved by the AC.

Areas surrounding the primary dwelling may incorporate more manicured plant materials (sod). Sod shall be maintained at a distance of not less than five (5) feet from the foundation of the home. Irrigated area shall be limited to 3,000 square feet of sod.

When transitioning from manicured landscaping to natural areas, the transition area is to consist of native grasses and ground covers having low water requirements. The use of non-living groundcovers such as bark, gravel, and rock mulch shall be minimized and is not desirable. The AC may restrict certain types of rock mulch material, including black granite, Mexican beach pebble, lava rock, and white marble.

- 4.3.2 Irrigation. Irrigation systems should efficiently distribute water to those plants which require it and be concealed below the top soil. The use of temporary, drip, or other low-water consumption systems is encouraged.

- 4.3.3 Gardens. Gardens must be located in the rear yard so that both the garden and its accessory operating areas are at least partially screened from adjacent properties.
- 4.3.4 Retaining Walls. No retaining wall shall be constructed in excess of four (4) feet in height. All retaining walls shall be constructed of treated, brown landscaping timbers, #1 railroad ties, native rock, architectural engineered retaining systems, concrete or concrete block provided that said concrete or concrete block is covered with stucco, stone or brick. Wood timbers to be approved on a case-by-case basis depending on condition of timbers. Treated landscape timbers may be used subject to AC approval. Retaining walls must be shown on the Owner's submitted plans and be approved by the AC.
- 4.3.5 Patios and Walks. Outdoor living areas are encouraged. Design of such spaces should be coordinated with building construction, extending similar materials that are compatible in color and texture to the particular building (brick, precast concrete pavers, and treated wood are acceptable). Privacy screen for such spaces should extend just to those areas where it is essential.

Walks extending from the outdoor living space to the remainder of the lot and/or to the other common walks are often desirable. These should be aligned to fit easily with the existing terrain and vegetation and should be built of stable, subdued materials appropriate to the expected use.

#### **Section 4.4 Other Site Improvements**

- 4.4.1 Fences and Screening. All perimeter fencing shall be constructed of three-rail, beige vinyl fencing.

Dog runs: Dog runs may not exceed one thousand (1000) square feet in size and must be set back a minimum of fifty (50) from the property line. The maximum height of dog run fencing is 5'. The use of bare or galvanized chain link fencing or chicken wire material is prohibited. Colored or "rubberized" coated chain link fencing may be permitted. Welded wire panel or fabric mesh (painted a neutral color conducive to the color of the dwelling and/or surrounding environment is encouraged) may be used for animal control and must be fastened on the interior fence system. Support posts to be of wood material unless otherwise approved by the AC. The AC may require additional landscape screening. Prior to installation, the AC must approve both location and materials.

- 4.4.2 Accessory Structures. Should any accessory buildings or facilities be developed on the lot including, but not limited to a garage, storage space, , the structure(s) should adhere to the guidelines outlined for buildings and site planning. It is important that the massing and scale, as well as forms, materials and other detailing be well coordinated with the main structure on the site. Other types of accessory structures may include gazebos, greenhouses, tennis courts, pools, play/sports equipment, etc.

All accessory structures require approval by the AC. For structures such as gazebos and greenhouses, the materials and overall architecture must reflect that of the primary structure and shall not exceed 12' in height, unless specifically approved by the AC.

- 4.4.3 Lighting. All exterior illumination used for buildings, drives, walks, signs, down lighting and general landscape purposes shall be of a “sharp cut-off” design, minimizing impacts on adjacent properties. Lighted columns require specific approval by the AC. Sensor-activated lighting is not permitted in Antlers Ridge Estates.
- 4.4.4 Signage. All signage on this property is subject to review under the El Paso County Zoning Ordinance. In addition, the AC shall review signs for appropriate use of materials and suitable location.
- a. Signage shall not exceed four square feet. One real estate sign per lot will be permitted.
  - b. Flags and/or banners will not be permitted unless specifically allowed by Colorado law or otherwise approved by the AC.
  - c. Political signs placed no earlier than 60 calendar days prior to an election and removed within 10 calendar days after an election are permitted.
  - d. Signs required by legal proceedings shall be permitted.
  - e. One professional-quality security sign per property is permitted.

Signs are limited to front yard placement only and one per lot. No homeowner sign of any kind may be placed in common areas or attached to any community sign, fence, or residence.

- 4.4.5 Play/Sports Equipment. Exterior play and sports equipment and structures, whether permanently installed or not, must be approved by the AC. All play equipment is subject to review of mass, material, color and height. Screening may be required to lessen the impact of such play areas from primary views. The AC will try to preserve the open space of the setbacks, wherever possible, and to ensure that the play/sports equipment does not unreasonably obstruct the view of the neighboring lots.

Basketball equipment shall not be mounted on the residence, but rather be required to be placed on a support pole in order to lessen the visual impact of the equipment to the home, as determined by the AC. The support pole shall be black in color. At no time shall a basketball unit, whether permanent or portable, be allowed within fifteen (15) feet of a community roadway.

- 4.4.6 Trash Receptacles. All areas used for storage of solid waste shall be screened from off-site views, using materials and forms complementary to the main structure. Garbage containers, boxes or bags are not to be kept outside of their screened storage location until the morning of the day the trash is to be picked up. Garbage must be stored in a durable container with a lid and secured in a way so as to prevent it from blowing away and causing the neighborhood to be negatively impacted by mismanaged debris. It is recognized that windy conditions can occur rapidly in this region, leaving an Owner with little or no opportunity to retrieve waste placed out for service; however, every Owner is responsible for the timely clean up of debris that blew (or may have blown) from the Owner’s property. If the Owner fails to respond to the maintenance of debris strewn, the AC may

complete (or have work completed) which accomplishes the necessary clean up in the neighborhood and assess the Owner for all expenses incurred.

- 4.4.7 Air Conditioning Equipment. Air conditioning units must be installed at ground level and must be screened from adjacent properties.
- 4.4.8 Awnings and Patio Covers. Awnings and patio covers colors must be complementary to the exterior color of the home. Patio covers must be constructed of wood or material generally complementary to the home and be similar or complementary in color. When utilized, support posts for patio covers must be a minimum 6" x 6" in size.
- 4.4.9 Hot Tubs. Hot tubs should be designed as an integral part of the deck or patio area and must be located in the side or rear yard area. It must be installed in such a way that it is not immediately visible to adjacent property owners.
- 4.4.10 Painting and Repainting. AC approval is required for all exterior painting or repainting of the home and accessory improvements. The submittal must contain the manufacturer's paint chips with name and code number. Approval will take in consideration, but not be limited to, the color tone and brightness, the home's architecture, stone or brick accents, roofing color, compatibility with other body/trim color, and color of neighboring properties. All exterior finishes should be subdued in earth tones such as grey, green, brown, muted blues, or other similar colors. Downspouts and exterior vents must be painted to match the surface to which they attach or project.
- 4.4.11 Satellite Dishes and Antenna. Only omni directional antennas allowed. One satellite dish or antenna may be installed on a residential lot subject to the following conditions:
  - a. The satellite dish/antenna is one meter or less in diameter.
  - b. To the extent feasible, the dish/antenna should be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring properties.
  - c. The dish/antenna should be installed at the lowest possible placement, utilizing ground level siting (unless a signal is unattainable).
- 4.4.12 Screen/Storm Doors and Windows. AC approval is not required for the addition of screen doors or storm windows added to a window if the material and color matches or is similar to existing doors and windows of the home. The AC must approve security treatments for doors and windows.
- 4.4.13 Solar Equipment and Skylights. All solar equipment and skylights shall also be incorporated into the structure and building masses and be architecturally compatible with the residence. Designs must be approved by the AC and will be reviewed on a case by case basis.
- 4.4.14 Swimming Pools. The AC will review request for swimming pools on a case-by-case basis with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties, and size of pool enclosures.

- 4.4.15 Wood Storage. Wood must be located in the side or rear yard, adjacent to the house, and be neatly stacked. AC approved is not required for the storage of wood.
- 4.4.16 Yard Ornaments. Yard ornaments, including but not limited to, birdbaths, birdhouses, fountains, sculpture, statues, flags and banners, etc. shall require AC approval. The AC may permit flagpoles but must be specific as to design.

#### 4.5 Architectural Standards

- 4.5.1 General. No mandatory architectural “style” is required for Antlers Ridge Estates. However, it is the intent of these standards that residential design solutions develop proportions and details appropriate to the home site and neighboring properties. To this end, careful scrutiny will be given to the massing, proportions, overall scale and the homes’ materials, color and textures. To accomplish this goal, the following minimum architectural standards shall apply to both new home construction and home remodels or renovations.
- 4.5.2 Maximum Dwelling Height. Building height and profile should be in scale with the surrounding structures and topography.
- 4.5.3 Minimum Dwelling width (front elevation) shall be forty-eight (48) feet. Exceptions may be granted for unusual terrain.
- 4.5.4 Exterior Materials. Exterior materials to be finished to 6” above grade minimizing exposed foundations. On stepped foundations, the maximum exposed vertical height shall not exceed 18”. Materials such as Hardiplank siding, Masonite Colorlock, and Masonite Drop siding shall be approved; other material may be approved at the AC’s discretion. Siding width shall not exceed 9” maximum width; fascia width shall be a minimum of 6”.

Natural wood sidings must be treated and periodically maintained with preservative or stain. Clear wood finishes to do withstand the high altitude weather. Any finish material or stain shall have at least 20% pigment to aid in blocking ultra-violet and infra-red rays, thereby protecting the underlying material. The use of plywood, pressed board(OSB), metal, asbestos or plastic siding materials is prohibited.

- 4.5.5 Roofs. The roof form is the most prominent visual element of a home and central to define it’s architectural character. Therefore, the AC will carefully review the form and materials used to create a building’s roof. Long, unbroken roof lines will be prohibited. Styles such as gable, hip, and shed roofs will generally be acceptable for residential construction which mansard, gambrel and A-frame roofs are strongly discouraged and may not be approved. Care must be given when combining roof forms to maintain the integrity of the architectural forms. Well-detailed fascia and eaves treatments serve to frame the roof as a strong design element, having a minimum width of 12”. Roofing materials must be considered with respect to harmony of color and texture with other materials on the home and

adjacent properties. By way example only, the AC proposes the following roof pitches and eave widths, based on the style of the home:

Craftsmans Style:

Roof Pitch: 5/12 to 6/12

Eaves: 12 inches to 16 inches

Facia: 6 inches to 8 inches

European Cottage Style:

Roof Pitch: 6/12 to 10/12

Eaves: 12 inches to 16 inches

Facia: 6 inches to 8 inches

Prairie Style:

Roof Pitch: 4/12 to 5/12

Eaves: 24 inches

Facia: 6 inches to 8 inches

Spanish Eclectic Style:

Roof Pitch: 4/12 to 6/12. Flat roofs may be used as an accent roof with a minimum of a 1 foot parapet

Eaves: 16 inches

Facia: 6 inches to 8 inches

American Heritage (farmhouse) Style:

Roof Pitch: 6/12 to 10/12

Eaves: 12 inches

Facia: 6 inches to 8 inches

Colorado Rustic:

Roof Pitch: 5/12 to 6/12

Eaves: 12 inches

Facia: 6 inches to 8 inches

- 4.5.6 Decks. Decks must maintain the overall form and be a natural extension of the architecture. Decks and balconies must be integrated into the building through the use of similar materials and detailing. Deck supports must have a substantial scale that visually anchors them to the ground, being a minimum of 6" in section. Deck stairs must be integrated in the design of the deck or be placed horizontal to the body of the home; stairs placed perpendicular to the residence shall not be permitted.

#### **4.6 Construction Site Management**

- 4.6.1 General. In the interest of all Builders and Owners, the following regulations shall be enforced during the construction period.
- 4.6.2 Construction Trailers, Sheds or Temporary Structures. The AC as to their size, configuration, and location shall approve all construction shelters. All temporary structures shall be removed upon completion of construction. Maximum duration per approval shall be 12 months.

- 4.6.3** Excavation. Excess excavation material shall be removed from the lot and shall not be placed in common areas, roads, or other lots (except as approved on a site-specific basis by the Declarant). Excavation except from utility trenching shall be on the Owner's lot only. **Contractors are expressly prohibited, during backfill and final grading operations, from spreading excess debris of material over the remainder of the lot.**
- 4.6.4 Construction Hours: Construction hours shall be between the hours of 7:00 a.m. and 7:00 p.m. daily.
- 4.6.5 Restoration and Repair. Damage to property other than the Owner's shall be promptly repaired at the expense of the person/entity causing the damage.
- 4.6.6 Dust, Noise, and Odor. Every effort shall be made to control dust, noise, and odor emitted from a construction area. The contractor will be responsible for watering or screening dust problem areas as well as controlling noise and offensive odors from the lot. (See Section 3.8 of the Declaration.)
- 4.6.7 Chemical Toilets. Chemical toilets shall be provided by the contractor and placed in an approved location. Toilets must be staked down. The contractor shall be responsible for the condition of the toilet(s) so that it does not become an unreasonable nuisance to adjacent Owners.
- 4.6.8 Pets. Contractors, subcontractors, and employees are strictly prohibited from bringing dogs and other pets to the construction site. The contractor shall be held liable for the action of his/her employees and subcontractors and may be fined if in violation of the restriction.
- 4.6.9 Debris and Trash Removal. Regular clean up of the construction site is mandatory. All trash and debris shall be stored in a commercial container and be removed from the trash disposal area as necessary to maintain a clean worksite. All soil and debris blowing into the street or onto another lot from the construction site shall be cleaned on a daily basis. (See Section 3.8 of the Declaration.)
- 4.6.10 Additional Restrictions. The following items are prohibited in this community:
- a. Changing oil of vehicles and equipment without proper receptacles and removal procedures.
  - b. Concrete equipment cleaning or concrete dumping shall be confined to the home site and shall be removed prior to completion of home.
  - c. Removing any trees, plants, or topsoil from any portion of the property other than the Owner's home site.
  - d. Careless treatment of trees or open space areas.
  - e. Careless use of cigarettes or flammable items.
  - f. Firearms.
  - g. Open fires.

## 4.7 Miscellaneous

- 4.7.1 Non-liability. AC approval pursuant to these Design Guidelines does not approve or guarantee engineering design or compliance with law and applicable governmental ordinances or regulations (such as zoning and building ordinances), and does not reflect any representation by the AC as to such matters. By approving plans and specifications, neither the AC, its members, the Association nor the Declarant assumes any liability or responsibility for engineering design or compliance with law and applicable governmental ordinances or regulations or any other matter relating thereto, other than these Design Guidelines. Neither the AC, its members, its agent, the Association, the directors of the Association, the Declarant, nor any successors, assigns, agents, employees or officers of them shall be liable to any Owner or other person for any damage, loss, or prejudice suffered or claimed on account of (1) approval or disapproval of any plans, (2) performance of any work, whether or not pursuant to approved plans, drawings, and specifications; or (3) development of any property within the subdivision.
- 4.7.2 Aesthetical Considerations. Aesthetical considerations relating to any improvement or other matter that is addressed in these Guidelines are within the scope of the design review process, and the AC may, in its sole and absolute discretion, deny or condition any application or request before it on the basis of aesthetic considerations.

Exhibit A

AC Improvement Submittal Application

Applicant's Name: \_\_\_\_\_

RE: Property Address \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Landscape Plan (Reference Section 4.3.1 in the Design Guidelines)

Plan should include:

- \* All areas of ground cover (grass, rock, mulch, etc.)
\* Identification of the type and size of all plant material
\* All retaining walls (give location, height and material)
\* Trees (locations, type and caliper)
\* Walkway lighting or other landscape feature
\* Type and size of rock mulch, if any
\* Additional areas of hardscape (sidewalks, additional concrete)

Play / Sports Equipment (permanent or portable)

(Reference Section 4.4.5 in Design Guidelines)

- Include: \* Proposed placement \* Height / Dimensions
\* Color(s) \* Type of Material

Deck / Patio addition (Reference Sections 4.3.5 and 4.5.6 of the Design Guidelines)

Show: All detail as required by Regional Building Department including size, material, and color; site map to be included showing placement on the lot (to scale)

Accessory Structure (Reference Section 4.4.2 of the Design Guidelines)

Satellite Dish Placement (Reference Section 4.4.11 of the Design Guidelines)

Fencing (including dog runs) (Reference Section 4.4.1 of the Design Guidelines)

Show: Proposed placement (use site plan), type of material, and height

Exterior Colors: Complete only if changing the colors/materials on your home.

- Primary Field Color: \_\_\_\_\_
Secondary Color: \_\_\_\_\_
Accent Color: \_\_\_\_\_
Trim & Fascia Color: \_\_\_\_\_
Garage Door Color: \_\_\_\_\_

Other: \_\_\_\_\_

Date Received \_\_\_\_\_

Date Reviewed \_\_\_\_\_

**Antlers Ridge Estates**  
**AC Site Improvement Submittal Application**

Applicant's Name: \_\_\_\_\_

RE: Lot No. \_\_\_\_ Filing # \_\_\_\_ Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Contact: \_\_\_\_\_

**Site Plan**, including:

- All setbacks and easements identified.
- Street location, including the elevation at the street.
- All necessary retaining walls shown (indicate height and material), if applicable
- Home placement.
- Finished floor elevation of home (and garages, if different)
- Sidewalk and walkway layout
- Request for overgrading & compaction (if applicable)
- Driveway location and size.

**Model:** \_\_\_\_\_ (Name/Number) Elev.: \_\_\_\_\_

Note: If any revisions are being made to the master-approved model, a site-specific elevation must be submitted to reflect the proposed changes.

**Exterior finishes and materials:**

Primary field color: \_\_\_\_\_

Secondary field color (opt): \_\_\_\_\_

Fascia/Trim color: \_\_\_\_\_

Accent color: \_\_\_\_\_

Masonry: \_\_\_\_\_

Roof material: \_\_\_\_\_

Other: \_\_\_\_\_

Date Received \_\_\_\_\_

Date Reviewed \_\_\_\_\_