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Westridge Estates **Architectural Guidelines**

Introduction:

Westridge Estates P.U.D. and M.R.D. are subject to the **"Declaration of Covenants, Conditions, and Restrictions"** as established for this development.

These protective covenants are documented and are part of every lot sales agreement. The covenants establish several important ways and means to ensure an orderly, attractive, and lasting development, which in the long term will enhance and protect land values.

The covenants provide for the review and approval of site, building, and landscape design by an Architectural Control Committee which will be the reviewing body that will ensure the proper conformance of an Owner's plans with the covenants and architectural standards. Specifically, *"No construction, alteration, addition, modification, decoration, redecoration, or reconstruction of any building, fence, wall, structure, or other improvement within the Property shall be commenced or maintained until the plans and specifications thereof shall have been approved by the Architectural Control Committee"* (Article VI, Section 3: Control). It is the task and responsibility of the Architectural Control Committee to set forth and administer certain criteria and standards which are the basis on which the Committee will review and approve plans for site and building improvements. The committee's primary concerns are with aesthetics, maintenance, and community compatibility.

The covenants, submittal requirements, and architectural guidelines form the basis for review and approval for all plans in Westridge Estates.

Intent:

The intent of the submittal requirements and architectural guidelines is to assist the Owner and architect in achieving the desired site and building development which is compatible with the overall community.

Generally, the Architectural Control Committee is concerned with all exterior site and building design elements. Interior floor plans are requested to determine compliance with the covenants.

The submittal requirements and architectural guidelines are designed to supplement the covenants and is intended to aid the Owner in expediting the review of the plans by providing sufficient information to make proper design decisions at an early stage.

HORIZON WEST PROPERTY MANAGEMENT
760 WHALERS WAY BLDG C #200
FORT COLLINS, CO 80525-3373

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Architectural Review:

Signed plan approval by the Committee is required prior to the commencement of any site improvements or construction, including clearing, grading, paving, structures, or landscaping.

It is suggested that submission for building permits not be made until plans (or preliminary plans) have been approved. Actual construction may not begin until Final Plans have been approved by the Committee.

Generally, the review of each submission will be carried out with ten (10) days from the date of the submission; and notification of recommendations or approval will be provided in writing to the Owner at that time.

Plan submittals for approval should include two (2) copies of the following:

- Site Plan
- Building Design
- Landscape Design (required within three (3) months after certificate of occupancy is issued).

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Westridge Estates P.U.D.

Architectural Control Committee Submittal Requirements

Documents required for submittal should be delivered to Horizon West Property Management, c/o of Robert McGlasson, 760 Whalers Way, Bldg C, Suite 200, Ft. Collins, CO 80525, 970-225-0888, Fax 970-225-1100, or to any current Architectural Control Committee member.

Conceptual Review: Submit one set. Conceptual review is not mandatory, but available to Owners in advance of preparing detailed submittal plans:

- Elevations
- Plot plan (with square footage of all levels)

Final Submittal: Submit 2 complete sets of plans. One will be retained by the Committee. All plans must be prepared by an architect or professional capable of preparing architectural quality documents. All of the following requirements must be met:

Site Plan

- Owner's name, address, phone/fax, signature
- North arrow
- Scale of 1"=20' or larger
- Lot dimensions
- Lot number
- Street names and number
- Building location with dimensions to property lines, location of setbacks, easements, utilities, all paved areas such as drives, patios, and stoops, as well as decks and outdoor structures whether to be built initially, in the future, or existing
- Elevations of top of foundation and elevation of the first floor level relating to the contours of the site
- Builder's name, address, phone/fax number

Architectural Plans

- Complete working drawings including floor plans (all floors), elevations (all sides), building sections, etc. The first floor plan is to show the square footage of each floor, both finished and unfinished square footage, plus a total square footage for the structure
- Engineered foundation plan

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- Elevations showing written specifications of all materials; including trim, siding, windows, doors, roof, railings, shade structures, ornamentation, garage doors, etc. (See Architectural Guidelines)
 - Color scheme
 - Exterior perspective (optional)
 - Samples (if requested) of siding, masonry, roofing material, colors

Landscaping Plan: Not required at the time of site and building plan submittal, but no later than three (3) months after issuance of certificate of occupancy. Does not need to be professionally prepared. Phasing of landscaping is highly encouraged.

- Plant material and sizes:
The minimum landscaping requirement is five (5) trees, of which at least two (2) must be evergreen. Shade trees shall be a minimum 1 3/4" caliper and evergreens shall be a minimum of 4 feet tall.
- Scale to match the site plan
- Location and type of fence
- All planting bed locations
- Location of sod and seed
- Edging and mulch type
- Location of storage, play areas, decks, etc.
- Completion dates and any phasing.

No approvals will be given until all requirements have been met.

No excavation or construction may start until final approval is given.

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ARCHITECTURAL GUIDELINES

for Westridge Estates P.U.D.

<u>Item</u>	<u>Guideline</u>
Roof Materials	Cedar shakes (#2 or better), tile, concrete, or fiber-cement shingles. Asphalt composition or metal roofing is not permitted. Since new roofing materials are constantly being marketed, any proposed roofing material not on the list above must be approved by the Architectural Control Committee. The roof covering on all new construction; or for existing structures, any repairs, additions, and re-roofs exceeding 50% of the total roof during any one year, must meet Larimer County "Class C" fire retardancy standards.
Roof Slope	Minimum 6/12
Overhangs	To fit design concept, minimum of twelve (12) inches.
Masonry	A minimum of 30% of the street-facing elevation including doors and windows, (excluding second story and garage door area) shall be constructed of stone, brick, or natural materials (no artificial brick), and wrap around corners a minimum of 4 feet on lower walls. Exception: The above minimum requirements for masonry at building front may be waived when architecture is proposed with all stucco exterior.
Siding, trim, and fascia	Top grade synthetic, cedar, redwood, or other approved materials.
Stucco	Portland or approved synthetic material.
Exterior Attic Vents	Roof-top attic vents to be located to minimize visibility.
Furnace, Plumbing Vents	Located on the back side of the ridge facing the street, and are to be painted to match roofing materials.

Metal Chimneys	Exposed metal fireplace chimney structures over 24" in height are to be painted to match roofing materials.
Colors	All sidings (including stucco) to be stained, painted , or pre-colored in earth-tone colors to harmonize with surrounding environment.
Windows	Full jamb wood or clad, to match trim color. Grids optional
Building Size	Minimum ground floor area, exclusive of basements, open porches, and garages, for a single-story residence is eighteen hundred (1800) square feet, a total of twenty-one (2100) square feet for a multi-story residence. All attached or detached garages shall have space for two (2) or more vehicles.

Article VI of the Westridge Estates "**Declarations of Covenants, Conditions, and Restrictions for Westridge Estates P.U.D.**" lists items which require approval by the Architectural Control Committee prior to construction/installation. Please submit two (2) copies of plans, one of which will be retained by the Committee.

Item

Guideline

Control

No construction, alteration, addition, modification, decoration, redecoration, or reconstruction of any building, fence, wall, structure, or other improvement within the Property shall be commenced or maintained until the plans and specifications thereof shall have been approved by the Architectural Control Committee (Article VI, Section 3).

Landscaping

Initial plans are to be submitted within three (3) months of issuance of certificate of occupancy. Minimum requirements include five (5) trees, of which two (2) must be evergreen at least 4' tall. Location of sod, bedding plants, decking, pathways, fencing, storage and play areas should be included. Phasing of landscaping is permitted. Once approved, landscaping must be installed within one (1) calendar year of approval (Article VI, Section 9).

Detached Structures	All detached structures such as gazebos, pools, decking, and storage buildings shall comply with Article VI, Section 3. In general, no detached structure may exceed the ground floor square footage of the primary structure on the Lot. Enclosed structures, such as a detached garage, storage building or workshop, shall use wall and roofing materials similar to the primary structure.
Fences	All fences shall be wood or masonry (Article VI, Section 15).
Clothes Lines	Retractable only (Article VI, Section 16).
Antennas	<p>All outdoor antenna used for the transmission or reception of electromagnetic radiation must be approved prior to installation (Article VI, Section 17).</p> <p>Exception: Due to FCC rules, prior permission for satellite dishes of one meter (39") or less is not required. Homeowners are requested to locate these smaller antenna in a minimum visibility location if at all possible.</p>
Vehicle Storage	Long term storage areas for boats, RV's, campers, trailers, machines, tractors, snowmobiles, ATV's, motor homes, and any inoperative motor vehicles must be approved by the Architectural Control Committee (Article VI, Section 18 revised 3/91).
Changing House Colors	New colors must be earth-tone and approved by the Architectural Control Committee (Article VI, Section 28).
Window Air-Conditioning or Swamp Coolers	Must be installed in an approved location to minimize visibility (Article VI, Section 3).
Dog Runs	Must be installed in an approved location using wood or masonry materials per the fencing covenants (Article VI, Sections 3, 15)

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Architectural Control Committee Policy Statements:

- Playground Equipment:** Owners are requested to locate playground equipment in side or back yard areas.
- Ridgeline Development:** Per plat restrictions (Note #1), no structure or fencing may be higher than the highest natural point of the ridge which runs north and south across the westerly portion of Lots 37 through 47.
- The Architectural Control Committee requests that all building site plans or landscaping plans for Lots 37 through 50 respect the visual integrity of the north-south ridge, when viewed from the west.
- Short Term Vehicle Parking:** Owners may temporarily park boats, RV's, campers, and other vehicles subject to Article VI, Section 18 of the covenants, on their Lot for up to twenty-one (21) days per calendar year for routine maintenance, provisioning, and short-term or week-end use. Subject vehicles on site for over twenty-one (21) days per calendar year must comply with the fencing/screening requirements in Article VI, section 18.
- Commercial Vehicles:** The long term storage of heavy commercial vehicles, such as semi-tractors, tractor trailers, bulldozers, dump trucks, back hoes, and other similar commercial use equipment, is not compatible with the aesthetics, character, and nature of Westridge Estates.