

**ARCHITECTURAL GUIDELINES
FOR THE RIVER WEST P.U.D. COMMUNITY ASSOCIATION
(SEPTEMBER 2002)**

TYPE 2 SINGLE FAMILY ESTATE – Lots 85-125 and 180-199

These Guidelines have been prepared pursuant to the Architectural Control provisions, Article VIII Section 4, of the Declaration of Covenants, Conditions and Restrictions for River West P.U.D. Community Association and are intended to assist the applicant in preparing plans for submittal to the Architectural Control Committee. Notwithstanding these guidelines, the applicant must meet the requirements of the Declaration, as well as the objectives, standards, and criteria contained in Articles VIII and IX of the Declarations.

Applications must be submitted PRIOR TO commencement of project, unless project is listed in “Pre-Approved Improvements” on last page of Guidelines.

These are guidelines and not absolutes. The River West P.U.D. is receptive to a range of architectural variation, provided that compatibility of style, detailing, and color are achieved. The Architectural Control Committee is intent on preserving the quality of appearance and property values, and this involves the avoidance of repetitive design and the encouragement of complimentary variety.

Applications for Architectural Change should be mailed to Ponderosa Property Management, 2601 S. Lemay, Suite 7-408, Fort Collins, CO 80525

Perimeter Fencing	<ul style="list-style-type: none"> • 2-rail, tenon joint (equal to 2.4 retention) lodge pole pine. • Domed top post 39 inches to top of post. • Post diameter 5-6 inches; rail diameter 3-4 inches. • Wire mesh allowed if 14.5 gauge high tensile field fence. • Fence return to building to be set back 5' minimum from front façade. • Fence must be located on property line, no set backs permitted. • Gate is to be of wood construction and match fence style. (See attached Fencing Specifications and Illustrations)
Privacy Fencing The intent of a privacy fence is to screen such things as play areas, dog runs, hot tubs and air conditioning units. They are intended to enclose small percentages of the total yard and shall not be used as perimeter fencing for the lot.	<ul style="list-style-type: none"> • Fence Type B or same material as house (lattice is not an approved material). • Minimum 10-feet from side lot lines. • Maximum 20-feet from furthest point of rear of unit but minimum 25-feet from rear lot line. • Natural, painted or stained the same color as unit exterior. • Return to be 5-feet minimum from front facade • Gate is to be of wood construction and match fence style (See attached Fencing Standards & Guidelines)

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Dog Runs	<ul style="list-style-type: none"> • <u>Only</u> Type A, Type B, 2 or 3 rail tenon joint are permitted. Set back requirements are the same as Type A or B fence. (See attached Fencing Specifications and Illustrations). • Gate is to be of wood construction and match fence style. • Painted or stained same color as exterior of unit (type A & B), 2 or 3 rail to be left natural. • Bracket/Wire height extensions are prohibited. • Electric and barbed wire are prohibited by the Town of Windsor, Section 16-103(c).
Rear Decks	<ul style="list-style-type: none"> • 1-story deck (main/first floor) : support posts to be minimum of 6-inches in width. • 2-story deck (second floor): support posts to be minimum of 12-inches in width.
Landscaping	<ul style="list-style-type: none"> • To be prepared by landscape design professional whose name and phone number appear on plan. • To show locations and type of fencing and gate, all planting bed locations, sod and seed locations, edging and mulch types, storage, play areas, decks, etc. • Shrubs, minimum 5-gallon. • Lot trees, minimum two (2) <u>deciduous</u> of 1-3/4 inch or larger caliper, with at least one (1) in the front yard and one (1) in the rear yard. • Street tree(s) required in addition to lot trees. Quantity shall be two per lot except Lots 108 and 109 where only one tree is required, and Lot 103 where three trees are required. • Front yard to be blue grass or fescue, sod or seed. • Space between driveway and side lot lines on front elevation to be permeable material only (gravel is a permeable material). • Completion: Within 12 months of Certificate of Occupancy. <p>All landscape plans, additions and modifications to plans shall receive approval by the ACC prior to installation. The ACC has designated Grant Reid Designs as the reviewer for all such plans. Plans shall be submitted in duplicate to Ponderosa Property Management, 2601 S. Lemay, Suite 7-408, Fort Collins, CO. 80525, along with a check for \$50.00, payable to Grant Reid Designs. A plan re-submitted due to denial or re-design requires a new submittal and fee payment.</p>

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Colors	<ul style="list-style-type: none"> • Subtle, traditional, earth tone colors to blend with the character of the neighborhood. • For any proposed modification to exterior, fence or other structure color, a color sample board or elevation sheet with color chips attached clearly noting where colors are to be applied must be submitted to the ACC for approval.
Sidewalks, Patios and Driveways	<ul style="list-style-type: none"> • Sidewalks and patios are to be constructed of concrete, brick or stone. Asphalt is not permitted. • Driveways are to be constructed of concrete only. • Parking pads, strips, parallel sidewalks, detached driveways (not leading to garage) and extensions to driveways, originally installed by the builder, are prohibited.
Storage Sheds and Dog Houses	<ul style="list-style-type: none"> • To be attached to rear of house or concealed within a privacy fence. There is a height limitation of 12-feet for storage sheds. • Painted or stained the same color as unit exterior. • To be set back a minimum of 5-feet from the front facade.
Playground Equipment	<ul style="list-style-type: none"> • To be located from rear and side lot line a minimum distance equal to the tallest height of the equipment, but not less than 5-feet.
Basketball Backboards	<ul style="list-style-type: none"> • Attached - Basketball backboards may be permanently attached only to that portion of the dwelling unit or garage adjacent to the driveway. Backboards are to be either clear plastic or painted the same color as unit exterior. • Portable – Portable basketball backboards must be located adjacent to driveway. Portable basketball backboards are not permitted on sidewalks or in the street. Town of Windsor, Section 10-45 (a) & (b). • Permanent free standing - Free standing basketball backboards attached to poles implanted in the ground must also be adjacent to the driveway.

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Flag Poles	<ul style="list-style-type: none"> • No more than 2 wall mounted poles per home. • Poles not to exceed 6-feet in length. • In ground poles (see attached requirements)
Water-Oriented Improvements	<p>The plans and specifications for any pool, spa, hot tub, pond, fountain or other water-oriented improvement must ensure that:</p> <ul style="list-style-type: none"> • Hot tub or spa surrounds must be of an approved type of privacy fencing. • All accessory equipment, except solar collector panels, are located, screened, or recessed so as not to be viewed from any other unit or street. • Heaters are stackless or low profile in configuration. • Solar collector panels, including racks and distribution components, are constructed of appropriate materials, will be located to minimize visual impacts, and will be properly installed. • All installations are located, sound controlled and maintained so as not to unreasonably disturb residents of adjoining lots.
Signage	<ul style="list-style-type: none"> • One “For Sale” sign will be permitted per lot. • No house number or other address identification other than originally installed by the builder is permitted except with advance ACC approval. • Temporary garage sale signs may be posted no more than 24 hours before the sale commences, must include the address, must be posted on a stake, and must be removed no more than 12 hours after it is over. • No sign may be attached to any structure, tree, pole or other improvement. • Signage in Common Areas is prohibited (See Common Area Rules and Regulations). • Campaign signs are not allowed prior to 45 days before Election day and must be removed within four days after Election Day. • Campaign signs must not exceed a face area of 8 square feet, and they must be unlighted. • There cannot be more than one sign for each candidate or election issue on any lot. • Business signs are prohibited.
Gazebos	<ul style="list-style-type: none"> • To be located from rear and side lot lines a minimum distance equal to the tallest height of the gazebo, but not less than 5-feet. • Height is not to exceed 12-feet. • Painted same color as unit exterior or stained approved color.

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Antennas and Satellite Dishes	No direct broadcast satellite antenna or multi-channel multi-point distribution service larger than one meter in diameter shall be placed, allowed, or maintained upon any portion of a lot. DBS and MMDS antennas one meter or less in diameter and television broadcast service antennas may only be installed in accordance with FCC rules and the rules and regulations of the Association authorized by the FCC, both may be amended from time to time. Such items shall be installed in the least conspicuous location available on the lot which permits reception of an acceptable signal. Except as provided by this section, no antenna or other device for transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained outdoors on any portion of the property, whether attached to a home or structure or otherwise; provided, however, that the Association shall have the right to erect, construct and maintain such devices.
Trash Containers	<ul style="list-style-type: none"> • No trash, recycling or yard waste containers shall be permitted to remain exposed upon any lot (Article VIII, Section 13 of Covenants). • Trash containers should be placed out no sooner than the evening prior to pick up, and are to be removed the same evening of pick-up.
Vehicles	Boats, campers, recreational vehicles, snowmobiles, all-terrain vehicles, motor homes, trailers, machines, tractors, semi-tractors, tractor trailers, trucks (except standard pickup trucks), and inoperative automobiles shall not be stored, parked, or permitted to remain on any lot, except within fully-enclosed garages or within fully-screened, fenced areas approved by the ACC (Article IX, Section 9 of Covenants).
Window Wells	Because River West adjoins a major wildlife and recreational easement owned by the Colorado Division of Wildlife, it is their recommendation that window wells throughout the development be covered or screened to prevent access, and or injury to wildlife.
Height	<ul style="list-style-type: none"> • Maximum of 30-feet, or 35-feet with greater than 6:12 roof pitch. Height measured from top of foundation.

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Design Scheme	<ul style="list-style-type: none"> • Traditional-Contemporary
Setbacks	<ul style="list-style-type: none"> • Front yard: 25-foot minimum (encourage greater) unless proven limitation due to lot topography. • Side yard: 10-foot minimum.
Square Footage	<ul style="list-style-type: none"> • 1-story: 2,000 square foot minimum. • 2-story: 2,300 square foot minimum. • Tri-level: 2,400 square foot minimum.
Roof Materials	<ul style="list-style-type: none"> • Heritage II, "25 year" or better asphalt shingle with raised ridge. • Color: "Weathered Wood." • Higher quality material allowed by special review.
Roof Slope	<ul style="list-style-type: none"> • Minimum of 6:12.
Overhangs	<ul style="list-style-type: none"> • Minimum of 12-inches.
Rear Elevations	<ul style="list-style-type: none"> • No more than 25-foot width along any 3-story elevation without architectural relief such as bay window, deck, chimney, roof gable, height reduction, corner extending 4-foot minimum or other design element providing architectural relief acceptable to the ACC.
Masonry	<ul style="list-style-type: none"> • Stone, brick or stucco. • Wrap outside corners a minimum of 2-feet on lower and upper walls. • A minimum of 20% of the first floor, street-facing elevation walls shall be masonry, if obtainable. The area to determine the 20% will include all door and window areas but not roof area. • Encourage repeating same material within rear elevation.
Siding	<ul style="list-style-type: none"> • Masonite or wood lap siding with a maximum of 6-inch exposure. (Grooved siding, vertical, board and batt O.K.) No T1-II.
Fascia	<ul style="list-style-type: none"> • 1x8 minimum with a 1x4 trim, shingle mold, or gutter.

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Trim	<ul style="list-style-type: none"> • 1x4 minimum at the window (all around). • 1x4 minimum at corners. • 1x10 at the floor changes where appropriate. • 1x4 to 1x10 at the top of the siding adjacent to the soffit where appropriate. • 1x8 or 1x10 at the bottom of the siding above the foundation where appropriate.
Exterior Vents	<ul style="list-style-type: none"> • To fit exterior design.
Plumbing and Furnace Vents	<ul style="list-style-type: none"> • Locate on the backside of the ridge facing the street where practical. • Painted to match roof color.
Windows	<ul style="list-style-type: none"> • Double hung/casement or slider, wood primed or vinyl clad, or vinyl.

PRE-APPROVED IMPROVEMENTS

The following improvements are pre-approved by the Board of Directors and do not require review or approval by the Architectural Control Committee or the Board.

Fence Painting	Painting fences using a color identical to that of unit exterior or using a transparent or semi-transparent stain that does not appreciably change the neutral color of the wood.
House Painting	Painting the exterior of a house using a color identical to the current color of the portion of the house being painted (e.g., trim or stucco).
Landscaping	Minor landscape replacement not including any of the following: <ul style="list-style-type: none"> • Major renovations. • Tree replacement (except the same species and required caliper, removal or relocation). • Hardscape installation or changes. • Installation or change to water-oriented improvements (including pools, spas, hot tubs, ponds or fountains).

SCHEDULE FOR PRIVATE LOT LANDSCAPING BY LOT OWNER

Symbol	Qty.	Botanic Name	Common Name	Size	Notes:
Deciduous Street Trees (to be planted between curb and detached sidewalk)					
	122	Private lot trees to be any combination of the following species			<ul style="list-style-type: none"> • For lots that have a landscape planting strip (between the curb and detached sidewalk) by the front and/or side of the lot, the lot owner will purchase and plant trees in the landscape planting strip as follows: <ol style="list-style-type: none"> 1. Minimum street tree spacing is 40' o.c. 2. Street Trees will be planted mid-way between the curb and detached sidewalk. 3. Street Trees will be any combination of the species listed under "Private Lot Trees" 4. Quantity shall be TWO Street Trees per lot except as follows: ONE STREET TREE PER LOT FOR LOTS: 102 & 103 THREE STREET TREES PER LOT FOR LOT: 103 • In addition to the Street Trees ALL lot owners will plant a minimum of two trees (of their choice), one in the front yard and one in the back yard of their residence.
		Gleditsia tri. Inermis 'Skyline'	Skyline Honeylocust	2' B4B	
		Quercus macrocarpa	Burr Oak	2' B4B	
		Tilia cordata 'Glenleven'	Glenleven Linden	2' B4B	
Turf Grasses (to be planted between curb and detached sidewalk)					
Symbol	Abbiv.	Description	Notes:		
	TURF 2	Irrigated Kentucky Bluegrass / Turf-Type Tall Fescue mix.	<ul style="list-style-type: none"> • Each lot owner will purchase and plant Kentucky Bluegrass / Turf-Type Tall Fescue seed or sod in the landscape strip (between the curb and detached sidewalk) that is adjacent to their lot. • Each lot owner will be responsible for the irrigation and maintenance of turf in the landscape strip. 		

GENERAL NOTES:

- All landscaping in greenbelt or 'common' areas including the right-of-way along County Line Road will be maintained by the H.O.A.
- TURF 1 areas shall be irrigated with an automatic pop-up sprinkler pop-up. All plant material in shrub bed and TURF 3 areas shall be irrigated with an automatic drip irrigation system. Grasses in TURF 2 areas shall be primarily non-irrigated and shall rely on natural precipitation for germination and establishment.
- The soil in all landscaped areas, (excluding TURF 3 areas) shall be amended by spreading 3 cu. yds. of compost per 1000 sq. ft. The areas shall be ripped in two directions, tilled to a depth of 6 in. to 8 in. and finish graded.
- Refer to the planting details for proper back fill mixture.
- All plant material shall meet AAN standards for number one grade.
- Minor changes in plant species and location may be made during construction, as required by site conditions and plant availability. Overall quality and quantity of plant material shall be consistent with the approved landscape plan. In the event of conflict between plant quantities in the plant schedule and species illustrated, the species and quantities illustrated shall be provided.
- All shrub bed areas adjacent to turf areas shall be edged with 4 in. 14 gauge steel edging. Edging shall be set level with top of turf. It is strongly recommended that all steel edging be covered with plastic safety cap.
- Fabric weed barrier shall cover all shrub bed and/or rock mulch areas, except those areas planted with groundcovers and/or perennials.
- All shrub bed and/or rock mulch areas shall be mulched with 3 in. of 1-1/2 in. river rock, except those areas planted with groundcovers and/or perennials. These areas shall be mulched with 3 in. of Fir Fiber mulch.