

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.
DESIGN GUIDELINES AND STANDARDS

PURPOSE OF THE DESIGN GUIDELINES

These Design Guidelines are intended to help you plan your site, landscape areas and provide parameters for architectural design so it is compatible with the Arapahoe Ridge neighborhood concept. These guidelines are based on the site development and landscape standards and architectural guidelines. The requirements set forth here and the provisions and restrictions in the covenants, conditions and restrictions (CC&R's) are intended to preserve and maintain the design character, the value, and the desirability and attractiveness of Arapahoe Ridge.

Any and all improvements to a lot or house within the Project, including any initial construction of improvements, shall be subject to approval by the Arapahoe Ridge Homeowners Association, Inc. (ARHA), in accordance with the provisions of the CC&R's and these guidelines. Therefore, even though these guidelines establish acceptable parameters for architectural and landscape design features and standards, the implementation of any improvements (including but not limited to buildings, accessory buildings, shade structures, patio covers, walkways, sprinkler pipes, drainage devices, garages, spas, recreational facilities, game courts, play structures, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, exterior air conditioning, solar panels, water softening fixture or equipment, additions and/or exterior modifications) to any lot or residence, including painting the exterior of any residence or structure (if other than the builder's original color) and changing the roofing material on any residence or other structure must be submitted to and approved in writing by the Design Review Committee (DRC) prior to the commencement of any work related to these improvements. Review of the plans and specifications by the DRC may be based on, among other things, the building envelope, conformity and harmony of external design with neighboring structures, the location of the improvement, and the effect of the improvements (including landscaping) on neighboring property. The relation of topography, grade and finish ground elevation, of all elevations, consideration of view and aesthetics and conformity of the plans and specifications to the purpose and general plan and intent of the CC&R's, and provisions and design parameters of these guidelines are also considered during the review process.

The DRC may require additions or modifications (at its sole discretion) in an effort to ensure compatibility of design in the project within each particular lot itself, and consistency with these guidelines and the CC&R's.

In addition to these requirements, the improvements on each lot must conform to all appropriate City, County, State and Federal building requirements, regulations, ordinances and laws. In those instances where various regulations are overlapping, the more restrictive (i.e., requirements) shall apply.

THE ARAPAHOE RIDGE HOMEOWNER'S ASSOCIATION

The Arapahoe Ridge Community is governed by the Arapahoe Ridge Homeowner's Association (ARHA). The ARHA is responsible for maintenance of the common area landscaping, entries, monumentation, signage, detention pond landscaping, project parameter fencing (exterior face & top only), underdrain system, central open space and the Arapahoe Ridge Park.

Arapahoe Ridge is located within the Town of Erie and is governed by its zoning ordinances, building codes and planning regulations. The CC&R's are the governing powers and regulations for the ARHA.

The review and approval process by the ARHA set forth in the CC&R's for Arapahoe Ridge shall in no way affect each owner's obligation to comply with all governmental laws and regulations affecting the use of the owner's lot and the ability to construct various improvements on the lot.

I. DEFINITIONS

Unless the content specifies or requires otherwise, the following words or phrases when used in the text of these Design Guidelines shall have the following meanings:

- A. Association or ARHA: Association shall mean the Arapahoe Ridge Homeowners Association, Inc.
- B. Builder/Contractor: Builder or Contractor means a person or entity hired by an Owner for the purpose of constructing any improvement on such Owner's property within the project. The Builder or Contractor and Owner may be the same person or entity. The Owner's property is defined as an unimproved lot in the case of new construction, or as an erected residence in the case of an addition to an existing structure.
- C. Building Envelope: The Building Envelope is that portion of the site which delineates the maximum developable area in which all site work and building improvements must occur. Building improvements are defined as the primary residence and any ancillary structures connected by outdoor patio and courtyard areas.
- D. Construction Site: The portion of land as defined by the Building Envelope limits and located within Arapahoe Ridge which authority is granted by the Design Review Committee to construct improvements including, but not limited to, building and site work improvements and the storage of materials and equipment.
- E. Declarations or CC&R's: The Declaration of Covenants, Conditions and Restrictions for Arapahoe Ridge, as amended from time to time.
- F. Design Guidelines and Standards: The review procedures, restrictions, standards, and construction regulations adopted and enforced by the Design Review Committee as set forth herein and as amended from time to time by the Design Review Committee.
- G. Design Review Committee or DRC: The Design Review Committee shall be established pursuant to the Declaration and ultimately may consist of five members, including two residents, the property owner's representatives, may include professionals in the areas of Architecture, Landscape Architecture, and Civil Engineering, unless modified by HOA and subsequent covenant amendments. Of the residents, both will be appointed by the Arapahoe Ridge Homeowner's Association Board.
- H. Excavation: Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substances from a depth of more than ½" below the natural surface of the land or any grading of the surface.
- I. Fill: Any addition of earth, rock, or other material to the surface of the land which increases the natural elevation of such surface.

- J. Improvements: Any changes, alterations, or additions to a lot from its condition at the time of purchase. Including, but not limited to, any excavation, fill, residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, poles, signs, and any structure or other improvement of any kind.
- K. Lot: A subdivided lot or building lot within Arapahoe Ridge which is shown on the plat.
- L. Owner: The Owner of record of a lot, whether one or more persons or entities. For the purposes herein, the Owner may act through such Owner's agent, provided that such agent is authorized in writing to act in such capacity.
- M. Private Areas: That part of the Building Envelope which is surrounded by walls and in which plants not listed on the Prohibited Plants List may be planted.
- N. Residence: The building(s), including any garage or other accessory building, used for residential purposes constructed on a lot or proposed to be constructed on a lot in Arapahoe Ridge.
- O. Structure: Anything constructed or erected on a lot or building parcel, the use of which requires location on the ground or attachment to something located on the ground.
- P. Supplementary Declaration: Any Supplementary Declaration of Covenants, Conditions and Restrictions affecting a particular filing with Town of Erie as recorded by the Developer.

II. SUBMITTAL REQUIREMENTS

City or Other Jurisdictional Approval of any improvement by the DRC does not waive the requirements for obtaining Town of Erie permits, if so required, nor does obtaining all required Town of Erie (or other government agency) permits waive the need for the DRC approval. The DRC will not knowingly approve a project that violated Erie building or zoning codes or those of any other governmental agency or entity, but takes on responsibility for plan conformance to any criteria other than these Arapahoe Ridge Design Guidelines.

All application submissions for the construction or installation of any improvement must be made per the requirements of the Declaration. The application, provided by the DRC, will address the following items:

1. Lot Owner's Name
2. Mailing Address
3. Business and Residence Phone Numbers
4. Lot/Block and Contract Number (Site of Proposed Construction)
5. Address of Site
6. Name, Address and Phone Number of Architect or Owner's Representative — if architectural revisions are proposed

Submittal and Review of Plans and Specifications to Design Review Committee Submittal of plans and specifications for the construction or installation of any and all improvements within Arapahoe Ridge are to be made to the DRC, in accordance with Article IV of the Declaration.

The DRC shall only review, approve and/or disapprove submitted plans and specifications as to style, location and compliance with the provisions set forth in these Guidelines and requirements included within the CC&R's for Arapahoe Ridge. The DRC shall not be responsible for

reviewing and /or approving any improvement plans and specifications for engineering design, structural engineering and safety, or for compliance with applicable zoning, building, or other county, state or federal laws, ordinances, or policies.

In addition to obtaining all necessary approvals from the DRC as set forth in the CC&R's and these guidelines, each owner is obligated to obtain all necessary governmental approvals and to prepare plans and specifications in accordance with all applicable governmental laws and regulations affecting the use of the lot and the improvement constructed on it.

Approval of any proposed or existing improvements by the DRC shall not be construed to warrant or represent, in any manner, that the improvement was approved by or compliant with the appropriate standards of any public agency having jurisdiction over the improvement. Similarly approval of any proposed or existing improvements by any public agency having jurisdiction over the improvements shall not constitute approval by the DRC.

By way of illustration, but without limitation, submissions to the DRC for approval are required for, but not limited to, the following improvements:

1. New constructions or installation including dwellings, accessory buildings, garages, fences, retaining walls, steps, awnings, canopies, screen or storm doors, poles, trellises, patio overheads or decks, gazebos, sundecks, windscreens, game courts, swimming pools, play equipment, fountains, spas, hot tubs, recreation apparatus, exterior lighting, sound systems, and solar energy systems.
2. Installation or revision of landscaping, hardscaping, or surface improvements, including ground covers, trees, shrubs, plants, irrigation systems, recreation areas or courts, and surface drainage revisions.

See Article VI, entitled Miscellaneous Improvements, for requirements on specific improvements, which may or may not require prior DRC approval.

III. SITE DEVELOPMENT STANDARDS

The Arapahoe Ridge property consists of a unique site which includes a park site, some vegetation, and a variety of distance views. Where feasible, the general natural features of the site, including topography and the relationship to adjacent properties are intended to be maintained.

A. Grading Standards

1. The grading of the site shall conform to the natural topography and result in a harmonious transition from the man-made grade to the natural terrain.
2. Where grading results in cut or fill slopes, sufficient space shall be allowed to rounding of the slope where it meets the existing grade. Grading a large, level building pad on sloping portions of the site is not allowed. Design buildings to conform to the existing grading using terracing that works with the topography and avoids water collection in low spots.

3. When driveways or other access must be located on cross slopes they shall be cut into the slope, rather than placed in a location that creates a fill condition.
4. Grading slopes shall meet all town engineering standards.

B. Drainage Standards

1. Drainage patterns must be maintained as originally installed by developer. Surface drainage of paved areas must be a minimum of 0.5 percent for concrete surfaces and 2 percent for rough surfaces such as stone, turf or groundcover.
2. Natural drainage ways shall be preserved whenever possible. Surface drainageways to carry runoff are appropriate. Developed drainageways shall include native vegetation and rock lining, if necessary.
3. Minor drainageways that are created to collect and convey storm water shall be constructed utilizing materials which are natural in appearance and shall be re-vegetated following construction.
4. All proposed drainage shall comply with standards administered by the Town of Erie.

C. Vegetation Preservation and Slope Stabilization Standards

1. Existing stands of vegetation shall be preserved whenever possible. Existing vegetation shall be considered an important consideration for determining road alignments, access points and sighting of buildings, parking areas and driveways.
2. Mature, existing vegetation should be preserved. Roots shall be protected by avoiding any earthwork within the drip-line on mature trees. This includes both excavating and filling within the dripline.
3. All slopes, 3 feet or higher and 3:1 or steeper must be planted and irrigated or a retaining wall must be utilized for slope stabilization in a manner consistent with the lot landscape standards.

D. Fence and Retaining Walls: When necessary for security or privacy, fences can reinforce the community identity and image. Retaining walls may also be necessary in certain circumstances. If not used carefully, however, fences and retaining walls can detract from the quality of open space within the community. Therefore, fences and walls should be utilized to highlight individual portions of the project and may utilize fences to demarcate property lines, when submitted and approved through the DRC. The material, style and height of fences and walls should provide an element of continuity throughout the Arapahoe Ridge Community.

1. No chain link or standard split-rail fencing shall be allowed within the project area except for the fencing of tennis courts (which may be chain link) and recreation facilities as determined by the developer.
2. The horizontal mass of continuous walls or fences shall be broken up and softened by landscape planting. No wall or fence shall exceed six (6) feet in height and retaining walls should be terraced to avoid heights greater than three (3) feet.
3. Fence construction materials and colors shall be consistent with the project architecture. The use of brick or stone for pilasters is encouraged in all fencing, but it is not a requirement.

E. Lighting Guidelines: Within the Arapahoe Ridge community, adequate illumination should be provided for safety and comfort of vehicular and pedestrian movement. A hierarchy of illumination should provide a clear delineation of space within the community. All fixtures should meet town standards and should be energy efficient.

1. Light standards shall blend architecturally with the buildings, pedestrian areas and other hardscape elements.
2. Streets and intersections are intended to be well lit, and have been designed by Public Service Company of Colorado to meet Town of Erie standards. Lighting shall be positioned to enhance the safety of vehicular and pedestrian flows at key points along the roadway. Lighting should be concentrated at the intersections and pedestrian crosswalks.
3. The maximum height of parking area lights shall be 25 feet.
4. Design and placement of site lighting shall minimize glare which affects adjacent properties, buildings and roadways.
5. Exterior lighting attached to a residence may be necessary in the residential portions of the community.
6. The intensity and amount of light shall be no greater than required. Recessed, down lights or wall sconces are recommended. Exposed bulbs, colored lights, or high powered flood lights shall not be used.
7. Building or wall lighting shall be indirect. A limited number of lights may be used to create a shadow, relief or outline effects when such lighting is concealed or indirect.
8. Uplighting, recessed or back lighting shall be used for project entry monumentation and entrances to individual neighborhoods.
9. Pedestrian lighting within the community shall utilize the standards specified and the uniform separation distances identified in the example that follows. Pedestrian lighting should be of the same color throughout the community.
10. All fixtures and standards shall conform to appropriate state and local safety and illumination requirements.

F. Signage Standards: The signage for the Arapahoe Ridge community is intended to provide a consistent overall character within the community. Signs shall communicate not only specific information but shall, in themselves, add to the attractiveness of the area. Signs should not compete with each other, dominate the setting or be an inconsistent height, size, shape, color or lighting.

1. An effort shall be made to achieve consistency between building style and sign design. In all cases, signage shall be complimentary to the exterior treatment of the building or location involved. Color schemes for the signage shall relate to other signs within the community, in order to achieve an overall sense of identity.
2. Signs shall be lighted, however no light that flashes or blinks or affects changes in hue or intensity of illumination is permitted. Illumination sources for the signs shall be hidden from view.
3. Painted signs shall use fade — resistant, durable, exterior finishes. No luminous paints are permitted. Bright glossy enamel, florescent or iridescent paint materials are not permitted.

4. A neighborhood identifications wall, monument or ground sign is permitted at the major entrance to a neighborhood, provided there are a minimum of 25 dwelling units. Sign copy shall be limited to the name and address of the development. The signage and identification should be consistent with that developed for the project entry ways and must be approved by the DRC prior to installation.
5. All signs shall conform to the sign code administered by the Town of Erie.

G. Parking: Each residence shall contain parking space within the lot for a minimum of two automobiles in an enclosed garage either attached to or detached from the main structure of the residence. Additional parking for a minimum of two spaces will be provided within the limits of the private driveway.

H. Garages: Visual impact of garage doors shall be de-emphasized by such measures as sitting of the dwelling, protective overhangs or projections, special door facing materials or design, landscaping, berming, etc. Garage door colors shall not dramatically contrast with the adjacent wall colors but shall visually blend in with the tones of the building elevation.

I. Driveways: There shall be a maximum of two curb cuts per private driveway. Driveway widths can vary between a maximum width of 26 feet and a minimum of 14 feet. They should intersect the street at 90 degrees whenever possible. No additional driveway extensions or parking slabs are permissible beyond what is necessary to service the size of the garage. Acceptable paving materials are as follows:

1. Colored Concrete
2. Exposed Aggregate
3. Stamped Pavement
4. Concrete Pavement

IV. COMMUNITY LANDSCAPE CHARACTER

The master plan for Arapahoe Ridge is patterned after more traditional neighborhoods such as those developed in Colorado towns in the late 1800's and early 1900's. This was a time of more rhythmic and traditional plantings along major streets and travel ways. These plantings resulted in both grand parkways and intimate streetscapes within neighborhoods. With the regular placement of street trees adjacent to the roadway, a continuity was established, based upon a repeated pattern of plantings.

Landscape plantings within each lot were less formal. Shade trees helped to give form to front and back yards and evergreens were used to accent and help frame the architecture. Plantings along the base of the foundation help provide a transition from the structure to the lawn area. While the streetscape itself provided the continuity within the overall neighborhoods, the plantings on each lot creates a diversity.

- A. The Park: The park at Arapahoe Ridge emphasizes the overall landscaping strategy within the community. A row of formal shade trees surrounds the park on the streetside, helping to frame the streetscape as well as provide definition for the park area itself. A series of large open lawns provide area for activities, active

recreation for families and community picnics.

Surrounding the park clubhouse itself, a more diverse set of plantings and landscape features help to create a series of rooms or spaces in and around the building and pool area. A variety of grade changes adjacent to the building also help to create a more interesting environment in this area. The use of formal entry walls as well as native stone and boulders, allow the space to be formally defined, yet intimate.

- B. Community Entryways and Streetscape: Community entries utilize formal walls and street trees as a way to provide a unique identity for the community. Similar plant material and a more formal style of planting, links the main way with the adjacent streetscape and the plantings at main intersections within the community. Again, the intent is for the entryways and the streetscapes to provide a more traditional, formal planting patterns that creates a continuity element within the community. Planting by homebuilders and homeowners along the streetscapes should seek to reinforce this pattern. The planting of regularly spaced street trees in the front yard from the approved palette is required to ensure the desired landscape effect.

C. Landscape Design Criteria:

1. Use plant materials that produce unique effects at different times of the year so that the landscape will have interest during each season.
2. In large shrub beds, plant groups of shrubs and perennials. Plant a minimum of 3 of the same shrub together in a cluster and 5 of the same perennial. This will create more of an impact on the landscape.
3. Design beds so that small areas of turf, less than 3 feet in width, are not created.
4. Design in elevation as well as plan view. Use the architectural elevations or pictures of the house to determine what plant massing, height, and density would work best to enhance and compliment the architecture.
5. Whenever possible include tree locations in planting beds.
6. Group plants with similar water requirements so that the irrigation systems can be adjusted by specific zones.
7. Design with perennials and annuals to add additional color and texture to the landscape. Use low to medium height perennials along walkways and patios. Use medium and larger perennials in masses at perimeter plantings.
8. Place spruce and pine trees at least 15 feet from the house.

D. Landscape Design Standards:

1. Street trees shall be located within the community and entry and along all the streets. A minimum of two trees per individual lot shall be planted. One of those trees must be located in the front yard. Trees shall be a minimum of 1 -1/2 inch caliper and planted a minimum of 20 feet on center (o.c.) with a maximum of 30 feet o.c. Corner lots may have several

additional trees.

2. An automatic irrigation system is required for all areas landscaped by the home owner or builder, including all front and side yard landscapes, entry and street tree plantings.
3. The side yard of houses bordering the street of corner lots shall be landscaped. The home owner or builder shall landscape the side yard from back of the sidewalk to the side yard fence or home and for the entire length of the property.
4. The home builder must review all soils reports with respect to landscape installation along the house foundation and tight side yard conditions.

- E. Front Yard: The area from the back of the sidewalk to the front fence returns (wing walls) of the building is defined as the front yard. Landscaping in front yards may be installed by the home builder as part of the home sales process or by the homeowner. In either case, the front yard landscaping will need to be completed within two months following closing. Homeowners will be required to choose plant material from the approved plant palette (See Landscape Palette). Additional appurtenances, landscape elements and decorative entry features such as fences, timber and rock walls may be allowed and will be reviewed on a case by case basis by the DRC.

Trees may not be located closer than four (4) feet to any concrete driveway. Homeowner's may choose paving surfaces from the approved materials palette (See Landscape Standards). All front yard landscaping must be complete within two (2) months from closing (months of December through March not included).

- F. Side Yard: The side yard is the portion of the open space between the building, the side property line and behind the front fence returns. In the side yard, retaining walls up to 3 feet high, with a planted slope above the wall, may be constructed with approval by the adjoining lot owner, if appropriate, and approved by the DRC.
- G. Rear Yard: The rear yard is that portion of the lot between the rear property line and the rear of the building. Landscaping of rear and rear side yards shall be complete within one (1) year from close of escrow of the home. In no event shall rear lot retaining walls exceed three (3) feet high in height (with a maximum of two separate walls allowed) unless installed by the developer. All wall designs are subject to review by the DRC regarding their configuration and materials. Homeowners shall choose plant material from the approved plant list (See Landscape Palette).
- H. Irrigation Standards: We encourage all irrigation systems to be designed by a landscape architect or an irrigation designer and should consider environmental conditions such as sun and shade, soils, terrain, percolation rates, erosion control and wind.

All landscape areas should be irrigated. No irrigated plant material is to be located within five (5) feet of home foundation. Use of proven name brand equipment and automatic controllers is highly recommended. Irrigation construction drawings should indicate all components used and the method of installation.

The irrigation system should be tailored to the water requirements of the plant material and provide just enough water for optimum plant growth. Efficient irrigation and drought tolerant plant materials will conserve a great amount of water.

- I. Maintenance Standards: As part of the landscape installation program, we suggest you include in your landscape contract a provision for a 90-day landscape establishment period. This allows the contractor an appropriate period of time to ensure correct installation and satisfactory plant health prior to acceptance by owner. Problems can be corrected during this period.

Upon acceptance by owner, the landscape architect or landscape contractor should recommend a qualified landscape maintenance company to continue the maintenance.

The landscape maintenance program should include the following:

1. Edging of turf at least once per month during the growing season
2. Utilizing and maintaining the irrigation system
3. Fertilizing at least four (4) times per year or as required
4. Controlling weeds

- J. Planting Standards: The landscape plan should be designed to create a coherent environment which complements the overall community. Plant material should relate to the scale and character used in the community landscape areas and to the lot improvements.

The plant palette listed in these Design Guidelines shall be used for selecting materials. Trees and shrubs should provide the principal landscape image.

Minimize the use of herbaceous and short-lived plants. Shrubs and ground covers should completely cover the soil when mature.

Particular attention should be paid to the functional aspects of planting design. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, dust control and aesthetics.

Planting design must respect varying irrigation requirements of plants. Plants with similar requirements should be grouped together. Where necessary, vines should be secured to vertical surfaces in a permanent fashion.

Selection and installation of plant material should also take maintenance into account.

K. Hardscape Materials Palette: Colors and materials used within the Arapahoe Ridge Community are subject to approval by the DRC. Permitted materials are listed here:

1. Paving
 - a. *Materials Permitted*
 - i. Brick
 - ii. Stone, dry lain
 - iii. Stone, mortared
 - iv. Tile
 - v. Exposed Aggregate Concrete
 - vi. Precast concrete pavers
 - vii. Colored concrete
 - viii. Concrete
 - b. *Materials Not Permitted*
 - i. Decomposed Granite
 - ii. Common Gravel
2. Walls
 - a. *Facing Materials Permitted*
 - i. Timber
 - ii. Brick
 - iii. Stone
 - iv. Simulated Stone
 - v. Stucco w/ paint
3. Fences
 - a. *Materials Permitted*
 - i. Split Ranch Style
 - ii. Cedar/Redwood Picket
 - iii. Solid Cedar or Redwood Picket
 - b. *Materials Not Permitted*
 - i. Chain Link
 - ii. Tubular Steel
 - iii. Any other styles not in keeping with the community theme

Fencing along the perimeter property lines and at specific locations throughout the project will be installed by the developer. Any additional fencing on the remainder of the lots will be installed by the homeowner or may be included in the house purchase.

Fences should be designed with a character that will meet the standards for approval by the DRC.

- L. Site Preparation for Landscaping: All demolition, clearing, grubbing, stripping of soil, excavation, compaction, and grading must be complete within the owner's lot area. Stockpiling may be allowed on adjacent lots or common area only with the written permission of the adjacent lot owners or developers and must be utilized or removed within two weeks in any case.

Community landscape areas must be protected during all construction operations through the use of approved fencing or other barriers.

Adequate provisions must be made to prevent surface waters from damaging excavations, public or private property, or excavations and fill slopes during and after construction.

If lumber, soil, or other construction material is stockpiled on the street, a tarp or other protective device must be laid down to protect the street. All material must be installed as soon as possible following the start of landscaping construction. All excess materials must be removed and the street cleaned of any excess debris immediately following landscape completion.

V. ARCHITECTURAL AND SITE PLANNING CONDITIONS

Architectural design and site planning shall concentrate on the proper placement of buildings, roads and services within the site. The intent is to create a high quality community with a consistent level of quality and design. Individual buildings should compliment the site as well as neighboring structures and not call special attention to themselves. The policies in the section "General Architectural and Site Planning Guidelines" apply to all development within the project, including, single-family homes, garages and any accessory units.

- A. General Architectural and Site Planning Guidelines: The architectural character of the Arapahoe Ridge project is intended to be reminiscent of the traditional architectural styles found in Colorado communities. The proportions and massing of structures within the Arapahoe Ridge common areas are intended to reflect those found in early neighborhoods and commercial areas, which can be seen in Erie and surrounding communities such as Lafayette, Louisville and Boulder. Mediterranean, Spanish or adobe style structures are not encouraged as part of the architectural theme.

The Arapahoe Ridge community is intended to provide a range of opportunities for permanent residential structures. In general, this means houses that are designed and built with the intent of being located on each lot for the life of the structure. Criteria for evaluating the permanence of the structure shall include, but not be limited to the following:

1. The structure should be permanently attached to its foundation, with the foundation being designed as an integral part of the structure,

2. The utility connections should be designed as permanent utility connections throughout the structure,
 3. Conventional 2 x 4 or 2 x 6 framing shall be used, and
 4. All major roof elements shall have slopes no less than 5:12 and no greater than 8:12.
- B. Residences: Single family houses within the development should be encouraged to utilize varying front yard set-backs from the street. Buildings located on a corner lot should maintain a consistent set back to both of the adjacent streets.
1. Sculptured and well articulated buildings are encouraged. This includes single-family and garages or buildings. Boxy, block-like buildings without detail or projections are not permitted.
 - a. Architectural features should include the following:
 - i. varying the set-backs along the sides of a structure
 - ii. breaking up roof masses
 - iii. projections or recesses, including porches, chimneys, dormers and balconies
 - iv. varying the height of eaves and ridges on large buildings
 - v. detailing including reveals, trim, and recessed windows
 - vi. articulation of wall planes
 - vii. stepping building with natural topography
 - b. Architectural features which are not allowed include:
 - i. flush detailing of windows, walls, etc.
 - ii. long, flat, unarticulated areas of wall
 - iii. continuous roof lines at the maximum height
 - iv. buildings lacking smaller scale building elements
 - v. buildings lacking exterior detailing including window and door trim
 2. Major roof elements within all residential area within the community shall have a slope of not less than 5:12 and no greater than 8:12. Avoid mixing a variety of roof slopes on the same structure.
 3. Roof edges shall be detailed such that the roof edge has an appropriate thickness for the type of roof chosen. Fascia should be utilized to visually anchor the roof to the structure.
 4. The architect or home builder should offer a variety of building forms and elevations along the streets. Identical elevations shall be prohibited adjacent to or facing each other across the street.
 5. Homes should be a mixture of one and two story elements. Massing of homes should be organized as a whole and not appear as a mixture of unrelated forms.
 6. Overhangs on slope roofed buildings are required within the Arapahoe Ridge community. The use of overhangs should be consistent throughout the structure.
 7. Flashing and gutters should blend with or complement the roof and fascia colors. Vents should be grouped if at all possible, and should be located so they fall in roof areas not visible from the street when facing the front

of the home.

8. The use of building materials such as stone, brick, and wood are encouraged for all structures. If utilized, the majority of siding material should be horizontal in nature with a maximum offset of 8" if lapsiding is utilized. Exposed concrete block, T 1-11 or metal seam siding and the use of diagonal siding materials are not allowed. Exposed, split face block is allowed if used in a fashion consistent with more traditional structures.

Materials selected to finish the structure should be of a proper thickness for the material used in order to avoid a veneered appearance. Changes in materials should not occur at an outside corner or along an unarticulated flat wall where they would appear to be thin or insubstantial. Wood trim and additional detailing is highly recommended around all doors and windows and may be used where changes in material occur.

For example, heavier materials such as brick and stone should appear to be supporting lighter materials. Beams and lentils should appear proportional to the distant span between supports.

The following materials are prohibited for use, including:

- a. standing seam siding
 - b. bright colored aluminum siding
 - c. silver or gold aluminum windows or doors
 - d. reflective glass
 - e. exposed concrete block walls
9. In addition to having attractive, interesting architectural details, buildings are encouraged to have regularly articulated walls to avoid long, unattractive expanses of material.
 10. Roof materials shall include dark, earth tones. Asphalt shingles are allowed so long as they meet FHA and VA standards. See Roofs under Miscellaneous Improvements.

VI. MISCELLANEOUS IMPROVEMENTS

The following improvements require DRC approval unless otherwise specified. Appropriate permits, if required, must be obtained from the Town of Erie:

1. Air Conditioning and Heating Equipment. No approval is required if the air conditioning device (including swamp coolers) or heating equipment is installed on the ground level in the backyard or side yard and in compliance with the following specifications. No window-mounted air conditioning devices. Also see Evaporative Coolers.
 - a. Must be installed to minimize any noise to adjacent property owners.
 - b. Nothing may be mounted on the roof EXCEPT FOR solar units as described below.
 - c. Screening of equipment may be necessary to minimize visual impact.

- d. The air conditioning and heating equipment must be maintained, no rust and other disrepair allowed. If the unit is not maintained it shall be removed.
 - e. At no time will any fans, air conditioners, swamp coolers or other cooling/heating devices be permitted: 1) in the front of the house visible from the street, 2) on the roof visible from the front of the street.
 - f. If a house is located on a bend in the road or a corner lot every effort must be made in the placement of the air conditioning/heating equipment so it is not visible from the street front at all and views from the side are minimized.
 - g. When the air conditioning unit/swamp cooler is not in use (i.e. winter) it must be covered with a fitted cover specifically for such units.
 - h. For those homes looking into a row of back yards efforts will be made to try to minimize visual impact of the swamp coolers but the first criteria is that they are not visible from the street in front of the house involved.
 - i. Solar Units: Solar units require DRC approval and may be located on the roof only if they: (1) meet all governmental guidelines, and (2) are built into and made an integral part of the roof flashing or the structure of any house constructed on the Lot.
2. Awnings and Canopies. DRC approval is required. See Overhangs.
 3. Balconies. See Decks.
 4. Barbecue Grills and Accessories. All Barbeque grills, smokers, and their accessories will need to be stored within the house garage or the rear yard. They will not be permitted in the front or side yards including front porches.
 5. Basketball Backboards/Hoops. Basketball hoops shall only be allowed in front Lot areas if: (1) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street; (2) is portable and can be removed from the driveway; or (3) as otherwise approved by the DRC. No basketball backboards shall be attached to the garage or set facing the street.
 - a. Basketball hoops are allowed in the back and side yard of the Lot upon DRC approval.
 - b. Freestanding basketball backboards shall be made of standard manufacturers' materials and colors.
 - c. No more than one portable hoop is permitted in the front of the property.
 6. Birdhouses and Bird Feeders. DRC approval is not required if size does not exceed one cubic foot. A birdhouse or bird feeder, which is mounted on a pole where the overall height does not exceed five (5) feet, may only be installed in the backyard.
 7. Clothes Lines and Hangers. Must be retractable or removable and clothes must be removed in a timely manner.
 8. Compost. Must be five (5) feet from the property line and no larger than three (3) foot square (3'x3'x3').
 9. Decks. DRC approval is required. Material, design, and color shall match the style of the house. Decks must be wood or other material similar to the material of the residence and painted/stained a color similar or generally accepted as complementary to the residence and must be installed as an integral part of the residence and patio area. Must also abide by Town Code.

An improvement will be considered an integral part of a residence or landscape plan if it

- is essential or necessary for completeness of the residence or landscaping. In the event it is unclear whether an improvement is essential or necessary, the DRC shall, in its sole discretion, make such determination. It must be located so as not to obstruct or diminish greatly the view of adjacent property owners or to create an “unreasonable” level of noise for adjacent property owners.
10. Dog Houses/Runs. DRC approval required. Dog houses, shelters and runs shall be completely screened from view of adjacent public and private property and streets and shall be built from materials compatible with the residential Improvements installed on the Lot. In addition, it must be lower than the lot perimeter fence. If a cover is used, the cover type and materials must also be included in the request for the dog run. Limit of one dog house or dog run per Lot.
 11. Drainage. Article 3, Section 3.16 of the CC&R’s requires that there be no interference with the established drainage pattern over any property except as approved in writing by the DRC. The established drainage pattern means the drainage pattern which exists at the time the overall grading of any property is completed and shall include any established drainage pattern shown on any plans approved by the DRC. When installing your landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or collecting near or against the house foundation, walkways, sidewalks and driveways. Water should flow fully over walkways, sidewalks or driveways into the street. The DRC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern.
 12. Evaporative Coolers (swamp coolers). See Air Conditioning Equipment.
 13. Firewood Storage. See Wood Storage.
 14. Flags and Flagpoles. DRC approval is required. Seasonal decorative flags, the American flag, and military service flags are allowed as long as they are in good condition and not in disrepair. The American flag may be displayed on the property, in windows and on balconies if the display complies with the Federal Flag Code, 4 U.S.C. 4 to 10. The size of American Flag allowed is one measuring three (3) feet by five (5) feet. Free-standing flagpoles are allowed on private property and may not be taller than the lowest point of the roof line. Approval is not required for attached flagpoles (mounted to the residence). Service flags with a star denoting the service of the unit owner or a member of the unit owner’s immediate family in the active or reserve military service during a time of war or armed conflict may be displayed.
 15. Fountains. Front or backyard water fixtures for landscaping purposes must have DRC approval.
 16. Garage Sales. Garage sale signs, which are placed on homeowner property, must be removed within two hours of completion of the event. See also Signs.
 17. Gazebos. DRC approval is required. Must be an integral part of the landscape plan. Must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence. The maximum height of the gazebo may be eight feet (8’) from the grade to the highest point of the structure.
 18. Grading. See Drainage.

19. Greenhouses. DRC approval is required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.
20. Holiday Decorations. Approval for holiday decorations is not required, however all holiday lights may be put up 30 days prior to the holiday and must be taken down within 30 days upon conclusion of the holiday.
21. Hot Tubs and Jacuzzis. DRC approval is required. Hot tubs must be located in the rear yard at least five (5) feet from fence line and in the least visible area of yard from neighboring homes view.
22. Lattice Work. DRC approval is required. All lattices must be contained in a suitable frame for durability. Lattice cannot be attached to fencing going higher than fence line.
23. Lawn Art. DRC approval is not required so long as lawn art complements the surrounding landscape and does not exceed more than 3 feet in height. Up to three items are permitted in the front yard.
24. Lights and Lighting. DRC approval is required Any exterior lighting installed upon any Lot shall either be indirect, or shall be of such controlled focus and intensity that it will not unreasonably disturb any of the Owners of neighboring Lots. Considerations for approval may include, but not be limited to, the visibility, style and location of the fixture.
25. Overhangs — Cloth, Canvas, or Other. Not permitted in front yards. DRC approval is required for placement in backyards. The color must be the same as or generally recognized as a complementary color to the exterior of the residence. Any such material shall be maintained to have a “like new” appearance. Metal or fiberglass awnings are not permitted. Wooden and vinyl lattice are permitted to use as covers for patios, arbors, gazebos and pergolas.
26. Painting/Staining. DRC approval is required for all painting/staining of homes and any accessory buildings unless the repainting to be done is the same color or stain as originally on the home when it was constructed and painted by the builder. The homeowner must submit manufacturer’s samples of each proposed paint or stain color for consideration. Body trim and accent colors must be clearly identified on the Architectural Review Submittal form Submittal of 1st 2nd and 3rd choices of color combinations are helpful. Approval will take into consideration, but not be limited to, the “sheen” of the paint, the home’s architecture, stone or brick accents, roofing color and color of neighboring properties.
27. Patio Covers. DRC approval is required all patio covers/arbors must be attached to the house and painted or stained with a color that has been approved and matches the house siding color. Patio roofs must match the house. No metal or fiberglass patio covers will be allowed. Homeowners are responsible for obtaining any and all necessary building permits.
 - a. Patio Arbors — All patio covers/arbors must be attached to the house and painted or stained with a color that has been approved and matches the house siding color. All dimensional lumber used to cover patios must have a decorative cut to the end. Arbor must be painted to match the color of the house or have an approved stain/sealant of a clear or light, natural wood color. Lattice is permitted for use as a patio cover.

- b. *Retractable Patio Awnings* — Colors must be harmonious with color of house. Awning must be replaced if materials become faded or torn. No metal or fiberglass patio awnings will be allowed with the exception of a metal case for the retractable fabric awnings are acceptable.
 - c. *Yard Arbors* — Yard arbors are subject to approval for size, location and construction. The maximum height of the Arbor may be 8 feet from the grade to the highest point of the structure. Construction must offset 5 feet or more from all property lines.
 - d. *Wooden and approved vinyl lattice products* - (2'x2') are permitted for use as covers for patios, arbors, gazebos, overhangs and pergolas. All wooden structures must be maintained in a sightly manner at all times and must have a sealant and/or stain applied to them, originally, and on a regular basis for maintenance. Any stain color other than a clear sealant, must be submitted and approved by the ARC. Clear and light, natural wood colors are encouraged.
28. Patios and Porches. DRC approval is required. Must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. An improvement will be considered an integral part of a residence or landscape plan if it is essential or necessary for completeness of the residence or landscaping. In the event it is unclear whether an improvement is essential or necessary, the DRC shall, in its sole discretion, make such determination. Must be similar or generally accepted as a complementary design and same color of the residence.
29. Paving. Paving and flag stones require DRC approval. Concrete, asphalt or other permanent type construction materials require DRC approval.
30. Play Structures: DRC approval is required. All play structures must be within a fenced or screened area. Wood material is preferred over metal. No more than one Play Structure will be permitted per lot.
31. Pools. DRC approval is required. Pools must be located in rear yard.
32. Recreation and Sports Equipment. See also Basketball Hoops and Play Structures.
- a. Building structures in backyard trees are not permitted.
 - b. Recreation or other sport equipment requires DRC approval before installation.
 - c. Recreation and sports equipment must be stored out of sight when not in use.
 - d. Trampolines will be allowed within the community including safety nets with prior approval of the DRC.
33. Roofs. Roofs may not be permitted to fall into disrepair (including missing shingles). When replacing the roof, DRC approval is required and the material and color of the roof must be similar to the original material and color as installed by the builder or as previously approved by the DRC.
[NOTE: If homes currently have wood shake shingles, the Association cannot require Owners to replace with the same type of materials.]
34. Saunas. DRC approval is required.
35. Security Bars. DRC approval required. May be approved on a case-by case basis.
36. Shutters. DRC approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.
37. Signs. DRC approval is not required for all signs, including poster, billboard, garage sale signs and advertising devices.
- a. Garage sale signs must be removed within two hours of completion of the event.

- b. One realty “For Sale”, “For Rent”, or “Open House” sign no larger than six square feet is permitted.
 - c. Trade signs, which include, but are not limited to, landscaping, painting and roofing, may be displayed only while work is in progress and must be removed seven days after completion of the job. No business or permanent signs are allowed.
 - d. Political signs, which are signs intended to affect the outcome of an election or ballot issue, may be installed no earlier than 45 days before the day of the election and removed no later than seven days after the election. One sign per political office or ballot issue is allowed and cannot exceed 36” x 48”.
38. Skylights. DRC approval is not required for skylights having measurements of three feet by five feet or less. DRC approval is required for all other skylights. Skylights should be placed in locations so as not to detract from building elevations.
39. Spas. See Hot Tubs.
40. Statues. DRC approval is not required if they are installed in rear yard and of a height not greater than five feet, including any pedestal.
41. General Storage — Outdoor.
- a. Materials intended for outdoor use on a residential property, such as a picnic table, a barbecue grill, or metal and plastic patio furniture are permitted in the backyard behind the fence.
 - i. Barbecue grills, associated equipment, and picnic tables must all be located in the backyard. They are not permitted in the front of the house.
 - b. Materials intended for indoor use such as household appliances and upholstered furniture designed as bedroom furniture, living room furniture, office furniture, dining table and chairs or the like MAY NOT be stored outside.
 - c. Tools, equipment and other supplies utilized for automobile repair or construction shall not be permitted to be stored outside an enclosed storage shed or structure on residential property.
 - d. No building materials shall be stored on any Lot except temporarily during continuous construction of an Improvement.
42. Storage Sheds. DRC approval is required.
- a. Only one storage building per residential lot.
 - b. Must be painted to match house, and match house type/roof line. Shingles must match existing roof shingles.
43. Swamp Coolers. See Air Conditioning Equipment.
44. Temporary Structures. Patio covers that collapse and have fabric covers must be kept in good condition.
45. Trash Containers and Enclosures. Trash containers must be kept out of sight inside the garage, back yard or behind the fence at all times except for designated trash pickup days. Containers may be placed on the street after 8:00 p.m. the night before trash pickup is scheduled, or the morning of trash day, but no earlier than 8:00 p.m. the evening before. Trash containers must be put away after trash pickup on the same day trash is picked up and not left on the street overnight. All trash that extends past the closed lid of the trash can must be bagged and stored out of sight until trash pick-up day or after 8:00 p.m. on the evening before trash pick-up.
46. Trees. See Landscaping.

- 47. Wells. Not permitted.
- 48. Wind Generators. DRC approval required.
- 49. Windows and Window Boxes. DRC approval is required.
- 50. Wind Vanes and Wind Chimes. See Lawn Art.
- 51. Wood Storage. DRC approval is not required if the wood is stored in the side or back yard behind a fence, is neatly stacked, and not located as to block any existing drainage pattern on the lot. Additionally, the stacked wood may not exceed the height of the fence.

VII. AMENDMENT

These Design Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the DRC in its discretion, with the advice of the Board.

The undersigned, being the Design Review Committee members hereby adopt the above Design Guidelines and Standards this ____ day of _____, 20____.

ARAPAHOE RIDGE HOMEOWNERS ASSOCIATION, INC.
A Colorado non-profit corporation

By the Design Review Committee Members:

