

# Painters Ridge

*AT*

**CRYSTAL VALLEY RANCH**

## **DESIGN STANDARDS & GUIDELINES FOR NEW HOMES & HOME ADDITIONS**

*Revised and Approved by the Board of Directors  
January 2014*

# CONTENTS

<b>I. INTRODUCTION</b>	<b>PAGE 3</b>
<b>II. DEFINITIONS</b>	<b>PAGE 4</b>
<b>III. DESIGN REVIEW PROCESS</b>	<b>PAGES 5 – 11</b>
<b>IV. SITE DEVELOPMENT STANDARDS</b>	<b>PAGES 12 – 22</b>
<b>V. ARCHITECTURAL STANDARDS</b>	<b>PAGES 23 – 28</b>
<b>VI. CONSTRUCTION REGULATIONS</b>	<b>PAGES 29 – 32</b>
<b>VII. LANDSCAPE STANDARDS &amp; GUIDELINES</b>	<b>PAGES 33 – 41</b>
<b>VIII. SUMMARY &amp; LEGAL BASIS</b>	<b>PAGE 42</b>
<b>IX. WILDLIFE CONSIDERATIONS</b>	<b>PAGE 43</b>
<b>X. FORMS</b>	<b>PAGES 44 – 53</b>

## **I. INTRODUCTION**

**Painters Ridge at Crystal Valley Ranch neighborhood is challenged with the need to conserve and protect distinctive natural features of the property while properly blending the residential lots and the homes to be constructed on them into the natural landscape.**

In order to ensure that the intent of these planning concepts is followed throughout the design and construction phase, and that a quality environment is created, these Design Standards have been adopted. They are a tool to be used by the Design Review Committee (the "Committee"), in conjunction with the Master Declaration & Covenants, Conditions, Restrictions and Easements for Crystal Valley Ranch, as the same may be amended from time to time, to guide development in a sensible managed process, while still allowing for individual freedom of expression. It will be the expressed purpose of the Design Review Committee to consistently and reasonably interpret these Design Standards.

The role of the Design Review Committee is directed toward review and approval of exterior design, appearance, architectural vocabulary and aesthetics. The Committee assumes no responsibility with regard to floor plans, structural, mechanical, electrical, or other construction details.

These Design Standards should be used as a tool to assist architects, builders, engineers and future homeowners in design and construction of new homes and home additions or alterations in the neighborhood, Painters Ridge at Crystal Valley Ranch.

The primary areas of concern addressed by these Design Standards are site development, architectural character and landscape appearance, especially as these relate to harmonious relationships with the existing terrain and among neighboring homes. In general, the goals are to minimize the harsh contrast in the landscape, to conserve pleasing and significant natural systems, and to encourage architecture appropriate to this unique environment.

These guidelines shall form the basis and criteria for evaluation of plans and specifications submitted for review and approval to the Design Review Committee. They are not established to stifle imaginative or creative desires of the future residents, but rather to ensure that disciplines will be in effect which will cause the development of the neighborhood and community to grow in an integrated and continuous manner. Accordingly, these Design Standards are subject to amendment from time to time by the Design Review Committee and Board of Directors.

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

## **II. DEFINITIONS**

Terms referenced in these standards shall have the same meaning ascribed to them in the Declarations, unless a different definition is provided hereunder.

**Association** – Painters Ridge Owners Association.

**Crystal Valley Ranch** - The property known as Crystal Valley Ranch according to the recorded plat(s) thereof in Douglas County, Colorado.

**Committee** - The Design Review Committee established pursuant to the Declaration.

**Declaration** - The Declaration Creating Covenants, Conditions, Restrictions and Easements for Painters Ridge.

**Developer** - Crystal Valley Ranch Development Company.

**Finished Overlot Grade** - The site grade provided to the Unit Owner by the Developer.

**Final Finished Overlot Grade** - Present site grade of each lot following all construction by the Developer and the Unit Owner.

**Improvements** - "Improvements" shall mean all buildings and structures, parking areas, loading areas, fences, walls, hedges, plantings, poles, driveways, ponds, lakes, recreational facilities, signs, changes in any exterior color or shape, excavation and all other site work including without limitation, grading, road construction, utility improvements, removal of trees or plantings, and any new exterior construction or exterior improvement which may not be included in the foregoing. "Improvement" does not include turf, shrub, or tree replacement of a magnitude that does not change exterior colors or exterior appearances. "Improvement" does include both the original improvement and all later changes and improvements.

**Lot** - "Lot" shall mean those building lots designated on the Plat and shall have the same meaning as the term "Unit" which is defined in this Declaration.

**Plat** - The Plat titled Crystal Valley Ranch Filing 1 in the office of the Clerk and Recorder of Douglas County, Colorado at Reception No. 2002087570, together with any additional plats of other portions of Crystal Valley Ranch.

**Standards** - Those design standards, review procedures and construction regulations adopted and enforced by the Committee as set forth in this document and as amended from time to time by the Committee.

**Unit** - Any plot of land or "Lot" shown upon the Plat or any portion thereof, but together with all appurtenances and improvements now or hereafter thereon.

**Unit Owner** - The recorded Owner, whether one or more persons or entities, of fee simple title to any Unit.

### **III. DESIGN REVIEW PROCESS**

The process for establishing the Design Review Committee and defining the specific duties and powers conferred as described in the Declarations. The Design Review Committee has approved these Design Standards for Painters Ridge at Crystal Valley Ranch.

The Design Review Committee reserves the right to revise these Design Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community while enhancing property values.

All construction that is to be undertaken in this community, whether new residential construction, home additions, subsequent exterior renovations or site construction such as walks, driveways, drainage improvements, or landscape planting is subject to review under these Design Standards. After Final Plan approval through this process, the appropriate building permit(s) may be applied for, and when approved, construction may then begin.

All Unit Owners, builders, consultants, and any other designated representatives (hereinafter referred to as "Unit Owners"), shall comply with the following process, in order to gain approval from the Design Review Committee for any construction.

#### **A. Pre-Design Meeting**

Prior to preparing preliminary plans for a proposed residence, it is required that the Unit Owner and/or their designated representatives, meet with the Committee to discuss proposed plans, Committee concerns, and requirements or attributes which may be specific to an individual site. This informal review is to offer guidance prior to initiating preliminary design. Notes from the Pre-Design Meeting will be filed in the Committee office and will be available to the Unit Owner.

An appointment for a Pre-Design Meeting should be made at least one week in advance by calling the Design Review Committee at (303) 663-3615. Send submittals to:

Painters Ridge Design Review Committee  
c/o Pristine Communities, Inc.  
P.O. Box 124  
Castle Rock, Colorado 80104

#### **B. Preliminary Plan Submittal**

Following the Pre-Design Meeting, the Unit Owner may develop preliminary architectural and site plans. They should meet the following requirements:

1. Preliminary Plans shall be the same sheet size (preferably 24" x 36") and shall include the following:
  - a. Unit or Lot, Filing number and address with Unit Owner's and Builder's names listed on each sheet.
  - b. A professional survey of existing conditions, including roads, utilities, topography with a minimum two (2) foot contour interval, drainage ways, and other natural features. All legal restrictions, including rights-of-way, easements, property lines, and setbacks, shall also be included. All

survey information with enough detail to determine surrounding conditions should extend to the property lines of the lot and beyond to include any rights-of-way, drive access easements directly adjacent to the lot, and adjacent lots. The building envelope for each lot must be indicated on the preliminary plans.

**Accurate topography is required for the building envelope and other impacted areas, as a minimum.** Detailed, accurate topography for the entire lot may not be necessary based on site plan elements and lot configuration and size. General topography for the entire lot and adjacent properties must be provided for reference purposes.

- c. A preliminary site plan of all proposed improvements, including building location, north arrow, driveway and access points (show the existing/proposed road edge), parking areas, existing and proposed grading at a minimum two (2) foot contour interval with appropriate spot elevations, proposed drainage facilities and structures, top level of main floor, drainage features, and the building envelope area at a scale of 1" = 20', or for smaller sites a scale of 1" = 10'. The site plan shall also include locations, elevations, square footages of other improvements, including but not limited to fencing, pools / ponds, patios, gazebos and other site features. A sketch of existing improvements and known proposed improvements on adjacent properties must also be included on all plans.
  - d. Roof and floor plans at a scale of 1/4" = 1'. Roof plans must identify pitch, valleys, hips, overhangs and materials.
  - e. Floor plans must include main structure and accessory structures, balconies, decks and patios.
  - f. Architectural elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, finish floor elevations, top of slab elevations and building height calculations.
  - g. Indication of all exterior materials and colors.
  - h. Any other proposed improvements (i.e. decks, awnings, gazebos, greenhouses, tennis courts, pools, hot tubs, etc.).
2. At the Unit Owner's option, a perspective sketch and/or model may be prepared, as a visualization aid.
  3. In order to assist the Committee, the Unit Owner shall provide field staking (+/- 3 feet accuracy) of all proposed building and/or deck corners. All stakes (lathes) must extend above grade and must be easily visible and identified. Staking must be completed at time of Preliminary Plan submittal.

The height of the roof to ridgelines must be identified to the Committee during an on-site review. The maximum building height shall be as prescribed in the Castle Rock Municipal Code ("Ridgeline Ordinance") as measured in accordance with Town of Castle Rock standards. See key notes for roof height information on individual plat exhibits.

4. After preparing the appropriate plans, the Unit Owner shall submit two (2) sets of plans to the Design Review Committee including drainage and preliminary landscape plan. It should be noted that incomplete submittals might not be accepted for review. A nonrefundable review fee of \$250.00 shall be tendered to CVR design review committee at this time.
5. The Design Review Committee will then review the Preliminary Plans and staking, and will provide a written response within 14 days after the submittal.

### **C. Final Plan Submittal**

Following Preliminary Plan Approval, the Unit Owner may develop final architectural and site plans suitable for construction. They should meet the following requirements:

1. All plans ("Final Plans") shall be of the same sheet size (preferably 24" x 36") and shall include the following:
  - a. Lot, Block, Filing and address with Unit Owner's and Builder's name should be clearly shown on each sheet.
  - b. Update of the professional survey, as needed.
  - c. Final site plan including all finish floor and top of slab elevations, all site improvements, utility connections, complete grading including earth berms anticipated for landscaping at 1' intervals, all paved areas including walks and patios, paving design graphics, easements and setbacks. Areas established for construction trash containment bins and staging, including any construction erosion controls, should also be indicated. Required temporary base course improved driveway improvement and location plan should also be included. This plan must be submitted at 1" = 20' scale or for smaller sites a scale of 1" = 10' is acceptable.
  - d. Detailed roof and floor plans at a scale of 1/4" = 1'.
  - e. All exterior elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, top of slab elevations and maximum roof height. Decks, patios, rails, air conditioning compressors and flues must be indicated.
  - f. Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings and supports.
  - g. Color Board -- samples of all finished exterior materials and colors (including roof, stucco, brick, rock, siding and trim.) Samples must be presented on a 24" x 36" board (1/8" thick) clearly marked with the Unit Owner's name, and Lot, Block and Filing numbers. A front elevation (and other appropriate elevations) must be included on the color board presentation. Cut sheets for exterior lighting must also be submitted. In addition, a typed schedule of samples, or specifications of exterior materials and colors must be included on the Final Plans.

- h. Completed exterior colors/materials form (submitted with color/materials board).
  - i. Landscape and irrigation plans (to be submitted by Unit Owner). See Landscape Design Review Process herein below for specific information. The Committee, prior to installation of landscaping, must approve landscape and irrigation plans.
  - j. Mailbox/Newspaper Box/Address Marker design information -- to be submitted for review with the Final Site Plan to coordinate and be consistent with building materials and other site design elements.
  - k. Driveway entry monuments, retaining walls and other related structures shall be submitted for review to coordinate and be consistent with building materials and other site design elements
2. Any adjustments in site staking shall be made at this time.

**Note: Final approval is subject to inspection and comparison of a certified survey identifying final locations of building corners, easements, building envelopes and property corners.**

- 3. After preparing the Final Plans, the Unit Owner shall submit two (2) sets of plans to the Design Review Committee.
- 4. The Design Review Committee will then review the plans and staking, and will provide a written response within 14 days after the submittal. Should the Final Plans be approved, the Unit Owner may then apply for the appropriate building permit(s), and when approved, begin construction. In the event of disapproval, the resubmission of Final Plans shall follow the Final Plan submittal procedure.

#### **D. Review Fees**

All submittals to the Committee for new home construction require a review fee of \$250.00 payable upon submission. This fee includes site visits by one or more DRC member. If a submission becomes problematic to the Committee resulting in re-submissions, at the Committee's discretion, an additional fee may be assessed for each re-submission.

#### **E. Construction Period Reviews and Requirements**

- 1. The Committee may inspect all work in process and give notice of non-compliance. Absence of such inspection or notification during the construction period does not constitute either approval by the Committee of work in process or compliance with these Design Standards or the Declaration. Any required Committee visits are in addition to standard inspections required by other jurisdictions throughout the construction process.
- 2. Construction must begin within 90 days, or sooner, from the date of Design Review Committee final approval. All construction, **including landscaping**, must be completed within eighteen (18) months from commencement of

construction. "Spec" construction will be required to complete landscaping on or before the anniversary date of the receipt of the Certificate of Occupancy.

**A faxed notice of commencement is required at the required at the Painters Ridge Design Review Committee at (303)-663-3614.**

#### **F. Field Changes**

The only changes that will be of concern to the Design Review Committee are those that materially affect or change the exterior elevations as approved by the Committee.

Should any material changes of color, material or exterior elevation be necessary, it will be the responsibility of the Unit Owner or builder to contact a Committee member, explain the nature of the change and obtain a determination if an official Committee review of modified drawings will be required. At that point in time, direction can be given as to the next step in the process regarding such necessary field changes.

#### **G. Certificate of Accuracy**

A licensed, registered Surveyor (hired by the Unit Owner) shall provide a Certificate of Accuracy attesting that:

1. The building foundation is located as approved (+/-11" horizontal tolerance) by the Committee in the final submittal; and
2. The building foundation elevation is as approved (+/-11" vertical tolerance) by the Committee in the final submittal.

The certificate must be in the form of an improvement survey showing dimensions of foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken must be clearly identified and correlate with location of top of foundation as shown in the final submittal.

The Certificate of Accuracy must be filed in the Design Review Committee office prior to commencement of framing.

#### **H. Project Completion Review and DRC "Compliance Certificate"**

Upon completion of any residence or other improvements for which the Committee gave Final approval, the Unit Owner shall give written notice of completion to the Committee. Within such reasonable time as the Committee may determine, but in no case exceeding ten days from receipt of such written notice of completion from the Unit Owner, or his duly authorized representative, it may inspect the improvements and then issue a Compliance Certificate. If it is found that such work was not done in substantial compliance with the approved plans, it shall notify the Unit Owner in writing of such non-compliance within such period specifying in reasonable detail the particulars of non-compliance, and shall require the Unit Owner to remedy the same. The Unit Owner or builder must obtain a Compliance Certificate from the Design Review Committee, prior to a request for a Certificate of Occupancy from the Town of Castle Rock and / or Douglas County.

## **I. Other Conditions**

Approval of plans by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and it shall be the responsibility of the Unit Owner to assure such compliance. Nor shall approval waive any requirements on the part of the Unit Owner or his representative to comply with setbacks, height restrictions or other requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the Design Review Committee and local jurisdictions may properly grant the waiver or variance, where applicable.

The Declaration shall remain in force as the legal restrictions governing all construction.

Neither the Committee nor its assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Unit Owner by reason of mistake in judgment arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every Unit Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the Association, Committee or its individual members, or the Developer to recover damages.

Final approval of plans is valid for fifteen (15) months. A submittal of a different dwelling on the same lot requires the same review process beginning with the Pre-design procedure and a submittal fee of \$250.00 to include site visits as outlined earlier in this document.

The Committee reserves the right, upon request of a Unit Owner, to grant waivers or variances from any of the procedures or Design Standards set forth herein at its sole and absolute discretion. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

## **J. Supporting Documents**

Unit Owners will thoroughly review all portions of the following documents applicable to their property: As evidence of compliance, the unit owner will be required to initial and date transmittals of receipt of such documents. This acknowledgement of receipt will constitute the unit owner having read and understood all such documents. Each Unit Owner will be responsible to verify the accuracy of each document. The Unit Owner will be responsible to design the residence, grading, drainage and landscape plans according to actual field conditions. The documents provided may or may not be exact to actual field conditions.

1. Final Plat of Filing #1 for "Painters Ridge" within Crystal Valley Ranch.
2. Declarations of Covenants, Conditions, Restrictions and Easements for the Master Homeowners Association of Crystal Valley Ranch.
3. H.O.A. Articles of Incorporation and By-Laws.
4. Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for the Homeowners Sub-Association of Painters Ridge.

- 5.Homeowners Associations Budgets and Financials.
- 6.Metropolitan District Documents Summary; Including Its Fee Resolution.
- 7.Metropolitan District Budget and Financials.
- 8.Design Standards for Painters Ridge.
- 9.Town of Castle Rock Ridgeline Ordinance.

It is the Unit Owners responsibility to research all required local ordinances that apply to development of each home site and to conform to those ordinances.

## **IV. SITE DEVELOPMENT STANDARDS**

### **A. Goals and Objectives for Site Development**

1. To emphasize and preserve the natural setting and integrate new improvements designed to reflect the natural environment.
2. Create a high standard in neighborhood design and implement it consistently.
3. Preserve the most visually significant slope banks and ridgelines in their natural state.
4. Encourage the location, design and development of building sites that provide maximum safety and human enjoyment, while adapting the development to the natural terrain.
5. Minimize the effects of grading and ensure that the natural character of the hillside is retained. Also, minimize the scarring and erosion effects of cutting, filling and other development activities on hillsides.
6. Preserve visually significant rock outcroppings, native vegetation, natural hydrology and areas of visual significance.
7. Encourage development that is designed to include the natural landscape as a major part of the site, thereby achieving a feeling of continuity throughout the project area.
8. Preserve views of significant visual features as viewed both within the hillside community, as well as outside the hillside community.
9. Site residences, out buildings and driveways in clear or relatively open locations to preserve an existing variety of sizes of Gambel Oak.

### **B. Site Planning**

Each building site in Painters Ridge at Crystal Valley Ranch neighborhood has its own specific qualities and characteristics. The Design Review Committee will be looking very critically at site plans to determine whether existing features are respected and sensitively utilized. A preference will be expressed for plans that minimize disturbance of existing terrain, vegetation and drainage patterns, while adequately addressing critical view impacts from off-site. Respect for adjacent lot development is also essential; coordination of elements such as building massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage, screening, views and access will help make for better neighbors. Side loaded or angled courtyard garage entries will be strongly urged and recommended when and where possible on each site. Corner locations will be very carefully monitored for side load garage entries. The committee reserves the right to insist in modification or complete withdrawal of any plan not demonstrating such sensitivities and/or compliances.

**C. General Recommendations for Site Planning and Maintenance**

1. Avoid removing Gambel Oak and other existing native vegetation as much as possible. See Vegetation Preservation Plan
2. Choose to site houses away from Gambel Oak rather than in close proximity to it for fire safety measures. Town and County codes are to be strictly adhered to.
3. Limit mowing of naturally occurring grass as much as possible.
4. Minimize the installation of mowed bluegrass lawn -- emphasize blending into the natural landscape rather than dominating and contrasting with it.
5. Aggressively prevent the occurrence and spread of noxious weeds on each property.
6. Avoid plantings and/or its future growth so as not to substantially block or hinder neighboring properties view corridors.

**D. Siting Improvements**

When considering a plan's suitability to a particular site, the Design Review Committee will review whether the building has been placed with sensitivity toward the individual assets of the specific site. Unit Owners shall consider the qualities of the site, especially the visual and climatic exposure created by the combination of existing slopes, vegetation and orientation. Driveway approaches, screening and landscaping are vitally connected to proper building siting. The Committee will closely review projects that require substantial change in the Finished Overlot Grade to accommodate a specific floor plan.

Plan submittals shall make use of existing vegetation and topographic features to enhance the design of the building and site improvements. The site should become an extension of the home, including outdoor living spaces, so that Unit Owners and neighboring properties may enjoy the Colorado climate. The design of such spaces should be coordinated with the building construction and design, extending similar material where feasible. Paving material should be used that is compatible in color and texture to the particular residence and existing site features.

Treatment of these areas may be accomplished with fences and screens per the descriptions of the following sections. These materials must be harmonious and compatible with the main structure(s).

Unit Owners shall, in detail, consider privacy and the views of adjacent lots. Homes on corner lots generally should be set angled toward the road intersection in order to open the site lines available on these unique lots. When and where possible, each unit should accommodate a side loaded or angled courtyard entry garage.

**E. Setbacks / Building Envelope Restrictions**

General zoning setbacks for the development are located in the Final PD Site Plan / Final Plat.

There are specific lots identified on the Final Plat where an added level of control is necessary and has been delineated by placing building envelopes to minimize potential negative visual impacts from the Interstate 25 corridor and to preserve significant stands of existing vegetation. See the Town of Castle Rock Ridgeline Ordinance.

The principal residence may be located anywhere within the specifically designated building envelope or setback limits of each lot, subject to approval by the Committee, in its discretion.

The setback distance between two primary structures may be increased at the sole discretion of the Committee depending on individual lot attributes.

All setbacks set forth in the Final PD Site Plan / Final Plat, must be strictly followed.

Refer to the Final PD Site Plan / Final Plat for maximum building height and refer to the Castle Rock Municipal Code for measuring height. See keynotes on specific lot exhibits for building heights.

#### **F. Accessory Buildings**

Accessory buildings such as detached garages and storage sheds will not be allowed on site. Dog or pet kennels, dog or pet 'houses' or any forms of boarding facilities are not allowed, unless approved by the Committee. The Design Review Committee will address gazebos and spas in each individual circumstance.

#### **G. Residence Size**

Each of the residences will have improved living floor area, exclusive of basements, garages, porches, patios and accessory structures, of not less than 2,800 square feet in the case of a two-story home (including a "walk-out" style home), and not less than 2,200 square feet on the main floor in the case of a ranch style home.

#### **H. Animals**

All animals, except for **household pets**, shall be prohibited, including but not limited to pigs, goats, cattle, horses, poultry, rabbits, livestock, llamas, snakes, and exotic animals. The Committee and / or the Homeowners Association will address excessive numbers of household pets on an individual basis. **Per the Town of Castle Rock ordinance**, no animal is allowed to run at large and must be leashed when off the owner's lot.

#### **I. Grading and Drainage Standards**

**Builders shall:**

- ◆ **Conform to the requirements of the Town of Castle Rock approved drainage plan for Crystal Valley Ranch.**
- ◆ **Not significantly alter existing drainage patterns.**

Standards for grading and drainage are general, minimum standards only and shall not constitute a representation, warranty or agreement by the Developer, the Design Review Committee or the Association that adherence to such minimum standards in designing or

constructing a residence or installing landscaping shall result in a residence or landscaping which is free from any defects. **Unit Owners are responsible for having a soils test, soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of residences and installation of landscaping.** Neither the Developer, the Design Review Committee nor the Association shall be liable for any damages resulting from the design or construction of any home, landscaping or other improvements which has been approved by the Committee pursuant to these guidelines or for any damages resulting from an Unit Owner's failure to meet or exceed the minimum Design Standards set forth in these guidelines when necessary for the proper design and completion of residences, landscaping or other improvements.

General drainage ways are shown in the Crystal Valley Ranch Phase III Drainage Report and the 'As-Built' Grading Plan, and must be strictly adhered to. The Committee must specifically approve any modifications whatsoever.

#### 1. Grading

All site improvements should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" buildings down slopes, designing dwellings with walkout lower levels, 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 3 horizontal to 1 vertical. All graded slopes should be "rolled" back into existing slopes, so that no sharp contrast exists between existing and disturbed slopes. No final grading shall extend beyond existing lot lines, without consent of adjoining lot owner. However, this coordination of grades at lot lines is strongly encouraged and at times required

#### 2. Drainage

Upon completion of any residence or associated structure the lot shall be final graded in a manner so as to insure positive drainage away from the building foundation. Drainage swales shall be designed to have a minimum grade of 2 ½ percent. As a general rule, swales shall be no closer than 5 feet from any foundation walls. Minimum slopes away from the foundation should be 5 percent for the first 5 feet or in accordance with the Unit Owner's soils engineering report, whichever is more restrictive. Coordination of grading between adjacent sites is strongly encouraged with particular reference to attaining a single swale along property lines. These guidelines shall prevail unless the Town of Castle Rock Codes are more restrictive and those shall then take precedence.

At completion of construction an updated improvement survey must be submitted to the Committee documenting compliance with these Design Standards.

In addition to minimizing the extent of site grading required, disruption to existing drainage courses and ridges should also be limited. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner allowing water to percolate instead of concentrate while still allowing water to flow in a non-destructive course. If culverts or structural channels are required, these elements should be identified on the Preliminary and Final Site Plans so that any impact to the existing environment is minimized.

Historic flows on or across the lot must be accommodated. Within the lot, adjustments can be made as described above. However, some properties may contain parcels of land that have been improved by the Developer or by a District that must function as drainage facilities for the overall project, and which must be incorporated into the drainage design for the specific lot.

The design objective for drainage is to provide safe and efficient drainage, while blending into the overall community design.

3. Compliance

All drainage plans must comply with local, state and national laws and regulations.

**J. Erosion Control**

During and subsequent to all site construction, techniques for controlling erosion within the site to ensure protection of adjacent properties from erosion shall be mandatory and conform to Town of Castle Rock requirements.

**All areas disturbed by construction must be re-seeded with the following native grass seed mix or an approved equal (approved by the Committee):**

**Foothills Seed Mix @ 20-25 pounds/acre (available at Arkansas Valley Seed Company - 4625 Colorado Boulevard, Denver, Colorado). (303) 320-7500**

**K. Driveways and Parking**

Access to each residence shall be via the public roads as shown on the Final Plat. The driveway from the access road to the residence shall be situated to minimize earthwork, without overly emphasizing the parking area or garage. Parking areas shall be located out of major sightlines and shall be screened with landscape earth forms and planting. **Garage doors should be oriented away from the road where possible.**

The following are general standards for designing driveways and parking areas for each lot:

1. Driveways may be located on the property line except where drainage, above ground utility appurtenances or other site conditions prevent it.
2. Private driveways may not exceed 200 feet in length unless an adequate fire turn-around / hammerhead is provided, unless otherwise allowed by the Fire District.
3. There shall be a minimum of two fully enclosed garage spaces for each residence. In addition, a minimum of two off-street parking spaces shall be incorporated into the driveway design. Driveways will count as 2 parking spaces.

Garage doors and openings should be designed to minimize their visibility from roads and other residences. Proper orientation, screening or a combination of both will accommodate this design consideration.

Driveways shall have a permanent surface of paved asphalt or concrete.

#### **L. Retaining Walls**

Retaining walls should be as low as possible and integrated into the entire landscape plan. The use of terracing is encouraged in order to maintain a maximum height of 4' wherever possible. Any walls exceeding four feet must be specifically approved by the Committee and designed by a registered professional engineer. Walls should compliment the natural surroundings and materials must be those of the building structure or stone. Retaining walls visible from the street should be the approved granite stone of the Committee. Flagstone, moss rock, rhyolite, sandstone, brick, compatible stucco or similar materials are encouraged for all other stone walls. No railroad ties or exposed wood will be allowed.

#### **M. Fences and Enclosures**

**Fencing of lot perimeters within Painters Ridge at Crystal Valley Ranch is prohibited** due to its visually dominant impact within the community. However, when fencing must be proposed on portions of the perimeter of a lot, the Lot Owner must receive Committee approval of the design materials and location of all fencing prior to construction.

To allow a more open, spacious feeling for the community and to project open space; perimeter lot fences are prohibited. A perimeter fence is one that is constructed along the full perimeter of the Unit or Lot. In order to further define the open character of Painters Ridge at Crystal Valley Ranch, individual units, and outdoor use areas, the following fencing standards have been developed.

##### **1. Fencing (General)**

Fencing shall be appropriately integrated into the site and its improvements and a combination of landscape elements should be used in the overall fencing and enclosure plan. These landscape components may include hedges/shrubs, earth forms, retaining walls, etc. Compatibility and integration with the overall architecture of the dwelling and the character of the site will also be considered when reviewing the fencing plans for approval.

##### **2. Open Rail Fencing**

Only the Crystal Valley Ranch open rail fence may be proposed to the Committee for use in Painters Ridge at Crystal Valley Ranch residential lots. The only fence approved by the Committee to use within Painters Ridge is the specified cream-colored, 3 rail, vinyl or plastic system. This fence may not be located outside of the building envelope or setback area of the lot. Fencing proposed in closer proximity to the primary structure may incorporate opaque wire mesh for pet containment. All fences shall have an appearance as described in the open rail fence detail and must be constructed and maintained by the Unit Owner. Fencing may not be located closer to a road than 15' back of the front plane of the primary structure. Unit owner must submit their fence along with a color sample for approval. Preferred manufactures of the fencing

will be available to the Unit Owner by the Committee. **The Committee must approve final location of any proposed fence**

3. Solid Fencing / Privacy Screens

Solid fencing is prohibited in the residential lots located within Painters Ridge at Crystal Valley Ranch. Privacy screens are to be utilized in screening privacy areas only, including decks, patios, pools, hot tubs, etc. These areas may be fully enclosed and cannot exceed 6' in height. Screening of these privacy areas must incorporate materials and finishes taken from the building palette. Compatibility with the dwelling and landscape is required. Screening of these areas may also be accomplished by using earthen berming and / or vegetative screens.

4 Dog Runs

Dog runs shall be restricted to 15' back of the front plane of the house on the side and / or rear of the building envelope or setback area of the lot and shall not exceed 500 square feet in coverage. All enclosures must not exceed 54" in height and must be adequately screened from adjoining residences and roads with landscape buffers, hedges, berms, etc.

**N. Lighting**

Per Ordinances of the Castle Rock Municipal Code, the use of "flood lights" is prohibited. Full cut-off light fixtures are required for all exterior light fixtures to reduce negative impacts to off-site land uses. The "Dark Sky" enhancement concept will be recommended wherever possible. Such fixtures, used for illumination of driveways, walks, address signage and general landscape purposes, shall be compatible with the architecture of the structure(s). A minimum of one driveway light per curb cut and one standard address light shall be required in the private driveway corridor, both of which must be activated by electric photocells. These may be the same light. ("Dark Sky" illumination only)

Non-glare landscape lighting is strongly encouraged. However, the Committee reserves the right to prohibit any lighting it deems a nuisance to adjacent properties.

Builder or Lot Owner must meet all local, county or state ordinances regarding lighting.

**O. Signage**

No permanent signs shall be attached or fastened to any fences or natural features including existing trees. In addition, no permitted sign shall exceed a height of six feet from grade.

Permitted signs are limited to the following:

1. Signs required by legal proceedings.
2. Standard residential construction address signs with a four by four post incorporating the black plastic inspection box. **Prior to erection, The Design Review Committee must approve all signs.** Such signs shall not exceed a

total face area of ten square feet, unless by special approval of the Design Review Committee. Signs without prior written approval may be arbitrarily removed and disposed of at the absolute and sole discretion of the Committee.

3. A temporary, single sign to advertise For Sale, the building, and the lot address will be provided in a standard and pre-approved format by the Developer.
4. Any temporary signs must be approved by the Design Review Committee and if allowed they will not exceed a period of six months.
5. No signs before, during or following construction will be allowed for advertising, pools, landscaping, financing, remodeling, roofing, etc.
6. See Resolution on Painters Ridge web site "Rules Regarding Patriotic and Political Expression".  
No other signs will be allowed without prior written consent of the Design Review Committee.

**P. Trash Receptacles**

No storage of solid waste or construction debris shall be allowed outside of the primary structure.

All trash and recyclable receptacles must be stored in fully enclosed containers with lids to discourage wildlife nuisances.

Trash and recyclable receptacles may only be placed curbside for pick-up on the designated pick-up days. It is a requirement to fully contain trash in proper containers with lids in order to avoid wildlife, weather, or wind creating spillage and debris.

Temporary construction debris containers must be approved by the Committee prior to placement on the site. These containers will also have lids or will be equipped with debris "blankets" to minimize scattering by wind or animals. It will be the responsibility of the Unit Owner or builder to maintain and empty these containers on a regular basis or more often as required to eliminate odors or spillage.

**Q. Utilities**

All utilities within the community must be located underground -- up to all buildings. No overhead utilities shall be allowed.

Utility extensions to the house and other buildings shall not remove significant vegetation. Utilize driveway cut to route utilities when possible.

Utility equipment must be screened from view or integrated into other improvements. The Committee must approve all utility equipment locations, materials and aesthetics.

Construction of utilities shall be carefully coordinated with existing site conditions so that minimal disturbance occurs. All utility construction, including storage of excavated and backfill materials, shall be sensitive to and respect all neighboring lots and boundaries of areas to be preserved.

**R. The Following Also Require Committee Approval:**

1. **Address Pedestals.**  
The Castle Rock Fire Department requires each residence to be identified by address number on a post, pedestal or column that is located where the driveway joins the private roadway. This address post, pedestal or column shall be constructed of the same materials as the residence. The address number must be clearly visible for emergency vehicles. The Committee requires the address pedestal to be lighted and the light will follow the guidelines of the "Dark Sky" enhancements.
2. **Mailboxes.**  
Each residence shall have an individual or neighbor shared mailbox monument to be provided and installed by the Painters Ridge HOA. All materials and specifications to be approved by the Design Review Committee during site plan approval. Final details of all mailbox locations and suggested types to be outlined by the Developer and/or Committee in attached documents.
3. **Solariums / Greenhouses.**  
Greenhouses must be architecturally compatible with and be specifically included in the design and include the same material elements of the residence.
4. **Awnings, shutters, screens and other similar exterior elements.**  
The color must be the same as or generally recognized as a complimentary color to the exterior of the residence as approved by the Design Review Committee.
5. **Children's Play Equipment.**  
Appropriate screening and integration into the overall landscape plan will be required. Play equipment of any kind may not be of bright colors (natural colors only) and must blend in the natural surrounding.
6. **Decks.**  
Columns supporting decks are required to be constructed primarily from the building materials of the home and massed from the base up to the deck. Railing design must be included with architectural submittals. No exposed wood will be allowed.
7. **Dogs Houses.**  
Doghouses, if approved, must be located in the back yard or back area of the lot. They must be screened from visual impact to any neighboring residence. Per Town ordinance, the dog owner will be required to control dog barking. No dog will be permitted to run free outside of its owner's lot. Dogs must be on-leash when outside of owner's lot. Dog barking complaints should be submitted to the Animal Control office of the Town of Castle Rock at 303-663-6100.
8. **Antennas.**  
None allowed.
9. **Satellite Dishes.**  
Unless otherwise approved, satellite dishes must not exceed 1 meter in size and must be compatible with the site improvements. Adequate architecturally compatible materials or evergreen screening will be required adjacent to all

satellite dishes to minimize visibility from roads and adjacent homes. Dishes will not be mounted on roofs or extend above the lowest point of the roofs soffit system.

10. **Flagpoles.**

Flagpoles may be attached to the residences and shall not exceed 6' in total length. Flagpoles erected in a vertical fashion must be substantially anchored in the ground and will be limited to 25' in total length above ground. A maximum of two flags, can be affixed to the pole, the American flag and one other i.e. a sport game day display flag or banner during the day of contest. The location of the flagpole or other displays must have prior approval of the Design Review Committee (DRC). Further, the location may not encroach on a set back or easement requirement or Common Elements, street, or adjoining lot when fully extended. The display of the American flag must be in a manner consistent with the federal flag code (4 U.S.C sections. 4 to 10). Also, an owner or occupant may display a service flag to denote the owner, the occupant, or resident's immediate family is in the active service or reserve service of the United States during time of war or armed conflict.

11. **Hot Tubs.**

Design Review Committee is required. Placement must be an integral part of deck or patio area landscaping. Must be in the rear yard i.e. not street side. Must be installed in such a way that is not visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owner.

12. **Basketball Backboards.**

Backboards which are mounted to the garage or pole mounted are not permitted. Portable basketball goals are allowed. These are defined as those commercially manufactured with large bases for counter-balance, wheels for mobility and engineered for relative ease of removal.

(a) Location must be adjacent to edge of the driveway and a minimum of 10 feet from the street. Locating the portable basketball goal on streets, sidewalks, or right of way is prohibited.

(b) All equipment including counterbalancing ballast, nets and rims must be maintained in good condition.

13. **Accessory Buildings.**

Accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, and other structures, shall adhere to the standards outlined for buildings and site planning. It is important that the massing and scale, as well as forms, materials, and other detailing shall be well coordinated and compatible with the main structure(s) on the site.

Gazebos must be designed and integrated into the overall architectural and landscape treatment of the home so as to not appear as an isolated structure in the rear yard.

Detached garages and storage sheds are not allowed.

14. **Solar.**  
The uses of solar utilities are not allowed without approval of Design Review Committee.
15. **Swimming Pools, Ponds and Water Features.**  
All are allowed but must be approved by the Design Review Committee.

**S. Motor Homes / Boats / Trailers, etc.**

Town of Castle Rock ordinances provide that no oversized recreation vehicles, campers, campers not on a truck, boats, motor homes, horse trailers, utility trailers or “unattended” tractors, motor homes or trucks (other than pickup trucks) may be stored or parked in such a manner as to be visible from any other property for longer than 72 hours in the same place or general area except as may be approved in writing by the Design Review Committee. Such vehicles may be kept only in garages. Parking such vehicles in private driveways is prohibited. Inoperable vehicles cannot be repaired, constructed or allowed to remain on any property so as to be visible from any other property.

**T. Hillside and Slope Development**

With regard to hillside and slope development, the Committee's goals are to:

1. Preserve the most visually significant slope banks and ridgelines in their natural state.
2. Encourage the location, design and development of building sites that provide maximum safety and human enjoyment, while adapting the development to the natural terrain.
3. Minimize the effects of grading and ensure that the natural character of the hillside is retained. Also, minimize the scarring and erosion effects of cutting, filling and other development activities on hillsides.
4. Preserve visually significant rock outcroppings, native vegetation, natural hydrology and areas of visual significance.
5. Encourage development that is designed to include the natural landscape as a major part of the site, thereby achieving a feeling of continuity throughout the architectural design integrity and throughout the project area.
6. Preserve views of significant visual features as viewed both within the hillside community, as well as outside the hillside community.
7. Prohibit activities and uses resulting in the degradation of fragile soils and steep slopes and the degradation of the harmonious cohabitation with wildlife

## V. ARCHITECTURAL STANDARDS

### A. Intent

These Design Standards have been developed as general goals and concepts to allow individual expression and enhancement by detailed standards to promote a visually cohesive community. It is the duty of the Design Review Committee to consider submittals within this context, and to encourage overall quality through well conceived and balanced detailing. Creative solutions and quality design are expected of all submittals to the Design Review Committee. Accordingly, it is strongly suggested that the services of competent design professionals be secured.

It is anticipated that each home constructed in Painters Ridge at Crystal Valley Ranch will express a site specific design assembled to accentuate the individual character of each lot. These characteristics shall be discussed during the required pre-design meetings as well as possible solutions to any site difficulties that may be encountered.

### B. Overall Design

Castle Rock contains an eclectic blend of architectural styles that have evolved over time. A summary of the architectural character and major design elements of the lots located within Painters Ridge at Crystal Valley Ranch is described below. The unit owner / builder / architect for each lot proposing to construct a home must meet with the Design Review Committee (DRC) to determine the appropriate architectural style to use in Painters Ridge at Crystal Valley Ranch neighborhood. This meeting should occur before plans are drawn for the structure.

Strong emphasis shall be given to the overall quality of the design. **The Committee encourages architecture with a horizontal character that blends into the existing site.** The natural open quality of the community created by the large lots, landscaping and control of fencing may provide view opportunities to all sides of a structure, requiring the need for continuity of materials and detailing from front to rear depending on specific topographic conditions and vegetation.

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, “stepping” into the grades, and overall scale of the building in relation to the site. The Committee will encourage designs that achieve a delicate balance between distinctive form and subtle impact on the immediate environment.

Therefore, building wings, walkout lower levels, courtyards, stepped walls, integrated decks with massed supports, well designed and proportioned railings, and covered entries shall be developed to achieve well balanced massing. The Committee will review a “three-story look” with disfavor. Window and door punctuation, along with specific surface detailing, will be carefully reviewed by the Design Review Committee; their overall scale and organization can have a substantial impact on the aesthetics of any home.

The placement of a building’s mass and its height should be designed so that it is suited to its lot size and required setbacks, compatible with adjacent structures and scaled in consideration of adjacent buildings. The mass of each home should also be scaled to reduce its apparent size, provide visual interest and depth and achieve a more articulated form. **Box-like designs are not acceptable.** The following are

requirements for single-family structures located in Painters Ridge at Crystal Valley Ranch:

- ◆ Step-down or step-back building height toward the outer edges of structures.
- ◆ Mitigate the impact of garages by integrating them into the floor plan. A garage should not be “tacked” onto the front of a house.
- ◆ Utilize a variety of shapes and forms, including architectural projections such as roof overhangs, bay windows and box windows, chimneys and covered porches to create depth and shadows.
- ◆ Design building elements that are visually more massive or “heavier” below and those that are less massive and visually “lighter” should be above the ground level. A second story should not appear heavier and have disproportionately greater bulk than that portion of the building (or columns) that support it.

### **C. Building Elevations**

All building elevations facing a private drive or regular street shall be well articulated to reduce the ‘box’ appearance and to strongly express acceptable styles identified in the pre-design meeting with the DRC. Adjacent or facing single-family residences may not have the same elevation or the same color scheme on the exterior.

### **D. Covered Entryways and Porches**

A covered entryway for the front door is required on all residences. This may be accomplished by the use of a porch, porte cochere, second floor overhang, etc. Minimum covered area is 45 square feet in the entry area. Minimum dimension for width and depth is 7 feet. Entryway covers must utilize the same material as the main roof system.

### **E. Windows**

Windows shall be placed to complement and support the overall building character and scale. Windows will be positioned to add the architectural balance necessary for this caliber of residence and the overall character of Painters Ridge. Groupings of windows should generally be centered in the building form on which they occur. Windows with distinctive shapes, sizes, or details (such as divided glass, arches, and bays) shall complement the architectural style of the building. It shall be encouraged that all windows and other openings will be trimmed with a minimum 2-inch by 6-inch trim board or relief (or some other method acceptable to the Committee) for all building elevations. Windows surrounded by masonry materials such as brick or stone do not require trim board.

### **F. Exterior Utility Equipment and Air Conditioning**

All exterior utility equipment, wherever possible, must be incorporated into the main building or, along with other detached structures, must be architecturally compatible with the residence. All utility equipment, to the nearest extent possible, shall be coordinated to match the color of the wall to which it is mounted. Air conditioning, electrical and gas

meters shall be fully screened from view of the roads within practical limits determined by the Design Review Committee. All types and forms of air conditioning units shall be installed at ground level and shall be fully screened from adjoining residences and roads. Roof or wall mounted air conditioning units are not acceptable. All utility connections shall be carefully coordinated to minimize site disruption.

## **G. Garages**

There shall be a minimum of two fully enclosed garage spaces for each residence. In addition, a minimum of two off-street parking spaces shall be incorporated into the driveway design. Garages should be carefully considered in the overall design. Garage elevations and doors shall be an integral part of the design of the home and not dominate or overwhelm the front elevation. Garage entries are strongly encouraged to be oriented away from the road frontage unless it is a corner lot or otherwise approved by the Design Review Committee. Multiple openings shall be designed to minimize their apparent size. Garages must be well proportioned with respect to the rest of the house and site. Guest parking shall be provided other than in front of the garage doors where possible. Oversize garage doors (for RV's, boats, campers, etc.) must be oriented away from primary public and private roads and must be designed as an integral part of the overall structure.

Architectural forms, materials and design details present in the building's elevation, including masonry and windows, shall be incorporated into the garage elevation.

Plate height of garage elements shall not exceed 30 inches above top of garage header height, even when this requires a separation from the main house roof. Garage doors are recommended to be recessed 10 inches minimum or be surrounded with 10-inch minimum pop-outs for relief.

## **H. Roofs**

### **1. Roof Form**

The form of a building's roof has much to do with architectural character. Maintaining a human scale to the community, and its homes is an important part of the Painters Ridge concept. In general a simple, dominant roof form should be used in conjunction with complimentary, secondary and minor roof forms/elements. The dominant roof form should be oriented from front-to-back in order to lower apparent roof heights and reduce the impacts of high gable roof ends from the street. Gables, dormers and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form.

The Committee will carefully review roof massing and encourages creative and harmonious use of hips, clipped hips, gables, multiple ridges and roof axes, dormers and lower eave heights. Well-defined eave detailing with strong shadow lines and articulation is required, as is careful consideration of gutter and downspout location and detailing.

### **2. Roof Overhangs, Fascias and Soffits**

Roof overhangs are required to create relief and shadow patterns that visually reduce height and scale; provide shade for walls and windows; and help control

rainwater and hail. The Committee will generally discourage roof overhangs of less than 18 inches.

Roofing materials should be considered with respect to harmony of color and texture with other materials on the dwelling and adjacent properties. Concrete or clay tile, architectural quality shingle and slate are the materials of choice. Roofing materials must be fire resistant (Class A as per NFPA 299) and must be approved by the Committee. If materials other than outlined are selected, they must create shadowing and dimensional relief and be sensitive to the neighboring residence.

Careful attention must be given to roof accessories. Metal roof vents shall be discouraged in lieu of gable vents or concealed ridge venting. Furnace and fireplace flues shall be enclosed within a masonry chimney where possible, and chimney caps shall be finished to blend with the architecture. Solar collectors are allowed only when they are fully integrated with the roof design and will not be approved when supported on contrived platforms or visible to the street. All roof furnishings, with the exception of valley flashing, shall be painted to match the roof.

Attention should be paid to overall building height as it relates to topography, vegetation and adjacent structures. Please refer to the keynotes on the lot exhibit sheets, and Douglas County regulations for specific height limitations.

## **I. Exterior Materials and Finishes**

Dwellings within Painters Ridge at Crystal Valley Ranch shall be designed with a high level of detail and a sophisticated combination of materials. Careful attention should be paid to the interfaces between materials. Quality materials such as natural stone and brick masonry, stucco and use of composite wood grained siding will be encouraged within the development in keeping with the upscale image of the community and the desire for visual harmony. Using a material on only one side of the primary structure is very strongly discouraged. Materials should be integrated into the overall architecture of the building.

The use of stone or Committee approved synthetic stone veneers is encouraged within the community. As these aspects cannot be interpreted from small samples, the Committee will only consider their use with a full 2' x 2' sample lay-up for its review. The Committee reserves the right to reject samples that appear out of character and quality with the community.

The use of stucco is allowed, but careful consideration must be given to creating a natural fit with the balance of the building. The Committee will not approve arbitrary usage that makes an awkward statement or that looks like an addition. Although it is not prohibited, a stucco-based house will be reviewed very critically with respect to detailing, color and massing. A high level of articulation to the wall surfaces through the use of detail and reliefs will be required. Careful color blending will also be a requisite.

Brick masonry should include use of special details such as coining, soldier and other decorative coursing, patterned lay-ups, articulated window headers and sills, and special chimney statements. Concrete foundation walls shall have minimal exposure and shall be faced or finished to blend with the general architectural design of the building.

Wood is encouraged as a building material when properly accented with complementary materials. "Rustic" textures will be encouraged within the project. When lap siding is used, a distance of no greater than 8" between boards is required with a preference toward shorter distances. Durable stains and paints are acceptable finishes when approved with the material's submittal.

Other materials not addressed in these standards including manufactured, artificial, simulated, or imitation sidings, shall be reviewed on an individual basis and the Design Review Committee retains the right of refusal. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the Committee. Fire resistant materials are strongly encouraged.

Wall siding materials must be continued to within 6 inches of finished grade on all elevations, with steps not to exceed 2 feet of exposure where there is side grade changes on walkout conditions.

Multiple wall materials shall blend harmoniously in color with one another. Frequent material changes throughout the exterior shall be avoided. Materials shall wrap any corner situation. The return on highly visible outside corners shall be a minimum of 2 feet. It is preferable that material changes on the exterior occur at inside corners or at changes in plane.

The Unit Owner must supply sample boards of all colors and materials proposed to be incorporated or used as trim/accents on the exterior, for analysis and approval by the DRC. Careful analysis of exterior colors for their appropriateness in being compatible with the site and the harmonious blending in the upscale neighborhood is very important. The "Color Board" will be retained by the Committee to allow for "on-site" analysis required to compare the colors proposed to the actual site conditions.

In general, the roof color shall be darker and less reflective than the field color of the building. A secondary field color should only be used in ways that are appropriate to the architectural style.

For all architectural styles there shall be a clear contrast between the field color(s) and the fascia/trim colors(s), i.e. lighter field colors for the walls with darker trim/fascia and darker wall colors with lighter trim/fascia. Accent colors should be used to accentuate specific detail elements on the exterior elevations such as – front doors, shutters, louvers, railings, etc. Gutters and downspouts are to be painted the same color as the element to which they are attached.

No house adjacent to or directly across from another may share the same color scheme.

Accessory structures must match the architectural details, color and materials of the house on the same lot.

## **J. Decks, Balconies, and Covered Patios**

The design of balconies and elevated decks, including their materials and colors, shall be consistent with and complimentary to the main structure and not appear to be "tacked on" to a house or building. All vertical elements (railings, supports, and columns),

fascias and overhead structures shall be painted or stained, to match the main structure, and not left to weather naturally. Supports shall be massed from the base up the deck surface and not by straight 4x4 or 6x6 beams.

Covered patios shall have the same roof material as the main roof. Patio enclosures shall match the materials and colors of the main structure. Refer to Town Zoning Code for deck, balcony and patio setback requirements.

**K. Columns and Supports**

Columns and supports should appear substantial, and in proportion to the overall building mass. A minimum column/support section shall be approved by the DRC, and preferably incorporate relief or build-up elements. The character and detailing should be consistent with the architectural style of the building. Straight 4"x 4" or 6" x 6" columns or supports are not acceptable.

**L. Chimneys and Gas Fireplaces**

Flue shrouds shall completely screen the vent top or spark arrestor, and complement the architectural style of the structure. Where direct vent or other gas fireplaces are used, their forms must compliment the wall on which they are located. Box-outs should terminate at the underside of the main roof cover of the wall plane. Exhaust ducts are not allowed on the front or street side elevations or on side elevations within 10 feet of the front corner.

**M. Skylights**

Skylights shall be integrated into the roof design and parallel the roof pitches. Skylight glazing should be flat and clear, solar bronze or gray in color. Reflective glazing is not permitted. The frame of the skylight shall match the surrounding roof color.

**N. Gutters and Downspouts**

Gutters and downspouts should be integrated into the designs of buildings and appear as a continuous architectural element. Drainage solutions should be unobtrusive to the overall building. Downspouts should be located on vertical members in inconspicuous locations. The colors of exposed gutters and downspouts should match those of the surfaces to which they are attached. All flashing, sheet metal, vent stacks and pipes shall be colored to match the material to which they are attached or from which they project.

## **VI. CONSTRUCTION REGULATIONS**

### **A. Introduction**

Construction must be conducted so as not to be injurious or offensive to adjacent premises by reason of the emission or creation of noise, rumbles, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.

**\* Very Important \* All construction sites are to be maintained in a clean and orderly fashion throughout the construction process.** Construction materials are to be neatly piled on site; debris and rubbish are to be contained and periodically removed; tall, unsightly weeds are to be routinely cut back, streets adjoining a construction site are to be frequently swept clean of dirt and construction trash. The Contractor shall clean up any debris left by a supplier or sub-contractor on public streets. There will be no washing of any truck or car on the streets of Crystal Valley Ranch.

Infractions of published Construction Procedures may be cause for a \$500 fine to the owner or builder per infraction, and/or suspension of builder or builder's sub-contractor or supplier from the project.

\* The Builder *may* be required by the Developer or the Committee to deposit \$2,500.00 in an escrow account established for the exclusive use for street and site cleaning of trash (including mud & gravel from erosion), infrastructure damage, vegetation damage or loss outside the building envelope and/or damage to Crystal Valley Ranch Streetscape landscaping. This deposit would be per each home to be built, "spec" *or* pre-sale, and would be fully refundable upon the completion and Closing of the home to the Unit Owner. A member of the Committee on a periodic basis will inspect the site for this purpose and if the Builder will not timely clean the mud or debris, repair or replace any damaged infrastructure or replace vegetation, his account will be debited and the Builder will be invoiced for a reimbursement of the account. If the account is overdrawn at the time of sale to a Unit Owner, the Unit will be liened for the balance and all future deposits from that Builder will be \$5,000.00. \*

### **B. OSHA and Other Governing Entities**

All applicable laws, regulations and guidelines from OSHA, Town of Castle Rock, Douglas County and other governing organizations will be strictly observed by builders, sub-contractors and suppliers at all times. This includes the time driving into and out of the Crystal Valley Ranch community.

### **C. Insurance**

The Unit Owner and the contractor shall, throughout the construction period, carry all necessary and current insurance policies sufficient to conduct the business of constructing a home on the Unit. Sub-contractors, suppliers, consultants and any other agents of the Unit Owner will be required to carry sufficient and current insurances as well. These policies will include, but not be limited to auto, workman's compensation, general liability and builder's risk. The Builder or Unit Owner shall include Crystal Valley Ranch Development Company, LLC, and all directly related affiliates, as additional insured.

### **D. Parking / Site Access / Community Access**

All construction and/or construction traffic shall not interfere with the free passage of traffic through and around the site. Construction traffic must be sensitive to the traffic patterns, speed limits, and needs of the community. No parking of vehicles or storage of

materials will be permitted in protected native vegetation areas. All construction traffic, including deliveries must be confined to the designated driveway for the lot/home under construction. In an effort to minimize the amount of dirt and mud tracked onto the streets, the approximate driveway location should be staked prior to foundation excavation. Road base to a minimum depth of 4" for the driveway must be installed immediately following the installation of the roof framing system. This base course shall be periodically maintained and replenished as needed, throughout the entire construction process. No vehicles or storage trailers will be left on the public roads overnight.

**E. Noise**

Loud radios or noise will not be allowed within subdivision. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside homes under construction. Remember that sound travels a long way on a windy day.

**F. Temporary Structures / Signs**

The installation and location of all temporary structures such as construction site trailers must be approved by the DRC & CVRD. These structures, if allowed, must be promptly removed upon the completion of construction. Building permit boxes shall not be attached to existing trees or vegetation. No contractor or sub-contractor signs are allowed other than those permitted within the Crystal Valley Ranch Signage Guidelines. Refer to the Sign Criteria requirements.

**G. Erosion Control**

The Contractor is responsible for an erosion and sediment control plan to be established and implemented to control runoff and contain silt within disturbed areas of the construction site.

**H. Deliveries**

No deliveries of equipment or material should be made before 7:00 AM or after 7:00 PM. Operators of vehicles are required to see that they do not spill any damaging materials while operating within Crystal Valley Ranch. If spillage occurs, operators or their contractors are responsible for clean up. They are also required to contact agencies governing these occurrences. Clean ups done by CVRD will be billed to the responsible party. Please report any spills as soon as they occur.

**I. Debris and Trash Removal**

The Unit Owner or contractor must provide enclosed or 'Blanketed' Containment Dumpsters. These dumpsters are to collect trash and debris generated by construction and the sub-contractors and their employees. They shall be emptied regularly, when nearing full, to prevent overfilling and spillage. Unit Owners and/or contractors shall pick up all trash and debris on the construction site at the end of each day. At the end of the workweek, Fridays, the site will be thoroughly cleaned of trash and debris or any other material that may pose a hazard, create odors, invite unwanted wildlife nuisance or otherwise be unsightly. No debris shall be located outside of this enclosed containment dumpster.

No trash or construction debris may be placed or wind blown onto adjacent or nearby lots. Violations and abuses that are specifically discovered may be removed and charged to the violating Unit Owner and/or contractor.

**J. Work Hours**

Construction work shall not begin before 7:00 AM nor continue after 7:00 PM, Monday through Saturday. Special permission is required to move equipment or make deliveries on Sunday. All attempts should be made to coordinate construction schedules that may cause disruption to adjoining residents.

**K. Storage of Materials and Equipment**

Unit Owners and contractors are permitted to store construction materials and equipment on the construction site during the construction period. Construction materials shall be neatly stacked, properly covered and secured. Storage of materials or construction equipment outside the approved construction site will be done only with approval of the Design Review Committee. Any storage of material and equipment shall be the responsibility of the Unit Owner or contractor. Unit Owners and contractors will not disturb, damage or trespass on other lots or the open space. Should any damage occur, it would be restored and repaired at the offender's expense.

To use adjoining property, the applicant shall obtain written permission from adjoining property owners for "Right of Entry" during the course of construction or to stockpile materials. The Design Review Committee must be notified of all "adjoining property use and conditions."

**L. Protecting Vegetation**

Trees and other vegetation that is to be saved according to the approved landscape plan must be flagged and protected by barriers such as vinyl snow fence or other suitable and/or similar barrier. The Contractor shall not store trash, debris, equipment or materials within fences or other suitable the area of existing vegetation to remain. See Tree Preservation in Section VII.

**M. Vacant Property**

All vacant property shall be kept neat and cleared of debris, and shall be well maintained and continuously maintained in its natural condition until construction commences on the property.

**N. Damage to Structures / Utilities**

Any damage to streets, curbs, sidewalks, drainage inlets, street markers, mailboxes, retaining walls, streetlights, monuments and signs the responsible party must repair immediately to original condition. Repairs made by Crystal Valley Ranch Development will be billed to the responsible party.

Any party who cuts any utility line such as water, sewer, electricity, cable TV or telephone shall be responsible for reporting the accident to Crystal Valley Ranch Development and the appropriate utility within 30 minutes of the occurrence.

**O. Portable Toilets**

Portable toilets must be provided by the Unit Owner or contractor at the site and maintained on a regular basis. Contractor will be completely responsible for prevention of foul odor and / or unsightly condition.

**P. Dust, Noise, Odor and General Conduct**

The following actions are strictly prohibited in this community:

1. Changing oil of vehicles and equipment
2. Concrete equipment cleaning or concrete dumping shall be confined to the subject lot. No exceptions!
3. Removing any rocks, trees, plants, or topsoil from property other than the Unit Owner's lot, unless approved by the Design Review Committee.
4. Careless treatment of trees or Private Open Space Preservation Easements.
5. Use of spring, surface, or irrigation water for any purpose.
6. Signs other than approved construction or real estate signs.
7. Careless use of cigarettes or flammable items.
8. Use of Firearms.
9. Open burning of any form or nature.

## **VII. LANDSCAPE STANDARDS & GUIDELINES**

### **A. Tree Preservation**

One of the primary goals is to minimize the disturbance of existing ecological systems and to preserve existing vegetation. Existing vegetation is essential to the visual quality of Painters Ridge and is important in preventing soil erosion and the protection of wildlife and other natural systems.

Unit Owners and builders may not remove trees or gambel oak or begin clearing operations prior to final approval of plans by the DRC and CVRD. Trees may be cut after such approval only for clearing for driveways and building pads. All other tree or gambel oak clearing must be approved as part of the Landscape Plan.

**Note: No clearing of trees or gambel oak may begin until there has been a physical inspection by a representative of the DRC and CVRD of all marked trees that are to be removed. The reference of "tree" throughout this and previous sections shall also include gambel oak.**

The following measures will be undertaken to ensure preservation of existing vegetation.

1. A tree and gambel oak survey shall be completed (in conjunction with other required survey work). Although major trees should be located prior to schematic design, at the time of the schematic design conference a tree survey covering all areas that will be affected by construction will be necessary.
2. A tree and gambel oak survey shall be used as an aid in developing preliminary plans. Tree preservation should be a high priority in siting of buildings, parking, driveways and other site elements as well as development of grading concepts.
3. Final plans must clearly delineate all trees and gambel oak to be preserved and the limits of disturbance lines. This should be cross-referenced with all aspects of the development such as utilities, grading, layout, etc.
4. The limit-of disturbance lines must be protected with fencing, conspicuous and high enough to be seen by equipment operators. Fencing must be installed far enough from the tree to prevent compaction and puddling over the root system and large enough to include the area within the drip line. No grading shall take place within the drip line of trees to be preserved. Sensitive root systems fall within this area and must be protected.
5. No equipment storage or parking will be allowed within these preservation areas. Weed and debris removal within these areas must be done with hand tools.
6. Protective fencing must be installed prior to any clearing and construction and must be maintained in good condition until construction is completed.
7. Penalties for infractions of the above guidelines may be cause of a \$500 fine to the Unit Owner or builder per infraction and/or suspension of builder or builder's subcontractor from the project. The owner and builder will be held liable for their sub-contractors and their agents for violations of the construction procedure.

## **B. Landscape Design Standards and Guidelines – General**

Landscape improvements are the final critical element in the overall visual integrity and aesthetics of Painters Ridge. Consequently, careful attention has been given to these landscape standards to ensure that the landscape concept for each individual dwelling is a positive addition and will be compatible and harmonious with the overall community.

**A natural or natural appearing landscape or Xeriscape is preferred for each lot.**

All landscape construction in this community, whether new landscape plantings, subsequent improvements, or drainage improvements is subject to review under the following design standards and requirements. All Unit Owners shall comply with the following process, in order to gain approval from the Design Review Committee for any landscape construction.

**Only after receiving written approval through this process shall landscape installation begin.**

The purposes of these landscape standards are to:

1. Promote compatible and continuous landscape treatment throughout Crystal Valley Ranch.
2. Promote the quality image of the development.
3. Ensure that the plant materials proposed are compatible with environment conditions for year-round landscape beauty.
4. Insure compliance with and conformance to the landscape requirements of the Skyline / Ridgeline Ordinance of the Town of Castle Rock.
5. When and where possible to preserve neighboring residences view corridors and sightlines.

## **C. Review Procedure**

1. Pre-design Meeting

Prior to preparing the landscape plan for a residence, it is required that the Unit Owner and/or his designated landscape architect, meet with a Committee member to discuss plans, requirements, and existing conditions of the site. This informal review is to offer guidance prior to initiating design and will help to minimize changes and delays. At this time, existing conditions and concerns will

be noted and desirable outdoor functions, such as eating areas, gardens, play areas, fencing, etc. and their locations will also be discussed enabling the designer to address them in the plan. Identifying concerns up front will save time later. Minutes of the pre-design meeting will be sent to the Unit Owner and Landscape Architect and will also be kept in the Committee office.

An appointment for a pre-design meeting should be made in advance by calling the Design Review Committee office at (303) 814-6862. If possible, a pre-design

meeting should occur prior to the builder having started the house, grading, and any exterior details such as decks, walks, driveways, septic systems, etc.

## 2. Plan Submittal

Following the pre-design meeting, the Unit Owner may develop a landscape plan. Three copies of the plans shall be submitted. The plan must contain the following information

- a. Lot, Filing number and Unit Owner's name and address.
- b. Designer's name, address, and telephone number.
- c. Scale of 1" = 10' and North arrow.
- d. All existing conditions, including house, walks, driveways, septic systems, patios, decks, walls, topography with a contour interval of 2 feet or less, drainage ways, neighboring landscape plantings along the property lines, natural features, easements, property lines, and other legal restrictions that may exist.
- e. All proposed improvements designed in accordance with the Landscape Design Standards including drainage ways, proposed grading with a contour interval of 2-feet or less, trees and shrub beds with botanical or common names of all plant materials including perennial and ground cover beds, sizes (WIDTH, CALIPER AND HEIGHT), all landscape features such as walls, fences, gardens, hot tubs, pools, tennis courts, gazebos, gardens, storage sheds, water features, boulders, structures, play equipment, lighting, etc.
- f. The Unit Owner shall submit the above plan(s) to the Design Review Committee. Send submittal information to:

Painters Ridge Design Review Committee  
P.O. Box 1108  
Castle Rock CO 80104

The Committee will review the plan(s) and will provide a written response no later than 14 days after the review. The written response will indicate approval of the plan, approval with modifications, or denial. If the plan is denied, a written response will be given explaining the reasons for denial. Any resubmission shall follow the submittal procedures and address the areas of concern.

**Construction must not begin prior to receiving written approval from the Design Review Committee.**

## D. Landscape Design Standards

### 1. Background

These design standards are intended to guide construction of landscaping within residential lots in a manner that allows for individual creativity while assuring

compatibility within the overall natural and open character of Crystal Valley Ranch. Continuity may be achieved through the use of native vegetation and other domesticated vegetation that is designated as hardy in the local climate. The open appearance of the community must be maintained. Site-specific landscaping improvements must integrate building structures into the site through landscaping techniques. Landscape designs should include transitions from more intensely built areas into the natural open space areas, appropriate use of buffer areas and screening techniques, re-vegetation of disrupted areas with similar plant materials, and incorporation of a native plant palette to "fit" into the overall character of the community.

## 2. Grading and Drainage Requirements

These standards for grading and drainage are general, minimum standards only and shall not constitute a representation, warranty or agreement by the Developer, the Design Review Committee or the Association that adherence to such minimum standards in designing or constructing a residence or installing landscaping shall result in a residence or landscaping which is free from any defects. Unit Owners are responsible for having a soils test, soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of residences and installation of landscaping. Neither the Developer, the Design Review Committee nor the Association shall be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the Committee pursuant to these guidelines or for any damages resulting from an Unit Owner's failure to meet or exceed the minimum Design Standards set forth in these guidelines when necessary for the proper design and completion of residences or landscaping.

### a. Grading

**Grading shall be limited to the 100-foot radius Primary Building Area and the driveway alignment. All areas disturbed by construction must be re-seeded with the following native grass seed mix or an approved equal (approved by the Committee):**

**Foothills Seed Mix @ 20-25 pounds/acre available at Arkansas Valley Seed Company - 4625 Colorado Boulevard, Denver, Colorado). (303) 320-7500**

All graded slopes should be "rolled" back into existing slopes, so that no sharp contrast exists between existing and disturbed slopes. No final grading shall extend beyond existing lot lines, unless by special approval of the Design Review Committee and in agreement with adjacent property owner(s).

The character of Painters Ridge is intended to reduce the overall amount of grading in order to retain as much of the existing topographic and landscape characteristics as is possible. The Unit Owner is responsible for the final finished overlot grade, which has been adjusted to comply with the siting, drainage, and landscape requirements of these design standards.

b. Drainage

Drainage for each Unit or Lot must occur within the Lot. The final drainage pattern shall take the water from the lot out to the road drainage openings, a natural drainage channel or along the back property line, where it eventually drains to the road or a natural drainage channel. If drainage occurs down the side of the lot near the property line, grading must be undertaken so that the water does not run onto neighboring property. Coordination of landscape beds and lawn areas between properties where there exists a higher degree of slopes must occur in order to mitigate fast runoffs, potential erosion and washing away of mulched areas.

c. Landscape Mounds

Earth forms and landscape mounds can add significantly to the overall quality and appearance of a landscape design and are strongly encouraged by the Design Review Committee when appropriately integrated into the site. These grading forms should be smooth, gently rolling elements that appear to blend naturally with the Final Finished Overlot grade. "Dump truck or elephant under the carpet" landscape mounds are strictly prohibited. Slopes and landscape berms should not exceed a ratio of 4 horizontal to 1 vertical, with tops less severe than the side slopes. All landscape mounds should blend into site context including drainage ways, ridges and natural contours.

**3. Irrigation**

All planted areas shall receive automatic-type irrigation coverage. The irrigation system shall provide complete coverage to the edge of the road and shall minimize spray on streets, walks, adjacent properties, etc. The irrigation system shall be functional at the time of landscape installation. Irrigation requirements may be waived in areas planted with native species subject to the review and approval of the DRC. All irrigation system components shall incorporate the latest technologies in water conservation. Areas of restorative grasses need not provide irrigation. Trees and shrubs within these areas shall be noticeably established in drainages where runoff water is available. Foundation landscaping in areas of expansive soils may be exempt from normal irrigation requirements upon submittal of a soils report. Drip irrigation is encouraged for remote plantings.

Temporary Irrigation Systems may be required for replanting or reseeding purposes and the Design Review Committee on a temporary basis may grant a variance to the maximum area of irrigated turf. Larger, temporary systems may be required to establish larger areas of native landscaping. A temporary system may be in operation for a maximum of two (2) years from the date of commencing operation. When two years have elapsed, either the system must cease operation or the temporary system must be reduced to "fit" within the maximum allowed square feet of irrigated turf area.

#### 4. Screening

All mechanical equipment (electrical service pedestals, transformers, gas meters, AC units, etc.) not screened architecturally shall be screened with plant material.

Side loaded garages and driveway parking areas facing adjacent lots shall be adequately and substantially screened with shrubs and trees near property lines to shield neighboring property owners from headlights, noise, etc.

Landscape screening is recommended at all locations in which living areas of a home are visible to and from other homes. This shall be based upon the discretion of individual property owners.

#### 5. Front and Rear Yards

Landscape treatment shall be concentrated around the front and entrance of the house. Approximately 75% of all required plant materials shall be planted in the front and side yards within view from the street. These plantings shall include foundation plantings, screening at the property line near garages and plantings near driveway entrances. All front yard plantings will be strongly encouraged to be native or indigenous to the area and shall closely follow the Town of Castle Rock recommendations for best water conservation techniques and types of plantings.

All front yards shall be fully landscaped according to the landscape plan presented for approval, wherein native grasses and plant materials will be installed in lieu of sod, along with a specific program of maintenance and eradication of noxious weeds. The DRC will have the exclusive right to determine what plant materials are or are not noxious weeds.

Front yards shall be natural, not exotic in landscape character. Landscape plans must utilize at least 75% native or complementary species unless otherwise approved by the DRC. Exotic material or ornamental species (if used at all) should be limited to private courtyards, formal entries and enclosed gardens.

All Shrub beds shall receive a minimum 2-inch layer of shredded wood mulch. Any other mulching material must be submitted to and approved by the DRC. No bare ground is acceptable and black plastic edging is discouraged as an edge material for plant beds. It is costly, unnecessary, and requires continual maintenance.

Use of intensely irrigated sod or bluegrass is allowed but encouraged to be limited. Sod should be carefully integrated in the front or rear yard design and not to used as a "Blanket" in the overall landscape plan.

**The Committee will carefully scrutinize any submission having intensely irrigated sod or bluegrass totals of:** (the following guidelines are maximums)

- (a) Sites having a gross square footage of one acre (43,560) or more, 5,000 sq ft of sod;
- (b) Sites having a gross square footage of  $\frac{3}{4}$  acre (32,670) to 1 acre, 4,000 sq ft of sod;

(c) Any site with gross square footage up to  $\frac{3}{4}$  acre (32,669 or less), 3,000 sq ft of sod.

## **6. Plant Massing**

Simple plantings with a limited variety of plant material shall be used to create a pleasing, well-integrated landscape.

Generally, trees should be planted in groupings of one (1) type and with a minimum of (3) trees per group whenever possible.

Generally, shrubs and ground covers should be planted in masses of one (1) type per mass and in sufficient numbers to create beds or "drifts" of plants. Minimum bed width shall be 4 feet and shall vary for interest. The purpose of planting beds, particularly in the front yard, is to extend planting out and away from the home. A single row of shrubs planted around the foundation is not acceptable.

## **7. View Corridor**

The principal view corridor is from I-25 to each home site. A strong emphasis shall be placed on sensitive landscape treatments that will afford a pleasant visual experience from this view corridor.

## **8. Xeriscape Design**

The Town of Castle Rock has an enforceable landscape code, which must be followed. The concepts of Xeriscape design shall be utilized in an effort to conserve water. (Xeriscape does not mean "zeroscape") or the sole use of rock, gravel, yucca or cacti. Xeriscape is a term that was coined in 1981 by the Associated Landscape Contractors of Colorado and was first used publicly in the Denver area in 1982. The principles are basic, promoting low water use through water efficient landscaping. Highly irrigated areas may still exist in Xeriscape designs, however plants must be located and grouped properly and should be thoughtfully combined according to their watering requirements. There are eight fundamental considerations regarding Xeriscaping:

- a. Plan and design comprehensively from the beginning.
- b. Create practical turf areas of manageable sizes and shapes, using appropriate grasses.
- c. Consider improving the soil with organic matter such as compost or manure.
- d. Consider using natural mulches such as wood chips.
- e. Irrigate efficiently with properly designed systems, including hose-end equipment, by applying the right amount of water at the right times. When appropriate, temporary underground, drip or other low water consumption irrigations systems will be advocated.

- f. The Town of Castle Rock codes and regulations must be followed for all irrigation systems.
- g. Maintain the landscape appropriately by mowing, pruning, etc.

**9. Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash. The Committee may send written requests for maintenance to be performed and if the Unit Owner refuses to adhere to the request or refuses to acknowledge the request, the Committee or Homeowners Association reserves the right to have said maintenance completed and the Unit Owner will be billed for the amount of maintenance required and fined \$500.00, or the Unit may be liened for those amounts, or both.

**10. Landscape Installation**

- a. For new owners moving into a home requiring landscaping, use the following schedule for submitting a plan and completion date:
  - 1. For a purchase closing or Certificate of Occupancy date from Aug.1st through Jan. 31<sup>st</sup>, submit the plan for approval by April 1, with landscaping to be completed by the following June 1<sup>st</sup>.
  - 2. For a purchase closing or Certificate of Occupancy date from Feb.1<sup>st</sup> through Jul. 31<sup>st</sup>, submit the plan for approval by Sept 1, with landscaping to be completed by the following Nov 1<sup>st</sup>.
- b. Material staging and holding areas are restricted to the site being installed. Under special circumstances a vacant lot may be used, but only with prior written permission from the Unit Owner.
- c. After installation, all materials must be cleaned up from the site and surrounding area. If any material is left on site, it will be disposed of and charged to the contractor or Unit Owner.
- d. Landscaping must conform to the plan and meet the requirements of these guidelines. All stipulations and changes made during the approval process must be followed.
- e. The Design Review Committee reserves the right to inspect the site during and/or after installation to insure that it conforms to the required design standards and approved plan. In the event that the installed landscape does not meet the required design standards and does not follow the approved plan, the Committee reserves the right to require the contractor or Unit Owner to correct any problems at the contractor's or Unit Owner's expense. The Unit Owner shall immediately comply.

## 11. Plant Material – General

- a. Shade Trees can be of either a large or medium size at maturity to dominate the landscape and provide pockets of shade on or near the house. Shade trees must have a minimum caliper of at least 2 ½ inches at time of planting
- b. Evergreen Trees provide year-round greenery for screening and protection against northerly winds. Also, their use as a specimen or accent tree is valuable. A balance of evergreen and deciduous trees (and Shrubs) is essential for an attractive landscape year round. All conifer trees must be at least 8 feet in height at time of planting.
- c. Ornamental Trees of a small to medium size at maturity shall provide interest to the under-story landscape through features such as flowers, fall color, form, etc. Their use is effective as single specimens or in groupings of three or more for greater impact. All ornamental trees must have a minimum caliper of 2 inches at time of planting.
- d. Deciduous Shrubs provide seasonal change. There are many varieties, which provide outstanding features such as fall color, flowers, interesting winter branching, and/or colorful berries. All shrubs must be a minimum of five gallon in size at time of planting.
- e. Evergreen Shrubs provide a permanent green background for foundation plantings, work well in hedge planting for screening of unsightly views and provide a contrast to the deciduous shrub.
- f. Ground covers, whether deciduous or evergreen, provide a low-growing “carpet” effect in the foreground of foundation plantings. Also, their benefit is essential on steep slopes to ease maintenance and control erosion.
- g. Perennials and flowering annuals provide color and seasonal variety to the landscape. Pockets of color near high impact areas such as front doors, courtyards, and patios call attention to these areas.
- h. For plant selection, Landscape design tips, care and planting guides, etc., refer to the following links:

[http://www.ext.colostate.edu/menu\\_garden.html](http://www.ext.colostate.edu/menu_garden.html)

<http://www.ext.colostate.edu/ptlk/>

<http://www.growinggardens.org/english/education/extension.html>

<http://www.extension.colostate.edu/douglas/>

## **VIII. SUMMARY**

As expressed earlier, the intent of these Design Standards is to provide a basis for harmonious treatment of visible development within this unique environment, so that all who live here can expect to continue enjoying their surroundings. At the same time, the desire of individuals to develop a living space that contains some personal expression will be considered.

Accordingly, these Design Standards have been developed with a great deal of attention paid to general goals and concepts and less attention to detail, except where such detail is considered essential. It will be the duty of the Design Review Committee to interpret these goals and concepts in a consistent manner, always attempting to keep the best interests of the Painters Ridge neighborhood and Crystal Valley Ranch community in mind. With the cooperation of all Unit Owners, this should be an attainable goal.

### **Legal Basis**

The process for establishing the Design Review Committee and defining the specific duties and powers conferred on it is specified in the Declaration. Under the terms of the Declaration, the Painters Ridge and Crystal Valley Ranch Design Review Committee does hereby establish these Design Standards for Painters Ridge and Crystal Valley Ranch in Douglas County.

The Declaration is recorded in the office of the Clerk and Recorder of Douglas County, Colorado. All property owners should refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding.

The Declaration will control if there are any discrepancies between these Standards and the Declaration. Copies of the Declaration and current Design Standards are available from the Design Review Committee office, P.O. Box 124, Castle Rock, Colorado 80104.

## **IX. WILDLIFE CONSIDERATIONS**

1. Protect your pets! Do not let your pets roam, especially at night. Pets should not be fed outside. Do not leave pet food outside.
2. Feeding wildlife is prohibited, except for feeding of songbirds. Feeders should be brought inside at night to prevent attracting other animals into the community.
3. All garbage should be stored in secure containers with lids to minimize its attractiveness to potential nuisance wildlife species. Keep the cans in the garage or storage shed, and put trash out only when it is scheduled to be picked up.
4. Close holes around and under the foundation of your home so that animals will not be tempted to homestead. Bury wire mesh 1 to 2 feet deep in places where animals might gain access.
5. Screen fireplace chimneys and furnace, attic and dryer vents. Keep dampers closed to avoid "drop-in" guests. Chimney tops should be screened from February to September to prevent birds from nesting inside.
6. Seal all cracks larger than one inch wide to keep out rats, mice, bats and snakes.

The Colorado Division of Wildlife has numerous brochures and literature available for distribution to prospective land purchasers. This information may be available from the Developer at closing.

**Painters Ridge  
DESIGN REVIEW COMMITTEE**

**Date** \_\_\_\_\_

**Submittal Application Form**

Subject Property Street Address: \_\_\_\_\_ Lot \_\_\_\_ Block \_\_\_\_

Unit Owner: \_\_\_\_\_ Builder \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Res. Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Architect: \_\_\_\_\_ Office Phone: \_\_\_\_\_

Review comments to be sent (if other than Unit Owner):

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**Pre-Design - Meeting Date:** \_\_\_\_\_

**Design Review Fee - Date Paid:** \_\_\_\_\_

**Current Submittal:**

- Preliminary Plans (including architecturals, site plan, grading, drainage)
- Final Plans (including architecturals, site plan, grading, drainage)
- Certificate of Compliance
- Landscape Plans
- Other \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Further Comments; See Attached Sheet

# Painters Ridge

## DESIGN REVIEW COMMITTEE

Date \_\_\_\_\_

### Pre-Design Meeting

Subject Property Street Address: \_\_\_\_\_ Lot \_\_\_\_ Block \_\_\_\_

Unit Owner: \_\_\_\_\_ Builder \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Res. Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Attendees: \_\_\_\_\_

#### Checklist of Items Discussed:

##### Preliminary Architectural Plans:

- \_\_\_ Building Elevations
- \_\_\_ Covered Entries & Porches
- \_\_\_ Windows
- \_\_\_ Exterior Utility Equipment & AC units
- \_\_\_ Garages / Orientation
- \_\_\_ Roof Lines
- \_\_\_ Roof Materials, Gutters & Downspouts
- \_\_\_ Decks, Balconies, Covered Patios
- \_\_\_ Columns / Support Structures
- \_\_\_ Chimneys / Gas Fireplace
- \_\_\_ Skylights
- \_\_\_ Building Square Footage Requirements
- \_\_\_ Satellite Dishes
  
- \_\_\_ Exterior Building Materials & Finishes
- \_\_\_ Architectural Concept

##### Miscellaneous Items:

\_\_\_\_\_  
\_\_\_\_\_

##### Preliminary Site Plans

- \_\_\_ Site Plan
- \_\_\_ Vegetation Preservation
- \_\_\_ Environmental Sensitivity
- \_\_\_ Building Envelope / Setbacks
- \_\_\_ Accessory Building Placement
- \_\_\_ Grading / Sloping
- \_\_\_ Drainage / Compliance
- \_\_\_ Erosion Control
- \_\_\_ Driveways / Parking Orientation
- \_\_\_ Retaining Walls
- \_\_\_ Fencing / Enclosures
- \_\_\_ Dog Runs
- \_\_\_ Signage
- \_\_\_ Trash Receptacles
- \_\_\_ Utilities
- \_\_\_ Address Pedestals
- \_\_\_ Mail boxes
- \_\_\_ Site Lighting
- \_\_\_ Solariums / Greenhouses
- \_\_\_ Satellite Dishes
- \_\_\_ Flagpoles / Basketball Poles
- \_\_\_ Landscaping Items
- \_\_\_ Wildlife Considerations

# Painters Ridge

## DESIGN REVIEW COMMITTEE

### APPROVAL FORM \_\_\_\_\_

Date \_\_\_\_\_

Subject Property Street Address:

\_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Unit Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Res. Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

Review Comments to be sent (if other than Unit Owner):

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**A = Approved    AC = Approved w/ conditions    R = Rejected (resubmittal required)**

**Preliminary Architectural Plans:**

- \_\_\_ Building Elevations
- \_\_\_ Covered Entries & Porches
- \_\_\_ Windows
- \_\_\_ Exterior Utility Equipment & AC units
- \_\_\_ Garages / Orientation
- \_\_\_ Roof Lines
- \_\_\_ Roof Materials, Gutters & Downspouts
- \_\_\_ Decks, Balconies, Covered Patios
- \_\_\_ Columns / Support Structures
- \_\_\_ Chimneys / Gas Fireplace
- \_\_\_ Skylights
- \_\_\_ Building Square Footage Requirements
- \_\_\_ Satellite Dishes
  
- \_\_\_ Exterior Building Materials & Finishes
- \_\_\_ Architectural Concept

**Preliminary Site Plans**

- \_\_\_ Site Plan
- \_\_\_ Vegetation Preservation
- \_\_\_ Environmental Sensitivity
- \_\_\_ Building Envelope / Setbacks
- \_\_\_ Accessory Building Placement
- \_\_\_ Grading / Sloping
- \_\_\_ Drainage / Compliance
- \_\_\_ Erosion Control
- \_\_\_ Driveways / Parking Orientation
- \_\_\_ Retaining Walls
- \_\_\_ Fencing / Enclosures
- \_\_\_ Dog Runs
- \_\_\_ Signage
- \_\_\_ Trash Receptacles
- \_\_\_ Utilities
- \_\_\_ Address Pedestals
- \_\_\_ Mail boxes
- \_\_\_ Site Lighting
- \_\_\_ Solariums / Greenhouses
- \_\_\_ Satellite Dishes
- \_\_\_ Flagpoles / Basketball Poles
- \_\_\_ Landscaping Items
- \_\_\_ Wildlife Considerations

cont'd next page

**Painters Ridge DESIGN  
REVIEW COMMITTEE  
APPROVAL FORM (continued)**

Miscellaneous Items

\_\_\_\_\_  
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\_\_\_\_\_  
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Architectural Drawing Date \_\_\_\_\_  
Site Plan Drawing Date \_\_\_\_\_  
Grading & Drainage Drawing Date \_\_\_\_\_

COMMENTS:

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DRC Representative Signature

\_\_\_\_\_  
Date

**Painters Ridge**  
**DESIGN REVIEW COMMITTEE**  
**LANDSCAPE REVIEW & APPROVAL FORM**

Date \_\_\_\_\_

Subject Property Street Address: \_\_\_\_\_  
 \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Unit Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Res. Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

Review Comments to be sent (if other than Unit Owner):

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**A = Approved      AC = Approved w/ conditions      R = Rejected (resubmittal required)**

**Landscape Plans:**

- |  |   |
|--|---|
| <input type="checkbox"/> Vegetation Preservation | <input type="checkbox"/> Plant Massing              |
| <input type="checkbox"/> Grading Requirements    | <input type="checkbox"/> View Corridor Preservation |
| <input type="checkbox"/> Drainage Requirements   | <input type="checkbox"/> Xeriscape Design           |
| <input type="checkbox"/> Irrigation              | <input type="checkbox"/> Maintenance Requirements   |
| <input type="checkbox"/> Screening               | <input type="checkbox"/> Installation               |

**Requirements**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/> Front Yard | <input type="checkbox"/> Plant Selections   |
| <input type="checkbox"/> Rear Yard  | <input type="checkbox"/> Landscape Lighting |
|                                     | <input type="checkbox"/> Fencing            |
|                                     | <input type="checkbox"/> Mulch type         |

**Miscellaneous Items:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**COMMENTS:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 DRC Representative Signature

\_\_\_\_\_  
 Date

**Painters Ridge**  
**DESIGN REVIEW COMMITTEE**  
**FIELD CHANGES FORM**

Date \_\_\_\_\_

Subject Property Street Address:

\_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Unit Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Res. Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

Review Comments to be sent (if other than Unit Owner):

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**PROPOSED CHANGES TO PLANS: ( include drawing if applicable)**

Proposed Architectural Changes to Structure:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Site Changes to Property including Landscaping:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Scheduled Installation Date for Field Change \_\_\_\_\_

Preliminary Approval Date for Field Change \_\_\_\_\_

Final Approval Date for Field Change \_\_\_\_\_

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
DRC Representative Signature

\_\_\_\_\_  
Date

# Painters Ridge DESIGN REVIEW COMMITTEE FIELD INSPECTION FORM

(For Internal Use by Painters Ridge Design Review Committee)

Date \_\_\_\_\_

Subject Property Street Address:

\_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Unit Owner: \_\_\_\_\_ Builder: \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Res. Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_

Review Comments to be sent (if other than Unit Owner):

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**A = Approved      R = Rejected (must be corrected)**

**Architectural Field As-built:**

**Comments:**

___ Building Elevations	_____
___ Covered Entries & Porches	_____
___ Windows	_____
___ Exterior Utility Equipment & AC units	_____
___ Garages / Orientation	_____
___ Roof Lines	_____
___ Roof Materials, Gutters & Downspouts	_____
___ Decks, Balconies, Covered Patios	_____
___ Columns / Support Structures	_____
___ Chimneys / Gas Fireplace	_____
___ Skylights	_____
___ Building Square Footage Requirements	_____
___ Satellite Dishes	_____
___ Exterior Building Materials & Finishes	_____
___ Architectural Concept	_____
___ _____	_____
___ _____	_____

continued next page



**Painters Ridge**  
**DESIGN REVIEW COMMITTEE**  
**FIELD INSPECTION FORM**

(For Internal Use by Painters Ridge Design Review Committee)

continued

**Landscape Field As-built:**

continued

___ Plant Selections	_____
___ Landscape Lighting	_____
___ Fencing	_____
___ Mulch type	_____
___ _____	_____
___ _____	_____

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If Applicable):

Correction Date and Time \_\_\_\_\_

Scheduled Re-inspection Date by DRC \_\_\_\_\_

\_\_\_\_\_  
DRC Representative Signature

\_\_\_\_\_  
Unit Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# Painters Ridge

of  
CRYSTAL VALLEY RANCH  
Castle Rock, CO

## **CERTIFICATE OF COMPLIANCE**

Congratulations to: \_\_\_\_\_ 53 \_\_\_\_\_ of Lot # \_\_\_\_\_ Block  
# \_\_\_\_\_  
Unit owner

Address \_\_\_\_\_

On the successful completion of the home constructed at the above address located in the Painters Ridge Subdivision of Crystal Valley Ranch in Castle Rock, Colorado.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Design Review Committee Representative

Title: \_\_\_\_\_