

ARCHITECTURAL STANDARDS AND REVIEW PROCEDURES FOR RESIDENTIAL CONSTRUCTION IN THE MEADOW VALE FARM SUBDIVISION

Section 1 - Statement of Purpose. It is the intent of the Declarant/Developer of the Meadow Vale Farm Subdivision to require that all original and subsequent construction be submitted to an Architectural Review Committee as set forth in Article IX of the Declaration in order to protect and enhance the quality, value, desirability and attractiveness of all improvements in the Meadow Vale Farm Subdivision. The guidelines and criteria which follow are a part of a comprehensive general plan describing minimum construction standards which will be utilized for construction of all improvements within the subdivision. Any plan submitted to the Architectural Review Committee will be evaluated, and building approval will be granted based upon conformance with the design guidelines and criteria set forth in this document.

Section 2 - Submittal Requirements. Before construction begins, each Owner and/or Builder must submit one (1) set of building plans to the Architectural Review Committee for review which must include:

- a) Lot plans at 1" = 20' scale indicating:
 - 1) All building locations and exact location upon lot, on a 30" scale;
 - 2) Setbacks and easements;
 - 3) Driveway location;
 - 4) Utility connections (water, sewer, gas, electricity, cable and telephone);
 - 5) Grading and drainage plan showing existing and proposed grades; and
 - 6) Finished floor elevations including garage, including each of the four (4) exterior elevations for all buildings to be located on the lot.

- b) Complete working drawings including:
 - 1) Floor plans at no less than 1/8" - 1'-0";
 - 2) All exterior elevations with exterior materials noted;
 - 3) Exterior details; including chimneys, exterior stairs, decks, patios, railings, deck columns and proposed garage door or barn door openings and mechanical equipment;
 - 4) At least one cross section of the structure indicating roof pitches and height; and
 - 5) Electrical plans indicating location of all exterior lighting.
 - 6) Exact location of any fencing to be constructed upon the lot including a description of the materials to be utilized in the fencing.

- c) Samples of all exterior materials and colors, including cut sheets of exterior light fixtures.
- d) Complete landscape plan with a sprinkling system design, including driveway, retaining walls (including material), erosion control, decorative features and lighting.

All plans and samples must be clearly marked with the date, Owner's and/or Builder's name, lot and block number and telephone number of the Owner and Builder.

The Architectural Review Committee may occasionally request additional information in order to be able to visualize the proposed residence.

Section 3 - Preliminary Submittals. Although preliminary submittals are not required, they are strongly encouraged. The Architectural Review Committee will review any Builder's or Owner's plans, sketches or conceptual drawings at any stage before final submittal. This is intended to help lot Owners and/or Builders avoid the expense and frustration of possible Architectural Review Committee disapproval of a formal submittal.

Section 4 - Submittal Review. Upon receipt of all required documents, the Architectural Review Committee will review the plans and will provide a written response to the Owner and/or Builder within fourteen (14) working days after submittal.

Section 5 - Resubmittal of Plans. In the event of disapproval by the Architectural Review Committee of the final submittal, any resubmittal of plans will follow the same procedure as an original submittal.

Section 6 - Time Limitation of Approvals. Final approval of plans is valid for twelve (12) months. Construction must begin within this period. If not, plans must be resubmitted and reviewed again.

Section 7- Building Code. Any structure shall be required to conform to the applicable building code and ordinances of the Weld County. Any approval by the Architectural Review Committee of plans submitted to them does not expressly or implicitly suggest compliance with any building code or ordinance. The Owner and Builder shall be required to obtain any building permit from the Weld County and obtain the necessary inspections for a Certificate of Occupancy to be issued by the Weld County.

Architectural Standards for Original Residential Construction or Modification of Existing Residential Construction within the Meadow Vale Farm.

Section 8 - Residence Minimums. The minimum living area of any residence constructed within Meadow Vale Farm Subdivision shall be 1,600 square feet for any ranch style residence. For any two-story residence, the minimum square footage shall be 2,000 square feet with a minimum of 1,200 square feet on the ground floor and 800 square feet on the second floor of the residence. Each residence shall have a minimum two-car garage and a maximum four-car garage. Oversized two-car garages will be permitted; however, the garage door must remain a maximum of **18'** wide and 7' high. The maximum building height of any residence shall be 30 feet measured from the top of the foundation to the crest of the highest roof line (excluding chimneys, cupolas, etc.).

Section 9 - Roof Pitches. The roof on any residence must be a minimum of 6/12 pitch. Porches and patio covers must be approved by the Architectural Review Board. The Architectural Review Board reserves the right to approve a lower minimum pitch for roofs that are used as animal sheds.

Section 10 - Standards Regarding Use of Exterior Materials. Exterior materials shall be limited as follows:

- a) No vertical siding shall be permissible as an exterior material upon any residence or barn.
- b) Masonry that can be used upon the residence shall include brick, stucco or any other masonry substitute approved by the Architectural Review Committee in advance of its use. A minimum of 25 percent of the exterior of any residence shall include brick, stucco, or any other masonry substitute approved by the Architectural Review Committee.
- c) Roofing materials can include wood shakes, tile roofs or an asphalt shingle no less than in quality an asphalt shingle similar to a Heritage type shingle. The type and colors of all roofing materials shall be approved by the Architectural Review Committee prior to their usage.
- d) Exterior doors may be either metal or wood construction.
- e) Foundation walls shall not be exposed except for six inches (6") above the grade of the residence.
- f) The colors of all exterior materials used on any residence or other accessory buildings, including the primary color and trims shall be approved in advance of their use by the Architectural Review Committee. The Owner and/or Builder shall be required to submit a paint chip showing the actual colors to be utilized to the Architectural Review Committee for its approval. Color selection shall emphasize earth tones and natural colors which will

blend with the area and adjacent residences and accessory buildings which may have been built within the area.

g) Exterior windows shall either be bronze or vinyl coated. No aluminum windows shall be allowed on any residence or shed or other structure constructed on any lot.

Section 11 - Setbacks. No building shall be located on any lot nearer than 35 feet to the front of the lot nor 35 feet to the rear of the lot lines. No building shall be located nearer than 30 feet to any side lot line.

Section 12 - Off-Street Parking. A proposed location and surface to be provided for off-street parking shall be designated by the owner and/or builder as a part of the submittal requirements in Section 2 and shall be approved by the Architectural Review Committee.

Section 13 - Screening and Fencing. If fencing is utilized as a barrier for horses, no fencing shall be placed in a manner in which the fence is located beyond the rear corners of the residence as situated upon the lot. It is the intent of this restriction to encourage boundary fencing for horses to be located in a manner which confines the horse to the rear portions of the lot on a line which is parallel to the rear elevation of the residence built on the lot. All fencing and/or interior screening on a lot shall require prior approval from the Architectural Review Committee. Screening fences for trash receptacles, dog runs or other similar purposes shall require use of screening materials which are similar to exterior siding materials of the residence or other accessory buildings built upon a lot. No fence shall be constructed on any lot which is made of wire or chain link materials. The Architectural Review Committee may approve an animal run which is built of wire or chain link materials provided any such fencing is also screened with materials acceptable to the Architectural Review Committee.

Section 14 - Design Standards Regarding Garages. Any residence shall have a minimum of a two-car garage. The garage door widths shall be limited to eighteen feet and the height of the garage door shall not exceed 7 1/2 feet. Should an Owner desire to build a three-car garage, the garage should be designed in a manner so that the primary access to the garage is on the side of the residence rather than facing the front of the residence. If a residence is to be built with an RV garage, the garage door of any RV garage shall be rear lot facing and those garage doors shall not be visible from any street within the development.

Section 15 - Lot Grading. Exterior grading shall be adequate for drainage away from the residence as well as residences on adjacent lots; however, the grading shall not be altered to allow basement garden level or walkout windows and doors, except through the use of area retaining walls. Residences shall be graded to complement existing or planned residences on adjacent lots. Grade level decks, patios and outside living areas are encouraged and large elevated decks or patios are discouraged. Lot grading shall be submitted to and approved by the Architectural Review Committee. No lot grading shall alter any construction swells or pitches that have been created by

the developer or any boundary of the lot for purposes of accepting storm drainage runoff from public streets allies or lots within the development.

Section 16 – Landscaping. All proposed landscaping to occur on any lot shall be submitted in a detailed landscaping plan for approval by the Architectural Review Committee prior to the landscaping being installed. Any landscaping plan must also recognize the existence of and not alter on any manner any drainage, wetland or utility easement shown on the recorded Plat for Meadow Vale Farm Subdivision Estates as those easements affect any lot within the subdivision. Any proposed landscaping must be installed and completed within six months of the granting of a certificate of occupancy by Weld County. In the event that the landscaping proposed by the Owner is not installed within the six month period, the Association on behalf of the other Lot Owners within the development, reserves the right to install the proposed landscaping that have been approved on accordance with the landscaping plan and recover the cost of that installation from the Lot Owner together with any additional costs should a civil action be necessary on behalf of the Association.

Section 17 – Standards for Exterior Mechanical Equipment. All exterior mechanical equipment, including gas and electric meters and air conditioners, shall be either incorporated into the residence constructed or be permanently enclosed by some screening materials or landscaping which shall be approved by the Architectural Review Committee. Satellite dishes which do not exceed fifteen inches in circumference shall be allowed subject to location approval by the Architectural Review Committee. No free-standing satellite dish in excess of fifteen inches in width and no radio antennae shall be allowed.

Section 18 – Exterior Lighting Standards. The design standard for exterior lighting shall be such that it will not interfere with the use and enjoyment of other residences, and the location of all exterior lighting shall be approved by the Architectural Review Committee. All exterior lighting shall be a design compatible with the structure and should be used for the purposes such as illuminating entrances, decks, driveways and parking areas.

Section 19 – Horse Barn Construction. Any horse barn if constructed, shall utilize exterior materials which are similar to and consistent with those materials that have been utilized for the construction of a residence on a Lot. No metal shed or feeding stall of any kind shall be built on any lot within the development. Any horse barn construction shall require Architectural Review Committee approval prior to construction and shall require compliance with the provisions of Sections twenty-three through twenty-four of these Architectural Standards.

Section 20 – Utilization of Lot for Parking Recreational Vehicles. No boat, trailer, recreational vehicle, four-wheel recreational vehicle, motorcycle, lawn mower, snowplow, tractor, or any other motorized equipment or trailer for the transportation of that equipment shall be allowed to be parked on any lot within the development. All such equipment shall be located in a garage except when used by an Owner, family member or guest of an Owner.

Section 21 - Location of Athletic Equipment. Athletic equipment, by way of example, but not limitation, including basketball backboards, trampolines, skateboard ramps, tennis practice boards, or other athletic training devices, shall require Architectural Review Committee approval prior to installation. Installation of athletic equipment shall be in the rear portion of any lot and shall to the extent practicable be screened from views of neighboring Lot Owners and shall not be visible from streets within the development.

Section 22 - Mandatory Staking of Proposed Location of Residential Residence Prior to Approval or Construction. No residence construction shall be built unless and until the proposed location of the residence has been staked on the lot and the Owner, Builder and Architectural Review Committee have met on the lot for purposes of determining the compatibility of the proposed residence on that lot with other lots and views of those lots within the development. Although general standards for view preservation can not be articulated in advance, the Architectural Review Committee will endeavor to preserve views for each lot located within the development and reserves the right to approve or modify the location on any structure on any lot for the express purpose of preservation of views for other lots within the development.

Additional Construction and/or Exterior Changes after Completion of Original Construction

Additional construction to a residence, landscaping or other improvements to a residence after completion of an approved residence must be submitted to the Architectural Review Committee for approval prior to initiating such changes and/or additions.

Section 23 - Ancillary Improvements. All proposed ancillary improvements to existing residences in the Meadow Vale Farm Subdivision must be submitted to the Architectural Review Committee for approval prior to commencement of construction. Such improvements include, but are not limited to: additions, decks, exterior lighting, horse barns, storage barns, dog runs, fencing, basketball hoops, play equipment, antennas, satellite dishes, restaining/painting of the residence or fencing in a new color and solar collectors.

Submittals should follow these general procedures:

- a) Review the Architectural Standards for applicable design criteria;
- b) Complete the submittal requirements of Section 2 of these Standards.
- c) Provide plans showing lot location and proposed materials, plus sample sheet for lights, play equipment, satellite dishes and solar collectors. Color samples, where appropriate, must accompany the submittal. Plan can range from a simple sketch to professional drawings, depending upon the complexity of the project.

The Architectural Review Committee will review ancillary improvement plans and will provide a written response to the Owner within fourteen (14) working days after submittal.

Section 24 - Requirement for On-Site Review of Proposed Ancillary Improvement. No proposed ancillary improvement shall be approved, for construction until the Committee and the Owner have met on the lot on which the improvement is to be built and have reviewed the staked location of such improvement. Any ancillary improvement that is installed without on-site review by the Architectural Review Committee shall allow the Committee to take equitable action in the District Courts in Weld County to prevent the completion of said construction or require the removal of said construction if deemed necessary by the Committee to preserve views of adjoining Lot Owners.