

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

TYPE 4 HILLSIDE PATIO HOMES – Lots 1-14 and 207-213

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

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

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

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

<p>Perimeter Fencing</p>	<ul style="list-style-type: none"> • Only Type B fence along rear property line for Lots 1 through 14. • Only Type A fence along rear property line for Lots 207 through 213. • Only Type A fence for side lot lines. • Natural, painted or stained the same color as unit exterior. • Fence return to building to be set back 5' minimum from front façade. • Gate is to be of wood construction and match fence style (See attached Fencing Specifications and Illustrations)
<p>Privacy Fencing</p> <p>The intent of a privacy fence is to screen such things as play areas, dog runs, hot tubs and air conditioning units. They are intended to enclose small percentages of the total yard and shall not be used as perimeter fencing for the lot.</p>	<ul style="list-style-type: none"> • Fence Type B or same material as house (lattice is not an approved material). • Minimum 5-feet from side lot lines. • Maximum 20-feet from furthest point of rear of unit but minimum 20-feet from rear lot line. • Natural, painted or stained the same color as unit exterior. • Return to be 5-feet minimum from front facade • Gate is to be of wood construction and match fence style <p style="text-align: center;">(See attached Fencing Standards & Guidelines)</p>

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Rear Decks	<ul style="list-style-type: none"> • 1-story deck (main/first floor) : support posts to be minimum of 6 inches in width.
Landscaping	<ul style="list-style-type: none"> • To be prepared by landscape design professional whose name and phone number appear on plan. • To show locations and type of fencing and gate, all planting bed locations, sod and seed locations, edging and mulch types, storage, play areas, decks, etc. • Shrubs, minimum 5-gallon. • Lot trees, minimum two (2) <u>deciduous</u> of 1-3/4 inch or larger caliper, with at least one (1) in the front yard and one (1) in the rear yard. • Front yard to be blue grass or fescue, sod or seed. • Space between driveway and side lot lines on front elevation to be permeable material only (gravel is a permeable material). • Completion: Within 12 months of Certificate of Occupancy. <p>All landscape plans, additions and modifications to plans shall receive approval by the ACC prior to installation. The ACC has designated Grant Reid Designs as the reviewer for all such plans. Plans shall be submitted in duplicate to Ponderosa Property Management, 2601 S. Lemay, Suite 7-408, Fort Collins, CO. 80525, along with a check for \$35.00, payable to Grant Reid Designs. A plan re-submitted due to denial or re-design requires a new submittal and fee payment.</p>
Colors	<ul style="list-style-type: none"> • Subtle, traditional, earth tone colors to blend with the character of the neighborhood. • For any proposed modification to exterior, fence or other structure color, a color sample board or elevation sheet with color chips attached clearly noting where colors are to be applied must be submitted to the ACC for approval.
Gazebos	<ul style="list-style-type: none"> • Not permitted due to lot size and visual aesthetics.

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Sidewalks, Patios and Driveways	<ul style="list-style-type: none"> • Sidewalks and patios are to be constructed of concrete, brick or stone. Asphalt is not permitted. • Driveways are to be constructed of concrete only. • Parking pads, strips, parallel sidewalks, detached driveways (not leading to garage) and extensions to driveways, originally installed by the builder, are prohibited.
Storage Sheds, Dog Houses, Dog Runs, Playground Equipment, and Clothes Lines	<ul style="list-style-type: none"> • Must be concealed behind a Type B privacy fence. • Not Allowed: Basketball hoops, wall mounted or free standing.
Water-Oriented Improvements	<p>The plans and specifications for any pool, spa, hot tub, pond, fountain or other water-oriented improvement must ensure that:</p> <ul style="list-style-type: none"> • Hot tub or spa surrounds must be of an approved type of privacy fencing. • All accessory equipment, except solar collector panels, are located, screened, or recessed so as not to be viewed from any other unit or street. • Heaters are stackless or low profile in configuration. • Solar collector panels, including racks and distribution components, are constructed of appropriate materials, will be located to minimize visual impacts, and will be properly installed. • All installations are located, sound controlled and maintained so as not to unreasonably disturb residents of adjoining lots.
Flag Poles	<ul style="list-style-type: none"> • No more than 2 wall mounted poles per home. • Poles not to exceed 6-feet in length. • In ground poles (see attached requirements)
Trash Containers	<ul style="list-style-type: none"> • No trash, recycling or yard waste containers shall be permitted to remain exposed upon any lot (Article VIII, Section 13 of Covenants). • Trash containers should be placed out no sooner than the evening prior to pick up, and are to be removed the same evening of pick-up.

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<p>Antennas and Satellite Dishes</p>	<p>No direct broadcast satellite antenna or multi-channel multi-point distribution service larger than one meter in diameter shall be placed, allowed, or maintained upon any portion of a lot. DBS and MMDS antennas one meter or less in diameter and television broadcast service antennas may only be installed in accordance with FCC rules and the rules and regulations of the Association authorized by the FCC, both may be amended from time to time. Such items shall be installed in the least conspicuous location available on the lot which permits reception of an acceptable signal. Except as provided by this section, no antenna or other device for the transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained outdoors on any portion of the property, whether attached to a home or structure or otherwise; provided, however, that the Association shall have the right to erect, construct and maintain such devices.</p>
<p>Signage</p>	<ul style="list-style-type: none"> • One “For Sale” sign will be permitted per lot. • No house number or other address identification other than originally installed by the builder is permitted except with advance ACC approval. • Temporary garage sale signs may be posted no more than 24 hours before the sale commences, must include the address, must be posted on a stake, and must be removed no more than 12 hours after it is over. • No sign may be attached to any structure, tree, pole or other improvement. • Signage in Common Areas is prohibited (See Common Area Rules and Regulations). • Campaign signs are not allowed prior to 45 days before Election Day and must be removed within four days after Election Day. • Campaign signs must not exceed a face area of 8 square feet, and must be unlighted. • There cannot be more than one sign for each candidate or election issue on any lot • Business signs are prohibited.
<p>Vehicles</p>	<p>Boats, campers, recreational vehicles, snowmobiles, all-terrain vehicles, motor homes, trailers, machines, tractors, semi-tractors, tractor trailers, trucks (except standard pickup trucks), and inoperative automobiles shall not be stored, parked, or permitted to remain on any lot, except within fully-enclosed garages or within fully-screened, fenced areas approved by the ACC (Article IX, Section 9 of Covenants).</p>

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Window Wells	Because River West adjoins a major wildlife and recreational easement owned by the Colorado Division of Wildlife, it is their recommendation that window wells throughout the development be covered or screened to prevent access, and or injury to wildlife.
Design Scheme	<ul style="list-style-type: none"> • Traditional-Contemporary
Height	<ul style="list-style-type: none"> • Maximum of 30-feet, or 35-feet with greater than 6:12 roof pitch. Height measured from top of foundation.
Setbacks	<ul style="list-style-type: none"> • Front yard: 20-foot minimum (encourage greater). • Side yard: 5-foot minimum.
Square Footage	<ul style="list-style-type: none"> • 1-story: 1,300 square foot minimum. • 2-story: 1,600 square foot minimum.
Roof Materials	<ul style="list-style-type: none"> • Heritage II, "25 year" or better asphalt shingle with raised ridge. • Color: "Weathered Wood." • Higher quality material allowed by special review.
Roof Slope	<ul style="list-style-type: none"> • Minimum of 6:12.
Overhangs	<ul style="list-style-type: none"> • Minimum of 12-inches.
Exterior	<ul style="list-style-type: none"> • Stucco.
Exterior Vents	<ul style="list-style-type: none"> • To fit exterior design.
Masonry	<ul style="list-style-type: none"> • Stone. • Wrap outside corners a minimum of 2-feet on lower and upper walls. • A minimum of 20% of the first floor, street-facing elevation walls should be masonry, if obtainable. The area to determine the 20% will include all door and window areas but not roof area. • Encourage repeating same material within rear elevation.

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Plumbing and Furnace Vents	<ul style="list-style-type: none"> • Locate on the backside of the ridge facing the street where practical. • Painted to match roof color.
Windows	<ul style="list-style-type: none"> • Double hung/casement or slider, wood primed or vinyl clad, or vinyl.

PRE-APPROVED IMPROVEMENTS

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

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