

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

The purpose and intent of these Standards is to establish and maintain the highest levels of residential quality in the Conifer Ridge subdivision; and to provide guidance to architects, owners, builders and designers in developing architectural and site plans which meet or exceed these Standards.

The Conifer Ridge Property Owners Association (Association) reserves the right to revise these Standards as conditions dictate in order to maintain benefits and enhance property values. The process for establishing the Design Review Board (DRB) and defining the specific duties and powers conferred on it is defined in the Declaration of Protective Covenants, Conditions and Restrictions for Conifer Ridge.

All construction that is undertaken on any lot in Conifer Ridge whether new building and site construction, barns, corrals, fences, stables or any other construction or changes to existing facilities shall be subject to review under these Standards.

The following process shall be followed:

PRE-DESIGN

Prior to preparing plans for a proposed residence, it is required that the owner and/or the architect meet with a DRB member to discuss proposed plans. This informal review will provide guidance but will not result in any binding stipulations. No fee shall be charged.

If possible, appointments should be made at least one week in advance.

PRELIMINARY PLAN SUBMITTAL

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

1. All plans shall be the same sheet size and shall include the following:
 - a. A professional survey of existing conditions, including topography with a two (2) foot contour interval, existing trees and shrubs, drainageways, and other natural features. All legal restrictions, including rights of way, easements, property lines, and setbacks, shall also be included. All survey information should extend to all property lines of the lot and beyond to include all of any rights of way or drive access easements directly adjacent to the lot.
 - b. A site plan of all proposed improvements, indicating items such as building

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

location, driveway and parking areas, proposed grading at a two (2) foot contour interval with appropriate spot elevations, and drainage features, at a scale of 1" = 20' or larger.

- c. Roof and floor plans at a scale of 1/4" = 1' or larger.
 - d. Architectural elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, finish floor elevations, and top of slab elevations.
 - e. Indication of all exterior materials and colors.
 - f. Any other proposed improvements.
2. At the owner's option, a perspective sketch and/or model may be prepared, as a visualization aid.
3. In order to assist the DRB, the owner shall provide accurate staking of all proposed building corners, the driveway centerline at twenty (20) foot on center, lot corners, easements, and development guide setbacks. All stakes must extend at least 3' above grade and must be identified.

Procedures

1. After preparing the appropriate plans, the owner shall submit the plans and a review fee of \$350.00 to the DRB.
2. The DRB will then review the plans and staking, and will provide a written response no later than 30 days after the submittal. Any other Association member wishing to review such plans may do so by contacting the President of the Association or a member of the DRB. Any comments which the Association member wishes the DRB to consider in its review shall be submitted to the DRB in writing prior to the final submittal.
3. Once the plans are approved, the owner may begin preparing Final Plans. In the event of a disapproval, the resubmittal of plans shall follow the preliminary plan submittal procedure. At the preliminary submittal level, all resubmittals beyond the second disapproval will require an additional review fee of \$350.00.

FINAL PLAN SUBMITTAL

1. All plans shall be of the same sheet size and shall include the following:
 - a. Update of the professional survey, as needed.

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

- b. Update of the site plan, all finish floor and top of slab elevations, all site improvements, and all utility connections.
 - c. Detailed roof and floor plans at a scale of $\frac{1}{4}'' = 1'$ or larger.
 - d. 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, and top of slab elevations.
 - e. Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
 - f. Samples, only if requested by DRB, of all exterior materials, finishes, and colors, including windows and glass. Samples must be clearly marked with owner's name and lot number, and must be identified with manufacturer's name, color and/or mixture.
 - g. Landscape plan including:
 - all walks, retaining walls, lighting, fences, gates and other site amenities
 - culverts or other drainage facilities
 - seed mixtures to be used on revegetated areas
 - any additional plant material, identified by common name.
2. Any adjustments in site staking shall be made at this time.

Procedures

1. After preparing these detailed plans the owner shall submit the plans to the DRB.
2. The DRB will then review the plans and the staking, and will provide a written response no later than 30 days after the submittal. Once the plans are approved, the owner may apply for the appropriate building permit(s), and when approved, begin construction. In the event of a disapproval, the resubmittal of plans shall follow the final plan submittal procedure. At the final submittal level, all resubmittals beyond the second disapproval will require an additional review fee of \$350.00.

CHANGES AND/OR ADDITIONS TO APPROVED PLANS

Any changes/additions to the approved plans must be submitted to the DRB for approval according to regular plan procedure.

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

CONSTRUCTION PERIOD

According to the scope of the project a reasonable time frame for construction will be determined by the DRB. The DRB may inspect all work in progress or at completion and give notice of non-compliance. However, absence of such inspection or notification during the construction period does not constitute either approval of the DRB with work in progress or compliance with these Standards.

Upon completion of any residence or other improvements for which final approval was given by the DRB, the owner or the duly authorized representative shall give written notice of completion to the DRB. Within thirty (30) days from receipt of the written notice of completion, the DRB may inspect all improvements. If it is found that construction was not done in strict compliance with the approved plans, the DRB will notify the owner in writing of such non-compliance and require the owner to remedy the discrepancies.

OTHER CONDITIONS

Approval of plans by the DRB shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and shall be the responsibility of the owner or the duly authorized representative submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the owner or his representative to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the DRB.

The Covenants, Conditions and Restrictions as established by the applicable Declarations shall remain in force as the legal restriction governing all construction.

Neither the DRB nor its assigns shall be liable for damages to anyone submitting plans to them for approval, or to any owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every owner or other person who submits plans to the DRB for approval agrees, by submission of such plans and specifications, that he/she will not bring action or suit against the DRB to recover damages.

Final approval of plans is valid for eighteen (18) months. Construction must begin within this period. If not, plans must be resubmitted for review by the DRB with a submittal review fee of \$350.00. A submittal of a different dwelling on the same lot requires the review process begin with the pre-design procedure.

The Association reserves the right to waive or vary any of the procedures or Standards

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

set forth herein at its discretion, for good cause shown.

ARCHITECTURAL AND SITE STANDARDS

Building Location and Setbacks

Specific setbacks shall conform to Jefferson County A-2 zoning regulations in force as of September, 1993.

The residence should be sited to take advantage of existing views and microclimatic conditions while respecting existing terrain, vegetation, and adjacent land uses. Disruption of existing conditions shall be minimal. Where possible, all existing trees shall be preserved and existing drainage patterns shall be respected.

Building Coverages

Any residence must have a minimum "footprint" of 2000 square feet and must contain a minimum of 3000 square feet of finished floor space. This figure does not include garages nor finished basement areas.

Grading and Drainage

All site improvements should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" buildings down slopes, 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 3:1, with steeper slopes permitted (if permitted by soils engineer) when excessive disturbance of ground would otherwise result. All graded slopes should be "rolled" back into existing slopes, so that, after revegetation, no sharp contrast exists between existing and disturbed slopes. All areas which are to be preserved (trees, shrubs, rock outcrops, etc.) shall be marked and protected throughout the construction period. No grading shall extend beyond existing lot lines.

In addition to minimizing the extent of disturbed land, disruption to existing drainage courses should be minimal. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner allowing water to percolate and flow in a non-destructive course. If culverts or other drainage facilities are required, they should be detailed such that contrast with the existing environment is minimized.

Erosion Control

During all site construction, techniques for controlling erosion within the site and onto other sites shall be used. Methods include sedimentation basins, filtration materials

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

such as hay bales or permeable geotextiles, and slope stabilization fabrics or tackifiers. Proper revegetation shall begin as quickly as possible after soil disruption and should be well established within one year after disturbance.

Driveways and Parking

All driveways shall have a paved hard surface such as asphalt or concrete from the residence to their intersection with a paved road. Driveways should be paved within the first year after the residence is complete.

Access to each residence shall be via private drive or public road as shown on the recorded plat for Conifer Ridge. The drive should be sited to minimize earthwork, without overly emphasizing the parking area or garage. (Off street parking shall be incorporated into the drive design and will not be allowed on private or public roads.)

Residents shall have the right to park vehicles outside on the site in compliance with the Declaration of Protective Covenants, Conditions and Restrictions. Unless prohibited by topographic constraints, site planning should consider out of view off-street parking in addition to allowing complete garage access. Designing in-garage parking for all vehicles is highly encouraged.

Architectural Design

No mandatory architectural "style" is required for this development. However, it is the intent of these Standards to encourage residences which are harmonious with the existing natural environment, suggesting design solutions which reduce the apparent visual mass, incorporate materials, colors and textures which generally blend with the landscape, and develop proportions and details appropriate to the site.

Roofs

The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the DRB. Gable, hip and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. However, these roofs and other unique forms developed will be reviewed on their merits on a case-by-case basis.

Materials selected should be of a texture and color that harmonize with the environment. Composition shingles and bright, shiny materials such as unfinished metal will be discouraged.

All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc., should be carefully located and finished to complement other elements or the design. Unfinished and exposed metal detailing will be discouraged.

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

Walls and Openings

The walls of a building are an important part of its overall visual impact and should be carefully detailed. Siding and trim materials should be consistently used throughout the building. Location, type and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element.

Exterior Materials

All materials and finishes should be harmonious with the surrounding environment, with natural wood, stone, or stucco generally being acceptable. Use of wood timbers for site retaining walls is strongly discouraged. Use of manufactured siding will require specific DRB approval.

Color

Exterior finishes shall be in subdued earth tones, although brighter accents, used judiciously, may be permitted.

Foundation Walls

Foundation walls shall not be exposed, but shall be finished to blend with the other exterior materials.

Accessory, Utility, and Solar Structures

Accessory buildings or facilities such as detached garages, gazebos, greenhouses, tennis courts, pools, etc., 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 should be well coordinated with the main structure(s) on the site. Generally, no temporary sheds will be allowed.

All exterior utility equipment shall either be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. All utility connections shall be carefully coordinated to minimize site disruption.

All electrical service, gas, telephone, and other utilities will come underground to the home.

All solar equipment shall also be incorporated into the structure and be architecturally compatible with the residence.

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

Fences, Screening and Gates

The use of fences and screening will be discouraged except when used to define private “outdoor living areas” or to aid in confining pets to selected areas. Such fences and screens shall be complementary in design to the main structure(s). Screens along property lines, in the form of fencing or formal planting, will be discouraged. Temporary gates may be used during construction for security, however if there is intent to have permanent gates, the gates need to be reviewed by the DRB.

Trash Receptacles

Trash receptacles shall be kept indoors. All other areas used for storage shall be screened from off-site views, using materials and forms complementary to the main structure(s).

Signage

Construction signs are allowed in compliance with the restrictions delineated in the Declaration of Protective Covenants, Conditions and Restrictions.

Lighting

All exterior lighting shall be of a “sharp cut-off” design, minimizing light spill onto adjacent properties. Such fixtures, used for illumination of walks, driveways, address signage, etc., shall be compatible with the building.

Antennas and Dish Antennas

Standard radio and television antennas and dish antennas shall be mounted in such a way as to minimize visual impact to community roads and surrounding residences.

Landscaping

All introduced plant materials shall conserve and complement the existing vegetation. Areas immediately adjacent to buildings may incorporate some ornamental plants but should quickly transition to more naturalized materials. These naturalized material areas shall consist of grasses, groundcovers, shrubs, and trees that are similar to those on-site or are analogous in appearance with low water requirements.

The approved landscape plan, which, at a minimum will call for revegetation of all areas disturbed by construction, shall be completed in accordance with the Declaration of Protective Covenants, Conditions and Restrictions and within 24 months of completion of residence.

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

Irrigation systems, when needed, should efficiently distribute water to these plants which require it. Temporary, drip or other low-water consumption irrigation systems will be encouraged where appropriate.

Lot Maintenance

Property owners are required to care for their lots to maintain attractive appearance and to adhere to regulations such as those that may be prescribed by the Colorado State Forest Service for fire mitigation. The Colorado State Forest Service can provide technical advice for fuel breaks and defensible space if concerns arise.

Property owners also are expected to demonstrate good land stewardship by complying with the Colorado Noxious Weed Act (CRS 35-5.5 passed in 1990). This act and the related Jefferson County Weed and Pest Management program call for property owners to eradicate or control certain noxious weeds to prevent their spread. Information on—and help in identifying—noxious weeds can be found on <http://co.jefferson.co.us/weed>.

Mailboxes

For new construction and as mailboxes are replaced, the mailbox post design and color shall match the prevailing design in Conifer Ridge.

CONSTRUCTION PERIOD REGULATIONS

In the interest of all owners and contractors, the following regulations shall be enforced during the construction period. These regulations shall be a part of the construction documents contract for each residence, and all contractors and owners shall abide by these regulations.

OSHA

All applicable OSHA regulations and guidelines shall be strictly observed at all times.

Construction Hours

Construction work on any structure or building site shall not commence prior to 7:00 a.m. or continue after 7:00 p.m., Monday through Saturday. However, construction on weekends and holidays is strongly discouraged in order to respect the privacy of adjacent neighbors.

Construction Trailers, Sheds, or Temporary Structures

Any construction shelters shall be approved by the DRB as to their size, configuration,

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

and location. All temporary structures shall be removed upon completion of construction. Temporary toilet facilities must be provided for workers during construction.

Excavation

Excess excavation material shall be removed from the property and shall not be placed in common areas, roads, or other lots (except as approved on a site specific basis by the DRB). Excavation, except for utility trenching, shall be on the owner's site only. Contractors are expressly prohibited, during backfill and final grading operations from spreading excess debris of material over the remainder of the lot.

Debris and Trash Removal

Daily cleanup of the construction site is mandatory. All trash and debris shall be stored in an on-site dumpster/container and shall be disposed of on a regular basis. All soil and debris flowing into the street(s) or open spaces from the construction site shall be cleaned on a regular basis.

Vehicles and Parking

All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape. Vehicles—other than construction vehicles—shall not be left on community roads overnight. Construction vehicles shall not be parked on community roads for an unreasonable period of time and shall be protected with reflective cones.

Pets

Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site.

Blasting

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting site.

Restoration and Repair

Damage to any property other than the owner's shall be promptly repaired at the expense of the person or entity causing the damage.

Dust, Noise and Odor

Every effort shall be made to control dust, noise, and odor emitted from a construction

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

area. The contractor will be responsible for watering, screening or oiling dust problem areas as well as controlling noise and offensive odors from the lot.

ADDITIONS

1. Once the residence is completed in accordance with the construction plan approved by the DRB, minor additions such as gazebos, patios, and walkways only need DRB approval if they can be seen from the street or adjacent properties and significantly change the appearance of the property. No fee will be charged for any such approval. A discussion with a member of the DRB should be held to determine if an approval is necessary.
2. Larger structures such as garages, barns, or residence additions must be approved by the DRB as such additions may impact the neighborhood. A fee of \$100 will be assessed for the review and the process will be the same as for the review of initial construction plans.
3. Property owners who start such additions without approval of the DRB will be assessed the \$200 fee.

EXPECTATIONS OF CONTRACTORS BUILDING IN CONIFER RIDGE

Contractors shall not allow:

1. Oil changing of vehicles or equipment without proper receptacles and removal procedures.
2. Concrete equipment cleaning or concrete dumping without proper cleanup and restoration.
3. Removal of any rocks, trees, plants, or topsoil from any portion of Conifer Ridge other than the owner's lot.
4. Careless treatment of trees or preservation areas.
5. Use of spring, surface or irrigation water for any purpose.
6. Careless use of cigarettes or flammable items.

AMENDED
ARCHITECTURAL STANDARDS
AND CONSTRUCTION REGULATIONS
FOR CONIFER RIDGE

7. Pets belonging to workers or the contractor to be on construction sites.

Contractors also are expected to monitor the driving and behavior of employees to protect the safety of the neighborhood.

Revised and approved by the Conifer Ridge Property Owners Association
October 22, 2007
Rob Lofgren, President