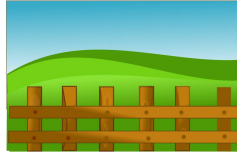


# HENDRICK RANCH



## Architectural Review Committee Design Guidelines

Revised November 1, 2016

One of the primary reasons that building your own home has so much appeal is that it presents an opportunity to create a solid expression of our individual personalities. It may seem contradictory then, that in order to build your own home, you have to observe anyone's guidelines for form, structure and design. As with most situations that involve more than ourselves, such as building at Hendrick Ranch, there has to be a compromise between individual expression and the maintenance of the community identity. Each homeowner has a vested interest in protecting the value of his/her property and the surrounding surrounding properties.

For that reason and to eliminate some of the frustrations and delays that seem to be inherent in the plan submission stage, the **Hendrick Ranch Architectural Committee (HRAC)** has established design guidelines. The Guidelines will help interpret and implement the standards and procedures for the review and approval of any proposed building. Essentially, it is our goal to establish a broad framework within which quality of design can be assured while still maintaining individual expression. We also encourage owners to seek professional design assistance in the planning and design of their homes.

## **Submission Requirements:**

A plan check fee of \$300.00 payable to Hendrick Ranch Homeowners Association is due with your initial submission. Initial submission must include the following items:

- 1) Site Plan
- 2) Cross-sections
- 3) Floor Plans
- 4) Elevations
- 5) Palette of colors and samples of materials to be used
- 6) 1/4" scale for plans
- 7) Landscaping Plan

Incomplete submissions will not be considered and will be returned to the lot owner. The following will offer further details for some of the above items.

### **Site Plan:**

A topographical map is essential for good site planning. The degree of slope, orientation to the sun, wind and views, location of trees, boulders and drainage swales are of great significance, as well as the location, height and activity zones (decks, parking, etc.) of neighboring houses.

We also encourage you to have your property corners identified. Front, side and rear setbacks, property lines and utility and access easements should also be plotted

### **Floor Plans:**

Plans and specs submitted will show the nature, kind, shape, height, materials, location, exterior, color schemes, alterations, grading and all other matters necessary for the Committee to make a decision as to their acceptability. It is especially important that all structures and alterations conform and harmonize with the natural surroundings,

Stock Plans will be approved on individual merit only. Approval of a stock plan for one site does not imply that the same or similar plan will be approved in another location.

### **Palette of Colors and Materials:**

In order for the Committee to insure that the finished home maintains a pleasing and harmonious aspect in relation to the other homes and the natural surroundings, a sample of siding, colors, trim, exterior window color and roofing material must be supplied with plan submission.

Exterior Walls, Surfaces and Colors: Exterior materials such as painted, stained or natural wood, stucco, stone, shingles, log and brick are allowed but not vinyl, plastic, T-111 or other plywood siding. Colors are restricted to those found in the immediate vicinity. Earth tones are preferred.

Manufactured stone or imitation brick, split-faced architectural block, brick, or stucco will be allowed when used with other materials to break up the starkness or monotony associated with cover-all applications, but may not exceed 60% of any totally exposed wall or facade.

### **PROCEDURES AND MATERIALS IN KEEPING WITH THE DECLARATION OF PROTECIIVE COVENANTS**

- 1) New Construction: No previously erected building, structure or improvement can be set on the lot. If applicable, see the Committee's separate document: *Shed Guidelines*.
- 2) Fencing: No chain link fencing is allowed, and all fencing four feet or greater must be approved by the Committee prior to construction. See the Committee's separate document: *Fencing Guidelines*.
- 3) Solar Access: Other than native trees and shrubs, no structure or other object can be placed upon any lot if it creates a restriction of solar access to a neighboring lot.
- 4) Roof Design: Roof pitches shall be not less than 6:12 and not more than 12:12. 4:12 pitches are acceptable for attached shed roofs or secondary roof planes. Other pitches may be considered depending on location. Materials may include wood shingles, composition shingles, slate or dark, non-reflective materials. Metal roofs will be considered on individual merit after considering quality, color and longevity of finish. Composition shingles must be a high quality architectural grade with at least a 30 year warranty. A dark shade of roofing material is required.
- 5) Minimum Footprint: Each house shall have 1300 sq. ft. minimum footprint, excluding garage.

### **Structure Height, Bulk and Scale**

Structure height, bulk and scale will be compatible with the existing terrain and other surrounding structures and must not appear over scaled for the lot or in relation to the environment. Further, conspicuous, large bulk structures and box like masses are to be avoided. Height requirements are 25 feet for the single family lots and 27 feet for the multi-family parcels, as measured by the Town of Carbondale Height Ordinances.

## **Wood Burning Appliances**

Only EPA approved and certified wood burning appliances will be acceptable; total emissions cannot exceed 7.5 grams per hour; and all fireplaces will be outfitted with a stub for natural gas.

## **Exterior Finishing**

All siding and trim boards shall be in place and painted and stained in their final applications prior to issuance of a Certificate of Occupancy.

## **Mail Boxes**

In order to comply with the Post Office's request, single-family homes will share mailbox ports with their neighbors, i.e., 2 mail boxes on 1 post. Multi-family boxes will have "gang boxes."

## **Landscaping**

All yard areas must be landscaped and maintained, and all landscaping must be completed within 6 months of the Certificate of Occupancy. The Committee strongly discourages and will likely disapprove Aspen and Cottonwood trees; and trees and bushes that attract bears.

Hendrick Ranch has a fully pressurized water system for irrigation water. A minimum of 5 trees in 15-gallon containers must be incorporated into the landscaping plan and shown on the site plan.

## **Irrigation System Tap Inspection Fee**

An inspection fee may be charged to the lot owner for inspection of all taps to insure proper installations. The Architectural Committee must be notified prior to tapping into the system.

## **Construction Hours and Noise Levels**

Construction activities must take place between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. No construction activities are allowed on Sundays and legal holidays. Construction noise levels must follow the Town of Carbondale Municipal Code Sec. 10-9-20.

## Requirements for Submittal of Plans

Preliminary plans: Four sets of blue-line or black-line prints showing the name of the owner, date and designer will include the following:

- 1) Site Plan drawn to a scale of 1/8" to 1'-0 or 1" to 10' indicating:
  - a. The lot, unit number and pre-assigned street address.
  - b. Name, address, license number and signature of registered land surveyor or civil engineer and date of drawing.
  - c. Name and address of owner.
  - d. Easements, building setbacks, property lines and dimensions, contiguous roads, and locations of adjacent homes.
  - e. Location of all utility lines (sewer, water, electrical, gas and TV).
  - f. Site section wherever grade changes are proposed (perpendicular to contour).
  - g. Location and height of proposed retaining walls.
  - h. Location of required parking area with finish grades indicated.
  
- 2) Structure plans shall include floor plans, roof plan, section through the structure and all exterior elevations which may be drawn at a scale of 1/8" = 1'-0" for preliminary plans and at 1/4" = 1'-0" for final plans. Include the following:
  - a) General construction type
  - b) Roof slopes and material
  - c) Type of exterior doors, windows and their materials
  - d) Exterior siding materials
  - e) Chimney material
  - f) Deck, railing and stair materials
  - g) Garden walls and walks materials
  - h) Floor elevations
  
- 3) Color descriptions will include descriptions and color chips of all colors to be applied to exterior siding, exterior metal, windows, chimney, roof, solar panels, etc. Under certain circumstances, color samples may need to be applied to exterior materials and submitted to the Committee.

## **Plan Review**

Plans and specs should be delivered to the Architectural Committee Chairperson.

## **Approval of Plans**

The owner will be notified in writing by the Committee of the results of their review of the preliminary plans. No construction, alterations or improvements can take place on the lot without the owner getting written approval of the final plans. Such approval must be secured before the owner can submit plans to the Town of Carbondale for a building permit.

The Architectural Committee will keep for at least five years, complete digital records (e.g., PDF, jpeg) of all applications submitted for approval; which will include one set of all architectural plans and specs, and all actions of approval, disapproval or other actions taken by it.