

TAILHOLT METRO DISTRICTS

HIDDEN LAKE AT TAILHOLT ARCHITECTURAL REVIEW SUBMITTAL CHECK LIST

PLEASE CHECK OFF WHAT IS INCLUDED AND ATTACH COMPLETED FORM TO PLANS, WITH APPROPRIATE DEPOSIT AND/OR FEES. **Deliver to:** 1927 Wilmington Drive Unit 101 ** Fort Collins ** Colorado ** 80528

Date of Submittal: _____ Lot _____ Block _____ Address: _____

Applicant's Name: _____

Mailing Address: _____ Phone: _____

Builder/Owner Name: _____ Phone: _____

_____ **CONSTRUCTION DEPOSIT:** \$1,500.00 per lot: **Make check payable to THMD.**

_____ **FEES:** \$500.00 Architectural Review per lot.
 \$250.00 additional for each revision after 2nd review.
 Landscape review fee: \$250.00. (Can be paid at time of landscape review)

CHECK NUMBER: _____ **AMOUNT:** _____

Compliance Deposit should be transferred from Builder to Homeowner at time of closing.
Deposit will not be released until house and ALL landscaping are completed as Approved Plans.

Note: Other fees required at time of permit: (\$2,000.00 Irrigation raw water and storage fees)

_____ **SITE PLAN (2 Copies: One will be returned to you)**

- _____ District Architectural Design Form.
- _____ Building Location; (dimensioned from all property lines)
- _____ Setbacks and Easements shown.
- _____ Driveway, decks, pads, sidewalks locations shown.
- _____ Grading and Drainage Plan, including flow arrows.
- _____ Top of Wall Elevations for House and Garage and all step-downs.
- _____ Elevations of all lot corners shown.

_____ **CONSTRUCTION DRAWINGS (2 Sets: One will be returned to you)**

- _____ Exterior Elevations showing dimensioned trim, railing & door details.
- _____ Indications of exterior materials with percentages calculated & shown.
- _____ Exterior details including chimneys, stairs, decks, railings, columns, etc.
- _____ Roof pitches shown.
- _____ Square Footage is _____. (Per Guidelines)
- _____ Building height as measured from where driveway meets top of curb.

_____ **COLORS AND EXTERIOR FINISHES:**

- _____ Photos' of Samples of exterior finishes shall be attached to Color Submittal Form.
- _____ Picture of roof selection with warranty and details.

_____ **LANDSCAPE & FENCING PLANS: Landscape review fee: \$250.00**

- _____ Site plan showing location and type of trees & shrubs, grass, rock, berms, fountains or ponds, terracing, retaining walls, decorative features, lighting, etc. Please attach a copy of the District fence detail specific to your lot so that there is no confusion as to criteria. (Fencing requirements are specific to lot and Phase, so please be certain to have your fence plan approved.)
- _____ Construction Deposit will not be released until all approved landscaping is installed according to the schedule and/or guidelines. **Design irrigation for non-potable water, larger nozzles, etc...**

Plans reviewed: _____ Date: ____/____/20____

See notes to make changes, then resubmit complete package.

Plans APPROVED: _____ Date: ____/____/20____

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BUILDERS ARE RESPONSIBLE FOR MEETING ALL CRITERIA ON THE ARCHITECTURAL CONTROL REQUIREMENT SUMMARY!

Tailholt 1st Filing, Lots 1-11 Block 8, Lots 1-5 Block 9 Architectural Control Requirements Summary

Tailholt Metropolitan District #3

(See Architectural Review Handbook with Design Guidelines for more details)

ITEM	REQUIREMENT
Exterior finish and corner wraps	35% minimum of entire front elevation to be masonry or stucco. With full 2' corner wraps minimum. Stucco must be upgraded design with built out of windows and detailing. Brick or stone is encouraged on front elevations.
Siding	Hardboard siding--painted minimum or equivalent. Horizontal lap with 8" max reveal. Vertical siding is only acceptable as an accent or complimentary to specific styles. Cement impregnated siding is acceptable. All siding must be embossed with a wood grain or other acceptable design.
Corner boards	1x 6 battens minimum.
Fascia	Minimum 8" with birdbox corners; Minimum 12" soffits.
Windows	1" x 4 " minimum surround on all windows.
Overhang	Minimum of 12";
Roof Slope	5/12 Pitch Minimum; 12/12 Maximum. Predominant roofs if less than 5/12 pitch, Overhangs must be increased by 6" per 1 inch of decrease. 3/12 pitches may be used on porches or accent roofs.
Minimum Square Footage	Ranch: 1,800 square footage of livable space. 2 story: 2,200 square footage of livable space.
Vents, Pipe, Chimney Caps	To be located away from street.
Colors;	Color selections sheets showing body and trim paint and exterior masonry selection must be approved by ARC approval before installation. All exterior railing, wood trim or other exposed surfaces must be painted or stained.
Roofing	30 years or heavier textured, shadow composition shingle; OR tile or slate which has been approved by ARC. Metal roofs or cement tile may be approved if complimentary to the architectural style of the home and are of a natural color. Standard composition shingles are no acceptable. Spanish style, barrel, flat roofs, or southwest styles are not acceptable.
Garage:	Encourage side-loading garage or recessed behind front of house. Front loading garage may not protrude in excess of 12' beyond furthest portion of house and upgraded masonry and/or upgraded garage door required.
Height:	35' maximum from where the driveway meets the sidewalk
Setbacks	Minimum 25' front yard setbacks; Minimum 20' back yard; 7.5' side property lines.
Landscape	Landscape plans are required to be submitted to the ARC for final approval. Landscaping must be installed no later than 30 days from occupancy of dwelling. (See Handbook for refined dates and timeline)
Driveways	22' Max. where driveway meets sidewalk for 2 car garages; 30' Max. where driveway meets sidewalk for 3 car garages.
Fencing	Fencing must meet the design criteria for Tailholt Metropolitan District. (See guidelines for details)
Top of Foundations	Minimum elevations as per drainage plan. ARC approval is required if T.O.W. is to exceed minimum by more than 1'. Maximum of 42 "above lowest corner of lot, unless walkout or garden level.
FYI: Non-potable water	Design irrigation system for non-potable water with inline filter, larger nozzles irrigation heads with filters. Flush lines before you hook up to main, plus flush non-potable main before hook up.

THIS SUMMARY IS PAGE 1 OF THE APPROVED PLANS.

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EXTERIOR COLORS, MASONRY, WINDOWS, FRONT DOOR, GARAGE DOOR SELECTIONS FORM

The following exterior paint colors, brick selections, windows, front door and garage doors are hereby submitted for approval by the Architectural Review Committee of the Tailholt Metro District and will be retained in the District office. I agree to submit any changes to these selections for approval prior to application.

Note: ARC approval must be given prior to application.

Lot# _____ Site Address _____ Submittal Date _____

Builder's Name: _____ Telephone & Fax _____

EXTERIOR PAINT COLORS:

(Name and Number)

Body: _____

Trim: _____

Attach body color sample here:

Attach trim color sample here:

BRICK, STONE, OR STUCCO:

Please provide a colored photo or cut out from brochure not an actual sample of brick or stone.

Color: _____

Manufacturer: _____

Attach photo or stucco sample here:

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WINDOWS:

Please provide a colored photo or cut out from brochure not an actual sample of window.

Color: _____

Manufacturer: _____

Attach photo or cut out here:

FRONT DOOR:

Please provide a colored photo or cut out from brochure not an actual sample of a front door.

Color: _____

Manufacturer: _____

Attach photo or cut out here:

GARAGE DOOR:

Please provide a colored photo or cut out from brochure not an actual sample of garage door.

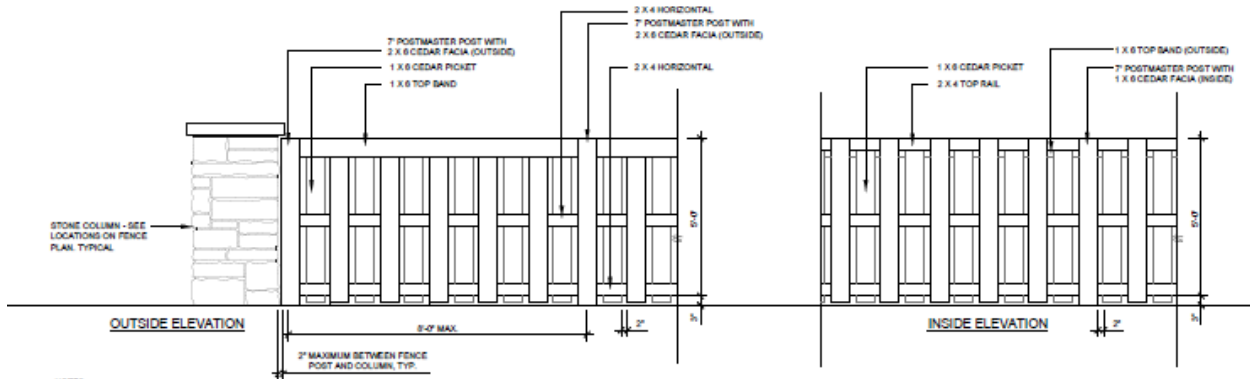
Color: _____

Manufacturer: _____

Attach photo or cut out here:

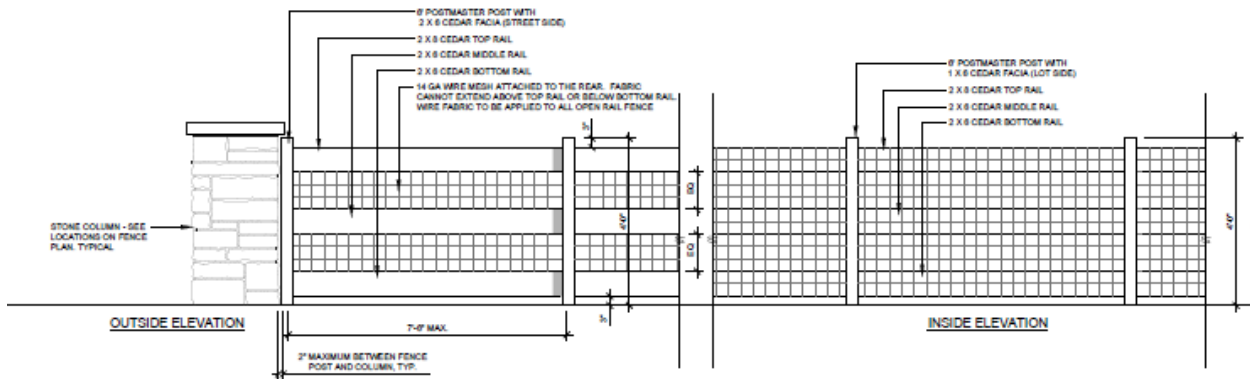
TAILHOLT METRO DISTRICTS

SEE MASTER FENCE PLAN FOR FENCE TYPE IN YOUR AREA



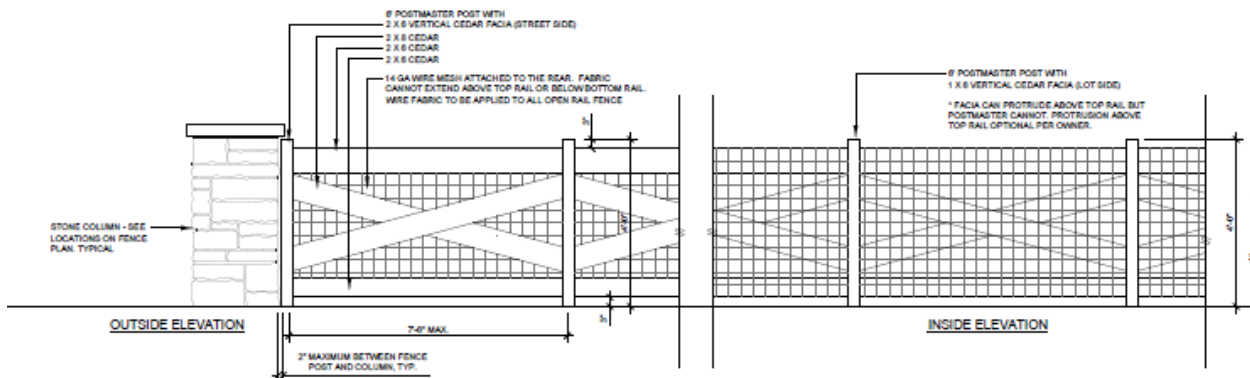
- NOTES:
- FENCE TYPES SHALL BE REQUIRED AS SHOWN ON THE FENCING PLAN
1. ALL WOOD FENCING MATERIAL SHALL BE TREATED WITH A MINIMUM OF 2 COATS OPAQUE STAIN OR AS REQUIRED TO ACHIEVE COVERAGE.
 2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE AS DESIGNATED ON FENCING PLAN
 3. STAIN COLOR AS LISTED IN TAILHOLT FIRST FILING ARC DESIGN CRITERIA GUIDELINES.

Fence Type 1 - 5 Foot Shadowbox Alternating Picket



- NOTES:
- FENCE TYPES SHALL BE REQUIRED AS SHOWN ON THE FENCING PLAN
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 2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE AS DESIGNATED ON FENCING PLAN
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Fence Type 2 - 4 Foot Three Rail



- NOTES:
- FENCE TYPES SHALL BE REQUIRED AS SHOWN ON THE FENCING PLAN
1. ALL WOOD FENCING MATERIAL SHALL BE TREATED WITH A MINIMUM OF 2 COATS OPAQUE STAIN OR AS REQUIRED TO ACHIEVE COVERAGE.
 2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE AS DESIGNATED ON FENCING PLAN
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Fence Type 3 - 4 Foot Crossbuck

TAILHOLT METRO DISTRICTS

Custom Builder Fee Schedule

(Subject to change)

Compliance Deposit and Architectural Review fees.

(Fees per Architectural review handbook)

1. \$1,500.00 compliance déposit.
2. \$500.00 Architectural Review fee. (\$250.00 fee for all re-submittal's)
3. \$250.00 Landscape review fee.

The following fees (A. and B.) shall be collected at the time of building permit.

Fees may be adjusted relative to drainage basin, non-potable water service provision, or other applicable factors.

A. Irrigation Raw Water Fee: \$1,000 per lot or equivalent.

B. Water Storage Reservoir Improvement fee: \$1,000 per lot or equivalent.

Fee is: \$2,000.00 for Irrigation raw water and reservoir.

Make check payable to: THMD

Note: Lot address on check.

CONTACT:

Tailholt Metro Districts
210 Haymaker Lane
Severance, Colorado 80550

Phone Number: 970-488-2823

e-mail: manager@tailholtdistrict.com