

Tailholt Metropolitan District

ARCHITECTURAL REVIEW HANDBOOK WITH DESIGN GUIDELINES

June, 2017

Tailholt First & Second Filing, Severance Colorado

These Guidelines shall apply to Custom/Individual owned Lots:

First Filing: Block 8 - Lots 1-11 and Block 9 - Lots 1-5:

Second Filing: Block 3 - Lots 9-14, Block 4 - Lots 1-5

Block 5 - Lots 1-5,

Block 1 - Lots 23-31, in Severance Colorado, all within

Tailholt Metropolitan District #3.

*Additional requirements are contained within the Covenants and
for the Tailholt subdivision. Guidelines and requirements are*

Subject to Change.

These Guidelines are published to assist Owners and Builders in complying with the provisions of the Tailholt Metropolitan District (District) architectural design criteria. These are guidelines only and the Architectural Review Committee (ARC) does have final approval authority for the plans submitted. Individual items may be waived or other requirements added to produce an acceptable outcome or may be varied by location and lot to enhance compatibility. Failure to abide by these provisions may result in liens, fines, or both.

1) **PURPOSE:** All plans submitted to the ARC will be evaluated and approval will be based upon conformance with the submittal requirements, architectural standards, and the construction regulations described herein. The intent of the review process is to ensure that each home has individual design quality and integrity while remaining compatible with the overall neighborhood.

2) **ARCHITECTURAL REVIEW REQUIREMENTS:**

- A) All items shown on the attached Submittal Checklist for Architectural Control must be submitted for review, and ARC approval must be received prior to any construction activity.
- B) A \$1,500 Compliance Deposit payable to the Tailholt Metropolitan District will be collected with each Owners ARC submittal. This deposit will be held for architectural control and construction compliance. It is the intent of the ARC to maintain high standards of cleanliness and compliance throughout the build-out period. Only when construction has been completed and landscaping installed will the deposit will be refunded. However, if, in the sole judgment of the ARC, there is not compliance with stated requirements, the ARC may take actions to maintain lots, mow or remove weeds, install fencing, remove trash, etc. from any lot not adequately maintained or properly kept, with any costs for such actions being debited against the deposit and assessed to the Owner if over and above the above referenced deposit.
- C) A separate and additional Architectural Review Fee of \$750 (\$500 applied to house plans, \$250 applied to Landscape plans), payable to Tailholt Metropolitan District for the initial ARC/Architect review must be submitted with the site plan and construction drawings (or with conceptual sketches if a preliminary review is desired.) This fee will allow for one preliminary review and one formal review by the ARC with redline responses, and one re-submittal and response. Additional re-submittals will require another \$250 fee per submittal. The ARC will provide a written response within 30 working days after submittal. Final approval of plans is valid for twelve (12) months. Substantial home construction shall begin within this period or, plans must be re-submitted and reviewed again, as if they had not been submitted or reviewed before. The above referenced Architectural Review Fee

shall accompany this subsequent submittal. (NOTE: The ARC may adjust the fee schedule for submittals and review at any time.) Although preliminary submittals are not required, they are encouraged. The ARC will review any Builder's or Owner's plans, sketches or conceptual drawings at any stage before final submittal, but any preliminary submittal shall include the Architectural Review Fee as described above. This process should help Owners avoid the expense and frustration of a possible ARC disapproval of a formal submittal.

- D) Plans that may be built in repetition may be submitted to the ARC for review as Master Building Plans. Such plans shall require multiple elevations with a diversity of materials and features to insure a mix of styles and designs. The Metropolitan District shall determine an Architectural Review Fee and Submittal Requirements at the time any Master Building Plans are submitted.

SUBMITTAL CHECKLIST FOR ARCHITECTURAL CONTROL

- 3) **SUBMITTAL REQUIREMENTS**: Before construction begins, each Owner must submit the following items for review by the ARC and all submittals are to be clearly marked with the Owner's or Builder's name and phone number, mailing and email address, lot and block number and street address:

- A) Site Plan (2 copies) which indicate the following:
- Building locations (dimensioned from all property lines)
 - Setbacks and easements
 - All driveways, decks, pads, sidewalks, etc.
 - Utilities connections
 - Grading and drainage plan illustrated with arrows showing direction of drainage
 - Top of Wall elevations for house, garage, and all step-downs
 - Elevations of all corners of each lot
- B) Construction Drawings (2 sets – One will be returned to you) indicating:
- Exterior elevations, all sides
 - Indications of exterior materials, including garage and front doors, along with any prescribed percentages calculated & shown
 - Exterior details including chimneys, exterior stairs, decks, railings and columns
 - Roof pitches, overhang dimensions, fascia dimensions
 - Sidewall detail
 - Building height measured from where driveway meets top of curb at driveway

- C) Colors and Exterior Finishes:
 - Color samples of exterior finishes and paint colors on 8 ½ x 11 format
 - Color picture of roof selection with specifications & warranty details

- D) Landscape and Fencing Plans: (2 sets – One will be returned to you) Site plan showing location and type of trees & shrubs; Minimum 3 two-inch caliber trees in front yard, fencing to match site fence plan; grass; rock; berms; fountains or ponds; terracing, retaining walls; decorative features; lighting; etc. Please attach a copy of the fence detail specific to your lot so that there is no confusion as to criteria. **NOTE: Design irrigation for non-potable water, with larger nozzles with filters and Main in-line filter.**
Make sure you flush system before you hook up.

- E) Additional Improvements:
 - Any other anticipated items such as dog runs, storage sheds, etc. Additional construction to a home or landscaping after completion of an approved site must be submitted to ARC for approval prior to initiating such changes or additions.

- F) Review Fees:
 - \$750 Fee payable to Tailholt Metropolitan District (See Item 2C)
 - \$1,500 Compliance Deposit payable to Tailholt Metropolitan District (See Item 2B)

4) **BUILDING CODE:** All structures must conform to the applicable building code of the Town of Severance. Approval by the ARC of plans submitted to them does not imply compliance with any building code or ordinances. The Owner and Builder shall be required to obtain a building permit from the Town of Severance and obtain the necessary inspections for a Certificate of Occupancy or Certificate of Completion.

ARCHITECTURAL STANDARDS:

- 1) **DIVERSITY OF STYLES:** It is the intent of the ARC to ensure that each home is compatible with the neighborhood as a whole, while encouraging individuality of style.

- 2) **MINIMUM SQUARE FOOTAGE:** Unless otherwise approved by the ARC, in their sole discretion, no dwelling may be erected unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out-buildings is at least:

Dwelling Style	Minimum Square Footage
Ranch	<u>1,800</u> Square Feet
2 Story	<u>2,200</u> Square Feet

3) **BUILDING LOCATION, BUILDING ENVELOPES, AND GARAGES:**

All lots are subject to specific setback requirements as follows:

- Minimum front yard setback is 25' from front property line.
- Minimum back yard setback is 20' from rear property line.
- Minimum side yard setback is 7.5' from side property lines. (Includes driveway)
- Garages are encouraged to be side loading or recessed behind front of the house. Any front-loading garage that protrudes beyond any portion of the front of the house shall not protrude in excess of 12 feet beyond the furthest front portion of the house (not including cantilevers). In addition, protruding front-loading garages shall increase the amount of brick or masonry to the largest extent possible excluding the area directly over the header of the garage door or doors and/or upgrade the garage door(s). Gable ends over protruding garages shall be treated to avoid large expanses of like materials (excluding masonry) by stepping back the gable, hipping the roof, eyebrow returns, mixing materials and colors, or other treatments acceptable to the ARC.

The ARC will discourage the location of driveways being located back to back on neighboring lots. The first property approved may determine whether the adjacent lots are right or left handed garages. In those cases where back-to-back driveways are unavoidable, additional setback from side property lines may be required along with enhanced landscaping to buffer the adjacent drives.

All Driveways shall not exceed 22' where they meet the back of sidewalks.

4) **EXTERIOR ELEVATIONS:**

- Exterior Finish 35% minimum of entire front elevation to be masonry or stucco, with 2' full vertical corner wraps minimum. Stucco must be upgraded design with built-out windows and detailing. Brick or stone is encouraged on front elevations. Rear and Side elevations should also include architectural enhancements to mitigate large expanses of blank walls.
- Siding Hardboard lap siding – painted minimum or equivalent. 8" maximum reveal. Vertical siding is only acceptable as an accent or if it is complimentary to specific styles. Cement impregnated siding is acceptable. All siding must be embossed with a wood grain or other acceptable design
- Corner boards 1 x 6 Battons minimum
- Fascia & Soffits Minimum 8" fascia with birdbox corners; Minimum 12" soffits
- Windows 1" x 4" minimum window surround on all windows.
- Overhang Minimum 12"
- Roof Slope 5/12 pitch minimum; 12/12 Pitch Maximum (Predominant roofs) If less than 5/12 pitch,

Overhangs must be increased by 6" per 1 inch of decrease (i.e. 4/12 pitch = 18" overhang). 3/12 pitches may be used on porches or accent roofs.

- Vents, Pipes, Chimney Caps To be located on roof slope away from street whenever possible.
- 5.) **COLORS:** Color selection sheets showing body & trim paint and exterior masonry selection must be approved by ARC before installation. All exterior railing, wood, trim or other exposed surfaces must be painted or stained.
 - 6.) **ROOFING:** 30 Year or more heavy 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 not acceptable. Spanish style, barrel tile will not be accepted. Flat roofs or southwest style is not acceptable.
 7. **HEIGHT:** 35' maximum from where driveway meets top of curb.
 8. **TOP OF WALL:**
Minimum elevation of 12" above highest corner of the lot, a
Maximum of 42" above lowest corner of lot (unless walkout/garden)
 9. **FENCING:** See Fence Detail document for specific requirements for your area.
 10. **LANDSCAPE:**
All lots must have a detailed landscaping plan approved by the ARC before installation. Plans to be submitted with dwelling plans not later than 30 days after the earlier of completion of construction or certificate of occupancy. Grass seeding or sod to be installed within 30 days on all homes completed between May 1 and September 1 of any year. Homes completed after September 1st must have landscaping installed by July 1 of the following year. **NOTE: Design irrigation for non-potable water, with larger nozzles with filters and main in-line filter.**
Make sure you flush system before you hook up.
Construction Deposit will not be released until all approved landscaping is installed according to the schedule above.
 11. **CONSTRUCTION MAINTENANCE:**
All owners are responsible for maintaining their lots by controlling weeds and trash. Each lot should have its own temporary power, trash container, and portable toilet, unless several Owners have agreed to share these facilities.