

Stonebridge at Eagle Ridge
Architectural Review Guidelines
February 2012

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I. Design Guidelines Overview

A. Introduction

These Design Guidelines are promulgated pursuant to the Master Declaration of Covenants, Conditions, and Restrictions for Stonebridge at Eagle Ridge (the "Declaration"). Initially capitalized terms used herein and not otherwise defined herein shall have the meanings set forth in the Declaration. To the extent of any inconsistency between these Design Guidelines and the Declaration, the Declaration shall control. The Declaration is specific and detailed in some areas, but allows for some clarification in other areas.

These Design Guidelines have been adopted by the Architectural Review Committee (the "ARC") pursuant to Section 12.2 of the Declaration to provide guidance for all new construction, alterations, changes or Improvements to any lot or Home exterior, and for the maintenance of all lots and Home exteriors in the Stonebridge at Eagle Ridge Community (the "Community"), and to assist Owners in those areas that are frequently considered by the ARC. These Guidelines are intended to promote and maintain a harmonious and high quality Community for the residents of the Community.

B. Definitions

1. Improvements - All structures, Improvements and appurtenances on or to real property of every type and kind including, without limitation, buildings, outbuildings, fixtures, utilities, patios, tennis courts, swimming pools, garages, doghouses, mailboxes, aerials, antennas, facilities associated with regular or cable or satellite television, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping, grading, drainage facilities, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior air conditioning units, water softener fixtures or equipment, pumps, wells, tanks, solar collectors, reservoirs, pipes, lines, meters, towers and other facilities used in connection with water, sewer, gas, electricity, solar energy, telephone or other utilities, as well as those construction activities necessary to build such items and any other Improvements not listed above.
2. Owner/Homeowner – These terms may be used interchangeably to refer to the individual(s) who own(s) the property in the Stonebridge Community.
3. Home/Residence/Dwelling Unit – These terms may be used interchangeably to refer to the primary Residence on the property.
4. ARC Improvement Request Form/Request/Submittal/Application – These terms are often used interchangeably to refer to the form which an Owner is required to submit to the ARC for approval. The Application also includes all of the required backup documentation and samples as appropriate to the Request. Throughout these guidelines, we will use the term "Application".

5. Color Palette - refers to the three-or four-colors applied to a Home.

6. Color Scheme - refers to the placement of the colors on the Home.

C. Architectural Review Committee Mission, Scope & Membership

The purpose of the ARC is to promulgate and uphold the Design Guidelines and to review all Applications for any Improvement to Homes or property in the Community. The mission of the ARC is to maintain the aesthetic standards of Stonebridge.

The ARC strives to provide an efficient, responsive, and logically executed Application and approval process. The ARC tries to keep Owners aware of the status of their Applications through regular ARC communications. The ARC will attempt to educate Owners on the process and requirements, and provides resources and information to Owners to assist with submitting complete Applications.

Members of the ARC are appointed in accordance with the provisions of the Declaration. The Declaration provides for the ARC to be composed of three or five members. ARC members shall be appointed by the Board for three-year terms but may be removed at any time by the Board. No more than two members should resign at any given time, in order to preserve a certain amount of continuity within the ARC committee. ARC members having an Application before the committee regarding their own property are prohibited from voting on that Application due to conflict of interest considerations.

D. Architectural Review Procedures

1. Applications: All plans for Improvements to the exterior of a Home or lot must be submitted to ARC for review and approval prior to beginning any work, unless specifically excluded in the Declaration or the exemptions section below. ARC Applications should be as complete as possible when submitted, including (as appropriate): a beginning and completion date, all dimensions, material samples or specification sheets, color samples, photos, drawings & plats, any impact on water drainage, and location of the Improvement on the lot including distances from property lines. Owners are advised to read all applicable sections of the Design Guidelines related to their project prior to submitting an Application. See the [ARC Improvement Application](#), [Fast-Track Application checklist](#), and other [Project Application checklist](#) for more details on specific Application requirements.

2. Building Codes: Owners are solely responsible for complying with city, county, or state building codes, regulations, drainage and/or engineering requirements, licensing, permitting, and/or ordinances in relation to their property, project, or Improvement. ARC approval has no bearing on the Owner's responsibility for compliance with these or any other criteria. In those Applications that are required to comply with any building codes, the responsibility and cost of developing engineering specifications/drawings, conducting professional audits and/or reviews, and/or obtaining applicable permits or any other documentation, falls on the Owner.

3. Review Process: The ARC shall meet periodically to review Applications from Owners. The ARC strives to make a determination on complete Owner Applications within 30 days. The ARC may request a meeting with the Owner and contractor to review an Application. All plans require the approval of a majority of members of the ARC. If the ARC fails to approve or deny any Application within 30 days of receipt of a complete Application by the property manager, the Application shall be deemed rejected.

4. Completion & Inspections:

a. Unless another time frame is set forth in the approved Application, Owners will have 24 months from the date of approval to complete approved landscaping Applications, and 12 months to complete all other Improvements. If the work is not completed in these timeframes, the Owner shall request an extension and provide updates to their project plan.

b. Upon completion of the project, the Owner will contact the property manager for a final inspection within 30 days of completion of project. Either the property manager or a member of the ARC may do a final inspection at a mutually agreed upon time with Owner.

E. Fast-Track Applications

Certain Applications may be quickly approved by an authorized member of the ARC. These "Fast-Track" approvals still require submittal of an ARC Application. See the [Fast-Track Application checklist](#) for guidance. The following list describes those Applications that fall into this category:

1. Repainting a Home using an [approved Color Palette/scheme](#) other than the one that is already on the house (Color Palette refers to the three-or four-colors applied to a Home; scheme refers to the placement of the colors on the Home).
2. Reroofing a Home using [pre-approved shingles](#).
3. Window replacement using the same style and frame color as the existing windows.
4. Replacement of exterior lighting fixtures with those of similar size and style.
5. Plans that were approved more than one year ago and not revoked by the ARC, but the work is not yet complete.

F. Exemptions

Per the [Declaration](#) (Section 12.2b), no approval shall be required to repair the exterior of a structure in accordance with the originally approved Color Scheme or to rebuild in accordance with originally approved plans and specifications. Given the high cost of these projects and the potential of imperfect information on prior approvals, it is strongly recommended that an Application be approved prior to undertaking any such work. Exemptions do not require the submission of an ARC Application. Although exempt from Application to the ARC, all work must proceed in accordance with these

Design Guidelines and with all state and local codes, ordinances and regulations having jurisdiction at the site. To eliminate any confusion by the Property Management company inspector/driver, Owners should notify the property manager via email or letter of the intended Improvement. This will eliminate misunderstandings and unnecessary 'stop work' orders.

The ARC interprets the Declaration to include the following list of changes, additions, or alterations that are exempt from ARC Application, with the strong recommendation that if there are any questions about prior approvals or whether an Application should be filed in any particular circumstance, an Application should be submitted and approved:

1. Repainting a Home from the original approved construction palettes, in the same colors and manufacturer, as already on the Home.
2. Addition of vegetation to a property in accordance with a landscape plan that has been approved within the past 24 months.
3. Removal and/or replacement of dead or diseased vegetation.
4. Repairs or replacements using "like kind" materials, including:
 - a. Minor paint touch-ups.
 - b. Roofing repairs to small areas using the same materials and color as the existing roof.
 - c. Minor repairs/replacement of stucco/siding/masonry with the same materials as originally approved.
 - d. Repairs or replacements of small sections of fence boards, retaining walls, or driveways with the same materials as originally approved.
 - e. Restaining of fences or decks with the same color as originally approved.
 - f. Replenishment of mulch/rock with the same materials as originally approved.
5. Improvements to the interior of a structure when those Improvements do not materially affect the outside appearance of the structure.
6. Seasonal decorations if removed promptly (within 30 days following the holiday).

G. Enforcement

The ARC may require an offender and/or Owner to remove any Improvements constructed, reconstructed, finished, altered or maintained in violation of the ARC's approval or these Design Guidelines. The Owner shall be notified in writing of any suspected violation, and given 30 days to correct such violation or obtain ARC approval for the work which was performed. The Owner may be required to reimburse the Association for all costs, expenses and legal fees incurred by the Association and/or by the ARC in connection with the removal, repair, or correction of any violation of these Design Guidelines. The Board of Directors may enforce fines for violations of the ARC guidelines or Declaration.

Neighboring Owners who object to an Owner's approved or unapproved project should voice their concerns to the property manager, who will forward the concern, as appropriate, to the Board of Directors.

H. Variances and ARC Discretionary Powers

These Design Guidelines are intended to provide guidance to Owners in the preparation of plans and Applications for ARC review. The ARC shall have complete and absolute discretion to review and approve or reject any such plans and Applications regardless of whether such plans and Applications comply with these Design Guidelines. Specifically, the ARC may approve plans and Applications that comply with these Design Guidelines, and waive the requirements of these Design Guidelines in whole or in part as necessary to achieve a reasonable result that is consistent with the intent of these Design Guidelines and that is consistent with the aesthetics of Stonebridge. The ARC, at its discretion, may use a color expert for review of custom paint Requests.

I. Appealing ARC Decisions

All appeals of ARC's denial of an Application begin with a letter to the ARC detailing the Owner's Request for a second review of the Application and detailing any relevant ARC guidelines, Stonebridge Declaration, and new information to support an alternative decision. If the ARC fails to approve or deny the appeal within thirty (30) days, the appeal is deemed rejected.

Upon a rejection of the appeal by ARC, the Owner may appeal to the Board of Directors (BOD) by letter or email. The BOD decision is final. If the BOD fails to approve the appeal within 30 days, the appeal is deemed rejected.

II. Homes: Additions, Repairs and Improvements

A major criterion for the evaluation of any addition or alteration is harmony of external design with the existing Home and with the general aesthetics of Stonebridge. The guidelines below reference the materials and details for typical Owner projects.

A. Materials

1. Only siding, stucco, stone, or other masonry that is identical or similar to the exterior building materials approved for this Community are permitted for use on Home exteriors.
2. Metal, plastic or vinyl products are prohibited, with the exception of window frames or other common and incidental uses, such as flashing, roof vents, etc.
3. The approved roofing material is a dimensional, asphalt shingle, similar to existing roofing materials in the Community. See the property manager or Stonebridge web site for a list of [pre-approved shingles](#).
4. Use of the following materials is prohibited:
 - a. Vinyl or metal siding/building skin

- b. Painted concrete
- c. Mirrored glass or very dark glass
- d. Exposed cinder block
- e. Vinyl or metal roofing material, except ice and water shield
- f. Three-tab roof shingles
- g. Asphalt driveways
- h. Timber & railroad ties used for retaining walls
- i. Chicken wire, chain link, and privacy fences
- j. Permanent clotheslines are prohibited (see Appendix A on retractable clotheslines)

B. Colors

1. Paint Colors: Establishing acceptable colors for Residences is a highly subjective process. However, color has a definite impact on the harmony of the Community. Recognizing the difficulty involved in setting standards on this subject, the ARC will allow some latitude in selecting house colors, while reserving the right to prohibit any house color that would not be in conformance with the general aesthetics of the Community.

a. Permissible paint colors include the original Phase 2 construction palettes and the 2011 approved Phase 3 palettes. Owners may also submit custom color Requests for natural or earth-tone colors to the ARC. The approved Color Palettes are available at the property manager for review and lists of the approved palettes are posted on the [Stonebridge website](#). Extreme colors (particularly bright tones) are prohibited. White may not be used as a body color.

i. Owners selecting palettes and schemes from the pre-approved selections should benefit from a more streamlined decision making process from the ARC. ARC will need to verify that the color selected will complement the stone, brick or other Home features. In some cases, the Owner may be asked to paint samples on their house prior to approval.

ii. The original Phase 1 construction Palettes have been removed from the approved Color Palette choices, except for Homes already painted with approved Phase 1 Palettes. Those Homes can be repainted the existing Phase 1 Palette currently on the Home. The Phase 1 palettes are available at the property manager for these Owners as a resource.

iii. As per the current Declaration, Owners repainting from the original approved palettes, in the same colors and manufacturer, are not required to submit an Application to the ARC before beginning work. However, to eliminate any confusion by the Property Management company inspector/driver, Owners should

notify the property manager via email or letter of the intention to repaint. This will eliminate misunderstandings and unnecessary 'stop work' orders. Owners are responsible to ensure the paint is matched to the palettes on file at the property manager and that the final result is acceptable to the ARC. If you change paint manufacturers you are required to submit an ARC Application prior to beginning work. The approved Color Palettes are available at the property manager for review and lists of the approved palettes are posted on the [Stonebridge website](#).

- b. For custom paint Requests, the ARC requires a visual sample of the Owner's paint/stain choice(s) be submitted with the Application (e.g., paint chips). A complete Application should also include the intended paint manufacturer, color number & name, as well as the locations each color will be painted on the Home (e.g., body, trim, etc.). Paint samples should be mailed or delivered to the property manager.
 - i. Owners will be required to paint samples on their Home for review by the ARC, if the proposed palette and scheme are initially acceptable to the ARC. Samples should be approximately 3'x3' (3" for trim), with two coats of paint, and painted in their respective locations on the Home so that the Owner and ARC can review how the colors will complement stone/masonry and appear in various lighting. A sample complete Application can be seen on the [Stonebridge website](#).
 - ii. Owners with previously-approved custom colors on their Home must reapply to repaint those colors, and these Requests will again be treated as custom paint Requests.
 - iii. Although Owners may request custom palettes be approved, Owners requesting custom colors should expect the approval process to take longer than if seeking approval for a palette from the approved palettes.
 - iv. The ARC retains the services of a single color expert for advice and counsel on proposed palettes to ensure the continuity and appearance of the Community. If the ARC requires additional input on the proposed palette, they may enlist the color expert and the relevant fees will be paid by the Owner. The use of the color expert is at the discretion of the ARC; the ARC still retains responsibility for the final approval of the proposed palette or scheme.
- c. Color Schemes on a Home will be composed of four different colors (paint or stain) for the body, trim, garage doors and front doors.
 - i. Owners may choose to paint their garage door the body color. If so, this preference should be stated on the ARC Application.
 - ii. Front doors may be stained instead of painted as the fourth color in the palette.

iii. Eaves/soffits should match the body color.

iv. If painting of accents is proposed, a photo/drawing of the Home highlighting the location and colors on the Home will be required to ensure understanding of the proposed paint scheme. Accents must be separated by a defining feature or unique material. (e.g., insets in columns, keystones, scalloped siding, etc.). Owners may not introduce a 5th color to their proposed palette.

v. The color of conduit, exterior mechanical equipment or other exterior features should match the color of the adjoining exterior surface to minimize visibility of the feature.

vi. Metal surfaces should match the color of the adjoining exterior surface, approved roof line colors, or the color of the roof as appropriate. Painted or baked-in finishes are acceptable (e.g., drip edge, flashing, body vents, roof vents)

d. The same Color Palette cannot be used more frequently than on every third house in a row (i.e., two Homes must be between your Home and another of the same Color Palette). Houses touching the rear of a property are not considered part of the row, since they are on different streets. The next house on the street, if separated by open space, is also not considered part of the row.

2. Fence colors: The preferred fence colors are Natural Cedar, Western Red Cedar, and Clear Cedar. However, stain is not required on a fence.

C. Decks & Patios

1. General:

a. Decks and patios may not encroach into any easement or required setback.

b. All decks 2 feet or higher from ground level shall be erected with supporting posts of a minimum size of 6" x 6".

c. Decks must be constructed of wood or other composite materials (e.g., Trex).

d. All surfaces including the posts shall be painted or stained to match or harmonize the house (except walking surface). If rails or balusters are painted, it is recommended that they be painted the same as the trim color.

e. Patios must be constructed of concrete, paving brick, stone or similar weather-resistant material.

f. Fronts of houses may not be altered by the addition of elevated, uncovered patios, decks, or porches.

g. Concrete, pavers or other hardscapes shall not exceed 50% of the backyard area.

2. Detached Decks:

- a. Detached decks and patios are allowed and are not considered separate buildings.
- b. The platform and overall shape of a detached deck/patio should conform to existing surface grades (i.e., terraced decks).

3. Covered Decks/Patios:

- a. Roofs over attached decks or patios shall conform to the same guidelines as apply to living space additions (see Section II.D below).
- b. Roofs or covers over detached decks/patios should blend with the Homes in the area, be in scale with the house, and be consistent with deck and patio construction techniques.
- c. Structural and/or architectural plans may be required for covered decks.

D. Living Space Additions

1. All additions should conform to the original architecture and be constructed of the same building materials. The goal is to have an addition that appears to be a part of the original Home or structure.
2. The addition may not encroach into any easement or required setback.
3. A full weather-barrier roof material must match that of the Home.
4. The pitch of any new roof must be consistent with the pitch of the roof of the Home.
5. Siding, stucco, stone, or masonry must be consistent with that of the Home.
6. The style of the windows and doors must be consistent with those of the Home.
7. Colors of paint, stucco, stone, or masonry material must complement that of the Home.
8. Fronts of houses may not be altered by the addition of new living spaces or garage extensions.

E. Sunshades, Awnings, and Exterior Doors

1. Plans for all proposed sunshades, arbors, awnings, and storm doors must be submitted to the ARC for approval.
2. All proposed sunshades, arbors, awnings, and storm doors should blend with the existing and surrounding structures.

F. Siding, Stucco or Masonry

1. Replacement of siding, stucco, stone, or masonry with any material other than the original must be submitted to the ARC for approval.

2. Repair or replacement of siding, stucco, stone, or masonry with the same material as the original does not require an ARC Application.

G. Roofing

1. Roofing repairs to small areas shall use the same materials and color as the existing roof and may be performed without ARC approval.
2. Re-roofing large sections (more than a dozen shingles) must be submitted to the ARC for approval.
3. Owners selecting a shingle from the pre-approved list will benefit from a streamlined decision-making process from the ARC. See the property manager or Stonebridge web site for a list of [pre-approved shingles](#).
4. Re-roofing a Home in something other than a shingle from the pre-approved list must be submitted to the ARC for approval.
5. Metal flashings and vents should be painted, or in a baked-on finish, to match the roof or adjoining siding or trim color. Alternatively, a roofline color from the approved palette may be used.
6. Ceramic or tile roofs may be considered on a case-by-case basis.

H. Skylights

1. Proposals to add skylights will be reviewed on a case-by-case basis, taking into consideration the symmetry, size, shape, quantity, color, and positioning.
2. Where skylights are installed, the frame of the skylight shall harmonize with the roof material. All flashing shall be painted, or in a baked-on finish, to blend with the roof.

I. Driveways

1. No asphalt driveways will be permitted. Other materials may be considered for approval.
2. Driveway repairs to small areas shall use the same materials and color as the existing driveway and may be performed without ARC approval.
3. Replacing large sections of the driveway (more than 50% of the surface area) must be submitted to the ARC for approval.

J. Vehicles

1. Only automobiles, light trucks or motorcycles shall be parked in the street or in driveways. Vehicles may not be parked in yard areas.

K. Mailboxes

1. Mailboxes should not be altered to reflect an individual design or theme.
2. See Exhibit B for mailbox/mailpost specifications.

III. Landscaping and Xeriscaping

Unless a shorter time frame is set forth in the approved Application, landscaping should be completed or pre-approved for completion in 24 months from approval. Shrubs and trees should be naturally incorporated into the landscape (please do not encroach on property boundaries – consider the mature size when planting). The backyard should include grasses and other natural erosion control materials. In the landscaping of Home sites, Owners are encouraged to utilize plant materials, irrigation systems, and maintenance practices that conserve water. Although water conserving landscapes are often associated with a rather bleak or dry appearance, it should be noted that a more traditional "green" appearance can be achieved while still using much less water than typical suburban residential landscapes.

- A. All portions of a Home site not covered by house, driveway, patios, sidewalks, etc., shall be landscaped. This landscaping shall be done in accordance with a landscape plan that has been approved by the ARC. Any changes to grade or elevation also require ARC approval. A minimum of 50% of mulched areas must be covered with live plant material.
- B. Landscaping material may not be placed in a manner that will change the direction of the flow of drainage channels, or obstruct or retard the flow of water through drainage channels within drainage easements. Also, plant material or turf grass should not be closer than 5ft. to the foundation.
- C. If nighttime watering is planned, low-noise sprinkler heads are required.
- D. Landscape plans should be scaled to reflect the house, patio, porch and/or deck dimensions, including elevations, lot boundaries and easements.
- E. Landscape plans should be scaled to reflect the mature size of trees and shrubs.
- F. Landscape plans should include a listing or legend that describes the type and/or name of all materials and trees/shrubs/plants that will be used.
- G. Crushed rock must be of a neutral color. The type and size of the rock must be approved by the ARC.
- H. Rock or stone walls will be constructed of dry or mortar laid granite or moss rock, in colors compatible with neutral rocks present in the surrounding area. Commercially available masonry retaining structures must be of a neutral color, compatible with the natural surroundings.
- I. Wood mulch must be of a neutral color and may be replenished in the same material without ARC approval.
- J. Timber walls, including new or old creosote-treated railroad ties, are strictly prohibited.
- K. The use of unnatural, non-living objects or other ornamentation in the landscape is generally discouraged.
- L. The ARC realizes that during the installation of a landscape, certain materials are often staged in the street until proper placement. This can include rock, bark, plant materials, equipment, etc. The ARC asks that Owners consider traffic safety prior to dumping material or parking any equipment in

the street, and that they limit the amount of time for storage of said items to a maximum of seven (7) days. Brightly colored cones with reflective material should be placed around materials staged in the street. The Owner is responsible for cleaning up the area where materials were staged in the street immediately after the materials have been installed, or seven (7) days after placement, whichever comes first.

M. Large, walk-in style sheds are prohibited. An Application must be submitted for other types of sheds.

N. Landscaping additions, including plant materials, irrigation systems, walls, patios, etc. that were not a part of the initial approved landscape plan, must be submitted for separate ARC approval.

O. Please consider the mature size of shrubs and trees when planting near property lines. Consider the mature size of all your plants in your landscape plan and do not encroach upon your neighbors' property lines.

P. Xeriscape Guidelines (approved by Owners and the Board November 2007)

1. Using Xeriscape principles means that you work with grass areas intelligently, however no turf required.
2. One deciduous tree with a minimum caliper of 2 inches or one evergreen tree with a minimum height of 6 feet is required.
3. 50% of all mulched areas shall be covered with living plant material. A combination of trees, shrubs/texture plants (e.g., grasses) and perennials are required, of which 10% shall be evergreen. A "grace period" of one year for perennials to reach a somewhat mature size shall exist for this requirement.
4. Strive to select plants that are deer and elk resistant.
5. Rock and other inorganic mulches are limited to 50% of mulched areas.
6. Pavers and natural stone shall not exceed 40% of landscaped areas.
7. Selection of size and color of mulch and materials for "hardscape" such as walls and steps are subject to the same standards of approval by the ARC as for traditional landscapes.
8. All current maintenance requirements for traditional landscapes apply to Xeriscaped landscapes.

IV. Landscape Maintenance

A. All landscaping, including rocked or mulched areas, must be maintained in a clean and attractive manner free of trash and weeds. Established rock and mulch areas should be replenished as needed.

B. No weeds, rubbish, debris, objects or materials of any kind, plants or seeds infected with noxious insects or plant diseases, shall be placed, grown or permitted to remain on any lot.

C. Grasses

1. Manicured lawns are encouraged.
2. Natural or turf grass areas should be properly maintained and trimmed so as not to exceed twelve inches in height and not exceed 8" in height where within ten feet of any building.
3. Ornamental grasses specifically planted as part of an approved landscaping plan are excluded from the height requirements so long as they are not objectionable to the ARC.

D. Lots or open space areas may not be used as dumping grounds for rubbish, grass clippings, trash, garbage or other waste. Neat, well-maintained compost bins will be allowed if constructed of wood or plastic. No chicken wire or chain-link metal constructed compost bins will be allowed.

E. Dead plant material (trees, shrubs, grass) shall be removed and replaced as soon as possible. If replaced by like plants, no ARC approval is necessary.

V. Fences, Landscaping Walls, and Dog Runs

A plan to construct or alter any fence, landscaping wall, or dog run must be approved by the ARC prior to construction. The plan must include the proposed location of the fencing or wall on the lot, relative to the property lines and must conform to the approved "Three Rail Fence" detail for the Community, attached as Exhibit A. All fences or walls must meet all applicable building code requirements. No fences shall be constructed in front yards. Solid, privacy-style fences are prohibited.

A. Location

1. No fence or wall shall inhibit the vision of drivers at street corners, or compromise the safety of drivers backing out of driveways.
2. No fence or wall shall be allowed to interfere with the installation and maintenance of utilities in the easements indicated on each Owner's site plan. ARC requires a drawing of your proposed fence relative to the existing property line and any potential easements on the property.
 - a. The City of Golden may need to provide written permission to erect fences in an easement. You can find an Improvement location certificate (ILC) or plat drawing of your lot in your title documents or by contacting the City of Golden Planning Department at 303-384-8097 or visit the [City of Golden web page](#). The Improvement location certificate will give you a better representation of your property line.
3. No fence or wall shall impede or change the direction of drainage channels in any drainage easements.
4. If attaching to a neighbor's fence the Owner should receive written permission from the neighbor to attach to their fence and provide supporting documentation with their Application.

5. A description and location of any gates should be included with the ARC Application.

6. Dog runs should be located within side or rear yards in such a way that they are not easily visible from the front of the Home or adjacent streets, and are not eyesores to neighbors.

B. Materials

1. Only open-rail style fences are permitted in the Community. Owners who wish to create a pet enclosure within their yard may install an optional wire mesh on an approved fence. Mesh should be minimum 14 gauge, dark-colored, plastic-coated or galvanized wire mesh located on the inside of the open-rail fencing. Snake fencing is also acceptable below the bottom railing. Please refer to the "Three-Rail Fence" detail attached as Exhibit A for specific height and materials information.

2. "Radio" type invisible fences are permitted, but shall be set back from the property line to avoid unwanted pedestrian contact and should be restricted to the back-yard area.

3. Electric, above ground, "shock-type" fences, AC/DC current are prohibited.

4. Fences may remain their natural unfinished state, may be "sealed" with a clear preservative or may be stained with Natural Cedar, Western Red Cedar, or Clear Cedar. A sample of the cedar with the stain must be submitted to the ARC for approval.

C. Maintenance

1. All fences and walls shall be maintained in good repair and appearance. Repairs or replacements of small sections of fence boards with the same materials as originally approved do not require an ARC Application.

2. Re-staining of fences with the same color as originally approved does not require an ARC Application.

VI. Exterior Lighting

A. Exterior lighting must be indirect or of such a controlled focus of intensity so as not to disturb the residents of adjacent properties or shine into the eyes of drivers on the street.

B. All exterior lighting, whether ground or building-mounted, requires ARC approval.

VII. Swimming Pools and Hot Tubs

A. The installation of swimming pools or hot tubs will be reviewed on a case-by-case basis, taking into account the compatibility of materials with the Home, the overall size and shape of the finished installation, its proximity to

existing structures, easements, and setbacks. Additionally, the provisions for screening and landscaping and the visual impact that such installations may have on neighboring properties will be evaluated.

B. All swimming pools and hot tubs must meet all applicable building code requirements.

VIII. Play Equipment

A. Installation of play equipment, such as basketball hoops or swing and slide sets, requires ARC approval.

B. Play equipment must be in scale with the yard of the Home and be placed in the back yard. Approved play equipment must be maintained in an attractive manner.

C. All basketball backboards must be approved by the ARC. White, clear, or the trim color of the house are the preferred colors. Approved basketball backboards must be maintained in good condition. The use of portable basketball backboards is encouraged (those not attached permanently to a structure).

IX. Exterior Mechanical Equipment

(See Appendix A for solar panels and evaporative coolers)

A. All exterior mechanical equipment shall be incorporated into the overall form of the dwelling or be enclosed by a structure, manufacturer covering or shielding, or landscaping that makes it compatible with the Community, and located, when it is practical, in such a way that they are concealed from neighboring properties or public streets.

B. Any attic or basement ventilation equipment that is installed shall have a minimal visual impact on the roof or eaves. The exhaust portals should be concealed as much as possible and be painted to match the adjacent surfaces. The noise and vibration from such equipment is subject to review by ARC and shall not be to such a level that it shall exceed those generally produced by other common exterior equipment (e.g., air conditioners).

C. Plans for all exterior mechanical equipment must be submitted to the ARC for approval. Technical data for the equipment (size, mounting instructions, power supply, ventilation or drainage, sound levels, etc.) shall be submitted along with the Application. (This information should be available from the contractor or dealer providing the equipment).

D. Exterior radio or satellite television dish antennas, aerials, or other reception/receiver devices shall be mounted on the side of the house preferably near the rear yards of Homes, or mounted on the rear of structures in such a way as to minimize their visibility from the front of the Home (i.e., not mounted on decks or roofs).

X. Signs and Decorations

- A. Only one "For Sale" or "Open House" or "For Rent" sign will be allowed on the property.
- B. No signs of any kind are allowed on the Open Space or Common Area, unless approved and installed by the Board.
- C. Only one "Garage Sale" sign shall be allowed on the property on which the sale is conducted. Garage sale signs may be no larger than six (6) square feet, and may remain in place no longer than three (3) days prior to and one (1) day after the garage sale.
- D. Signs in support of candidates for public office or for other ballot issues are permitted on individual lots to the extent required by state law.
- E. One sign, harmonious with the character of the Community, which advertises a company currently doing landscaping or construction on a Home or lot, will be permitted only for the period during which the work is being done.
- F. No flashing or moving signs are permitted.
- G. The ARC encourages holiday decorations that make the Community appear friendly and festive. However, the materials should be removed within 30 days after the conclusion of the holiday, weather permitting.

XI. Process for Additions or Deletions to the Guidelines

- A. Suggestions for additions, deletions or changes to the Design Guidelines shall be made in writing to the ARC Committee and Board of Directors. If the Board determines that the change to the Design Guidelines requires ratification by Owners, then it shall be presented to Owners at the next annual meeting.
- B. Upon revision of the Design Guidelines, an annotated version shall be available for Owners to compare changes from version to version.
- C. Any change to the Design Guidelines shall be immediately submitted to the property manager for proper filing, as well as posted on the [Stonebridge website](#).
- D. All Guideline changes require final Board approval.

Appendix A: Energy Saving Devices (see CO House Bill 08-1270)

- A. All energy saving devices require ARC approval.
- B. Solar panels should be near flush mounted in such a manner to allow for the least amount of visibility. Mounting must be at the same angle as the roof on which they are mounted. Any and all electrical cables and/or conduit must

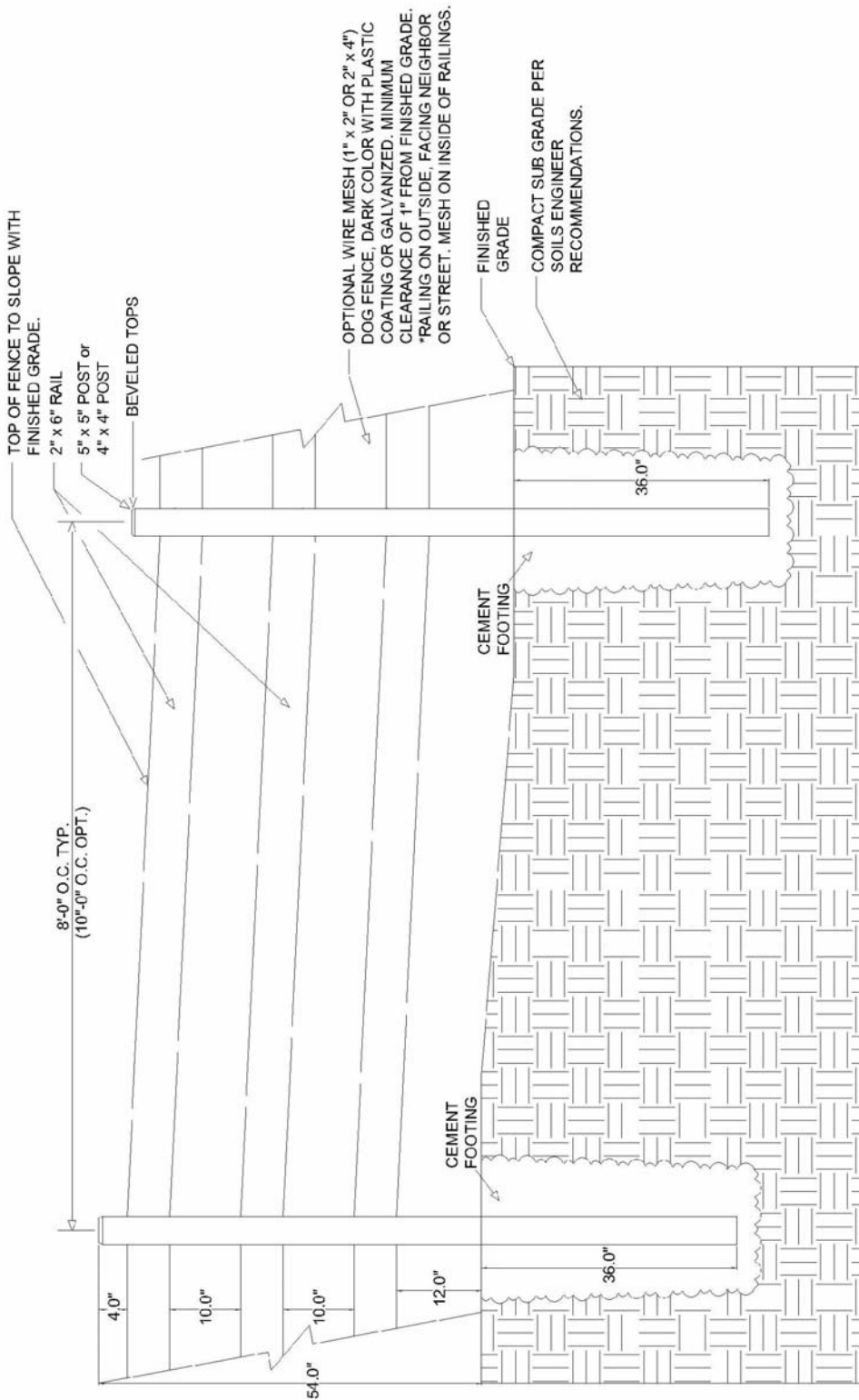
also be hidden from view. Solar panels and trim should be of a color to blend with the roof on which they are installed.

C. Exterior awnings, shutters, or other shade structures are generally permitted. Exterior shutters must be painted to complement the Home.

D. Evaporative coolers should be placed in such a way as to reduce the visual impact from neighbors and from the road, preferably towards the back of the Home.

E. Retractable clotheslines must be retracted when not in use. Clothes should be removed within a 24-hr period.

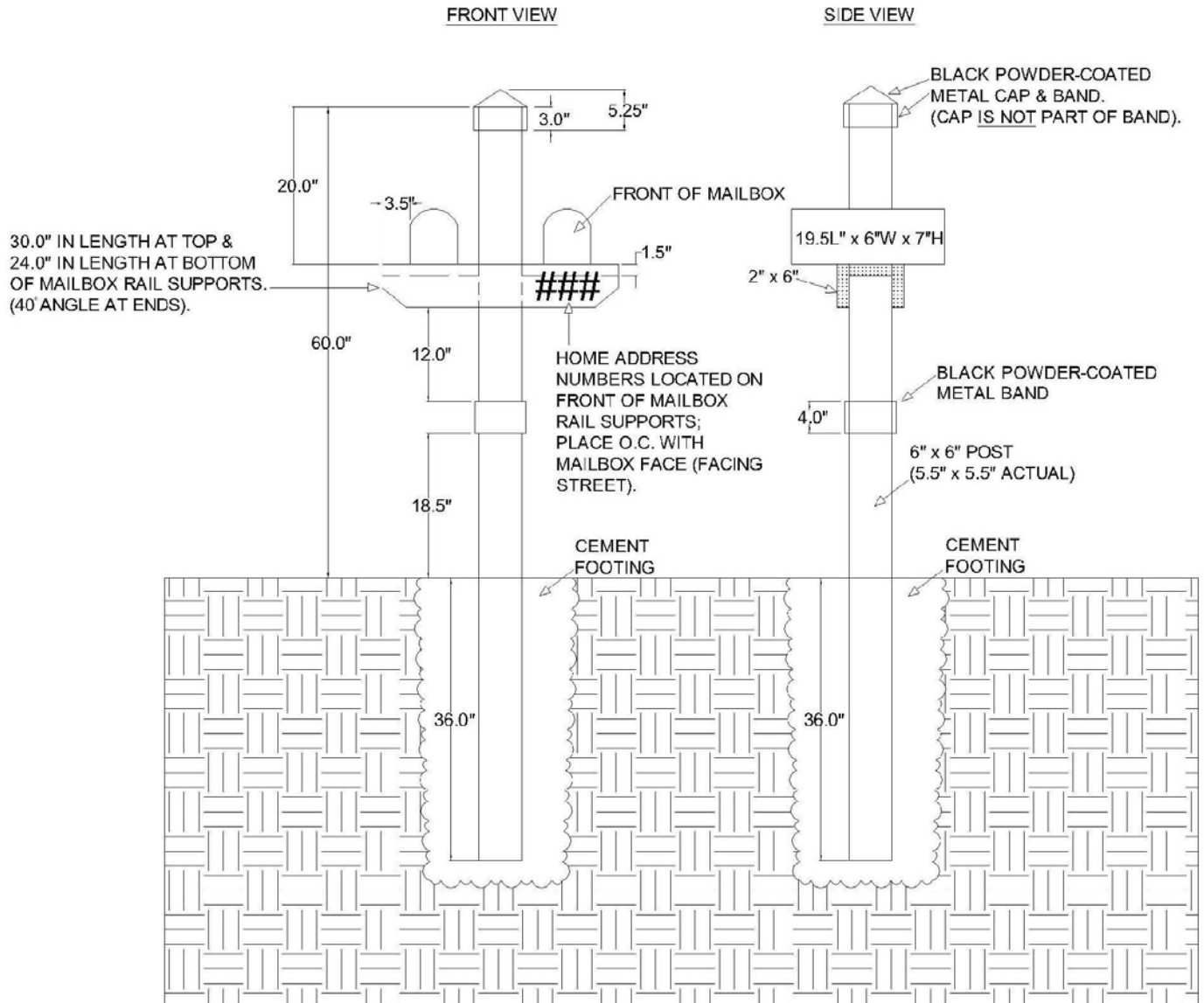
Exhibit A: Three Rail Fence



- NOTES:
1. ALL WOOD TO BE WESTERN RED CEDAR, ROUGH SAWN
 2. MAIL BOX & FENCE MAY BE STAINED CLEAR, NATURAL, WESTERN RED CEDAR OR LEFT UNSTAINED.
 3. " = INCHES
' = FEET

DRAWN TO SCALE - U.N.O.

Exhibit B: Standard Mailboxes



- NOTES:
1. ALL WOOD TO BE WESTERN RED CEDAR, ROUGH SAWN
 2. MAILBOX & FENCE MAY BE STAINED CLEAR, NATURAL, WESTERN RED CEDAR OR LEFT UNSTAINED.
 3. " = INCHES
' = FEET

DRAWN TO SCALE - U.N.O.