THE MEADOWS - SUPPLEMENTAL AEC GUIDELINES - FILING #6

for

THE MEADOWS FILING NO. 6

ADOPTED: June 21, 1988

AMENDED: February 14, 1991
THE MEADOWS - CUSTOM LOT SUPPLEMENT

for

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ARCHITECTURAL COMMITTEE RESIDENTIAL GUIDELINES

1. PURPOSE

This supplement supersedes and/or expands on The Meadows Architectural Committee Guidelines dated December 1, 1987 and provides a brief summary of the design review process. All structures or improvements within The Meadows Planned community must be reviewed and approved by The Meadows Architectural Review Committee prior to commencement of construction. This supplement, a thorough set of Covenants, Conditions and Restrictions (CC&R's) and Architectural Committee Guidelines exist to create and guide The Architectural Committee at The Meadows.

PLEASE REVIEW AND REFER TO THE CC&R’S, ARCHITECTURAL GUIDELINES PRIOR TO ANY DESIGN OR CONSTRUCTION.

2. GUIDELINES

2.1 Garages. There shall be a minimum of two (2) and a maximum of four (4) tully enclosed garage spaces for each dwelling unit.

2.2 Roofing Materials. All structures on Residential Sites shall be roofed with cedar shake or tile. In the case of tile, the color must be approved by the Architectural Committee.

2.3 Driveways. All driveways shall be constructed of concrete or brick pavers, natural tone concrete or black asphalt.

2.4 Front Yard Landscaping. Front yard landscaping on all Residential Sites shall consist of sod or other appropriate ground cover, shrubs and a minimum of two trees. The plans for such front yard landscaping shall be reviewed and approved by the Architectural Committee.

2.5 Minimum Square Footage. Minimum square footage for houses on Residential Sites shall be 1,800 square feet. The square footage of all houses shall be determined exclusive of basement area and garages.
2.6 Heating and Cooling Facilities. No heating or cooling facilities shall be permitted on the roofs of structures on Residential Sites, unless the same are screened so as not to be Visible From Neighboring Property. The screening must be architecturally integrated with the design as determined by the Architectural Committee.

2.7 Siding. All siding for structures on Residential Sites shall consist of natural wood, painted masonite, brick, stone, rock or stucco. Exposed cinder block shall not be allowed.

2.8 Windows. All windows shall be wood frame, dark anodized aluminum or painted a color consistent with the design character of the building.

2.9 Fencing. Fencing of Residential Sites is permitted and shall be built in accordance with the fence design and location standards set forth on Exhibit "B". Variations from the guidelines on Exhibit "B" require Architectural Committee approval.

2.10 Kit Homes, Modular Homes, Geodomes. No kit homes, modular homes or geodomes shall be permitted as determined by the Architectural Committee.

2.11 Setbacks. The setbacks for The Meadows Filing No. 6 are:

   A. Front Yard - 25 feet
   B. Rear Yard - 40 feet
   C. Side Yard - 8 feet minimum on a single side with a 20 foot minimum for both sides combined.
   D. Side-drive Garage - 30 feet on that side

2.12 Culverts. Culverts used as part of a driveway, private lane or other landscape improvements shall be sized for the drainage quantities expected to pass through them. The ends of such culverts shall be cut on a diagonal to match final slopes; these ends shall be treated with rock or stone riprap or wood, stone or concrete retaining walls to prevent erosion of the slope and channel. No metal flared end sections shall be allowed for use in culvert end treatments.

3. REVIEW TOPICS

The Meadows guidelines strive to allow variety within individual projects while achieving visual continuity and a sense of order throughout the community.
Some of the topics addressed in the guidelines include:

1. **Site Planning:**
   Site grading, utilities, parking, service areas and building setbacks will be reviewed.

2. **Building Design:**
   Building orientation, elevations, roof forms, building heights, exterior materials/colors, and mechanical equipment will be reviewed.

3. **Landscaping:**
   Landscape plants, fences and walls will be reviewed. Completed homes must have front yards landscaped within four (4) months of occupancy.

4. **Construction:**
   Temporary buildings, vehicle access and site maintenance will be reviewed.

4. **DESIGN REVIEW**

   Submittal to the Design Review Committee must include a completed Design Reporting Form (Attached) and plans showing the following information:

   1. Lot Size and Shape
   2. Building Location on Lot
   3. Lot Landscape and Drainage
   4. House Elevations
   5. House Floor Plans
   6. House Cross Sections
   7. Color/Material Samples

   **Note:** The above information may be submitted in a combined format. Please refer to Section 6.5 of the Guidelines for specific submittal requirements.

   Please contact the Design Review Committee on a preliminary basis to discuss proposed plans and resolve any questions regarding the review process, development requirements or any other issues.

   The Architectural Review Committee will respond in writing as soon as possible but within a maximum of thirty (30) days.

   Please submit all documents to:

   The Meadows Architectural Review Committee
   6060 South Willow Drive, Suite 318
   Englewood, Colorado 80111
ARCHITECTURAL REVIEW COMMITTEE

Design Review Reporting Form - Custom Lots

Note:
This form is to be submitted along with other submittal requirements. Questions regarding the reporting form should be directed to the Architectural Review Committee staff representative(s).

A. General
1. Lot Number: Date:
2. Owner:
3. Mailing Address:
4. Address of Lot:
5. Telephone:
6. Architect:

B. Program Data:
1. Lot Area (Square Feet):
2. Total Number of Single Family Detached Dwelling Units:
3. Proposed Maximum Building Height:
4. Approximate Total Gross Square Footage (gsf) of Building Area:

Note: 1,800 Square Foot Minimum (Excluding Basement and Garage)

5. Brief Description of Proposed Building Materials:

6. Brief Description of Proposed Landscape Plan and Plant Materials:
OPEN RAIL
SEE EXHIBIT M.1 & M.2
STAIN WITH OLYMPIC WEATHERSCREEN
#716.

PANEL FENCE
SEE EXHIBIT L.3 & L.4.
STAIN OR PAINT TO
MATCH HOUSE.

SIDE SETBACK
SIDE SETBACKS 20'
TOTAL.

REAR SETBACK
40'

MIN.

FILING SIX
LOT FENCING PLAN

- FENCING SHALL BE ALL CEDAR CONSTRUCTION.
- ALL PANEL FENCING SHALL BE INSIDE
  BUILDING SETBACKS.
- REFER TO EXHIBIT N FOR HILLSIDE TREATMENT.
Parcel Perimeter
Open Rail Fence Section
EXHIBIT M.2
The Meadows
Architectural Committee Guidelines and Restrictions

Filing # 6 - Roofing Materials:

Current Guidelines per Supplemental CC&R's:
Custom Lot Supplement: Section 2.2 Guidelines - Roofing Materials:

All structures on Residential Sites shall be roofed with cedar shake or tile. In the case of tile, the color must be approved by the Architectural Committee.

NOTE: The Town of Castle Rock has changed its ordinance regarding the use of cedar shake roofs where less than 75% of the Filing has been completed. In this case, cedar shake roofs, unless treated with fire retardant sealant to effect a Class A Rating, has now been eliminated as an alternative.

Proposed Guidelines:

Architectural Committee is required for all roofing materials used in Filing #6. All structures on Residential Sites shall be roofed with an acceptable Class A Fire Rating material. Acceptable materials are Concrete Tile, treated Cedar Shake, or Composite asphalt materials. Both the material and color to be used must be submitted for approval by the Committee.

All roofing materials must be complimentary to existing housing and consistent with the proposed siding material and color of the residence. The use of Cedar Shake shingles is restricted to treated Cedar materials that will provide a Class A Fire Retardant Rating.

Composite roofing materials must be a Premium or High Grade asphalt shingle material with Class A Rating. Color must be uniform in design and complimentary to the color of the residence. ARC Committee submissions must include the manufacturer or brand, color, Grade or thickness, and include a sample of the material or product brochure.

Tile roofing materials must be Class A Fire Rating and both complimentary and uniform in color to other housing and the residence.
JULY 28, 1997

MEADOWS HOME OWNERS ASSOCIATION
James W. Peterson
Choice Management
6795 E. Tennessee Ave
Denver, CO 80224

Mr. James Peterson:

Re: Class C versus Class A roofing requirements.

The investigation of the build out percentage of The Meadows Subdivision, Filing No. 5, in regards to roofing classification is complete. Ordinance No. 95-37 allows an exception for Filings with 80% build out to continue to use the Class "C" rated roofs.

The effective date of Ordinance No. 95-37 was February 5, 1996, and at that time 129 homes were completed. With a total of 175 lots in Filing No. 5, build out was only 73.7%.

All remaining homes in The Meadows Subdivision, Filing No. 5 may be completed with Class "A" rated roofing.

Sincerely,
PLANNING AND CODE ENFORCEMENT DEPARTMENT

John Franklin, Director

Enclosure
ORDINANCE NO. 95-37

AN ORDINANCE AMENDING TITLE 15
(BUILDINGS & CONSTRUCTION) OF THE
TOWN OF CASTLE ROCK MUNICIPAL CODE
TO ADOPT SPECIFIC REQUIREMENTS
FOR ROOFING MATERIALS

WHEREAS, the risk of damage or loss to homeowners due to fire, hail and lightening is a recognized hazard within the Town of Castle Rock;

WHEREAS, the Planning Commission and Town Council recognize the benefits offered by a higher standard of roofing material.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

SECTION 1. Adoption. An amendment to Title 15 (Buildings & Construction) of the Castle Rock Municipal Code as contained in Exhibit A, is hereby approved.

SECTION 2. Severability. If any section, subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be effected thereby.

SECTION 3. Safety Clause. The Town Council finds and declares this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be ordained.

SUBMITTED this 28th day of September, 1995, and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 7 for and 0 against.

PASSED, APPROVED AND ADOPTED this 16th day of November, 1995, by the Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

ATTEST:

Sally A. Mise, Town Clerk

TOWN OF CASTLE ROCK

Mark C. Williams, Mayor
Approved as to form:

[Signature]

Robert J. Stentz, Town Attorney
EXHIBIT A

Section 1. Amendment of Section 15.04.030 of the Castle Rock Municipal Code is amended by the enactment of the following new subsections:

15.04.030(Q) Section 3202. Roof Coverings. Section 15.04.030(Q) is enacted to read as follows:

The roof covering on any structure regulated by this code shall be as specified in Table 32-A and as classified in Section 3204, except that the minimum roof class for all occupancy types shall be Class "A".

Any structure where more than 50% of the roof covering is to be replaced, or more than 50% of new roof added cumulative for all roofing permits during any 36 month period starting from September 1, 1995, shall require full replacement with Class "A" rated material.

Exception 1. When an approved plat/filing is more than 80% built out, new homes on remaining lots within that plat/filing may be covered with a minimum Class "C" roofing material if necessary to match roofing materials already existing. All treatments for Class "C" ratings must be factory applied and labeled.
NOTICE OF ADOPTED ORDINANCE

Pursuant to Section 7-3 of the Town of Castle Rock Home Rule Charter, notice is hereby given that the Town Council did adopt the following named and described Ordinance during its Special Meeting On November 16, 1995 which commenced at 5:30 P.M. at the Castle Rock Town Council Chambers, 620 N. Wilcox St., Castle Rock, CO 80104

Title of Proposed Ordinance: Ordinance No. 95-37

AN ORDINANCE AMENDING TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CASTLE ROCK MUNICIPAL CODE TO ADOPT SPECIFIC REQUIREMENTS FOR ROOFING MATERIALS

Subject Matter Summary:

Said Ordinance requires roofing materials on all new construction and on certain remodel/re-roofing projects to be made of specified fire safe materials.

The entire text of this adopted ordinance is available for inspection at the office of the Town Clerk, 680 N. Wilcox St., Castle Rock, Co. during the normal working hours of 8:00 A.M. until 5:00 P.M., Monday through Friday, excluding holidays.

Publication Date: January 6, 1996
The Meadows
Architectural Committee Guidelines and Restrictions

Filing # 6 - Roofing Materials:

Current Guidelines per Supplemental CC&R’s:
Custom Lot Supplement - Section 2.2 Guidelines - Roofing Materials:

All structures on Residential Sites shall be roofed with cedar shake or tile. In the case of tile, the color must be approved by the Architectural Committee.

NOTE: The Town of Castle Rock has changed its ordinance regarding the use of cedar shake roofs where less than 75% of the Filing has been completed. In this case, cedar shake roofs, unless treated with fire retardant sealant to effect a Class A Rating, has now been eliminated as an alternative.

Proposed Guidelines:

Architectural Committee is required for all roofing materials used in Filing #6. All structures on Residential Sites shall be roofed with an acceptable Class A Fire Rating material. Acceptable materials are Concrete Tile, treated Cedar Shake, or Composite asphalt materials. Both the material and color to be used must be submitted for approval by the Committee.

All roofing materials must be complimentary to existing housing and consistent with the proposed siding material and color of the residence. The use of Cedar Shake shingles is restricted to treated Cedar materials that will provide a Class A Fire Retardant Rating.

Composite roofing materials must be a Premium or High Grade asphalt shingle material with Class A Rating. Color must be uniform in design and complimentary to the color of the residence. ARC Committee submissions must include the manufacturer or brand, color, Grade or thickness, and include a sample of the material or product brochure.

Tile roofing materials must be Class A Fire Rating and both complimentary and uniform in color to other housing and the residence.