

ARCHITECTURAL STANDARDS AND REVIEW PROCEDURES FOR
RESIDENTIAL CONSTRUCTION IN
THE ASHTON ESTATES SUBDIVISION

Section 1 – Statement of Purpose. It is the intent of the Declarant/Developer of the Ashton Estates Subdivision to require that all original and subsequent construction be submitted to an Architectural Review Committee as set forth in Article IX of the Declaration in order to protect and enhance the quality, value, desirability and attractiveness of all improvements in the Ashton Estates Subdivision. The guidelines and criteria which follow are a part of a comprehensive general plan describing minimum construction standards which will be utilized for construction of all improvements within the subdivision. Any plan submitted to the Architectural Review Committee will be evaluated, and building approval will be granted based upon conformance with the design guidelines and criteria set forth in this document.

Section 2 – Submittal Requirements. Before construction begins, each Owner and/or Builder must submit one (1) set of building plans to the Architectural Review Committee for review which must include:

- a) Site plans at 1" = 20' scale indicating:
 - 1) Building location, totally within a pad site on a 30" scale;
 - 2) Setbacks and easements;
 - 3) Driveway location;
 - 4) Utility connections (water, sewer, gas, electricity, cable and telephone);
 - 5) Grading and drainage plan showing existing and proposed grades;
 - 6) Finished floor elevations including garage, including each of the four (4) exterior elevations.

- b) Complete working drawings including:
 - 1) Floor plans at no less than 1/8" – 1'-0";
 - 2) All exterior elevations with exterior materials noted;
 - 3) Exterior details, including chimneys, exterior stairs, deck, patios, railings, deck columns and mechanical equipment;
 - 4) At least one cross section of the structure indicating roof pitches and height;
 - 5) Electrical plans indicating location of all exterior lighting.

- c) Samples of all exterior materials and colors, including cut sheets of exterior light fixtures.

- d) Complete landscape plan with a sprinkling system design, including driveway, retaining walls (including material), erosion control, decorative features and lighting.
- e) Any ancillary improvements contemplated on the lot (fences, etc.)
- f) A completed Submittal Application Form.

All plans and samples must be clearly marked with the date, Owner's and/or Builder's name, Lot and block number.

The Architectural Review Committee may occasionally request additional information in order to be able to visualize the proposed residence.

Additional Construction and/or Exterior Changes after Completion of Original Construction

Additional construction to a home, landscaping or other improvements to a home after completion of an approved home must be submitted to the Architectural Review Committee for approval prior to initiating such changes and/or additions.

Section 3 – Preliminary Submittals. Although preliminary submittals are not required, they are strongly encouraged. The Architectural Review Committee will review any Builder's or Owner's plans, sketches or conceptual drawings at any stage before final submittal. This is intended to help lot Owners and/or Builders avoid the expense and frustration of possible Architectural Review Committee disapproval of a formal submittal.

Section 4 – Submittal Review. Upon receipt of all required documents, the Architectural Review Committee will review the plans and will provide a written response to the Owner and/or Builder within fourteen (14) working days after submittal.

Section 5 – Re-submittal of Plans. In the event of disapproval by the Architectural Review Committee of the final submittal, any re-submittal of plans will follow the same procedure as an original submittal.

Section 6 – Ancillary Improvements. All proposed ancillary improvements to existing homes in the Ashton Estates Subdivision must be submitted to the Architectural Review Committee for approval prior to commencement of construction. Such improvements include, but are not limited to: additions, decks, exterior light, dog runs, fencing, basketball hoops, play equipment, antenna, satellite dishes, re-staining/painting of the home or fencing in a new color and solar collectors.

Submittals should follow these general procedures:

- a) Review the Architectural Standards for applicable design criteria;

- b) Complete the Ancillary Improvement Submittal Form included herein and submission of that form to the Architectural Review Committee;
- c) Provide plans showing site location and proposed materials, plus sample sheet for lights, play equipment, satellite dishes and solar collectors. Color samples, where appropriate, must accompany the submittal. Plan can range from a simple sketch to professional drawings, depending upon the complexity of the project.

The Architectural Review Committee will review ancillary improvement plans and will provide a written response to the Owner with fourteen (14) working days after submittal.

Section 7 – Time Limitation of Approvals. Final approval of plans is valid for twelve (12) months. Construction must begin within this period. If not, plans must be re-submitted and reviewed again.

Section 8 – Building Code. Any residential structure shall be required to conform to the applicable building code and ordinances of the City of Greeley. Any approval by the Architectural Review Committee of plans submitted to them does not expressly or implicitly suggest compliance with any building code or ordinance. The Owner and Builder shall be required to obtain any building permit from the City of Greeley and obtain the necessary inspections for a Certificate of Occupancy to be issued by the City of Greeley.

Section 9 – Minimum Square Footage and Building Height. The minimum living area of any residence constructed within Ashton Estates shall be 1,600 square feet for any ranch style home. For any two-story residence, the minimum square footage shall be 1,900 square feet with a minimum of 1,100 square feet on the ground floor and 800 square feet on the second floor of the residence. If a proposed residence is to be a bi-level, a 2,300 square foot minimum shall apply with a minimum of 1,500 square feet on the ground floor level being incorporated into any such design. Each residence shall have a minimum two-car garage and a maximum four-car garage. Oversized two-car garages will be permitted; however, the garage door must remain a maximum of 18' wide and 7' high. The maximum building height of any residence shall be 30 feet measured from the top of the foundation to the crest of the highest roof line (excluding chimney, cupolas, etc.).

Section 10 – Roof Pitches. The roof on any residence must be a minimum of 5/12 pitch. Porches and patio covers must be approved by the Architectural Review Board.

Section 11 – Standards Regarding Use of Exterior Materials. Exterior materials shall be limited as follows:

- a) Hardwood siding shall be restricted to a prefinished siding which is painted in addition to the pre-finish of the hardwood.
- b) Masonry that can be used upon the home shall include brick, stucco or any other masonry substitute approved by the Architectural Review Committee in advance of its use.
- c) Roofing materials can include wood shakes, tile roofs or an asphalt shingle no less than in quality an asphalt shingle similar to a Heritage type shingle. The type and colors of all roofing materials shall be approved by the Architectural Review Committee prior to their usage.
- d) Exterior doors may be either metal or wood construction.
- e) Foundation walls shall not be exposed except for six inches (6@) above the grade of the residence.
- f) The colors of all exterior materials used on any residence or other accessory buildings, including the primary color and trims shall be approved in advance of their use by the Architectural Review Committee. The Owner and/or Builder shall be required to submit a paint chip showing the actual colors to be utilized to the Architectural Review Committee for its approval. Color selection shall emphasize earth tones and natural colors which will blend with the area and adjacent residences.

Section 12 B Setbacks. No building shall be located on any site nearer than 35 feet to the front of the lot nor 35 feet to the rear of the lot lines. No building shall be located nearer than 30 feet to any side lot line.

Section 13 B Off-Street Parking. Each Owner shall provide a total of eight (8) hard surface parking spaces for off-street parking, including interior garage parking. Exterior parking shall comply with hard surface parking requirements set by the City of Greeley and enforced by the Public Works Department of the City of Greeley.

Section 14 B Screening and Fencing. All fencing and/or interior screening on a lot shall require prior approval from the Architectural Review Committee. The preferred fencing throughout the subdivision shall be a white plastic PVC two- or three-rail open fencing pattern. ***Perimeter fencing on the exterior side on any outside lot shall be restricted to three-rail, white vinyl PVC ranch style, 50@ in height with post 8= on center (after 10/21/04).*** Screening fences for trash receptacles, dog runs or other similar purposes shall require use of screening materials which are similar to exterior siding materials of the residence or other accessory buildings built upon a lot. No fence shall be constructed on any lot which is made of wire or chain link materials. The Architectural Review Committee may approve an animal run which is built of wire or chain link

materials provided any such fencing is also screened with materials acceptable to the Architectural Review Committee. *Amended 10/21/04 Ashton Estates Executive Board.*

Section 15 B Building of Accessory Structures. Accessory structures of any type, including but not limited to detached garages, animal shelters of any type, radio or television receiving or transmitting equipment of any type shall not be built upon any lot without the prior submission of those accessory structures to the Architectural Review Committee for review and approval. All construction of original residential homes or accessory structures shall be new construction, and no previously erected buildings, accessory structures or any other type of structure shall be moved and placed upon any lot from any other location under any circumstance.

Section 16 B Site Grading. Exterior grading shall be adequate for drainage away from the house and adjacent houses; however, the grading shall not be altered to allow basement garden level or walkout windows and doors, except through the use of area retaining walls. Houses shall be sided to complement existing or planned houses on adjacent sites. Grade level decks, patios and outside living areas are encouraged and large elevated decks or patios are discouraged. Site grading shall be submitted to and approved by the Architectural Review Committee. No site grading shall alter either drainage, wetland or utility easements shown on the recorded Plat for Ashton Estates as those easements affect any lot within the subdivision.

Section 17 B Landscaping. All proposed landscaping to occur on any lot shall be submitted in a detailed landscaping plan for approval by the Architectural Review Committee prior to the landscaping being installed. Any landscaping plan must also recognize the existence of and not alter in any manner any drainage, wetland or utility easement shown on the recorded Plat for Ashton Estates as those easements affect any lot within the subdivision.

Section 18 B Standards for Exterior Mechanical Equipment. All exterior mechanical equipment, including gas and electric meters and air conditioners, shall be either incorporated into the residence constructed or be permanently enclosed by some screening materials or landscaping which shall be suggested and approved by the Architectural Review Committee.

Section 19 B Exterior Lighting Standards. The design standard for exterior lighting shall be such that it will not interfere with the use and enjoyment of other residential houses within the subdivision. The light source should not be visible from adjoining dwellings, and the location of all exterior lighting shall be approved by the Architectural Review Committee. All exterior lighting shall be a design compatible with the structure and should be used for purposes such as illuminating entrances, decks, driveways and parking areas.