

BUFFALO RIDGE ESTATES

APPENDIX “A”

ARCHITECTURAL DESIGN GUIDELINES

January 2009

APPLICATION

Unless otherwise provided by applicable provisions of the Building and Zoning Code of Weld County, the following restrictions shall apply to construction in Buffalo Ridge Estates. The Architectural Review Committee shall have the power to waive or vary any of the standards set forth herein at its discretion, for good cause shown, but any such waiver or variance by the Architectural Review Committee shall not result in a standard which is contrary to or less restrictive than Weld County Codes and Ordinances. The Architectural Review Committee may also establish procedures which shall govern, among other matters, the submittal and approval by said Committee of all building plans and specifications by Lot owners, contractors and developers.

INTENT AND PURPOSE

The purpose of these Design Guidelines is to provide single family detached land uses in a private subdivision with a minimum lot size of approximately three (3) acres, with open space which blends into the character of the existing topography and surrounding development.

RIGHT OF WAIVER

The Architectural Review Committee of Buffalo Ridge Estates reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion, for good cause shown, within the limitations set by Weld County Codes and Ordinances. Every owner or other person who submits plans to the Architectural Review Committee agrees, by submission of such plans and specifications, that he/she will not bring any action or suit against the Committee, the Declarant or the Association to recover damages.

PERMITTED USES

1. One-family dwellings.
2. Permitted accessory uses.

LOT AND BUILDING STANDARDS

1. Height Limitations: No building or structure shall exceed 40 feet in height.
2. Structure Type: No mobile homes, manufactured homes, double-wide trailers or other trailers shall be permitted on any lot. **Notwithstanding the foregoing, factory built homes which comply with all of the requirements set forth in the Architectural Design Guidelines shall be permitted.**
3. Lot Standards:
 - a. The maximum number of lots shall be 52.
 - b. The minimum lot area shall be approximately 3.0 acres.

- c. All setbacks shall be measured from the foundation or walls, however, eaves, roof overhangs, and fireplaces may protrude no more than two (2) feet into the setback.
- 4. Front Setback:
 - a. The minimum front setback for any building shall be 20 feet.
 - b. Corner lots must comply with the vision clearance requirements outlined by Weld County zoning requirements.
- 5. Side Setbacks:
 - a. The minimum side setback for any building shall be 20 feet.
 - b. The minimum side setback for any building adjacent to a street shall be 30 feet.
- 6. Rear Setback:
 - a. The minimum rear setback for any building shall be 65 feet.
- 7. Minimum Distance:
 - a. The minimum distance between structures shall be 40 feet.
 - b. The minimum offset for residences when adjacent to an "A" (agricultural) zone district is 40 feet.
- 8. Building Footprints:
 - a. The minimum building footprint (minimum square footage) shall be 1,200 square feet, with a minimum total living square footage of 1,850 square feet, exclusive of garages and basements.
- 9. Sprinkler Systems:
 - a. Fire protection shall be provided by an approved automatic sprinkler system and shall be installed under NFPA 13D standards, 1994 Edition. The system shall be installed by a state certified company. Approval shall be by a state certified inspector.

PERFORMANCE REQUIREMENTS

The following timetable for submittal and approval of plans and specifications, as well as for the commencement of construction and receipt of a Certificate of Occupancy from Weld County shall be applied in all cases:

- A. Preliminary architectural drawings shall be submitted to the Architectural Review Committee within one (1) year of the closing and delivery of deed for each lot.

B. Building construction must be commenced within two (2) years of the closing and delivery of deed for each lot.

C. Construction of the Residence shall be completed according to the architectural drawings approved by the Architectural Review Committee, and a Certificate of Occupancy obtained from Weld County within three (3) years of the closing and delivery of deed for each lot.

ENFORCEMENT

Failure to conform to these Guidelines or to obtain necessary approvals from the Architectural Review Committee will constitute a violation of the Declaration of Covenants, Conditions and Restrictions for Buffalo Ridge Estates and shall require, in the sole and absolute discretion of the Committee, the modification or removal of any improvement at the expense of the Owner. If the violation is not corrected within the time specified by the Committee, then the Committee or the Association may levy appropriate fines and/or take any other action permitted under these Guidelines, the Declaration of Covenants, Conditions and Restrictions of Buffalo Ridge Estates, and/or Colorado law, and the costs thereof (including attorney fees and costs) shall be assessed to the Owner. Fines or assessments not paid by the Owner shall become a lien on the lot(s) of the Owner and the same shall be established and foreclosed as permitted by law.

NO-BUILD AREA RESTRICTIONS

No structures shall be built in the following areas:

1. The 100 year flood plain (except road crossings, drainage and trails), if any.
2. Critical wildlife and wetlands areas as identified on the Plat, if any.
3. Outside the designated building envelope as indicated on the Plat, if any.
4. Upon or extended over any easement.

STREET PARKING REQUIREMENTS

1. A minimum of two (2) parking spaces per dwelling unit shall be provided on each building site.
2. No extended parking of homeowner vehicles will be allowed on private road or common areas.

FENCES AND RETAINING WALLS MUST CONFORM TO WELD COUNTY CODES

1. Maximum fence height shall be 6 feet.
2. Fence permits are required for the construction of all fences.
3. All fences must be approved by the Architectural Review Committee.

ROOFING

1. Roof shingles and/or equivalent roofing materials must have a minimum (or better) wind-resistance rating of 90 mph winds (or Class D shingles, as defined by UL 997 and ASTM D3161 or ASTM D7158). Materials selected should be of a texture and color that harmonizes with the environment. Shake, and bright, shiny materials such as unfinished metal shall not be allowed. All roofing materials must be approved by the Architectural Review Committee.
2. All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc., must be located and finished to complement other elements of the design. Chimney hoods are required. No flat roofs shall be permitted.

ACCESSORY BUILDINGS

1. The maximum total square footage of the base of any accessory building/out-building shall not exceed Weld County limitations.
2. The exterior of any accessory building/out-buildings, including the roof, must be constructed of non-reflective materials which are similar to and coordinate with the exterior of the main residence. All accessory buildings/out-buildings shall have pitched roofs. The size of any exterior building shall not exceed 5% of the gross square-footage of the lot.
3. No more than two (2) accessory buildings/out-buildings shall be constructed on any single lot.

EXTERIOR MATERIALS

1. All exterior materials and finishes shall be wood, stone, stucco, brick or other materials approved by the Architectural Review Committee.
2. The color of exterior finishes shall be in subdued earth tones, although brighter accents are permitted – all subject to approval by the Architectural Review Committee.

3. Foundation walls shall not be exposed except for the top 6 inches.

RECEPTACLES

1. All areas used for storage of solid waste shall be screened from off-site views, using materials and forms complementary to the main building which shall be reviewed and approved by the Architectural Review Committee.

LIGHTING

1. Lighting shall not cast glare on adjacent or neighboring properties or streets.
2. Pole lights shall be downcast, or “sharp cut-off” design not to exceed 20 feet in height.
2. Building mounted lights must be directed downward or toward the building.

SIGNS

Permanent or wall mounted entry signs shall be allowed for this development and must conform to the following:

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| 1. | Maximum square feet per face: | 32 square feet. |
| 2. | Maximum height: | 4 feet |
| 3. | Number of faces: | 2 |
| 4. | Minimum setback: | Outside of site “vision” triangle and minimum 5 feet from right of way. |
| 5. | Lighting method: | Concealed from view by landscaping and/or other methods. |
| 6. | Material: | Stone/brick/wood |

Plans for permanent or wall mounted signs shall be submitted to the Architectural Review Committee prior to construction and/or installation. The Architectural Review Committee may reject any proposal in its sole discretion.

ACCESSORY, UTILITY AND SOLAR STRUCTURES

1. Accessory buildings/out-buildings and facilities such as detached garages,

gazebos, greenhouses, tennis courts, pools, barns, etc., shall adhere to the standards outlined for buildings and siting. No temporary sheds shall be allowed, except during those times when construction is occurring on the lot, under current permit from Weld County.

2. All solar equipment shall be incorporated into the structure and be Architecturally compatible with the building.
3. All exterior utility equipment shall be incorporated into the main building or, along with other detached structures, be architecturally compatible with the building. All utility connections shall be carefully coordinated to minimize site disruption.

OPEN SPACE AND COMMON AREA

1. The principal open space as shown on the Plat within the open space areas will remain protected and no activity or use which disturbs or damages the vegetation, drainage or indigenous wildlife shall be permitted.
2. Regrading shall only be permitted to allow the reconfiguration or the drainage for detention, road crossings, and transitions to adjacent residential lots. These areas will be designed to be consistent with the character of a natural drainage. As such, the area will be reserved and landscaped including plant materials which enhance the value of the open space for wildlife suited to the area.
3. All open space, common area, and or part areas shall be maintained by the Homeowner's Association or other assigned entity.

LANDSCAPE REQUIREMENTS

Landscape must conform to all guidelines in these Buffalo Ridge Estates Architectural Design Guidelines and those requirements set forth in Section 3.1.5 of the Buffalo Ridge Estates Declaration of Covenants, Conditions and Restrictions.