

**Stone Ridge Village
& Stone Ridge Village, Filing #1
& Stone Ridge Village, Filing #2**

**Design
Guidelines**

Rev. 7/21/08

SECTION 1 INTRODUCTION

1.1 Project Overview

Stone Ridge Village is envisioned as an upscale multi-use community of approximately 200 acres in Woodland Park. From level expanses of land with mature Ponderosa Pines, to gently rolling, tree covered hillsides, Stone Ridge Village offers a beautiful natural setting for single family as well as various multi-family homes, offices, and community focused shops within the city limits of Woodland Park. A common theme will carry throughout, providing the first sense of a true master planned community to the city. This will be accomplished through the use of distinctive architectural styles, landscaping, and streetscapes. The goal of Stone Ridge Village is to create a casual mountain village, invoking the local flavor of small town life enhanced by nature.

1.2 Architecture and Landscaping

The architectural theme for Stone Ridge Village will be created through extensive use of natural accents, with more “texture” and visual interest. A variety of rich colors, materials, forms and attention to detail will be key ingredients for distinguishing Stone Ridge Village from other neighborhoods. Please refer to **Section 3** for specific architectural requirements.

The landscape concept reflects the upscale yet informal environment of a “mountain village”. The use of seasonal colors, textures and forms while unifying the neighborhoods and adjoining lots will be essential. Landscaped medians, islands, roundabouts and parkways will soften roads and encourage pedestrian use. Please see **Section 4** for specific landscape requirements.

1.3 Design Guidelines Role

The purpose of the Stone Ridge Village Design Guidelines is to foster variety and creativity by builders within the overall theme. The Design Guidelines apply to all improvements within Stone Ridge Village including site planning, architectural design, landscape design, fences, walls, signage, and lighting. These guidelines work together with the Declaration of Covenants, Conditions, and Restrictions for Stone Ridge Village.

In the event of conflict or discrepancy of these guidelines and any existing applicable code or ordinance, or for any subjects not addressed herein, the

Municipal regulations and codes take precedence, and the most restrictive standards shall apply. If any such conflict shall arise, the balance of the Design Guidelines and Covenants will remain in full force and effect. Any requests for variances to city or county codes shall be submitted to the appropriate agency following written consent from the ARB (Architectural Review Board).

1.4 Responsibility for Review

The Architectural Review Board (ARB) shall review and approve all proposed development within Stone Ridge Village pursuant to the established review procedures outlined in **Section 6** prior to submission to the County/City. **No improvements may be performed in Stone Ridge Village without prior approval of the ARB.**

SECTION 2 SITE PLANNING

2.1 Parking

A minimum of 2 and maximum of 4 parking spaces within an enclosed garage shall be provided on all single family lots. A minimum of 2 spaces shall be provided on the driveway apron, without encroaching into the pedestrian sidewalk. Parking space allowing for 3 cars off-street shall be strongly encouraged, as the lot dimension allows.

2.2 Site Engineering

2.2.1 Unique Site Features and Existing Vegetation

Unique site features, including mature trees, drainage ways, or unique topography shall receive special consideration in site planning. Wherever possible, such features shall be left undisturbed. Preserving the “wooded” look in Stone Ridge Village will be stringently pursued. The ARB shall reserve the right to flag features or plants which are to be fenced for protection. Owners are encouraged to transplant trees where possible if in the building site, or contact the developer who may transplant the tree within the subdivision. Site plans shall be submitted for review by the ARB before they are submitted to the city.

2.2.2 Grading and Drainage

Grading shall respect the natural landforms by use of natural, graceful contours and not sharp angles or abrupt grade changes. Excess excavation materials may

not be removed from Stone Ridge Village. It may be used on another site in Stone Ridge Village by the Owner, or moved to a designated stock pile area in Stone Ridge Village (if available).

Lot drainage into common areas must be approved by the ARB. Structures on sloping sites should be designed to respond to natural site grades, incorporating stepped foundations and walk out floor plans to minimize grading and site preparation. Positive drainage shall be provided away from all dwellings. Downspout drainage from a house must terminate within 4 feet of the structure and shall not be extended to property lines. Roof drainage should be directed to the front of the dwelling and directed to flow into internal streets, where possible. Slopes shall be limited to 3:1 or less. Slopes in excess of 3:1 shall require retaining walls. Refer to section 5 for retaining wall guidelines.

2.2.3 Utilities and Easements

Builders shall refer to the City of Woodland Park Utility standards and Zoning Codes for requirements and criteria. Fencing, landscaping and other features may be located within utility easements provided they do not interfere with the use, operations, or access to such easement.

To encourage water savings, a hot water re-circulating line, or other such system shall be installed in every home.

2.3 Single Family Standards and Setbacks.

Building standards will vary slightly between product segments. See design requirements in “Architecture” for description of the product segments.

2.3.1 Setbacks

The setback distances of dwelling units and other improvements from Lot Lines shall be determined in accordance with the plat applicable to the Lot in question and in accordance with the Design Guidelines. Each Owner hereby acknowledges that the following Setbacks shall apply:

- a. Lots sized less than or equal to one-half acre (21,780 square feet)
Minimum:
 - 18 feet – Front and/or Rear setback with no more than two adjacent lots with side-by-side 18’ feet setbacks, or no more than three lots if one of the three is a corner lot.
 - 8 feet – Side Yard, minimum one side
 - 5 feet – Side Yard on one side of the lot and any other side must be 8 feet. (Two 5- foot side lot setbacks may not straddle a common lot line.)

Corner lots: Front yard adjacent to one street shall be 25 feet. The reverse side may have an 18- foot setback.

Garages: All lots shall have a minimum of 25 feet setback to the garage vehicle access point.

b. Lots sized greater than one-half acre (21,780 square feet)

Minimum:

25 feet – Front and Rear standard setback

8 feet – Side Yard, minimum all sides

Maximum lot coverage: 25% (per maximums as provided in the Woodland Park Subdivision Regulations)

Minimum lot frontage: 25 feet

These setbacks shall prevail unless otherwise approved in writing by the ARB and all applicable governmental authorities. All construction must also conform to the setback requirements of the building code, zoning code and subdivision regulations of the City of Woodland Park, Colorado. Fences shall not be subject to any setback building requirements contained in the Declaration or in these Guidelines and may be erected or placed within the setback zone, up to and including being placed on the Lot Line, subject to receipt of all applicable approvals required pursuant to the Declaration or in these Guidelines. All lots adjacent to two (2) street right-of-ways are platted with a twenty (20) feet by twenty (20) feet (20'x 20') site visibility triangle easement for public improvements only, with the Owner thereof being solely responsible for maintenance of the (Corner Easement). No improvements, including without limitation, fences, hedges, trees, shrubbery or landscaping, may be constructed within any Corner Easements, other than approved landscaping which shall at no time obstruct visibility at the intersection and which will not be permitted to exceed three (3') feet in height at any time.

2.3.2 Standards

- a. Where the garage doors face the street, 3 car garages, where provided, must have a 2 foot minimum offset between the main and single garage doors. The offset may be away from or towards the street, but in no case shall it reduce the driveway apron or set back to less than the minimum setback required by the Development Plan.
- b. Projections into setbacks from architectural features (overhangs), chimneys, uncovered decks and patios, are subject to city zoning code.
- c. Homes built on corner lots shall be one-story or incorporate one-story elements along the corner lot lines.
- d. Homes shall be oriented on the lot so as not to obscure the visibility of the front door.

2.3.3. Driveways

Driveways shall meet the width and other code requirements identified in the City Zoning Code as well as the following:

- a. Driveways for 3 car garages shall not exceed 20 feet in width at the R.O.W.
- b. Driveways for 2 car garages shall not exceed 16 feet in width at the R.O.W.
- c. Paved driveway width shall not exceed the width of the garage face. Decorative rock or pavers may be placed along the length of the driveway at a maximum width of 3 feet.
- d. No driveway shall be located within 4 feet of a side property line. (Except in cul-de-sacs and flag lots)
- e. Driveway grades shall not exceed the existing zoning code allowance per City Code.

SECTION 3 ARCHITECTURE

3.1 Purpose

The architecture guidelines for Stone Ridge Village promote a high level of design quality and variety, setting a particular tone of character and form, which will set Stone Ridge Village apart

While no specific style is required, the intent of the review process is to achieve the following:

- a. The home fits in with the theme of Stone Ridge Village – Casual Mountain Living, and will be evaluated on the basis of the extent to which the plans fall within the Village character. i.e.: no Colonial, Tudor or Victorian styles
- b. Use of visual elements to create depth, shadows, and relief to individual homes. Such elements may include covered front porches and entryways, roof overhangs, bay and box windows. Such elements can also help mitigate the impact of garages. Front porches will be required except by special permission of the ARB.
- c. Building materials with appropriate color and textures including masonry and stucco to provide visual interest, depth, and detail, as well as the “natural” look.

3.2 Design Requirements

Stone Ridge Village single family detached sites have been divided into several Filings. This has been done to help differentiate the areas, while incorporating the overall theme of Stone Ridge Village.

Any requirement that notes a dimension shall be understood to be “nominal”, not actual.

3.3 Square Footage:

Square footage shall be calculated by the finished area on the main floor (rancher), and main and upper level (two stories). No decks, balconies, garages, porches, or finished basement will be included. Minimum square footages are as follows:

Filing 1 and 2:	Rancher- 1300 sq. ft.	Two story - 1800 sq. ft.
Filing 3 and 4:	Rancher - 1800 sq. ft.	Two story - 2500 sq. ft.
Filing 5 and 6:	Rancher - 2200 sq. ft.	Two story - 3000 sq. ft.

Maximum square footages may be determined on a case by case basis, depending upon site location and surroundings.

Basements will be required unless prior approval has been received from ARB.

3.4 Integrating Garages

Garages, front loaded, shall not project more than 15 feet from the main building face so as not to appear tacked on. The projection may be measured from the front porch, if, in the ARB's discretion, the porch provides substantial architectural interest. Side loaded garage projections shall be minimized. The width of the garage shall not exceed 60% of the width of the front elevation for all homes with 2 car garages. This requirement will be waived on homes with 3 or 4 car garages.

Boats, RV's, snowmobiles, campers, horse or utility trailers, ATV's etc. must be parked in an enclosed garage.

3.5 Roof Pitch

While roof pitch is an integral part of any design, Stone Ridge Village believes that the "mountain" theme will be best served with pitches no lower than 5:12.

3.6 Roof Overhang

Filing 1 and Filing 2 – 12-inch minimum roof overhang at all rakes and eaves for all styles.

Filing 3 through Filing 6 – 16- inch minimum roof overhang at all rakes and eaves for all styles.

3.7 Height of Structures

All homes are to have a maximum height of 35' from the highest roof line measured to the average finished grade.

3.8 Fascia, Eaves and Soffit detail

Fascia, eaves and soffits shall be detailed appropriately for any architectural style. Fascia boards must be 6-inch minimum for all Filings except Filing 5 and Filing 6 where the minimum requirement will be 8-inch.

3.9 Covered Entry

A covered entryway for the front door is required on all homes. A useable front patio is consistent with the overall theme of the community. A patio attached to covered entry is required. Size and design must be approved by ARB.

3.10 Garages

Garage elevations and doors shall be an integral part of the design of the home. Oversized doors (up to 10 feet high) will be allowed on a single door on a 3+ car garage only.

3.11 Windows

Windows shall be placed to complement and support the overall building character and scale. Long expanses of blank walls should be avoided and will be subject to ARB approval.

3.12 Decks, Balconies, and Covered Patios

The design of elevated decks and balconies, including their materials and colors, shall be consistent with and complimentary to the main structure and not appear "tacked on". All vertical elements (railings, supports, columns) fascias and overhead structures shall be maintained and not left to weather naturally. Rear deck stairs shall not project out into the yard, but be integral to the deck's design. In no case will a stair be allowed to project perpendicular to a home.

3.13 Columns and Supports

Columns and supports should appear substantial and in proportion to the overall building mass. They should be a minimum of 6 inches in section in the first four Filings and 10 inches in section in Filings 5 and 6. They should preferably incorporate architectural elements matching the style of the home.

3.14 Exterior Materials and Colors

3.14.1 Roof materials

- a. Dimensional Composition Shingle. Filing 1 and Filing 2 may use a 30 year minimum grade. A 40 year minimum grade is required for all other Filings, + the use of a dimensional ridge. No light tans or light grays will be allowed. Flammable shake shingles are not allowed.
- b. Concrete tile. The color and profile of the concrete tile shall fit with the overall architectural theme of the home.
- c. Standing Seam Metal. Commercial grade standing or vertical seam roofing is allowed on a case by case basis and must be approved by the ARB.

3.14.2 Wall Materials

Acceptable wall materials include manufactured siding and shingles, natural wood, stucco, brick and stone or cultured stone. Acceptable colors are available on an attached list. Aluminum siding, hardboard or vinyl siding, reflective materials, unfinished concrete and concrete block are not permitted.

- a. Manufactured Siding and Rough Sawn cedar. Siding shall not exceed an 8 inch lap dimension on all elevations. Grooved plywood and drop siding are not acceptable. Board and batten, smooth siding shall be approved as it relates to the overall style of the home.
- b. Stucco
- c. Masonry. Masonry elements must be integral to the architecture and not merely an applied feature. Masonry shall wrap columns and porches in their entirety where applicable.
- d. Garage doors. Garage doors should blend as best as possible with the body of the home, except where natural wood is used.
- e. Gutters and downspouts shall be painted to blend as best as possible with the element to which they are attached.

Any changes in wall material shall occur at change in plane, wrapping outside corners a minimum of 18". In other words, material or color changes at outside corners are not permitted. Any exposed foundation wall shall be painted or stuccoed to match body color of home

No house adjacent to or directly across from another may share the same or substantially similar color scheme.

3.15 Accessory Structures

This would include structures such as garden sheds, green houses, gazebos and detached garages, and swing sets or play structures.

All submittals will be reviewed by the ARB on a case by case basis.

3.16 Antennas and Satellite Systems

Due to the fact that Stone Ridge Village will be equipped with fiber optic cable throughout, the need for these items is minimized. Any requests for these items will be handled on a case by case basis.

3.17 Solar Panels and Equipment

When solar panels are used, they are to be integrated into roof designs and positioned flush with roof slopes. Frames must be colored to complement roofs to which they are attached. Related plumbing and mechanical equipment must be enclosed and/or screened from view.

3.18 Pools, Spas and Hot Tubs

Swimming pools, spas and hot tubs, if any, shall be designed as a visual extension of the residence through the use of walls or courtyards, and must be shielded from view. All pools and spas must be constructed according to local regulations, including lockable gating to protect children.

3.19 Debris Removal

Heavy debris, wood scrap, etc., must be removed from the site immediately upon completion of the work of each trade that has generated the debris. All concrete washouts must occur within the building envelope of the Lot where it will ultimately be concealed by structure or backfill. Washout in road rights-of-way, setbacks, or on adjacent properties is strictly prohibited. A designated site for washouts may be provided by Stone Ridge Village.

3.20 Noise, Pets, Parking

The sound from radios, etc. must not be audible beyond the perimeter of the lot. Pets must be restrained and kept on the building site, per city code.

Parking should be kept to the building site, or on the street, but not blocking other driveways, nor parking on any nearby lot or open space,

3.21 Erosion Control

The use of straw or hay bales, or silt fencing shall be required where construction activities may result in impact on neighboring properties.

3.22 Sporting Equipment

No sporting equipment including but not limited to basketball nets, hockey nets, and football goal posts shall be attached to a building structure. Temporary sporting equipment must be housed in the garage when not being used. Temporary sporting equipment must not be open to view for longer than 24 hours.

SECTION 4 LANDSCAPING

4.1 General Criteria

Water conservation is of course of primary concern, and any plan shall keep this in mind. City of Woodland Park guidelines shall be followed where applicable. Drought tolerant turf grasses are encouraged to provide a lush, green look. Plant materials or mulch should match at adjacent lot lines to unify the landscape. Rock and bark mulch colors shall be natural, with no bright red bark, and no white or pink rock allowed.

4.2 Timing

A landscape plan for the entire yard must be submitted to the ARB for approval no later than 60 days from completion of construction or closing, whichever occurs first, and all such landscaping shall be completed no later than 120 days after completion of construction or closing, whichever occurs first weather permitting.

4.3 Prohibited Plant List

Certain types of plants are destructive to Colorado native species and/or destructive to water resources, and so the following plants are strictly not allowed within Stone Ridge Village: *Eleagnus angustifolia* (Russian Olive), *Ulmus parcifolia* (Chinese Elm), *Ulmus hollandica* (Dutch Elm), *Populus nigra* 'Italica' (Lombardy Poplar), *Salix* (Weeping Willow).

4.4 Fencing

4.4.1 Village Perimeter and Individual Lot Fencing.

The attached plat map shall define fencing requirements.

Wing fencing must be set back a minimum of 5 feet from the front of the home. Wing fencing should match the setback of existing wing fencing on the adjacent property where possible.

- a. Split rail segments will allow split rail, with or without wire mesh for perimeter fencing. Perimeter fencing must be placed on the lot line. Lack of fencing must be approved by the ARB.
- b. Combo sites will have a 6' dog-eared cedar or other natural material fence for rear lot line as well as a split rail, with or without wire mesh fence for side lot lines. Perimeter fencing must be placed on the lot line. Lack of fencing must be approved by the ARB.
- c. Custom split rail segments will allow split rail, with or without wire mesh for perimeter fencing. Perimeter fencing may be placed on the lot line.
- d. Semi-custom areas will only allow split rail, with or without wire mesh, and painted metal "view" fencing for the perimeter fencing. The metal fencing shall be painted Black or Dark Brown. Maximum height on these fences will be 5' tall.
- e. In the custom area, "privacy" fencing, at a maximum of 200 sq. ft. next to the house will be allowed. No perimeter fencing will be allowed in the "custom" area.

All wood/natural material shall be maintained and not allowed to weather.

4.5 Retaining Walls

All walls shall not exceed 4' (without engineering), and shall be constructed of natural stone, manufactured stone, masonry and stucco walls. High quality treated wood timbers, and other material consistent with the architectural character of the homes will be considered on a case by case basis.

4.6 Lighting

The owner must submit an exterior lighting plan for approval by the ARB. Site and security lighting systems shall be designed and installed in a manner that does not result in excessive glare toward the street or neighboring properties. Flood lighting shall be designed to avoid spilling onto adjacent residences. Lighting for landscape shall be approved at time of landscape plan approval. Tree up-lighting is discouraged.

4.7 Fire Safety

The use of fire resistant and fireproof materials on the exterior of the home is of prime importance.

Due to the extreme fire danger usually present in this region, all chimneys must be equipped with a U.L. or L.C.B.O. approved spark arrestor, including outdoor fireplaces. Open outdoor fire pits are prohibited. Barbeques are permitted, provided they are lidded cookers.

SECTION 5 SIGNAGE (RESIDENTIAL)

5.1 Signage permitted within Stone Ridge:

The following signs, if not illuminated shall be allowed without approval:

- a. One national or state flag properly displayed with a maximum of two flags per pole, not to exceed 30 feet in height and twenty five square feet in flag area.
- b. "Open House" signs displayed up to 5 hours per day.
- c. All temporary non-commercial signs including, but not limited to, religious, charitable, civic, homeowner associates, educational, political, or cultural posters or special events of civic, philanthropic, educational or religious purposes. Refer to City of Woodland Park Zoning Code for specific limitations. Temporary political signs must be removed within five days after election.
- d. One unilluminated, double faced real estate advertising sign, for sale, lease or rent of a Stone Ridge Village residence. Such sign shall not exceed 6 sq. ft. in area and four feet in height. Effective 11/1/2008 the frame for such sign must include decorative non-metal accents or structure. The sign shall be within property line and not in public right of way, or common areas. Such signs shall remain only during the period of time that the premises are being offered, and in any event shall be removed 7 days after the property is sold, leased, etc.
- e. All other signage must be submitted to the ARB for approval prior to display.

5.2 Prohibited Signs:

- a. animated, flashing, revolving signs
- b. Balloons or other inflatable or wind activated or spinning devices.
- c. Roof signs or signs painted directly on a wall surface.

All signs shall be maintained, with the frame and supports and structure kept up in a safe, sound, neatly painted, and well repaired condition.

If the guidelines are not followed, the developer reserves the right to impose monetary fines. The first violation will result in a written warning; the second violation will result in a monetary fine being assessed.

SECTION 6 DESIGN REVIEW PROCESS

6.1 Improvements Requiring Review

All improvements on a lot or to any building require review and approval by the ARB in accordance with procedures set forth in this Section.

The ARB will make every effort to review plans carefully in accordance with the Design Guidelines. The ARB reserves the right to make additional comments on final plans, regardless of preliminary approval or oversight.

After a submittal is accepted as complete and is in accordance with the review requirements, the ARB shall approve or disapprove a submittal within 10 business days from acceptance.

6.2 Reviews

The ARB shall provide one courtesy review, free of charge to discuss preliminary design concepts, submittal requirements, or to discuss any items unique to the parcel.

Upon initial review (after courtesy), there will be a \$50.00 submittal fee. There will be up to 2 free reviews after submittal, but plans requiring additional reviews will incur a fee of \$50.00 per review.

All plans must be reviewed by the ARB prior to submission to the City of Woodland Park Planning department, or the Teller County building department. Any exceptions to this must be granted in writing from the ARB.

6.3 Variances

The ARB may grant variances to the Design Guidelines only when unique circumstances dictate that the requirements cannot be met. Financial hardship is not a consideration in granting variances. Variances must be granted in writing from the ARB.

6.4 Enforcement

The ARB will make periodic, in progress inspections of construction to ensure compliance with the Guidelines. If, in the course of its inspections, the ARB finds a violation of the conditions of approval or is not in conformance with Design Guidelines or any other governing documents, a “Notice of Violation” will be provided to the builder. Construction must cease immediately upon receipt of notice.

If a violation is not resolved within 7 days of the date of Notice, a “Notice of Sanction” will be provided to the builder. The Notice will advise that a \$500.00 Sanction is being imposed. A written request for a hearing may be made within 15 days of the Notice. The ARB will determine at the hearing whether the sanction will be imposed. If no hearing is held, the sanction will be imposed, due and payable within 30 days of the Notice of Sanction. The Sanction will constitute a lien against the property.

6.5 Stone Ridge Village Submittal Requirements

Site plan Minimum 1” = 20 ft. scale drawing
Building footprint
Plan #(if applicable)
Elevation
Setbacks
Retaining wall locations
Driveway location and dimensions
Sidewalk location

Architecture Minimum ¼” scale drawings
Detailed floor plans
Detailed front, side, and rear elevations
Architectural details
Roof plan showing pitch and overhangs

Square footage of all areas including living space, garages, porches, decks, patios

Color Selections Manufacturer name and item # where applicable

Roof material

Entry door

Garage doors

Fascia/ trim

Masonry

Railings

Stucco or siding

Samples may be required in order to complete the application for review.

Landscaping Minimum ¼" scale drawings

A concept plan for both front and rear yards with tree and other plant locations

Plant list with sizes

Any special features

Fencing, if any

Landscape lighting, if any.

6.6 Right of Waiver or Variance

The ARB reserves the right to waiver or vary any of the procedures or standards set forth herein at its discretion, for good cause shown. Upon submission of a written narrative request for a variance or waiver of one or more provisions of these Design Guidelines, the ARB may, from time to time, in its sole discretion, permit Owners to construct, erect or install improvements which are in variance with there Design Guidelines. No member of the ARB shall be liable to any Owner or other person for any claims, causes or actions, or damages arising from the granting or denial of any variance request by an Owner or his agent. Each request for a variance submitted hereunder shall be reviewed separately and apart from other such requests and the granting of a variance to any Owner shall not constitute a waiver of the ARB's right to strictly enforce these Design Guidelines against any other Owner. Each such written request must identify and set forth in narrative detail the specific guideline or standard from which a variance is sought, described in detail the exact nature of the variance sought and be accompanied by the appropriate fee, as prescribed by the ARB. Any grant of variance by the ARB must be in writing and must identify in narrative detail both the standard from which a variance is being sought and the specific variance being granted.

6.7 Non- Liability

Plans and specifications shall be approved by the ARB as to style, exterior design, appearance and location, and are not approved for engineering design or for

compliance with zoning and building ordinances, and by approving such plans and specifications, neither the ARB, the member or agents thereof, the Association, the Board or Directors of the Association, or the Declarant assumes any liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. The ARB, any member or agent thereof, the Association, the Board or Directors of the Association, or the Declarant shall not be liable to any Owner or other person for any damage or loss suffered or claimed on account of:

- a. The approval or disapproval of any plans, drawing and specifications, whether or not defective:
- b. The construction or performance of any work, whether or not pursuant to approved plans, drawing and specifications:
- c. The development, or manner of development, of any property within the Stone Ridge project; or,
- d. The execution and Filing of a compliance or non-compliance certification pursuant to these Design Guidelines, whether or not the facts therein are correct; provided, however, that such action, with the actual knowledge possessed by him was taken in good faith.

Every Owner or other person, by submission of plans and specifications to the ARB for approval, agrees that he will not bring any action or suit against the ARB, any of its members or agents, the Association, the Board or Directors of the Association, or the Declarant, regarding any action taken by or on behalf of the ARB. Approval by the ARB of plans and specifications by or on behalf of the ARB, or of the construction of any improvements at Stone Ridge, refers only to these Design Guidelines, and in no way implies, and shall not be deemed to be a representation or warranty that, the submitted plans or specifications for the improvement comply with applicable governmental ordinances or regulations including, but not limited to, zoning ordinances and building codes.

**STONERIDGE VILLAGE ARCHITECTUAL CONTROL
REVIEW**

300 Sunny Glen Court, Woodland Park, CO 80863
(719) 687-4705 (719) 687-0863 (fax)

Date: _____

Builder Name: _____

Lot # _____ Filing _____ Square Feet: Main _____ Upper _____

Address _____

\$50.00 submission fee payable to Stoneridge Village HOA

Has same floor plan been built prior in Stoneridge? _____ If yes, address?

Building Plans: Minimum 1"=20 ft. scale drawing. The following information must be included.

- Building footprint
- Plan #(if applicable)
- Elevation
- Setbacks
- Retaining wall locations
- Driveway location and dimensions
- Sidewalk location

Architecture: Minimum ¼" scale drawing. The following information must be included.

- Detailed floor plans
- Detailed front, side, and rear elevations
- Architectural details
- Roof plan showing pitch and overhangs
- Square footage of all areas including living space, garages, porches, decks, patios

Color Selections Manufacturer name and item # where applicable

Roof material _____

Entry door _____

Garage doors _____

Fascia/ trim _____

Masonry _____

Railings _____

Stucco or siding—please use approved brand and color.

Brand _____

Color _____

Landscaping--Minimum ¼" scale drawings—required within 6 months of home completion.

- A concept plan for both front and rear yards with tree and other plant locations
- Plant list with sizes
- Any special features
- Fencing, if any
- Landscape lighting, if any.

Approximate date of completion _____

Builder Printed Name: _____

Signature: _____

Company: _____

Address: _____

Comments:

6.5 Stone Ridge Village Submittal Requirements

Site plan Minimum 1" = 20 ft. scale drawing

Building footprint

Plan #(if applicable)

Elevation

Setbacks

Retaining wall locations

Driveway location and dimensions

Sidewalk location

Architecture Minimum 1/4" scale drawings

Detailed floor plans

Detailed front, side, and rear elevations

Architectural details

Roof plan showing pitch and overhangs

Square footage of all areas including living space, garages, porches, decks, patios

Color Selections Manufacturer name and item # where applicable

Roof material

Entry door

Garage doors

Fascia/ trim

Masonry

Railings

Stucco or siding

Samples may be required in order to complete the application for review.

Landscaping Minimum 1/4" scale drawings

A concept plan for both front and rear yards with tree and other plant locations

Plant list with sizes

Any special features

Fencing, if any

Landscape lighting, if any.

Stucco colors allowed in Stone Ridge Village

El Rey Brand Stucco

Hacienda
Fawn
Palomino
Sandalwood
Straw
Buckskin
Sand
Sahara
Adobe
Ash
Cottonwood
Pueblo

La Habra Brand Stucco

Mesa Verde
Silverado
Oatmeal
Pacific Sand
Sandstone
Alamo
Adobe
Viejo
Sierra Tan
Hacienda
Trabuco
Fallbrook
Saddleback
Misty
Southern Moss
Santa Fe
Clay

