

# **HUNTINGTON TRAILS**

## **DESIGN GUIDELINES**

**Please check with the Management Company to be certain you have the most current version of the Design Guidelines.**

# HUNTINGTON TRAILS

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# HUNTINGTON TRAILS

## SECTION ONE

### INTRODUCTION

- Purpose and Intent
- Overall Community Concept
- Relationship of the Guidelines to Other Municipal Regulations
- Who Uses the Guidelines
- How to Use the Guidelines

# INTRODUCTION

## **PURPOSE AND INTENT**

The following *Design Guidelines* have been prepared to ensure that the goals and vision of the Huntington Trails Subdivision, as stated in the Official Development Plan (ODP) are realized.

The purpose of the *Design Guidelines* is to provide specific design criteria for developing residential lots within the Huntington Trails Subdivision. The *Guidelines* are designed to establish and maintain a quality community appearance, assure compatibility, direct character and form, and to enhance Huntington Trail's overall value.

The *Guidelines* provide clear direction and specific criteria for evolving an overall sense of community. To this end, lot owners, builders and their consultants are encouraged to review the entire *Guidelines* document to better understand the relationship of each building site to the total design goal of the Community.

All residential development within Huntington Trails must abide by the criteria established by these *Guidelines*, in addition to the development standards established in the ODP, standard building codes and all other regulatory or Governmental requirements.

## **OVERALL COMMUNITY CONCEPT**

The community design concept for Huntington Trails envisions a uniquely identifiable, residential development incorporating open space and pedestrian trail systems as the main focal point. Huntington Trails combines the open space trail system with numerous private amenities including pocket park areas and a private neighborhood swim and clubhouse facility. Huntington Trails is further enhanced by western views and immediate access to McKay Lake and the Westminster open space trail system. As provided by *the Guidelines*, Huntington Trails subscribes to a high level of design quality. Architectural variety and a wide range of housing types with distinguishable styles are expected.

## **RELATIONSHIP OF THE GUIDELINES TO OTHER MUNICIPAL REGULATIONS**

These *Guidelines* are not intended to supersede or modify applicable Federal, Colorado, or City of Westminster codes or ordinances. In the event of a conflict or discrepancy, or for subjects not addressed in the *Guidelines* or the O.D.P, the governing agencies, codes and/or regulations shall take precedence. In order to maintain quality standards for all owners, builders and their agents, there are some instances where these guidelines may outline requirements that are stricter than originally executed in the O.D.P. requirements. In such cases where conflicts or discrepancies occur, these guidelines will prevail. Appeals may be made to the Architectural Review Committee (A.R.C.). The A.R.C. will rule on the case maintaining all minimum O.D.P. requirements, and such ruling will be final.

## **WHO USES THE GUIDELINES**

The *Design Guidelines* are to be used by lot owners, builders and their design consultants as a guide and framework in their efforts to build homes within Huntington Trails.

## **HOW TO USE THE GUIDELINES**

The Design Guidelines are organized in four major subject areas or sections, and broken down further within each section according to pertinent issues. The subject areas/sections include: Site Planning; Residential Architecture; Landscape Design; and Community Design Elements (such as Fencing, Walls, Lighting, Mailboxes, etc.)

# **HUNTINGTON TRAILS**

## **SECTION TWO**

### **SITE PLANNING GUIDELINES**

- Land Use Compatibility Standards
- General Site Development Considerations
- Residential Site Planning Criteria



# **SITE PLANNING GUIDELINES**

## **LAND USE COMPATIBILITY STANDARDS**

Thoughtful planning and design are needed to make Huntington Trails an environment providing a variety of housing that also offers an open, pleasing appearance. Standards for site planning and circulation within Huntington Trails will minimize land use conflicts and site disturbances, as well as enhance and maintain the desired sense of openness and visual variety.

Homes shall be integrated within the Huntington Trails Community by incorporating relatively similar shapes, sizes, and scale promoting diversity through variations in architectural elements, materials and colors. Homes must relate well to the street and pedestrian areas. This may be accomplished through careful design of the building, site orientation and landscape elements. Homes shall be built utilizing high quality design, materials, and workmanship.

Minimum building setbacks and separations between buildings shall conform to the requirements established in the O.D.P. as summarized in the “Residential Site Planning Criteria” and defined in this document.

## **GENERAL SITE DEVELOPMENT CONSIDERATIONS**

During the site planning, development and construction phases for any lot or structure, consideration must be given to the relationship of buildings(s) to natural slope grades, drainage ways and vegetation, as well as to preserving views and natural site features. It is the intent of the overall development plan that all structures and roads achieve harmony with the landscape in accordance with the development standards, including minimum yard setbacks, maximum building heights, building site coverage's, densities, etc., while abiding by the criteria established in the O.D.P. and applicable City Codes.

### *GRADING AND EROSION CONTROL*

Natural drainage patterns must be respected. The use of berms is encouraged only if continuous expanses of landform are created which look natural as opposed to looking man-made. Berms should not obstruct drainage channels; divert drainage onto adjacent properties, or toward building foundations. Finish grading should be designed to avoid ponding on the site. It should allow 10% slopes away from the residence for a distance of at least seven feet (7') and it should avoid excessive run-off at a point onto adjacent sites while maintaining existing drainage patterns/channels.

**Positive drainage** shall be provided away from all buildings, with surfaces sloping a minimum of three percent (3%) for lawn areas, and one-and-one-half percent (1.5%) for paved areas.

Grading plans must conform to the approved **Overall Grading Plans** prepared for Huntington Trails by High Country Engineering, Inc., copies of which are available upon request. The final landscape plan shall indicate contours and/or finish grade elevations showing and assuring that the proper drainage is indicated and retained through the construction of the landscape.

The responsibility rests with the owner to insure that the site is in accordance with the **Overall Grading Plans**. Any drainage, grading, ground water, or any water problems that exist, or may arise, are not the responsibility of the Architectural Review Committee (ARC) or the Developer. The owner of any lot expressly waives any and all action against the Architectural Review Committee (ARC) or the Developer, at any time, related to water problems on any site or common area at Huntington Trails.

#### *RETAINING WALLS*

In addition to fulfilling their primary function, retaining walls should be aesthetically pleasing and offer other potential uses.

- A. Retaining walls shall be constructed of materials that harmonize with the area's surroundings.
- B. Four-inch (4") split face, keystone-type block or stone-faced concrete or brick retaining walls are required. Stone veneers of natural or faux stone with pattern as depicted in the Huntington Trails O.D.P. (see Figure 1). Retaining walls shall follow the coloration of the development's headwalls. The color of the stones shall fall in a beige to tan and light brown mix to give the wall texture and quality. All stone veneers and retaining walls must be submitted, reviewed and approved by the Huntington Trails Homeowners Association Design Review Committee prior to installation.
- C. Stepped, tiered, or terraced retaining walls should be designed to also serve as seating and planting beds.
- D. In general, retaining walls in excess of four feet (4') high should not be used. Where taller retaining walls are required, safety protection shall be provided in the form of fences, or hedges, and shall comply with the Unified Building Code. Terracing incorporating two (2) walls or shorter walls should also be considered.
- E. Railroad ties and other wood materials are **not** considered suitable landscaping material.

#### *LAND FORMS*

- A. Structures in sloping areas shall be designed to conform to the natural grade by means of "stepped" foundations or similar methods that minimize grading and site preparation.
- B. Berming, the mounding of earth into small hills, shall be provided where a natural screen or buffer is needed between unwanted sight and sounds. Incorporating vertical plant materials in the berm will increase its height to block views and absorb noise even more effectively. Small-leafed or needled coniferous species are recommended for absorbing sound most effectively. Although heights of berms may vary, slopes should not exceed three-to-one (3:1) ratios.
- C. Plant materials shall reinforce landforms.

#### *VIEWS*

The site's location and terrain offers some opportunities for providing panoramic views of the mountains, McKay Lake, the pedestrian trail system and the open space areas. Maintaining these views shall be an important objective within the Huntington Trails Subdivision. The visual impact of buildings and roadways must also be integrated with the landscape and sited to

enhance the views to these features. Although view enhancement is encouraged, **nothing herein shall be construed to guarantee any view of anything from any lot. Neither the Developer, nor the A.R.C. shall be responsible for representing or guarantying any views.**

## **RESIDENTIAL SITE PLANNING CRITERIA**

Residential site planning criteria is important to the overall character and quality of Huntington Trails. Site planning criteria will address a number of considerations related to building orientation, lot configuration, views, privacy, and garage locations.

Homes shall convey the feeling of quality, openness, and visual diversity. It is important that these desirable characteristics be integrated into the planning and design for Huntington Trails. This can be accomplished by adhering to the following site planning principles:

- A. Specific criteria for addressing building relationships include the following:
  - a. Front and side-yard setbacks shall be staggered, and driveway locations alternated, where possible. A five foot (5') offset is required from the front setbacks of adjacent homes. Rear setbacks shall be staggered for dwellings with rear yards facing on parks, open space areas, and/or recreational facilities.
  - b. Architectural building forms and elevations shall be varied, but compatible along the streetscape to as great an extent as possible. Not more than 30% of residences may be of the same model on any streetscape.
  - c. Home floor plans, elevations, front and rear dimensions, and garage entries shall be varied along the streetscape in such a manner that a variety of distinctly different plans are integrated into each block. The same floor plans with similar exterior elevations (mirrored or standard) shall not be located adjacent to, or directly across the street from each other within any given streetscape.
  - d. Special attention shall be paid to dwellings sited on corner lots. Angled building orientations, and enhanced facade treatments for side elevations, that are visible from the street, are recommended.
- B. Garages can create a monotonous effect in a streetscape. The following criteria shall be implemented to de-emphasize garages and vary the streetscape:
  - a. Garage setbacks shall be varied along the front yards of the homes within the streetscape.
  - b. Living areas of dwellings for some housing models should be designed closer to the street than their garage entrances.
  - c. The orientation of garage entries shall be varied, including combining front and side-loaded garages wherever possible.
  - d. Additional criteria for the architectural treatment of garages are included in the Residential Architectural Guidelines section of this document.

# LOT CONFIGURATIONS FROM THE OFFICIAL DEVELOPMENT PLAN

## Semi-Custom Single Family

Minimum Lot Size:	10,000 S.F.
Minimum Set Backs:	
Front w/front load garage	30' *
Front for Living Space	25' *
Front w/side load garage	20' *
Side	12'
Side w/corner lot	15' *
Rear interior	25'
Front offset for adjacent home	5' ***
Minimum Side Set Back to local pkwy	30'
Maximum Height	2 stories or 35'
Maximum building coverage on lot	35%
Minimum Parking	4 off-street parking Spaces per lot

## Custom Single Family

Minimum Lot Size:	17,000 S.F.
Minimum Set Backs	
Front w/front load garage	30' *
Front for Living Space	25' *
Front w/side load garage	20' *
Side	15'
Rear interior	25'
Rear on Open Space	25'
	Allowing 30% of the rear elevation to extend up to 5' into rear setback except for lots adjacent to Lexington (See O.D.P. for Rear Set Back on Open Space Detail)
Front offset for adjacent home	5' ***
Minimum Side Set Back to local pkwy	30'
Maximum Height	2 stories or 35'
Maximum building coverage on lot	40%
Minimum Parking	4 off-street parking Spaces per Lot

## **Estate Custom Single Family**

Minimum Lot Size:	20,000 S.F. **
Minimum Set Backs	
Front w/front load garage	35' *
Front for Living Space	30' *
Front w/side load garage	25' *
Side	18'
Rear interior	25'
Rear on Open Space	25'
	Allowing 30% of the rear elevation to extend up to 5' into rear setback except for lots adjacent to Lexington (See O.D.P. for Rear Set Back on Open Space Detail)
Front offset for adjacent home	5' ***
Minimum Side Set Back to Lexington	35'
Minimum Side Set Back to local pkwy	30'
Maximum Height	2 stories or 35'
Maximum building coverage on lot	40%
Minimum Parking	5 off-street parking Spaces per Lot

\*All front and "side for corner lot" setbacks are measured from the right-of-way line.

\*\*Lots abutting Lexington Subdivision will be a minimum of 20,000 square feet.

\*\*\*5' Offset for adjacent homes is measured from foundation of most protruding element toward street. All minimum setbacks must be met.

# HUNTINGTON TRAILS

## SECTION THREE

### RESIDENTIAL ARCHITECTURAL GUIDELINES

- Architectural Character and Style
- Minimum Structure and Garage Size
- Building Forms, Mass and Scale
- Exterior Materials and Colors
- Residential Systems/Equipment on Building Exteriors
- Accessory Structures and Equipment
- “Figures” for Detail Illustration

# **RESIDENTIAL ARCHITECTURAL GUIDELINES**

These Residential Architectural Guidelines are designed to promote a high level of design quality, assure compatibility between residential homes within the community and to guide character and form. Together, these key components comprise an essential part of the “community image.”

## **ARCHITECTURAL CHARACTER AND STYLE**

There is no single “correct” architectural style for homes within Huntington Trails. The one unifying theme is high quality design, materials and workmanship.

While many exterior styles are acceptable, homes with a Sante Fe Territorial style, a Gingerbread Victorian style, or log homes will not be considered compatible to the neighborhood. Maximizing (on all four sides of home) the use of masonry (brick or stone) is required on all architectural styles.

### *GENERAL*

- A. Designs shall reflect harmonious architectural styles and consistent quality.
- B. Special attention shall be given to the scale of development and perceived building masses at development edges, and in highly visible areas, including along major circulation routes, private recreation/park areas, open space amenities and other view corridors.
- C. Building setbacks and driveway alignments shall be varied.
- D. Strong and simple forms shall be combined.
- E. “Stepped-back” and “stepped-down” forms that respond to the site’s topography should be used to create diversity and individualized dwellings.
- F. Shadow patterns should be created through the use of building offsets and staggering, projections (chimneys, bay windows, balconies, etc.), recessed elements, roof overhangs, and contrasting but harmonious materials, textures and colors.
- G. Massing of existing and proposed landscape materials should soften and reduce the impacts of building facades and provide visual interest along the streetscape.

## **MINIMUM STRUCTURE AND GARAGE SIZE**

### **HUNTINGTON TRAILS LUXURY ESTATE HOMES**

Minimum square footage for Luxury Estate Homes is:

- A. 2,800 square feet of finished living area on main floor of single story home (does not include basement).
- B. 3,400 square feet of finished living area on main two floors of two story home (does not include basement).

### **HUNTINGTON TRAILS CUSTOM HOMES**

Minimum square footage for Custom Homes is:

- A. 2,600 square feet of finished living area on main floor of single story home (does not include basement).
- B. 3,200 square feet of finished living area on main two floors of two story home (does not include basement).

### **HUNTINGTON TRAILS SEMI-CUSTOM HOMES**

Minimum square footage for Semi-Custom Homes is:

- A. 2,000 square feet of finished living area on main floor of single story home (does not include basement).
- B. 2,400 square feet of finished living area on main two floors of two story home (does not include basement).

### *GARAGE SIZE AND DESIGN FEATURES*

All homes shall provide a minimum (3) three-car attached garage. The third garage space shall have a separate door and a two-foot (2') minimum horizontal setback from the main garage door, or shall incorporate a roof design change over the third space. Garage doors will be separated with masonry elements. Garages shall not dominate or be a repetitious feature of homes within the neighborhood. Specific criteria include the following:

- A. The protrusion of garages into the streetscape shall be minimized. Consider recessing the garage further from the street than the primary house facade.
- B. Garage door treatments should be varied with doors with different details or by using a combination of single and double doors.
- C. Front setbacks of garages should be varied.
- D. Garage facades should incorporate design elements and details consistent with the rest of the house design.
- E. Use of side loaded configurations where possible. Side loaded, or rear loaded garages will occur on at least 20% of the homes.
- F. In the custom and estate areas, four-car garages are encouraged. Side loaded garages are also encouraged.
- G. Garage door height and garage massing should be in proportion to the rest of the building (see Figure 2).
- H. Product types and elevations shall be designed to mitigate the impact of garages along the street by incorporating a combination of side-loading and front-loaded garages and by providing prominent porches and other architectural elements on the front elevation of the home.

### **BUILDING FORMS, MASS AND SCALE**

Within residential neighborhoods, building forms, mass and scale play key roles in developing design continuity and defining “streetscape”. The articulation of roof forms and building facades, in terms of proportion, design style and textures, provides the foundation for visual interest and variety within the streetscape.



### *BUILDING MASS (GENERAL)*

- A. Building mass should be suitable relative to both lot size and setback requirements and may require “stepped-back” designs that place greater height and mass away from the street.
- B. The mass of buildings should be broken up to reduce the apparent scale, provide visual interest and depth, and achieve a more articulated form. Box-like designs are not appropriate.
- C. Specific criteria concerning building mass include the following:
  - a. Building designs should incorporate visually heavier and more massive elements at their base and light elements above these components. A second story, for example, should not appear heavier or demonstrate greater mass than that portion of the building supporting it.
  - b. Building heights should be “stepped-down” toward the edges of structures to aid transitions between buildings and create human scale.
  - c. When sloping conditions exist, buildings should be “stepped-down” inclines, “anchoring” the structures to their sites, and creating a natural relationship between the building forms and topography.
  - d. In walkout situations, unbroken, three-story masses should be avoided.
  - e. Vertical and horizontal elements should be used in contrast to one another; such as chimneys to counterbalance strong, horizontal facade elements; and generous roof overhangs in contrast to strong vertical elements.
  - f. Recessed and projecting design elements should be used to increase shadow effects. Possibilities include roof overhangs, bay and box windows, chimneys, covered porches and stepped foundations.

### *VISUAL BALANCE AND RELIEF (GENERAL)*

- A. Balance and relief between the various forms and elements of building design incorporating proportions and details that are complimentary to one another should assist in providing desired variety and interest while still contributing to a unified overall image. Large, flat, unbroken planes should be avoided.
- B. Specific criteria include the following:
  - a. Consistent and complimentary treatments should be used for individual facades of homes, especially those visible from major circulation routes and frequently used open space (trail systems, pocket parks, recreation/swimming pool area, etc.) or those prominent against hillsides and skylines. Front, side, and rear elevations should share common articulation features and materials.
  - b. Horizontal offsets or projections/recesses of four feet (4') or greater shall be provided on all homes for all front elevations.
  - c. Overhangs, prominent porches, entries, doors and windows should be used to break up facades and articulate form, as well as to enhance indoor/outdoor site relationships on the elevations of the homes.
  - d. Creative entry treatments should be used and other focal points created, such as porches, balconies, dormers, and shutters.
  - e. Variation in the building footprint should be provided.

- f. Offering exterior selections that emphasize a dominant building material, but include contrasting and complimentary trim materials and colors should preserve contrast and depth.
- g. Materials with varying textures and depths should be used.
- h. Simple lines and few incongruous angles should be used.
- i. Cantilevers and unsupported elements are discouraged. These will be reviewed on an individual basis. Cantilevered fireplaces are **not** allowed.

#### *ROOF FORMS/ELEMENTS*

Roof forms and roof elements are dominant features of residential architecture and should add interest and variety to the skyline and definition to building massing. They should not be overly complex. The mass of a building's roof should be broken into smaller planes or roof elements to help reduce the apparent building scale and provide visual interest through articulation.

- A. A dominant roof form should be used in conjunction with complimentary secondary and minor roof forms/elements. Minor variations should be provided in the roof height and ridgelines.
- B. Generally, a gable or hip configuration should be used with complimentary sheds, dormers and other minor elements. Other types of dominant roof forms will be considered on case-by-case basis.
- C. Roof orientation should be varied within each building or unit. In instances where gabled roofs are used, the orientation of the main plane of the roof should be with the ends toward the side yard to reduce the visible impact of the structure's height on the streetscape.
- D. A minimum four-to-twelve (4:12) roof pitch should be used on the dominant roof form. Roof breaks shall occur in all homes. The pitch of smaller elements may vary below and above these ranges if consistent with the individual architectural design. Combining varying and complimentary pitches adds interest to rooflines, however; too many pitches are not desirable and should be avoided.
- E. Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. These roof elements can help break up the proportions of the roof and the attached building walls.

#### **EXTERIOR DESIGN ELEMENTS**

Numerous exterior design elements and details integrated into residential architectural design are desirable for enhancing overall building form and providing visual interest and relief. They should be proportional to the overall building scale and to human scale (height). Each element should help unify the design via similar and complimentary forms, textures and proportions.

#### *RECESSED/PROJECTED ELEMENTS*

Recessed and projected elements (such as bay windows and porches) are encouraged to achieve more articulated and interesting forms and to provide cohesive and consistent relationships between indoor and outdoor spaces.

### *CHIMNEYS*

Chimneys are strong roof elements, which punctuate rooflines, sculpt wall surfaces and add architectural interest. Specific criteria for their integration into building design include:

- A. Masonry materials are required for chimneys on a minimum of 66% (two-thirds) of the chimney structure. The top 33% (one-third) may be stucco.
- B. Proportions and materials should give chimneys a substantial and stable appearance.
- C. Gas fireplace box-outs on the exteriors of buildings should run vertically to meet the roofline, and not offer the appearance of mechanical equipment “tacked on” to the side of a structure. They must have a foundation and not be cantilevered.

### *COVERED ENTRYWAYS AND OUTDOOR LIVING AREAS*

- A. Covered entryways and outdoor areas, including front porches, patios, decks, and balconies, are encouraged to provide gracious transitions to outdoor areas, as well as shade for living areas.
- B. The size of an enclosed porch, patio, deck, or balcony should be compatible to human scale and proportional to the size of its base structure. Front porches are required on 50% of the homes and must be a minimum of (80) eighty square feet with a six foot (6') minimum depth. All homes are required to have a rear or a side patio or deck (minimum 120 square feet).
- C. Porches, patios, decks and balconies should be compatible or integrated with building forms to enhance and compliment architectural character. (See Figure 3).
- D. Materials and colors of all elevated decks shall be consistent with or complimentary to the base structure. Vertical supports shall be masonry (brick or stone).
- E. Where sites permit, rear patios and decks should step down the slope or incorporate terracing.
- F. Decks shall meet the minimum requirements under the residential development standards as follows: Rear Deck setback - 15', side deck setback for one-story house – 7.5', side deck for two-story house – 10'. Deck style, height, material and color will be integrated with the architectural character of the home. Columns supporting raised decks must have a masonry exterior matching the primary structure. Architectural design guidelines for decks will be governed by the architectural review committee. Decks, covered or uncovered, are prohibited within 35 feet of the Huntington Trails property line adjacent to the Lexington Subdivision.

### *ROOF OVERHANGS, FASCIA, AND SOFFITS*

Roof overhangs are recommended for their aesthetic quality as well as practical functions. They create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater.

- A. Overhangs should be proportional to the sizes of roofs, pitches, and building heights. Larger roof areas, shallow pitches and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang.

- B. Overhangs should be a minimum of twelve inches (12”).
- C. Fascia and soffit details should be proportional to the size of overhangs and roof pitches.
- D. Traditional fascia and soffit details are more appropriate with smaller overhangs and when “tied” more closely to walls.
- E. A minimum eight-inch (8”) width is encouraged for fascia boards, or some comparable combination of built-up and relief boards (two-by-four (2” X 4”) with exposed rafter tails, for example. A one-by-six inch (1” x 6”) fascia board is NOT acceptable.
- F. Eaves, overhangs, fireplaces, cantilevers, vents, projecting window, decks, building materials such as masonry, siding or trim and similar architectural features may encroach up to twenty-four inches (24”) into building setbacks.

#### *COLUMNS AND SUPPORTS*

Columns and supports are important elements of the architectural image of a building.

- A. Column proportions should be consistent with any involved entryways, porches, and roof areas. Tapering columns set on larger, more massive bases, and supports for balconies and decks, help transition these design elements to the ground plane.
- B. Tapered columns should have a minimum base diameter of ten inches (10”), and boxed-out columns should be minimally twelve-by-twelve inches (12” X 12”). Grouping columns is encouraged.
- C. Column character and detailing should be consistent with architectural style.
- D. Masonry columns at rear elevations of walkout situation should be proportional to the three-story building mass.
- E. Columns supporting raised decks must have a masonry exterior matching the primary structure.

#### *WINDOW PLACEMENT*

- A. Windows should be placed (location, height, and orientations) to enhance the interior spaces and functions and the overall building character.
- B. Window and door heads should be at a consistent height unless a design specifically requires otherwise.
- C. Proportions and forms of window and door openings should reflect human scale and compliment rooflines and building eaves.
- D. Trim treatments for arched and other special windows should be consistent with trims for standard windows.
- E. Windows with distinctive shapes, sizes or details (such as divided glass, arches, and bays) should be considered to compliment the form of structures.
- F. Front windows (minimum 5ft width) shall project a minimum of 24 inches from the facade on 75% or more of all units within a streetscape.

#### *SKYLIGHTS*

- A. When designs include skylights, such features should be integrated with the roof design and in a manner parallel to the roof pitch.
- B. Skylight glazing should be clear, solar bronze, or gray.

- C. Skylight framing materials should be copper, bronze, or anodized metal or colored to match the involved roof.

#### *GARAGE ELEVATIONS/DOORS*

- A. Garage proportions should demonstrate human scale, and not dominate or overwhelm the street elevation. Specific criteria include the following:
  - a. Second-floor elevations above garages should be offset from the garage elevation.
  - b. Architectural forms and materials similar to those used in the main entry of a structure should be incorporated into the garage elevation.
  - c. Design elements and details should be incorporated into the garage elevation, especially when side-loaded from the street.
- B. Garage doors should be recessed within the garage elevation. They can be a design feature and should be designed to compliment the style of the home.
- C. Garage door types and orientations should be varied within the neighborhoods to create a varied, more interesting streetscape.

#### **EXTERIOR MATERIALS AND COLORS**

The selection of materials and colors for buildings in Huntington Trails is intended to assist the development of strong and compatible architectural character.

- A. Generally, exterior materials are most visually effective when only two (2) materials, excluding trim are expressed. Masonry (brick or stone) should generally be the single dominant building material.
- B. Sometimes, more than two (2) materials can be successfully incorporated on exterior walls, but special care must be taken in order that the materials do not detract from the overall design and form.
- C. Front, side, and rear elevations should share common materials and colors. Masonry veneers shall be applied to ALL elevations of a building.
- D. Contrasting but compatible building textures/materials should be used to help unify exterior building elements and create dept, proportion, and scale. Natural stone and masonry materials are encouraged as visual “anchors” for buildings.

#### *ROOF MATERIALS AND COLOR*

- A. Architectural grade, 50 year, composite shingles of clay tile or concrete tile will be the roof material on all homes: Westile shake, slate or double Roman or approved equal. Copper accents may be used on bay windows, dormers or accent roofs. Wood shake and fiberglass composition shingles are prohibited. Asphalt shingles of any type are prohibited.
- B. In general, roof material colors should be darker and earth-toned hues that accent and compliment other building colors.
- C. Roof materials and colors should be varied for visual interest.
- D. Color selection is subject to approval by the Architectural Review Committee.

#### *EXTERIOR WALL MATERIALS*

- A. Masonry materials (brick or stone) shall be a major design feature and incorporated in to the design of all elevations of homes. Synthetic stone approved by the

- architectural review committee (A.R.C.) is acceptable. Stucco or its synthetic equivalent is NOT considered masonry. Masonry (i.e., brick or stone) will be installed on 30% or more of sides and rear elevations. 40% masonry will be installed on the front elevations of all semi-custom homes. On all custom homes, masonry will be installed on 50% or more of rear and front elevations and 30% of side elevations. Masonry will be used on the entire lower level of walkout units.
- B. One architectural feature should have masonry from foundation to roofline on the front and rear elevations. The wall surface percentage will be calculated as follows: wall surface of the first and second floors, less windows and garage doors.
  - C. In addition to masonry, other exterior wall materials include painted or stained wood siding, Masonite, or concrete siding and stucco. No vinyl siding, aluminum siding, vertical wood siding, or board and batten siding will be allowed.
  - D. All efforts will be made to minimize the visual impact of unfinished foundation walls. Siding materials should be continued to within six inches (6") of finished grade on all elevations where possible.
  - E. Masonry materials should end on inside corners or built-out columns. When masonry veneers are used, designs should create impressions of substantial mass in the veneer implementation, and not a "wallpaper veneer" application. (See Figure 4)
  - F. Sufficient trim details should accompany any change of materials.
  - G. Siding widths should be proportionate to structure size and should not exceed an eight-inch (8") lap dimension.
  - H. All exterior materials shall be as permitted in Westminster Municipal Code and the Huntington Trails recorded covenants and as reviewed by the Architectural Review Committee.

#### *EXTERIOR BUILDING COLORS*

- A. Acceptable colors shall be approved by the (A.R.C.). Colors for exterior walls and roofs shall be within a wide range of earth tones, including, but not limited to beige, brown, tan, ivory, terra cotta, etc., with accent colors afforded a wider range. See Section 6 for required Exterior Materials and Colors Submittal Record form.
- B. Accent colors should be complimentary to the overall color scheme of an individual home.
- C. When homes are repainted, color choices must be approved by the Huntington Trails Architectural Review Committee (A.R.C.).

#### **RESIDENTIAL SYSTEMS EQUIPMENT ON BUILDING EXTERIORS**

Residential systems equipment mounted on roofs and building exteriors should be concealed or located and detailed to integrate with the building's architecture. In NO instance, should such equipment give the appearance of being "tacked on" to the exterior surfaces. Such items include, but are not limited to, skylights, vents, mechanical and electrical equipments, communications equipment, security equipment, access ladders, and meters for utilities.

### *MECHANICAL, ELECTRICAL, AND COMMUNICATIONS EQUIPMENT*

Television antennas and other communications apparatus may not be mounted on roofs or building exteriors. Eighteen-inch (18") satellite dishes are allowed, but their location must be approved in writing by the A.R.C.

### *AIR-CONDITIONING*

Air-conditioning units may not be located on roofs, in windows, or mounted on the sides of residential buildings. All air-conditioning units shall be located at ground level, adjacent to the buildings that they serve and screened from public view. Evaporative cooling units are strictly prohibited.

### *METERS, TRANSFORMERS, AND OTHER "BOXES"*

Utility meters, transformers, phone and cable boxes should be screened from public view. Screen walls and/or landscaping are required treatments.

### *SOLAR ENERGY DEVICES*

A.R.C. approval is required. Passive and active solar energy systems must be integrated into the architecture of the residence area. Solar collection panels should blend into the overall architectural massing and roof designs. Solar panels should be at the same pitch as the roof, even though the slope may not be "optimal". For solar collection, the small increase in panel sized that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than one foot (12") above the roof surface or above the ridgeline of the roof. No exterior plumbing may be visible.

### *GUTTERS AND DOWNSPOUTS*

- A. Gutters and downspouts should be integrated into the design of buildings, and appear as a continuous architectural element.
- B. Unless copper is used, the colors of exposed gutters and downspouts should match those of the surfaces to which they are attached.
- C. Downspouts should be located on vertical members in inconspicuous locations.

### *FLASHING AND SHEETMETAL*

All flashing, sheet metal, vent stacks and pipes should be colored to match the material to which they are attached or from which they project.

## **ACCESSORY STRUCTURES AND EQUIPMENT**

Accessory structures are prohibited. Only those structures and equipment allowed by zoning and not excluded herein, should be considered. Accessory structures as defined in these guidelines include but are not limited to sheds, storage buildings, playhouses, and garden and utility structures. Elements such as play structures, in ground trampolines (above ground trampolines are prohibited), gazebos, BBQ pits and similar structures may be constructed on the site meeting the requirements of the guidelines and the O.D.P. These structures must have written approval prior to installation. Patio and shade structures and gazebos should be compatible with the

architectural style of their related home. PVC or similar multi-colored plastic playhouses and play equipment are NOT allowed.

*PATIO ENCLOSURES AND ARCHITECTURAL WALLS*

Privacy and patio enclosures and architectural walls should be built from materials compatible with those used on the residential buildings and should reflect their details.

**FIGURES**

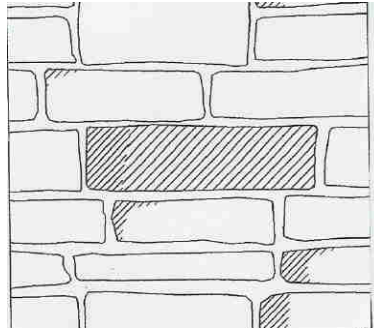


Figure 1 – Retaining Wall Detail

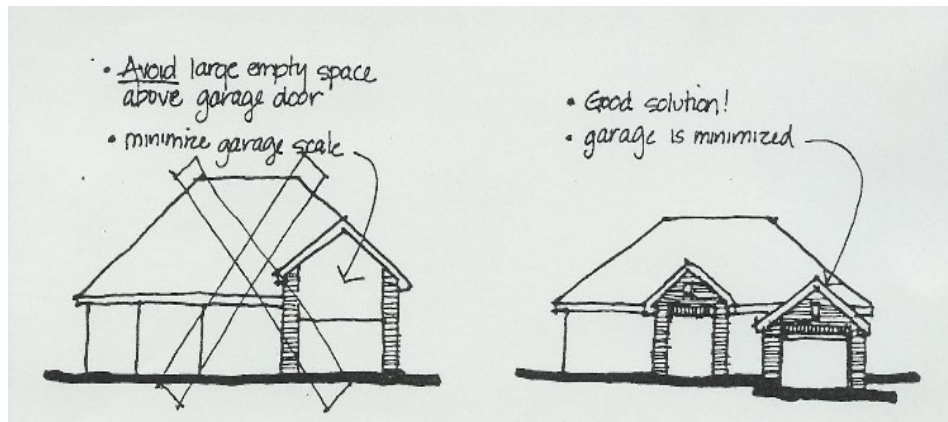


Figure 2 – Garage Door Detail



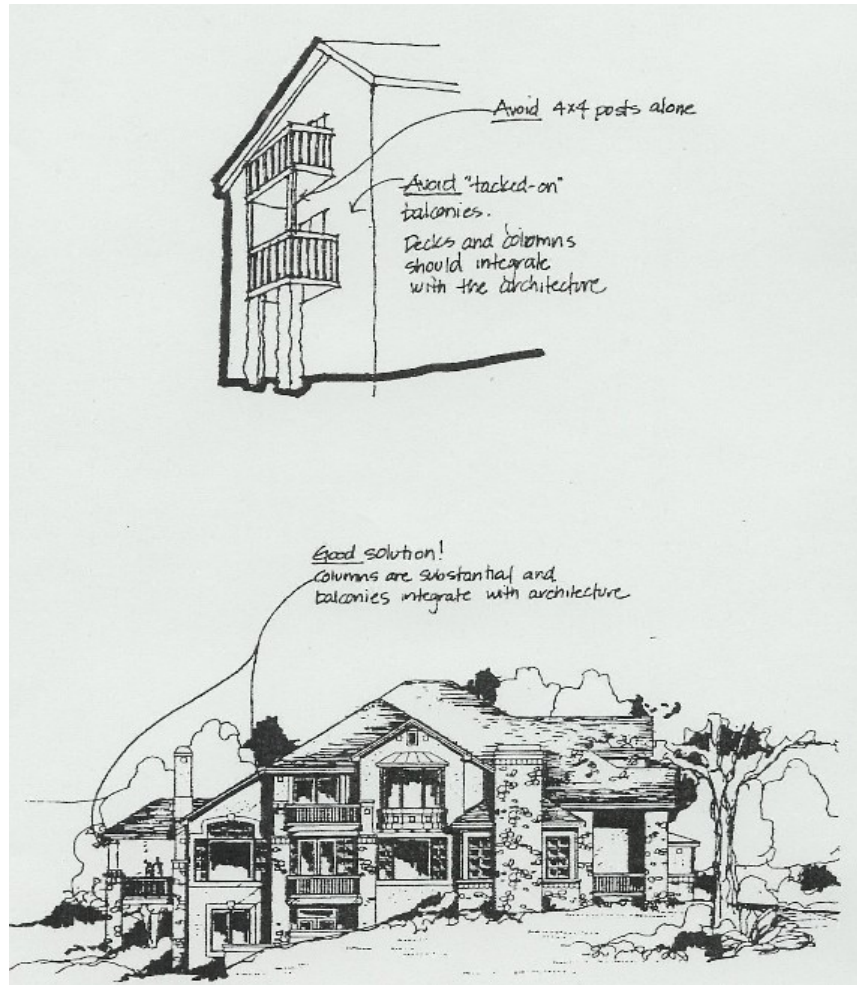


Figure 3 – Treatment of porches, Decks, Balconies

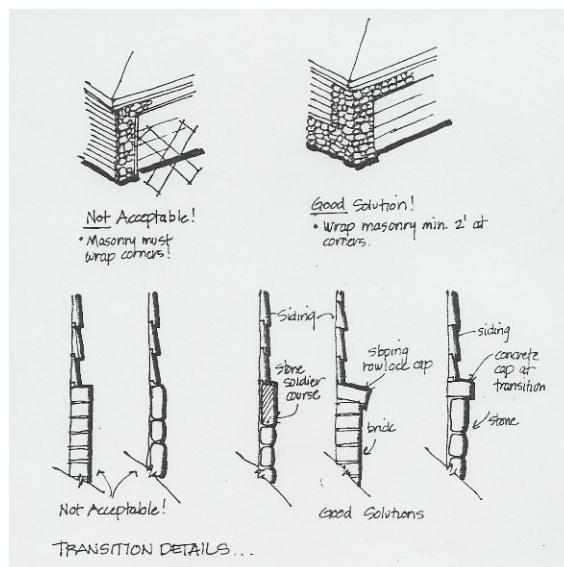


Figure 4 – Corner Detail for Masonry Veneers

# **HUNTINGTON TRAILS**

## **SECTION FOUR**

### **LANDSCAPE DESIGN GUIDELINES**

- General Landscaping Criteria
- Yard Landscaping Requirements as Outlined in the O.D.P.

# LANDSCAPE DESIGN GUIDELINES

The builder shall install at minimum the front yard and ½ of the side yard's landscaping, including the irrigation system, sod, shrubs and trees. Estate lots require a minimum of 3 three inch caliper deciduous or 8 foot conifer trees in the front yard. All other lots require 2 three inch caliper deciduous or 8 foot conifer trees in the front yard. The front yard must contain at least 10 five gallon shrubs for all lots. The use of fast-growing trees such as Cottonwoods, Poplars, Silver Maple, etc., is generally prohibited.

All landscaping by builder, as well as by home owner, will be completed within seven (7) months of the issuance of the Certificate of Occupancy.

## GENERAL LANDSCAPING CRITERIA

Landscaping shall be installed pursuant to a professionally prepared landscaping plan prepared by a qualified professional with experience in the State of Colorado. **The use of a qualified landscape designer is required.**

The homeowner or builder is required to install the remaining landscaping within seven (7) months of the issuance of the Certificate of Occupancy. The rear yard must contain a minimum of 10 five gallon shrubs and 2 three inch caliper deciduous or 8 foot conifer trees for all lots except for the estate lots, which require at least 3 three inch caliper deciduous or 8 foot conifer trees.

A Final Landscape Plan indicating location and numbers of plantings, sizes of plantings, location of plant beds, berms, fences (including typical sections of all fence types) and other information as required to demonstrate compliance with these Design Guidelines shall be approved by the Architectural Review Committee (A.R.C.) prior to installation landscaping.

The landscape plan shall include all proposed landscaping improvements including: fences, trees, shrubs, turf, planting areas and gardens, patios, mulches (bark, gravel, etc.), landscape structures (decks, retaining walls, gazebos, arbors, built-in barbecues, etc.), swimming pools, trampolines, ornamental features (water features, statuary, etc.) and any other such feature, as well as a general description of the irrigation system.

The final landscape plan shall include a schedule, indicating botanical names, common names, quantity and size of all plant materials, excluding flowerbeds and gardens. In addition, landscape plans shall include property lines, easements, building envelopes (including ancillary structures), location of special areas to be screened with either fences or vegetation, and service line locations.

Consistent landscape design from the front yard to side yards and the back is strongly encouraged in order to give a uniform appearance to the lot, similar to the requirements for uniform building elevation design as listed above. This is particularly important for corner-lots,

or those lots which do not have privacy fencing between adjacent lots, and are, therefore, visible from surrounding properties or public access areas and streets.

Landscaping design should keep in mind view corridor recommendations as outlined herein; specifically with location of ultimately tall trees and more importantly, ultimately large evergreens. (Deciduous trees allow views in the winter months while evergreen trees would block views year round).

#### *DESIGN INTENT*

The design intent of Huntington Trails Subdivision master landscape plan and the overall theme of the Development is that of natural and informal groupings of plant materials in order to unify Huntington Trails into a cohesive neighborhood. To the greatest extent possible, utilizing natural landform and native or hardy landscape materials is encouraged. Landscaping includes, but is not limited to, trees, shrubs, turf, planting areas, "lawn sculptures and gardens, patios, decks, retaining wall structures, gazebos, water features, ponds, swimming pools and other such items.

#### *GRADING/DRAINAGE*

Natural drainage patterns must be respected. The use of berms is encouraged only if continuous expanses of landform are created which look natural as opposed to looking man-made. Berms should not obstruct drainage channels; divert drainage onto adjacent properties or toward building foundations. Finish grading should be designed to: avoid ponding on the site; allow 10% slopes away from the residence for a distance of at least seven (7) feet; avoid excessive run-off at a point onto adjacent sites or open space areas; and maintain existing drainage patterns/channels.

Grading plans must conform to the approved **Master Grading and Drainage Plans** prepared for Huntington Trails, copies of which are available upon request. The final landscape plan shall indicate contours and/or finish grade elevations showing and assuring that the proper drainage is indicated and retained through the construction of the landscape. The responsibility rests with the owner to insure that the site is in accordance with the Master Drainage and Grading Plan. Any drainage, grading, ground water, or any water problems that exist or arise are not the responsibility of the (A.R.C.) Architectural Review Committee, or the Developer. The owner of any lot expressly waives any and all action against the Committee or the Developer at any time related to water problems on any site or common area at Huntington Trails.

#### *IRRIGATION SYSTEMS*

Each and every lot shall have an automatic irrigation system capable of watering all landscaped areas containing plant materials to ensure the continued survival of plant materials. Irrigation systems shall be equipped with a time clock to provide for automatic irrigation of areas to allow watering during periods of minimum evaporation. The irrigation system shall be designed by a qualified individual, or installer. Final landscape plan shall indicate irrigation system head placement and pattern for Committee review. Irrigation systems should be designed to minimize over-spray onto adjacent lots or public sidewalks, streets and to conserve water.

Individual Homeowner's shall be responsible for the irrigation and maintenance of landscaping within the street right-of-way to the back of the curb immediately adjacent to the lot.

*ORNAMENTATION*

The utilization of non-living objects as ornaments in the landscape is not permitted. Such ornamentation includes animal skulls, wagon wheels and “kitsch sculpture” (flamingos, deer, cherubs, ducks, etc.).

*MAINTENANCE*

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant materials, removal and/or elimination of weeds and noxious grasses, treatment of diseased plant material and removal of trash.

Maintenance of vacant lots shall be the responsibility of the lot owner. Such maintenance may require occasional mowing of “natural” vegetation and removal of noxious weeds and grasses.

*INSTALLATION*

Landscaping shall be installed in accordance with the approved Final Landscaping Plan. All landscaping shall be installed within seven (7) months after the Certificate of Occupancy is issued.

**YARD LANDSCAPING REQUIREMENTS AS OUTLINED IN O.D.P.**

All landscape plans, front and back yards must be submitted to the Architectural Review Committee for approval prior to construction.

# **HUNTINGTON TRAILS**

## **SECTION FIVE**

### **COMMUNITY DESIGN ELEMENTS**

- Private Lot Fencing
- Walls
- Lighting
- Mailboxes
- Basketball Hoops
- Recreations Vehicles
- Hot Tubs and Pools
- Weather Vanes
- Flagpoles
- Maintenance of Drainage
- Dog Runs

# COMMUNITY DESIGN ELEMENTS

Design elements are intended to reflect a unified design theme, provide visual amenities, and demonstrate a design philosophy that presents Huntington Trails as a well-planned, cohesive community. The intent of well designed, street-scale community elements is to provide a uniform, recognizable visual theme throughout the development that reflects the overall design theme and character of the Community and demonstrates a high level of quality and maintenance. The criteria established in this section provide builders and homeowners with a program outlining the level of quality, uniformity of design, style and form for the community elements.

## PRIVATE LOT FENCING

Within all residential development areas, homeowners or builders shall provide required fencing according to the design criteria in the O.D.P.

- A. General criteria for all builder/homeowner installed fencing in residential developments areas include the following:
  - a. All proposed fencing solutions will be reviewed and approved by the A.R.C. prior to installation. All fencing will be in accordance with any state or local ordinances and existing O.D.P. requirements.
  - b. Fencing design is provided for a range of conditions in the O.D.P. All lots within the Huntington Trails subdivision will use a split rail fence design as exhibited in the O.P.D. for perimeter fencing unless otherwise noted. Fence height must be 42". The split rail fence can be installed and maintained on adjoining homeowner lot lines. The fence may extend into the side yard, but must be at least 10 feet back from the front foundation line. For corner lots fencing must be at least 2' back from the sidewalk. Wing fencing between houses will also use the split rail design. (See Figure 5).
  - c. Privacy and screening fences (i.e., hot tubs, patios, etc.) may be constructed with the written approval of the A.R.C. Privacy and screening fences shall be no more than six feet (6') high and shall match general detailing and construction of residence. (See Figure 6).
  - d. Privacy Fencing may also be used in the building setback lines of Blocks 10-15. They may not enclose more than 1,000 square feet, or 5% of the lot area. Privacy fencing must be installed at least 18' from all property lines. This six foot (6') privacy fencing will be constructed of white vinyl material and will have the top two (2) feet of fence in a 50% open design as illustrated in the O.D.P.
  - e. All fencing shall be installed to expose a finished side to adjacent open space and public road right-of-ways. Only open fencing as approved in the O.D.P. is allowed.
  - f. For the purpose of enclosing pets, welded wire may be used in conjunction with the open style private lot fencing. An open mesh, 2"x 2", mounted inside, dark colored, may be installed for animal control.
  - g. Some of the prohibited fencing materials include the following:

- i. Chain link
  - ii. Wire fencing not part of a wood fence design
  - iii. Temporary metal fencing.
- h. Developer will be installing certain types of fencing as designated in the O.D.P. The private lot owner or builder/homeowner installed open rail fence shall connect to the Developer installed fence. No “double fencing” shall be allowed unless specifically approved by the A.R.C.
- i. Lot lines abutting open space or street frontage will be constructed by the Developer and maintained through the Huntington Trails Metropolitan District. The fence shall be constructed of a white vinyl material. An open mesh, 2”x 2”, mounted inside, dark colored, may be installed by homeowner for animal control.
- j. All fence design is subject to review by the Huntington Trails Design Review Committee.

## **WALLS**

Walls within Huntington Trails that are community design elements include spatial/privacy walls, sound attenuation walls and retaining walls. For each type, the design, materials and colors must be compatible with the architectural character of nearby structures and as allowed in the O.D.P. Designs for such walls must be review as part of the architectural review process.

### *SPATIAL/PRIVACY WALLS*

Free standing or architectural wing-walls used for screening, or to create a transition from exterior to interior space, will be encouraged. All such walls must be consistent with the architectural character and materials of their related buildings and must stay within the established setbacks for the lot.

### *RETAINING WALLS*

Where retaining walls are used to reduce excessive slope grades, the following design criteria shall be implemented in order to maintain a “fit” with the natural environment:

- A. Maximum height of retaining walls shall be four feet (4’) measured from top of the wall to its base, unless otherwise approved by the City. In areas where slopes require walls taller than four feet (4’), they shall be tiered to reduce height, provide areas vegetation and reduce visual impact.
- B. Retaining walls should not impair traffic visibility.
- C. All retaining walls shall be structurally engineered.
- D. The use of wood or railroad-tie retaining walls is not allowed.
- E. Within public open space or common areas, the exposed surfaces of retaining walls must be masonry stone, or masonry or stone veneers.

## **LIGHTING**

Street and exterior residential lighting within Huntington Trails shall be “understated” and compatible with the design theme and architectural character of the Development.



### *GENERAL*

- A. All outdoor lighting shall be designed and installed in such a manner that direct rays are confined to the site.
- B. All outdoor lighting shall be designed to provide an amount of light deemed appropriate for safety and security.
- C. Indirect lighting shall be used wherever possible.
- D. The use of any exterior light sources other than white is discouraged.

### *ACCENT LIGHTING*

Accent lighting provides drama and interest to the arrival experience. It is encouraged to create dramatic visual effects as well as for an enhanced security feature.

### *UTILITIES EQUIPMENT*

To maintain the visual integrity and residential character of neighborhoods, electric and gas meters requiring external location of utilities equipment should be grouped and located out of direct view from adjacent streets. Cabinets, wing-walls, fencing and/or vegetation can screen such meters.

### **MAILBOXES**

Individual mailbox units will be constructed by each homeowner in the tree lawn area of the right-of-way. These mailboxes will have masonry exteriors and common dimensions – generally, the mailboxes will be built into a 2' X 2' masonry column 42" – 48" (inches) tall.

- A. Masonry mailbox structures may be constructed with brick or stone. The construction material used must match the brick or stone on the outside of the home.
- B. The foundation should be poured below frost line to ensure steadiness of the structure over time.
- C. Mailbox structure placement should not encroach or interfere with the sidewalk, street, or visual traffic corridor.
- D. A parcel receptacle may be constructed if it is fully contained within the mailbox structure. No exterior magazine racks or other accessories will be allowed.
- E. A matching masonry structure may be used on the opposite side of the driveway from the mailbox structure is approved by A.R.C.

### **BASKETBALL HOOPS**

Basketball hoops and backboards are exterior improvements and/or accessory structures to your home and must be approved by the A.R.C. Listed below are some general guidelines for basketball hoop/backboards:

- A. Basketball hoops/backboards may not be permanently attached to the front elevation of any home.
- B. Portable basketball hoops/backboards used in the front of any home must be removed within 48 hours when not in use and stored out of public view. Violations will be considered as unauthorized improvements to the exterior of the home.

- C. Any basketball hoop/backboard placed on the side or rear of the home must be properly screened so as not to be obtrusive or an eyesore to the neighborhood. These will be reviewed on an individual basis by the A.R.C.

### **RECREATIONAL VEHICLES**

Recreation vehicles, boats, campers, trailers and similar equipment must be stored completely within a garage space. No storage may occur in any yard, or driveway area. Equipment and vehicles may be parked on site or in parking areas in the right-of-way for no more than 48 hours to accommodate short-term visitors and preparation (loading) of equipment.

### **SATELLITE DISHES**

Eighteen inch (18") satellite dishes are permitted but must follow the guidelines listed below:

- A. Homeowners must submit an application form and receive approval from the Architectural Review Committee (A.R.C.) for the installation of ANY satellite dish. Applicant must provide specific proposed location of dish and specific landscape plan to screen the dish.
- B. Satellite dishes may not, under any circumstances, be attached to the roof.
- C. Satellite dishes shall be placed in areas so they have minimal impact on the neighbors, the street, trails or open space. Screening of the dish can be achieved with landscaping.
- D. The landscaping selected to screen a satellite dish must be effective year round. Since deciduous shrubs, bushes and trees lose their foliage in the fall and winter, their use as a 100% screen may not be acceptable.

The A.R.C. will use the above guidelines as the basis for approving the installation of 18" satellite dishes. All homes and homeowners are subject to the above guidelines.

### **VEHICLE REPAIR**

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device may be conducted upon a site except within a structure which screens the sight and sound of the activity from the street and other public sites.

### **MOTORIZED VEHICLES**

Other than maintenance equipment, motorized vehicles are not to be driven on greenbelts or any common areas. This includes snowmobiles, motorcycles, mini-bikes and scooters. Such vehicles will not be stored as to be visible from any of properties or public sites.

## **HOT TUBS AND POOLS**

Hot tubs and pools will be integrated into the design of the home and landscaping. Above ground pools will not be allowed.

## **WEATHER VANES**

Weather Vanes are NOT allowed.

## **FLAGPOLES**

Flagpoles, which are free standing, are prohibited except as approved by the A.R.C. for new home marketing. Flagpoles attached to the front of the house do not require approval as long as the pole top does not rise above the level of the bottom sill of the second story windows and is a maximum of eight feet (8') long.

## **MAINTENANCE OF DRAINAGE**

There will be no interference with the established drainage pattern over any property within the Association Area except as approved in writing by the Architectural Review Committee (A.R.C.). Approval will not be granted unless provision is made for adequate alternate drainage. The "established drainage pattern" will mean the drainage pattern which exists at the time the overall grading of any property is completed and will include any established drainage pattern which exists at the time the overall grading of any property is completed and will include any established drainage pattern shown on any plans approved by the A.R.C. The established drainage pattern may include the drainage pattern from Common Elements over any site, from any Site over the Common Elements, or from any Site over another Site.

Each lot owner is responsible for any erosion control that may be necessary to protect adjacent lots, or common areas from damage due to drainage or related erosion.

When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkway, sidewalks and driveways.

## **DOG RUNS**

If approved, dog runs must be constructed and finished with fencing as allowed in the O.D.P. Dog runs must be located in the rear or side yards, abutting the house, substantially screened from view from neighbors and adjacent public areas and must be limited to the size of 500 square feet or less. Dog runs are subject to approval of the A.R.C. Dog runs must be maintained in a clean condition free from odor and unsightly appearance.

**FIGURES**

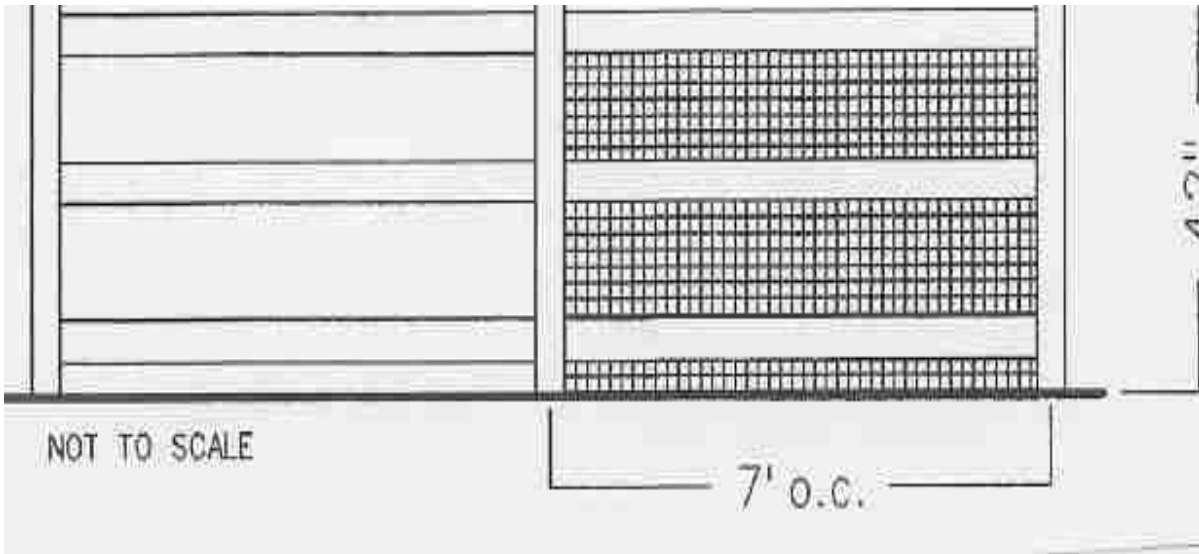


Figure 5 – Split Rail Fence Detail

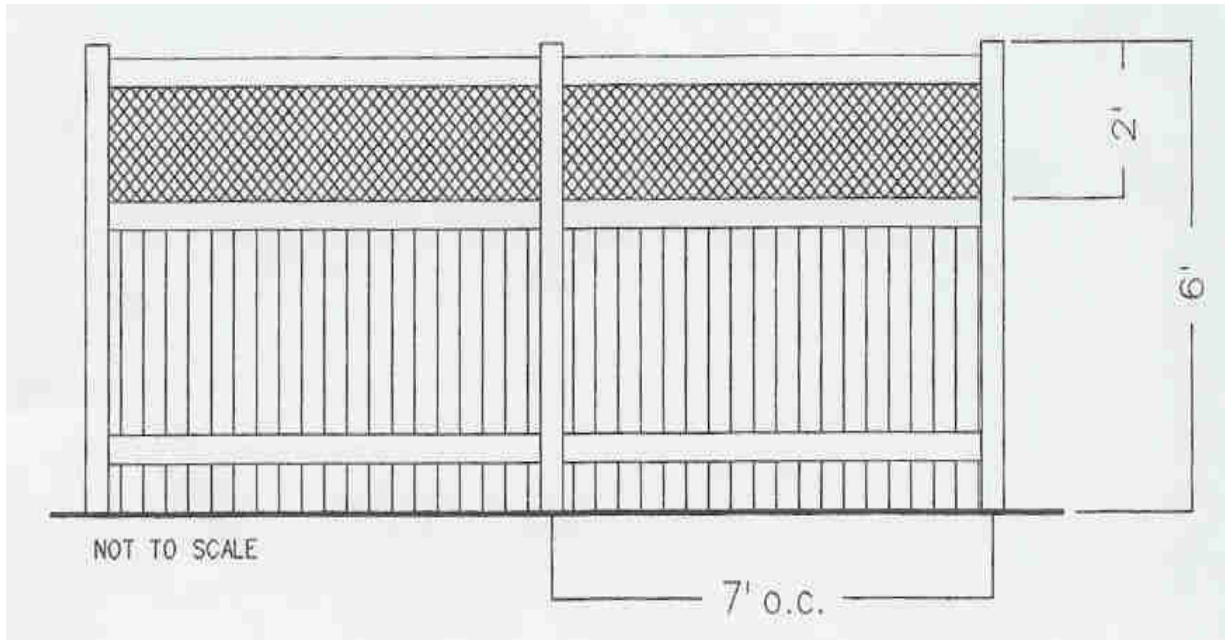


Figure 6 – Privacy Fence Detail

# **HUNTINGTON TRAILS**

## **SECTION SIX**

### **SUBMITTAL PROCESS AND FORMS**

- Informational Guidelines
- Submittal Checklist
- Exterior Materials and Colors Submittal Record
- Architectural Submittal Application Form

# SUBMITTAL PROCESS AND FORMS

In order for homeowners/builders to have their plans reviewed, all required documents, checklists, color board and architectural drawings must be submitted to the Huntington Trails Architectural Review Committee (A.R.C.) no later than one week prior to its scheduled meeting. Three (3) complete sets of all checklist items are required for submittal (with the exception of the 2' x 3' color board – only one copy is required). Please see attached Design Review package for specific details.

All comments, changes and revisions outlined by the A.R.C. must be resubmitted for final approval and certification.

The following forms can be found in this section:

- A. Informational Guidelines
- B. Submittal Checklist
- C. Exterior Materials and Colors Submittal Record
- D. Architectural Submittal Application Form

## **INFORMATIONAL GUIDELINES**

### *LANDSCAPE PLAN AND ANCILLARY IMPROVEMENT REVIEW PROCEDURES*

We have prepared this information to help answer questions you may have regarding your landscape plan and ancillary improvement submittal for review by the A.R.C. The first section includes some of the key items to be reviewed prior to the development of your plan. The second section is a short checklist of items to be included in the submittal of your plan for A.R.C. review. Please be aware that all landscape and ancillary improvements plans must be approved prior to initiating such changes and/or additions.

### *DOCUMENTATION TO BE REVIEWED PRIOR TO DESIGN*

Soils information that may be available for your lot should be reviewed for grading, planting and irrigation recommendations.

The plat and official development plan should be reviewed for setback requirements, restrictions, drainage easements, utility easements and other pertinent items related to the development of your lot.

## **SUBMITTAL CHECKLISTS**

A plan which identifies location, quantity, species and size of all plant material to be planted must be submitted. In addition, all proposed exterior materials (wood, mulch, rock mulch, concrete, flagstone, patios, etc) must be identified and described in detail (include color samples, descriptions, or material samples with your submittal to adequately explain necessary items). The minimum scale for the plan shall be one (1") inch equals ten (10') feet. Include with the plan the name, address and phone number of both the homeowner and the architect/landscape

architect/designer, if appropriate. The lot and block and address must be included with your submittal.

Any proposed exterior additions, hot tubs, solar connectors, sculptures, play equipment, fences, dog runs, basketball hoops, gazebos, pools, decks, overhead structures, lighting, re-staining/painting in a new color, etc., must be submitted for A.R.C. review. Include detailed description and/or cut sheets including colors.

The plan will show the locations of all street related structures like curb, gutter, sidewalk, street lighting, traffic signage, etc.

Complete the landscape plan/ancillary improvement Submittal Checklist included with this guideline.

When your submittal has been prepared, two copies should be submitted to Olson Architecture. (See the Architectural Submittal Application for details).

Upon receipt of all required documents, the A.R.C. will review the plans and provide a written response to the Homeowner within 30 days

It is the Homeowner's, not the A.R.C.'s, responsibility to check compliance with soils report recommendations, easements, setbacks, height restrictions, etc.

Landscape improvements shall occur at the time of, or as soon as reasonably possible following, construction of a residential structure on a lot, but in any event within seven (7) months of receipt of the Certificate of Occupancy.

# Huntington Trails Submittal Checklist

Builder: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_ **Completed Submittal Application Form**

\_\_\_\_\_ **Completed Exterior Materials and Colors Submittal Record**

\_\_\_\_\_ **Site Plan**

\_\_\_\_\_ Building Location Dimensions to at Least Two Property Lines

\_\_\_\_\_ Setbacks and Easements

\_\_\_\_\_ Driveway Location and % of Slope

\_\_\_\_\_ Grading and Drainage Plan (2' Contour Interval)

- Spot Elevations at Building Corners

\_\_\_\_\_ Finished Floor Elevations

\_\_\_\_\_ **Architecture**

\_\_\_\_\_ Floor Plans (No Less than 1/8" = 1'-0")

\_\_\_\_\_ Exterior Elevations

\_\_\_\_\_ Exterior Materials and Color Submittal Record

\_\_\_\_\_ Exterior Color and Material Board (2'x3' Display of Color and  
Materials)

\_\_\_\_\_ Cross Section

\_\_\_\_\_ Location of Exterior Lighting

\_\_\_\_\_ Cut Sheets of Exterior Light Fixtures

\_\_\_\_\_ **Landscape Plan** (Not Required with Architectural Submittal)

\_\_\_\_\_ **Ancillary Improvements** (Not Required with Architectural Submittal)



**Huntington Trails**  
**Exterior Materials and Colors**  
**Submittal Record**

(Please submit with your materials and color board)

Builder: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

Exterior Material: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Exterior Material: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Paint/Stain Colors: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Body Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_

Other Colors: \_\_\_\_\_

Roofing Material: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Exterior Light Fixtures: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

# Huntington Trails

## Architectural submittal application form

Submittal Date: \_\_\_\_\_ Review Date: \_\_\_\_\_

Builder: \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_

### Review Comments to be Returned to:

Name: \_\_\_\_\_ Company: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Submittal To:

**Two Copies of Blueprints to  
Olson Architecture  
P.O. Box 1024  
Niwot, CO 80544-1024  
Phone: (303) 652-2668**

\_\_\_\_\_ Architectural/Site Plan Submittal \_\_\_\_\_ Preliminary \_\_\_\_\_ Final

\_\_\_\_\_ \$250.00 Fee (Make Checks Payable to Olson Architecture)

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Street Address: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

I understand that I must receive approval from Huntington Trails Architectural Review Committee in order to proceed. I further understand that the Architectural Review Committee does not constitute approval of the local building department and that I will be required to obtain a building permit. I agree to complete improvements as outlined in lot contract, Design Guidelines and the O.D.P. I also understand that I shall maintain proper drainage away from my foundation and not impede proper drainage swales on my lot when installing building or landscaping improvements.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

# Huntington Trails

## Landscape review submittal form

Submittal Date: \_\_\_\_\_

Homeowner: \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_

**Approval or denial letter to be returned to:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Submittal To:

**Three Copies of Landscape Plans to**

**Huntington Trails Architectural Control Committee**

**c/o Bosch Land Group, LLC.**

**3223 Arapahoe Avenue, Suite 123**

**Boulder, CO 80303**

**Phone: 303-442-1277**

**Fax: (303) 442-4770**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Street Address: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I understand that I must receive approval from Huntington Trails Architectural Review Committee in order to proceed. I further understand that the Architectural Review Committee does not constitute approval of the local building department and that I will be required to obtain any building permits that are required. I agree to complete improvements as outlined in the lot contract, Design Guidelines and the O.D.P. I also understand that I shall maintain proper drainage away from my foundation and not impede proper drainage swales on my lot when installing building or landscaping improvements.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_