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DESIGN GUIDELINES

CREEKSIDE SUBDIVISION

Longmont, Colorado

1. PURPOSE:

The goal of these design guidelines, and the Architectural Review Procedures, is to ensure development of a consistently high quality and the maintenance of harmonious relationships among structures, vegetation and topographic features, thereby protecting and enhancing the investment and property values of all residents within Creekside.

These Guidelines set forth specific criteria regarding residential building construction and site development. They do not supercede, but rather supplement the Covenants, Conditions and Restrictions (CCR's) for Creekside, and any other regulations of the City of Longmont, which may be in effect. Where Design Guidelines and CCR's are in conflict with the City of Longmont Regulations, the more stringent requirements shall apply. The purpose is to establish a standard of quality and to ensure adherence to the general design principals described herein.

2. DESIGN COMPATIBILITY: Compatibility is defined as harmony in architectural style, quality of workmanship and similarity in use of materials, fenestration, color and construction details. the proposed constructions shall be compatible with these guidelines, as approved by the **Architectural Control Committee** ("Committee"). The creation of a distinctive neighborhood identity is one desirable aspect of design compatibility. Within the sense of distinctive community identity, however, innovation and creativity are encouraged.

3. PROTECTION OF NEIGHBORS: Proposed construction/improvements shall contain reasonable provisions for surface water drainage, sound and visual buffers and shall further maintain reasonable view corridors from neighboring lots. It should be noted that Creekside Subdivision and the Committee do not guarantee a view from each of the individual lots, but acknowledge that where ever feasible, a reasonable view corridor for adjacent lots should be maintained. It shall be the responsibility of the Owner proposing construction to demonstrate the "reasonableness" of adjacent view corridors. Owner's of adjacent lots are encouraged to work together to determine reasonable view corridors.

4. DESIGN REVIEW PROCEDURES:

The following review and approval procedures provide the framework by which the Committee will review, process and approve construction and improvements within Creekside Subdivision. Plans and specifications shall be submitted to the Committee in accordance with the following procedures.

4.1 Approval Required: All non-exempt construction, reconstruction, refinishing or alteration of any part of the exterior of any building or other improvement in Creekside Subdivision is prohibited until an Owner, or the Owner's designated representative, first obtains written approval as provided herein. All improvements shall be constructed in accordance with approved plans and specifications.

Every violation of these Design Guidelines including, without limitation, any construction, reconstruction, refinishing or alteration of any improvement or landscaping in Creekside or landscaping without the approval by the Committee or the alteration of any improvement or landscaping in Creekside not in conformance with plans and specifications that have received approval from the Committee, are declared to be and to constitute violation of The Declaration and every remedy allowed by law or in equity against a lot-owner or developer/builder shall be applicable against every said violation.

4.2 Exemptions: The following types of changes, additions or alterations do not require approval of the Committee: (Although exempt from review of the Committee, all work must proceed in accordance with all applicable federal, state and City of Longmont



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codes, ordinances and regulations and the intent of these Design Guidelines.):

- a. Addition of vegetation to a property in accordance with a previously approved Landscape Plan.
- b. The addition of permanent planting materials that do not conform to an approved landscape plan as long as the mature size of the planting does not exceed 24" in height, including flowers and vegetable gardens.
- c. Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of the structure.
- d. Re-roofing, repainting and/or re-staining within original color tones.
- e. Repairs to a structure in accordance with previously approved plans and specifications.
- f. Seasonal decorations if removed within 30 days following the holiday.
- g. Removal of dead or diseased vegetation, as long as they are replaced with materials of similar size and appearance.
- h. Installation of permanently mounted gas-fired barbecues.

Only those items listed above are exempt from the residential Design Review Process. All other types of residential construction, development, landscaping, site modification, and other such items must comply with the Procedures and Guidelines contained herein.

4.3 Executive Level Approval: Certain Design Review Applications are considered to be "minor applications" and can be reviewed on an "executive level" rather than having to go through the full Design Review process. The determination of whether or not an application is "minor" must be made in writing by the person or persons (Committee "Executive") designated by the Committee to make executive level decisions.

Such applications include, but are not limited to, minor structural changes to the exterior of a building (i.e., color changes to exterior paint or stain on a structure), temporary signage (including real-estate signs), and minor landscaping projects which are not a part of a previously approved landscape plan or specifically exempted above. The Committee executive may, at any time, refer any application to the Committee for approval if they so desire. Minor applications must be in conformance with these design guidelines.

4.4 Removal of Nonconforming Improvements: The Committee may require an offender and/or owner to remove any improvements constructed, reconstructed, finished, altered or maintained in violation of these Guidelines and/or The Committee's approval. The owner thereof shall reimburse the Association for all expenses incurred by the Association or by the Committee in connection therewith.

5. PLAN REVIEW:

5.1 Preliminary Concept Review: Preliminary Concept Review is not required, but Applicants are encouraged to submit a concept sketch plan to the Committee to assist the Committee and the Applicant in assuring that the purpose and intent of these guidelines is met with minimal cost and delay. The contents of the Preliminary Concept Review are recommended to include a minimum of two copies of a sketch and/or plan showing the proposed project in sufficient detail to allow adequate review and response by the Committee.



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5.2 Plan Review - Submittal Contents: The purpose of the Plan Review process is to ensure that final plans conform to these guidelines. Any changes from the Preliminary Concept submittal should be brought to the Committee's attention in the letter of transmittal. The contents of the submittal shall include a minimum of four (4) copies of required drawings. Submittal for Final Plan Review shall include the following:

- a. Complete sets of drawings and specifications, suitable for construction and including floor plans and building elevations, which are identical to the documents to be submitted to the City of Longmont for a building permit. All sets of plans shall contain the Creekside Architectural Control Committee Approval Block, as indicated in Appendix B. Three (3) copies of reviewed documents will be returned to the applicant with appropriate Committee action indicated in the Committee approval block (s). If approved, two of these sets must be used for building permit application.
- b. A foundation and grading plan as required below. Committee review of Foundation Plans is not for engineering review, but is to determine conformance to soils report recommendations. Any deviation from soils report recommendations will require approval of appropriate licensed engineer. Lot grading shall be in conformance with the City of Longmont approved "Overlot Grading Plan".
- c. A Letter of Transmittal, noting any deviations from the Preliminary Concept and describing any desired variances from these Guidelines.
- d. Color/Sample Board: Indicating all exterior materials and colors.
- e. Any other information and materials deemed necessary in the judgement of the Committee to ensure compliance with these Design Guidelines or desired by the applicant to help indicate conformance.
- f. Completed Committee Reporting Form for Final Design Review. (See Appendix A).

5.3 Review Time Table: The Final Plan Review Submittal shall be made at least ten (10) calendar days prior to applying for a building permit from the City of Longmont. Final Plan Review approval must be obtained from the Committee prior to applying for a Building Permit from the City of Longmont as required by the Final Plat restrictions, and prior to any construction. If, in the opinion of the Committee, the submittal complies with these Design Guidelines, written approval shall be granted. If the submittal is found not to be in compliance with the Design Guidelines, the Committee shall provide the applicant with a written description of the aspects in which the submittal does not comply. The applicant must then present required revisions to the Committee and follow the same review procedures. **Should modifications be required, approval will be granted only after such changes have been incorporated into the Final Plans.**

5.4 Changes After Final Review:

There may be occasions when an applicant desires to make a change during construction which affects the exterior of the Building or Site. When an applicant wishes to make a change which deviates from the plans as approved by the committees, the applicant must submit a written request to the Committee along with three (3) "redlined" sets of plans clearly delineating the proposed change. The Committee shall review and respond to such requests within ten (10) calendar days from the receipt of the request. No changes will be made unless approved by the Committee.



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5.5 Construction Period and Project Completion Review:

An on-going periodic review of the construction of the Project will be undertaken by Committee or its representatives with the purpose of monitoring exterior appearance of the Project and ensuring its conformity to the design and construction documents as approved by the Committee. Any significant deviations, in the opinion of the Committee or its representatives, will be brought to the attention of the Applicant, along with measures that the Committee requires to mitigate or eliminate the deviation.

5.6 Approval Timing:

Committee approval is good for one (1) year from date of final approval, unless changes are made to the approved Final Plans, which will require re-submittal and review. At the sole discretion of the Committee, extensions may be granted for mitigating circumstances.

6. SPECIAL REVIEW:

6.1 Submittal Contents: The purpose of the Special Review process is to review those special items that are more lot specific than these general guidelines can address in detail. This Special Review process includes any modifications to the lot or landscaping, except building additions, that occur after the residence is complete and occupied. Contents of the submittal information shall include the application form included in Appendix A along with a minimum of three (3) copies of all information required to adequately described the proposal. If, in the opinion of the Committee, the proposal could adversely impact adjacent property owners, it will be referred to them for comment.

7. FEE SCHEDULE:

There shall be no fee charged for the initial submittal of plans for the original residence. Other fees for Committee review of any documents submitted under the procedures outlined herein shall be as established by the Committee. The most current Fee Schedule is appended hereto as Appendix D.

8. APPEAL PROCEDURES:

If an Owner wishes to appeal any decision of the Committee, he or she may do so by submitting a written appeal to the Committee within thirty (30) calendar days of the original Committee decision. The Committee will then schedule a meeting with the Owner at which time the appeal will be reviewed. The Owner will have the opportunity to be heard prior to the Committee rendering a final decision. Within seven (7) days of the decision regarding the appeal request, the Committee shall give notice in writing of their decision to the Owner. All decisions of the Committee shall be final.

9. DESIGN GUIDELINES:

These Guidelines are divided into three major divisions as follows: **Site Planning, Architectural Design Guidelines, and Landscape Design Guidelines;** as follows:

10. SITE PLANNING GUIDELINES:

10.1 Site planning shall respect the relationship to existing landforms and vegetation. Natural topography shall be maintained wherever possible.

10.2 An attempt should be made, when siting the residence, to vary the front yard and side yard setbacks (within the standards specified herein) as well as to offer a variety of building forms and elevations along a street wherever possible.

10.3 When siting structures, the following guidelines should be considered:



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a. Avoid siting structures in natural drainage channels;

b. distant and close-in views looking into and out of adjacent sites to mountains should be maintained where possible and landscaping should be designed to maintain the same. It is not the intent of these guidelines to "guarantee" that each and every lot owner have a clear and unobstructed view to the mountains. Adjacent lot owners are encouraged to work together to preserve views from their respective lots. Where desired for solar access, lot owner's are encouraged to negotiate "solar access easements" from adjacent property owners.

10.4 Setbacks: All setbacks are measured from the property line unless otherwise noted. Setbacks shall generally be in conformance with the City of Longmont Zoning Code, R-1 Residential Zone, but in no case less than the following:

Front = twenty five feet (25') for principal buildings; sixty feet (60') for accessory buildings.

Side = five feet (5') for principal buildings, provided that there shall be a minimum distance of fifteen feet (15') between principal buildings on adjacent lots; five feet (5') for accessory buildings.

Rear = twenty feet (20') for principal buildings; five feet (5') for accessory buildings (no building may be constructed on an easement).

The Committee realizes that it may, in some cases, be desirable to deviate from setbacks for minor appurtenances (such as porches, decks, etc.). Such deviations should be noted on Plan Submittals along with a written statement outlining the reason for the requested deviation. If approved by the Committee, the Committee will write a letter of support for the applicant's application to the City of Longmont Board of Adjustment, which is the ultimate authority for granting such deviations from setback requirements.

10.5 Driveways and Walks: Driveways shall be designed with careful consideration of existing slopes and final grades. Paving materials for driveways, paths, steps, patios and other areas should have a dull, non reflective hard surface that blends with the natural surroundings. The use of interesting paving patterns, circular drives, colored or exposed aggregate concrete as well as precast pavers, is encouraged. The use of asphalt is prohibited.

Where concrete is used, it shall be adequately reinforced and provided with adequate control and expansion joints to minimize cracking. Concrete driveways and parking areas shall be a minimum of five inches (5") in thickness to support vehicle wheel loadings, and reinforced as above.

10.6 Parking: The provision for off-street parking in driveways is encouraged. Adequate on-site parking shall be provided for all vehicles owned by the Occupant of the Residence. (See GARAGES under the Architectural Guidelines section below).

10.7 Fencing: All perimeter fencing shall be approved by the Committee. Fences shall be constructed so that all structural components are on the interior-lot side of the fence so as not to adversely impact the adjacent lot.

Perimeter fencing shall not be higher than four feet (4') nor constructed in front yards. Privacy fences higher than four feet (4') with a maximum height of six feet (6') may be built only with the Committee's written approval. Said fencing shall be in conformance with applicable City of Longmont requirements. Chain-link type fencing is prohibited. Wire mesh fencing of a type approved by the Committee may only be used in conjunction with wood posts and rails. Steel pipe rails and posts are expressly prohibited.



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All proposed fencing installations shall be detailed on landscape plans submitted for approval, and shall show locations, typical sections and other pertinent details of design and construction.

10.8 Screening: The purpose of the screening requirement is to ensure a neat and orderly appearance without superfluous visual clutter that detracts from property values and overall community clutter. The following items shall be screened with approved fencing or with approved plant materials:

a. Vehicles: Automobiles shall be the only vehicles parked in the street or in visible areas on private property within Creekside Subdivision. Provision shall be made for on-site, screened parking for boats, trailers, RV's and other types of recreational vehicles. Vehicles shall not be parked adjacent to drives (in set-backs) in front of the front building line in accordance with City of Longmont Regulations. Vehicles of any kind shall be repaired only in garages or on the driveway, and if so conducted, this activity will continue outside the garage for a period no longer than twenty-four (24) hours. Any vehicles in inoperable condition shall be stored in garages.

b. Exterior Storage Areas: Exterior storage areas and structures, shall be located in an area not directly visible from streets abutting the site. If exterior stored elements are visually detrimental to neighboring properties, such as building materials, maintenance equipment, gardening supplies, etc., they shall be screened from view. Screening elements shall be compatible with materials and integral with the forms of the residence and/or fencing.

c. Dog runs: Dog runs or pet enclosures, shall be installed only after Committee approval is obtained. Materials for such enclosures shall be compatible with the materials and integral with the forms of the residence and/or fencing. Dog runs should be located within yards in such a way that they are not eyesores to neighbors or visible from adjacent streets.

d. Mechanical Equipment: Air conditioner or heat-pump condensing units, or other exterior mounted mechanical equipment devices, not directly connected to the building, shall be screened from view, and located in either the rear yard or one of the side yards. In no case shall such equipment be located in an area visible from adjacent streets.

e. Firewood: Firewood shall be neatly stacked, in one location, in rear or side yards unless located in the confines of an adequate screened enclosure.

10.9 Antennas: All rooftop and tower mounted radio, TV and microwave antennas are prohibited. Satellite receiver dishes are prohibited unless specifically approved via the Special Review Process by the Committee. The use of attic space for antenna mounting is strongly encouraged.

10.10 Exterior Lighting: Exterior lighting shall be used only for security, visibility and decorative effect. Exterior lighting shall not be directed in such a manner as to create an annoyance to adjoining properties and shall not be directed outside the property of the owner. Exterior lighting should also consider light pollution and be screened accordingly. The use of unshielded or globular luminaires is prohibited. General area Floodlights are expressly prohibited, unless used with colored lights as part of a temporary, seasonal lighting display and directed toward the residence. The use of low-voltage, "ground lights", for decorative site-lighting, is



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encouraged. The use of photo-cell or time-clock controlled exterior lighting is also encouraged.

10.11 Play Equipment: Where visible from public streets or rights-of-ways, play equipment may be erected within a screened or fenced area, and shall be in appropriate scale, of quality materials, and kept in good repair.

10.12 Ancillary Structures: All ancillary structures, such as greenhouses, arbors, patio covers, cabanas, gazebos, swimming pools, etc., shall be sited and designed to be compatible with the residence and/or fences. All such items will require Committee approval.

10.13 Basketball Backboards: Basketball backboards and any supporting materials shall be painted or stained to match the exterior color of the residence.

10.14 Exterior House Numbers: Address numbers are required to be mounted on the house and shall be legible and visible from the fronting street in accordance with City of Longmont Requirements. Mounting in a location that is lit by a "porch light" is encouraged. Individual numbers shall be a minimum of 5" in height and of a style appropriate for the architectural style of the building.

10.15 Mail Boxes: Only mail boxes approved by the Committee may be used. The location, type, size and materials shall be noted on Landscape Plans. No other boxes, newspaper tubes, etc., shall be installed or affixed to the original mail box.

10.16 Services: All electric, gas, telephone, cable television and other such utility services shall be installed underground and shall be connected in accordance with appropriate utility company requirements, as provided herein. Meters shall be installed on the side of residence to the rear of the set back line.

10.17 Construction Site: Specifications for all construction activities shall include provisions to include the following, and shall be strictly enforced by the Applicant:

a. During construction of any kind, the Site must be kept neat and orderly with materials secured to avoid blowing onto adjacent sites.

b. No construction parking will be allowed in front of completed residences, nor will overnight parking of any construction vehicles be allowed within Creekside Subdivision except construction trailers specifically approved by the Committee.

c. All trash and debris shall be cleaned daily and stored in an enclosed area until removal.

d. There shall be no construction activity before 7:00 AM or after 7:00 PM on weekdays, or before 8:00 AM or after 4:00 PM on Saturdays. Construction activities shall be prohibited on Sundays and recognized National Holidays.

e. Any dogs on construction site must be on a leash or within the body of a vehicle and shall not constitute a nuisance.

f. Any mud or debris from a site that is carried onto streets must be removed within 24 hours, in accordance with City of Longmont Regulations.

g. No concrete trucks will be allowed to "clean-out" off the site on which they were called. It shall be the contractor's responsibility to remove all concrete debris upon completion of construction and prior to landscaping.



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h. Sanitation facilities must be provided on or for each construction site.

i. Contractors shall be required to protect exposed areas of the project site, adjacent properties and streets, from erosion damage until completion of construction. Erosion damage includes silt washing onto streets, the ditch and adjacent lots. The use of temporary ditches, dikes, basins, vegetation and/or mulching is encouraged to protect exposed and adjacent areas during the course of construction.

j. Construction shall be completed within a reasonable time, not to exceed twelve months, of commencement.

10.18 Signage: Owners/builders/contractors shall be required to utilize approved marketing signs. No other sign shall be placed on any lot without the Committee's prior written approval. Only one sign shall be posted on the site during construction. Any advertising, special event, banners, open-house and similar signage shall be in strict accordance with the City of Longmont Sign Code. A copy of all permits will be furnished to the Committee prior to installation of the Sign(s).

11. ARCHITECTURAL DESIGN GUIDELINES:

11.1 General. Building design and construction shall create a structure with substantially equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the remaining side elevations. Any accessory buildings and enclosures, whether attached to or detached from the main residence, shall be of similar, compatible design and materials.

11.2 Fire Protection System: Owners in Creekside 1st and 2nd filings are encouraged to install fire protection systems. The City of Longmont will provide 1" water taps for the same price as a 3/4" water tap in order to accommodate the Fire Protection System. Other filings may be required by the City of Longmont to install fire protection systems.

11.3 Building Height: The maximum building height for all structures is thirty five feet (35'), measured in accordance with the city of Longmont Zoning Code.

11.4 Style: The following are expressly prohibited: Domes of any kind, underground houses, log houses and 'A'-frames. Gambrel roofs, mansard roofs and flat roofs are prohibited. Shed roofs may be allowed by special review.

11.5 Committee Discretion: The Architectural Review Committee shall have, in its sole discretion, the authority to approve and to reject any or all applications from Owners, builders, designers and architects for proposed construction in Creekside. While the use of an architect is not an express requirement of these guidelines, Owner's are strongly encouraged to utilize the services of a competent architect or, at the minimum, use a design prepared by an experienced, competent designer-builder.

11.6 Foundation and Drainage Plans: A foundation and drainage plan shall be submitted for review by the Committee. Said review shall be conducted pursuant to recommendations set forth by Empire Laboratories, inc., of Longmont, Colorado in the "Report of a Geotechnical Investigation for Creekside Subdivision" (a copy of which will be made available upon request). Any variations from said recommendations of the Report shall require certifications from appropriate Colorado Licensed Engineer(s) that such deviations will not adversely affect either the design or adjacent properties.



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Foundation and drainage plans shall provide adequate information as required to illustrate conformance to Soils Report recommendations; particularly regarding basement groundwater protection, and the Subdivision "Overlot Grading Plan".

Committee review of foundations and drainage plans is to determine conformance to Soils Engineer's recommendations only. If approved, such approval does not constitute an opinion of the committee, or any of its members, of the design suitability of the drainage plan nor of the design and structural integrity of the foundation design as submitted.

11.7 Massing: Whenever possible, buildings should step down on all sides to minimize walls two stories or greater in height. Roof lines should be varied, with dormers or other such items, used to break up long roof lines.

11.8 Minimum Size: The following are minimum sizes:

Single story/ranch style - 2000 square feet
Two or multi-storey - 2200 square feet

Variances may be granted by the Committee if the Committee determines that the size, mass and value of the proposed residence are compatible with the immediate vicinity.

11.9 Roof Design: Roofs are very important to the overall integration and compatibility of the Creekside Subdivision. Their design must be given careful consideration as they will be highly visible from streets, other buildings and neighboring sites. Preferable roof designs are those designed with multiple gables, hip roofs and dormers.

a. The use of major rooftop elements such as dormers, chimneys or skylights should enhance the roof form and be an integral part of it. Special attention should be given to the design and placement of mechanical systems (i.e., vents, fans, etc.) on roofs. Exposed roof-top mounted mechanical equipment, such as evaporative coolers, etc., is prohibited. Attic fans may be allowed, provided they do not project more than 12 inches above the roof surface and are located on the "rear" elevation. Solar equipment is discussed in a separate section below. In all cases exposed mechanical devices, metal flashings and other such items shall be colored to match the color of roofing materials or trim. The use of step flashing at masonry is discouraged; when used, it should present a quality appearance in it's final installation.

b. The minimum roof pitch allowed on major roof forms is 6:12 (6 vertical units per 12 horizontal units); steeper roof pitches are highly encouraged. The pitch of lesser elements, such as porches, dormers, etc., may be lower if consistent with the Architectural Design. It is desirable that roofs use consistent roofing materials to achieve overall design continuity. Brightly colored roofing materials are prohibited.

c. The following materials are expressly prohibited for use as roofing materials in Creekside Subdivision: asphalt composition shingles with either "conventional 3-tab", "T-lock" or "no cut-out" designs; gravel roofs; metal roofing materials.

11.10 Chimneys: Chimneys are very strong roof elements. They shall have a substantial and stable appearance through careful choice of proportion and material. Prefabricated chimneys shall be enclosed by masonry or wood with substantial proportions compatible with the design, form and style of the residence. No more than two (2) feet



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of exposed chimney pipe will be allowed. Square topped chimney caps and chimney fences are encouraged. Artificial "brick-look" and other similar metal chimney caps are expressly prohibited. Chimney height shall comply with City of Longmont Building Codes.

11.11 Exterior Walls: In designing floor plans and exterior elevations, care should be taken to create exterior wall surfaces of varying planes. It is desirable to avoid long, uninterrupted walls. Covered entryways, bay windows, angled walls and nooks, wall projections, covered porches and cantilevers (if consistent with the form of the building) are encouraged. Round walls will be allowed only with the express approval of the Committee.

The use of masonry as a major exterior building material is encouraged and shall be integrated into the architectural design.

All exterior painting or staining shall be done in compatible colors and shall harmonize with the existing homes in the area. Building elevations should indicate areas that are to be painted/stained and the color proposed. Colors must be complementary, and not of high contrast. Only those areas that were painted/stained originally shall be repainted/stained. The use of low-maintenance materials is strongly encouraged.

Incorporating more than one material on exterior walls may be desired, but special care should be taken so that materials do not detract from the building's overall design, form and style, and should be continued to other visible elevations. Large expanses of exposed concrete foundation walls are prohibited. Where necessary, siding materials must be continuous to within 6" of finished grade on any elevation, or exposed foundation walls shall be finished with brick or stone. Non-articulated window and door openings and corners (those without trim) are strongly discouraged; with masonry the use of quoning, soldier, stretcher and rowlock coursing is encouraged to provide definition to openings and corners.

Materials must be appropriate for the scale of a building, and compatible with adjacent structures.

a. The use of the following exterior wall materials are encouraged: Brick or stone masonry, redwood siding, cedar siding (with horizontal lines), stucco and high quality, heavy gauge, vinyl siding. Horizontal siding must have no more than an eight (8) inch exposure.

b. Windows shall be painted, stained or pre-finished insulated wood or other materials architecturally integrated in color and placement. The use of horizontal sliding windows is strongly discouraged. All exterior doors shall be architecturally compatible and coordinating in color with the design, form and style of the building. Storm doors shall be integrated architecturally with the design of the residence.

c. The use of the following materials do not achieve the desired quality and are prohibited:

1. Metal siding of any kind.
2. Multi-colored masonry when applied in a random pattern throughout the building walls.

Contrasting masonry may be used for "trim" if compatible with the base color.

3. Concrete or concrete masonry (except as required for foundation walls.



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4. Plywood or composite sheet siding, with the exception of use for soffits.
5. Board and batten siding.
6. Man made brick or brick appearing panels.
7. Mirrored glass or very dark glass, with the exception of "low E" glass where appropriate.
8. Non-anodized (mill finish) or galvanized metal windows, doors or gutters and down spouts and flashing.

11.12 Garages: Due to their size, garages are also major elements of a residential structure and should be as carefully designed as the residence to either be a part of, or compatible with the main building. It is recognized that the main intent of a garage's function is for the storage of vehicles, and while not a specific requirements, owner's are strongly encouraged to use garages for this intended use. As a result, if a garage is also going to be used as a work-shop or storage area or other such use, it should be designed with an adequate area to serve for both vehicle storage and the ancillary use.

Minimally sized garages, as well as single car garages, are strongly discouraged. The use of varying wall planes, roof lines and other design features are strongly encouraged.

11.13 Surface Mounted Equipment: The location and finish treatment of items mounted on the exterior surfaces of the building(s) should be carefully planned and detailed. Such items include, but are not limited to, skylights, solar panels, vents, mechanical equipment, access ladders, electrical equipment or meters, gas meters, etc. In no case should these items give the appearance of simply being mounted on the exterior surface of the building(s) with no relationship to the surrounding elements. The location of these items shall be indicated on all drawings submitted during the Preliminary and Final Plan phases of the Creekside design review process.

All solar panels and related equipment, whether part of original construction or retro-fitted at a later date, shall be designed as an integral part of the architectural form. Roof panels shall be mounted with the top surface not more than 8" above the roof surface and parallel to the plane of the roof. All appurtenances, piping, ducting, etc., shall be concealed in attic spaces. All sides of the panels shall be flashed and finished to blend with the roof and which they are installed. Should individual solar orientation preclude this technique, ground or wall mounting of solar equipment is encouraged. If panels are mounted on the ground or walls, compatible materials shall be used so that the panels appear as integrated and natural extensions of the wall surface or building design.

11.14 Water and Energy Conservation: Water and energy conservation techniques are encouraged where appropriate in Creekside subdivision through complying with City of Longmont minimum Energy Codes and water usage requirements. Site planning and landscape design for energy conservation should be considered, such as planting deciduous trees on the southern exposures to provide summer shading and solar gain in the winter, and evergreen planting on northwestern sides to act as a wind buffer for winter winds. Irrigation systems should be designed with water conservation in mind.

11.15 Maintenance: All owner's or occupants of property shall maintain all buildings, drives, easements, rights-of-way and other structures or improvements located upon said property in good and sufficient repair and otherwise maintain the property and structures thereon in an aesthetically pleasing manner.



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Any structure, driveway, patio, deck or other such items that are damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as the extent of damage will permit.

12. LANDSCAPE DESIGN GUIDELINES:

12.1 Design Intent: The design intent of the Creekside Subdivision master landscape plan and overall theme of the Development is that of natural and informal groupings of plant materials in order to unify Creekside 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 and gardens, patios, decks, retaining wall structures, "lawn sculptures", gazebos, arbors, water features, ponds, swimming pools and other such items.

12.2 Landscaping Plan: 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 Architect is highly encouraged.

A Final Landscape Plan, indicating location and numbers 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 Committee prior to installation of landscaping. The Final Landscape Plan shall be accompanied with the Landscape Review Application Form contained in Appendix C.

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, ornamental features (water features, statuary, etc.), garden areas and any other such features, as well as a general description of the irrigation system.

Final landscape plan shall include a schedule, indicating botanical names, common names, quantity and size of all plant materials, excluding flower beds and gardens. In addition, landscape plans shall include property lines, easements, building envelopes (including ancillary structures), locations 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).

12.3 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 10 feet; to avoid excessive run-off at a point onto adjacent sites; and maintain existing drainage patterns/channels.



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Grading plans must conform to the approved **Master Grading and Drainage Plans** prepared by Swift and Associates, Civil Engineers, copies of which are available upon request.

12.4 **Irrigation System:** Each and every lot shall be provided with 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 of 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, and to conserve water.

12.5 **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.). Individual expression is encouraged, so long as it does not detract from the goal of promoting a pleasing and harmonious landscape character in Creekside.

12.6 **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 obnoxious weeds. If no development occurs after one (1) year from date of purchase, and no plans are in process, vacant lots shall be tilled and planted with ground cover approved by the Committee.

12.7 **Installation:** Landscaping shall be installed in accordance with the approved Final Landscaping Plan. Front yard landscaping (to the front set back line or front of the residence, which ever is farther) shall be installed within 180 days after the building permit is issued. The remainder of the lot shall be landscaped within one year after the building permit is issued.

12.8 **Street Tree Requirements:** Street tree plantings, installed by the developer or as a requirement of the lot owner, will not count toward satisfying the minimum plant material quantities (listed below) for individual lots within the Subdivision. In areas where street trees are not installed by the developer, lot owners shall be responsible for consulting the Master Subdivision Landscape Plan to determine applicable street tree requirements (location and type) for the particular lot in question. Street trees do not have to be installed by lot owner's until time of development of the lot. The minimum size for lot owner installed street trees is one and one-half inch (1 1/2") caliper balled and burlapped (B&B).

12.9 **Minimum Plant Material Quantities:** The following landscaping quantities are the minimum requirements. The Committee strongly encourages additional plantings to complement and add to these minimums and to be consistent with the guidelines, contained in this section. In addition, the use of flower beds, with variety to promote seasonal color, is also strongly encouraged. Required street trees do not count toward satisfying these minimums; "Yards" are as defined in the City of Longmont Zoning Code. Each lot within Creekside Subdivision shall comply with the following minimum planting requirements:

- a. Two one and on-half inch (1 1/2") caliper trees in the front yard;



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- b. One one and one-half inch (1 1/2") caliper tree in the rear yard;
(Five foot conifers may be substituted for deciduous trees);
- c. Ten, five gallon shrubs in shrub beds in the front yard;
- d. Five, five gallon shrubs in a shrub bed in either the back or side yard that is visible from adjacent lots, public ways or streets; and
- e. All areas not in shrub beds, designated garden/flower bed areas, areas planted with acceptable ground cover materials, patios, decks or other hard surface areas shall be sodded with a Kentucky Bluegrass or a predominately Kentucky Bluegrass mixture. (Seed for turf areas may be utilized with special approval of the Committee).

Landscape plans should designate all plant materials at approximately two-thirds of their final, mature size.

12.10 Plant Materials: The selection of plant materials for use in Creekside Subdivision shall comply with the "List of Recommended Plant Materials" contained in Appendix E of these Guidelines. This list is not comprehensive, and other plant materials may be approved by the Committee.



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APPENDIX A

Construction Plan Review Reporting Form

Date: _____

Type of Submittal: ☐ Preliminary ☐ Final ☐ Special Review
 ☐ Additional ☐ Remodel

Name of Applicant _____

Current Address _____

Telephone Number _____

Application for: Lot # _____ Block # _____ Filing # _____

Address: _____

Architect/Designer _____

Address _____

Telephone Number _____

Contractor _____

Address _____

Telephone Number _____

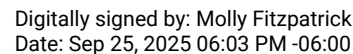
Briefly describe proposed work: _____

Total Value (including lot and improvements): \$ _____

Finished Area: _____ Sq. Ft. (excluding basement)

Basement Area: _____ Sq. Ft. Finished _____ Unfinished _____

Building Height: _____ Feet (measured per Longmont Zoning Code)



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Special Features

COMMENTS:



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APPENDIX B

Architectural Control Committee Approval Block

The following Committee approval block shall be placed on each and every sheet of the construction drawings and on the cover sheet of the specifications (if any).

Creekside SUBDIVISION

Architectural Control Committee Review

The Creekside Subdivision Architectural Control Committee has reviewed the Plans and Specifications with respect to the Creekside Design Guidelines and takes the following action:

Plans and Specifications are:

Approved _____

Rejected _____

For: Address: _____

Lot # _____ Block # _____ Filing # _____;

By: _____

Approval is subject to City of Longmont Building Department approval. All construction and Landscaping shall occur in strict compliance with the conditions set forth in the Creekside Subdivision Design Guidelines.

It is suggested that the above approval block be "sticky-backed" and placed on all drawings. If another method is used to produce the approval block, it shall be identical in wording and form. Any other format will be grounds for rejection of Final Plans.



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APPENDIX C

Landscape Design Review Reporting Form

Date: _____

Type of Submittal: ☐ Preliminary ☐ Final ☐ Special Review
 ☐ Additional ☐ Remodel

Name of Applicant _____

Current Address _____

Telephone Number _____

Application for: Lot # _____ Block # _____ Filing # _____

Address _____

Architect/Designer _____

Address _____

Telephone Number _____

Contractor _____

Address _____

Telephone # _____

Briefly describe proposed work: _____



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Landscape Materials:

Optional preliminary landscape plan(s) should include a general listing of all proposed trees, shrubs and ground covers, and should designate all proposed planting beds and gardens, patios, decks and other such items designated in the Landscape Design Guidelines. In addition, fencing locations, size and type should also be included.

Final landscape plans should include a detailed landscape schedule, including botanical names, common names, quantity proposed (including square footages of ground covers, sod, gardens, etc.) and planting size. Fencing and other landscaping items (sculpture, arbors, gazebos, etc.) should be fully detailed or photos or other graphic means of illustrating the proposed construction should be included with the application package.

All plant materials shall be shown on landscape plans at approximately two-thirds of their final, mature size.

Type of Irrigation System Proposed: _____

ARCHITECTURAL CONTROL COMMITTEE RESPONSE

Date: _____ Approved _____
Rejected _____
Additional Information Required _____

Comments: _____



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APPENDIX D

Architectural Control Committee Fee Schedule

Effective Date: December 1, 1989

D.1 INITIAL SUBMITTAL. \$ 0.00

(Plans for the original residence shall be reviewed by the Architectural Review Committee at no cost to the applicant.)

D.2 OTHER REVIEWS.

The following fees shall accompany applications for Creekside Subdivision Architectural Control Committee reviews (except initial review for development) and shall be submitted, in the form of a check, with the application and review materials. Checks shall be made payable to the Creekside Home-owner's Association. Fees are required to cover expenses and compensate the Professionals involved in the review process. They are subject to periodic review and may be changed by the Committee without notice: (a) landscaping Plans submitted with initial submittal, \$0.00; (b) plan review (except initial application), \$200.00; (c) resubmittal fee for rejected applications, \$200.00; (d) special review and other applications \$100.00; (e) executive review applications, \$50.00.

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APPENDIX E
RECOMMENDED PLANT MATERIAL SCHEDULE

(* indicates the plant is drought-resistant)

DECIDUOUS - SHADE TREES

Ash, Green *
(Fraxinus pennsylvanica
lancelota)
Ash, Marshall's
(Fraxinus pennsylvanica
lancelota 'marshall')
Ash, Mountain
(Sorbus aucuparia)
Buckeye, Ohio
(Aesculus galabra)
Catalpa, Western *
(Catalpa bignonioides)
Cottonwood, Robusta
(Populus angulata nigra
robusta)
Cottonwood, Siouxsland
(Populus deltoides 'siouxsland')
Hackberry *
(Celtis occidentalis)
Honey Locust, Shademaster
(Gleditsia triacanthos
'shademaster')
Honey Locust, Skyline *
(Gleditsia triacanthos
'skyline')
Honey Locust, Sunburst *
(Gleditsia triacanthos
'sunburst')
Honey Locust, Thornless *
(Gleditsia triacanthos
inermis)
Horsechestnut
(Aesculus hippocastanum)
Linden, American
(Tilia americana)
Linden, Greenspire
(Tilia cordata 'greenspire')
Linden, Redmond
(Tilia euchlora 'redmond')
Maple, Norway
(Acer platanoides)
Maple, Norway Columnar
(Acer platanoides 'columnare')

DECIDUOUS - ORNAMENTAL TREES

Aspen, Quaking
(Populus tremuloides)
Ash, Snowy Mountain
(Sorbus decora)
Birch, River
(Betula nigra)
Cherry, Canada Red
(Prunus virginiana melanocarpa
'shupert')
Crab, Dolgo
(Malus 'dolgo')
Crab, Hopa
(Malus 'hopa')
Crab, Radiant
(Malus 'radiant')
Golden Rain Tree *
(Koelerutaria paniculata)
Hawthorn, Washington *
(Crataegus crusgalli)
Klehm's Bechtel
(Malus bechtel)
Lilac, Japanese Tree
(Syringa amurensis japonica)
Locust, Globe *
(Robinia pseudoacacia 'unbraculifera')
Maple, Amur
(Acer ginnala)
Maple, Norway, Globe
(Acer platanoides globosum)
Oak, Gambel's *
(Quercus gambelli)
Olive, Russian *
(Elaeagnus angustifolia)
Pear, Bradfore
(Pyrus calleryana 'bradford')
Plum, Newport (Purpleleaf)
(Prunus 'Newport')



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APPENDIX E (CONT'D)

RECOMMENDED PLANT MATERIAL SCHEDULE

(* indicates the plant is drought-resistant)

DECIDUOUS - SHADE TREES

Maple, Schwedler
(Acer platanoides 'schwedleri')
Maple, Silver
(Acer saccharinum)
Oak, Pin
(Quercus palustris)
Oak, Bur
(Quercus macrocarpa)

EVERGREEN TREES

Fir, Balsam
(Abies balsanea)
Fir, White
(Abies concolor)
Fir, Douglas
(Pseudotsuga taxifolia)
Juniper, Rocky Mountain *
(Juniperus scopulorum, var)
Pine, Austrian *
(Pinus nigra)
Pine, Bristlecone *
(Pinus aristata)
Pine, Pinion *
(pinus edulis)
Pine, Ponderosa *
(Pinus ponderosa)
Pine, Scotch *
(Pinus sylvestris)
Spruce, Colorado Blue
(Picea pungens glauca)
Spruce, Colorado Green
(Picea pungens)
Spruce, Norway
(Picea abies)

TALL SHRUBS - 8 - 15'

Apricot, Manchuran
Arrowwood
Buckthorn, Columnar *

Buffaloberry
Chery, Bird
Cherry, Cistena
Cherry, Manchu
Cottoneaster, Peking *
Dogwood, Golden Twigged
Dogwood, Pagoda
Elder, Golden
Euonymus, Aldenham
Euonymus, Winged
False spirea
Forsythia
Honeysuckle, Tatarian White
Honeysuckle, Zabels *
Lilac, Common Purple *
Lilac, French Hybrids
Maple, Rocky Mountain
Mockorange, "Minnesota Snowflake"
Mockorange, Virginalis
Ninebark, Goldleaf
Oak, Gaambel
Peashrub, Siberian *
Pussywillow
Smoketree, Red Leaf
Sumac, Cutleaf Staghorn
Sumac, Smooth
Tamarisk, Summer Glow
Viburnum, American Cranberry
Viburnum, Snowball
Viburnum, Latana

MEDIUM SHRUBS - 4' to 6'

Almond, Pink Flowering
Apacheplume
Burning Bush, Compact
Butterfly Bush, Hardy
Cherry, Purple Leaf Sand
Cherry, Hansen's Bush
Cottoneaster, European
Cottoneaster, Spreading *
Cranberry, Compact American
Current, Golden *
Dogwood, "Isanti"



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APPENDIX E (CONT'D)

RECOMMENDED PLANT MATERIAL SCHEDULE

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MEDIUM SHRUBS - 4' to 6' (cont'd)

Dogwood, Colorado
Dogwood, Variegated
Honeysuckle, Clavey's Dwarf
Hydrangea, Annabelle
Hydrangea, Peegee
Hydrangea, Snowhill
Juniper, Pfitzer *
Juniper, Pfitzer Compact *
Juniper, Pfitzer Gold Tip *
Lilac, Miss Kim
Maple, Amur Dwarf
Ninebark, Dwarf
Mockorange, Lemoine
Pine, Mugo
Privet, Golden
Privet, European
Rose, Rugosa
Rose, Austrian Copper
Rose, Harrison's Yellow
Silverberry
Snowberry, White
Spirea, Thunberg
Spirea, Vanhoutte, Bridalwreath
Sumac, Fragrant
Thimbleberry
Viburnum, Compact American
Cranberry
Weigela, Rosea Pink
Weigela, Vanicek Red
Weigela, Variegated

LOW SHRUBS - 2' to 4'

Barberry, Japanese Green Leaf
Barberry, Japanese Red Leaf
Barberry, Crimson Pigmy
Cotoneaster, Cranberry
Coralberry, Red-Indian Current
Current, Alpine
Forsythia, Arnold dwarf
Honeysuckle, Emerald Mound
Hollygrape, Oregon (evergreen)
Lilac, Dwarf Korean

Mockorange, Minnesota Snowflake Dwarf
Potentilla, "Gold Drop"
Potentilla, Jackmans
Potentilla, 'Katheryn Dykes'
Rhododendron, P.J.M.
Snowberry
Soapweed (Yucca glauca) *
Spirea, Anthony Waterer *
Spirea, Froebel *
Spirea, Snowmound *
Sumac, Lemonade

GROUNDCOVERS

Creeping & Spreading Junipers
(Juniperus horizontalis -
Andorra, Bar Harbor, Wilton,
Chinensis)
(Juniperus sabina - Broadmoor
Tanariscifolia "Tammy")
Hall's Japanese Honeysuckle
Hancock Coralberry
Hollygrape, Creeping (evergreen)
Ivy, Ground
Matrimoy Vine
Shrubby Cinquefoil
Snow-in-Summer
Ajuga, Bugle
Kinnikinnick
Lily of the Valley
Maiden Pink
Moss Pink (Creeping Phlox)
Periwinkle, Myrtle
Rock Cotoneaster
Silver Mound, Wormwood
Stonecrops, Goldmoss, Dragonblood
Wintercreeper