



Architectural Guidelines
Stark Farms (P.U.D.)
Homeowner's Association

(Spring 2013)
February 28, 2013

These guidelines have been prepared pursuant to the Architectural Control provisions, Article IX (Sections 3 and 4), of the Declaration of Covenants, Conditions and Restrictions for Stark Farms Homeowner's Association (SFHOA) and are intended to assist the applicant in preparing plans for submittal to the Architectural Control Committee (ARC). Notwithstanding these guidelines, the applicant must meet the requirements of the Declaration as well as the objective, standards and criteria contained in Articles VIII and IV of the Declaration.

These are guidelines and not absolutes. The Stark Farms P.U.D. is receptive to a range of architectural variations, provided that compatibility of style, detailing and color are achieved. The Architectural Control Committee is intent on preserving the quality of appearance and property values, and this involves the avoidance of repetitive design and encouragement of complimentary variety.

ITEM: GUIDELINES – SINGLE FAMILY:

Type: **Stick-built Homes** – Allowed

Definition: The term "stick-built home" or "site built" refers to a home that has not been pre-assembled in any way – in other words, a home that is constructed on-site around a "stick" frame. Stick-built homes take longer to construct than modular or manufactured homes, but offer the option of complete customization.

Off-Frame Modular Homes – Currently Not Allowed. May be allowed in the future under special review and subject to strict standards and criteria TBD.

Definition: Often referred to as "conventional" modular and built to local and state codes.

All Others – Not Allowed

- Design Scheme: Traditional – Contemporary
- Height: Maximum of 30 ft. or 35 ft. with greater than 6:12 roof pitch.
Height measured from top of foundation.
- Setbacks: a) Front yard: 40 ft. minimum (encourage greater) unless proven limitation due to lot topography.
b) Side yard: 10-ft. minimum
- Square Footage: a) One-story: 1,300-s.f. minimum footprint
b) Two-story: 1,700-s.f. minimum.
- Roof Materials: Heritage II, "30-yr." asphalt shingle or equivalent.
Color: earth tones only (e.g. gray or brown). Higher quality material allowed by special review.
- Roof Slope: Minimum of 5:12.
- Overhangs: Minimum 12 inches.
- Street Orientation: Orientation of Front of home may not exceed a 40° angle from the street.
- Fences:
- A. Lot-Line Fencing: All fencing along lot lines must be three-rail White PVC and ARC approval is required. Wire mesh backing is allowed and ARC approval is required.
 - B. Back-Yard Fencing: shall be either Solid Panel or 2 - 3 Rail White PVC or Natural Cedar. Back-Yard fence shall not exceed 6' in Height. If Cedar, then fencing shall be clear-coated sealed with stain or high quality clear water seal.
 - C. Dog Runs: Residents may install dog runs in their back or side yards provided they comply with the following:
 1. Dog Runs may not be any farther forward of the house than the mid-point of said house.
 2. Dog runs may have a maximum size of 400 square feet.
 3. Dog runs that are visible from the street must be screened from the street and the closest neighboring house by one of the following options.
 - a) A privacy fence as per the attached details.
 - b) 5' – 15' coniferous trees or shrubs spaced such that they provide a complete visual screen. Such shrubs must be installed as soon as

possible, but no later than six months, and maintained in perpetuity. In the event of a die off, plants must be replaced as soon as possible, but no later than six months after the death of the plant.

- c) Custom privacy wall which must be approved by the architectural control board.

Mailboxes: Individual mailbox per each lot, located within 24" of the street and within 3' of either edge of the driveway. Height from bottom of mailbox to surface of street shall be 38 to 46 inches.

Landscaping: To be submitted in a professional manner, showing locations and type of fencing, all planting bed locations, sod and seed locations, edging and mulch types, storage, play areas, decks, etc. Shrubs, minimum 5-gallon. Lot trees, minimum two (2) shade of 1 ¾-inch caliber with at least one (1) in the front yard and one (1) in the rear yard. Street trees, two (2) shade of 1 ¾-inch caliber. Sod for area between back of curb and sidewalk. Front yard to be sod. Consistent with County-approved Final Landscaping Plan.

Playground equipment to be located from rear and side of lot lines a minimum distance equal to the tallest height of the equipment but not less than 5 ft. Storage sheds to be attached to the house or located adjacent to rear lot fence and painted to match the house per ARC approval.

Antennas and Satellite Dishes:

Antennas are to be located in the attic space, and satellite dishes over 18 inches in diameter must be approved by Architectural Committee. No satellite dishes are allowed on front elevation.

Rear Elevations:

Not more than 25-ft. width along any three-story elevation to exclude architectural relief such as bay window, deck, chimney, roof gable, height reduction, corner extending 4-ft minimum, or other design element providing architectural relief acceptable to the Architectural Control Committee.

Masonry:

Stone, brick or stucco. Wrap outside corners a minimum of 2 ft. on lower and upper walls. A minimum of 30 percent of the first-floor, street-facing elevation walls shall be masonry if obtainable. The area to determine the 30 percent will include all door and window areas but not roof area. Encourage repeating same material within rear elevation. Homes that are all stucco shall use more than one color or include a rock or brick feature.

Siding:

Masonite or wood lap siding with a maximum of 6-inch exposure. (Grooved siding, vertical, board and batt O.K.) No T1-11.

Trim: 1x4 minimum at the windows (all around).
1x4 minimum at the corners.
1x10 at the floor changes (Optional).
1x4 to 1x10 at the top of the siding adjacent to the soffit (Optional).
1x8 or 1x10 at the bottom of the siding above the foundation (Optional).

Fascia: 1x8 minimum with a 1x4 trim, shingle mold or gutter.

Exterior Vents: To fit exterior design.

Plumbing and Furnace Vents:

Locate on the back side of the ridge facing the street where practical. Painted to match roof color.

Propane Tanks: Propane tanks shall be painted White, Tan, or matched to the home and shall be obstructed from view via fencing, landscaping or some other such acceptable means to be submitted and approved by the ARC.

Colors: Subtle, traditional, earth tone colors to blend with the character of the neighborhood. All exterior railing to match trim or siding color.

Windows: Double hung/casement or slider, wood primed or vinyl clad or vinyl.

Rear Decks: a) One-story Deck: support posts to be a minimum of 6-inches in width.
b) Two-story Deck: support posts to be a minimum of 8-inches in width.
c) Color: stained the same color as house and/or trim (excluding floor).

Outbuildings & Detached Garages:

All outbuilding types, location and design must be submitted for ARC review and approval on a case by case basis.

Completion: Completed construction to be completed as per contract with developer.
Completed landscaping within 9 months of certificate of occupancy.

Items That Need Approval:

Storm doors; basketball hoops; playhouse; dog runs and enclosures; electric dog fences; playground equipment; swing sets; signs; house numbers; clothes lines; site lighting; window air conditioners; swamp coolers; firewood storage; change in color scheme; RV, boat and additional vehicle parking; storage sheds; outbuildings; detached garages and landscape plan revisions.

Variances:

Variances from these guidelines may be granted on a case-by-case basis. The intent of these guidelines is to provide a high-quality custom look with a great deal of variety. If additional high-end features are added such as brick or stone on all elevations or pillars, etc., then variances may be considered.

Approved and implemented on this day, February 28, 2013, by the STARK FARMS HOMEOWNERS ASSOCIATION, a Colorado Non-Profit Association.