



# DESIGN REVIEW GUIDELINES

FOR

# PUMPKIN RIDGE

Revised 12/16/2003

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## **Article I: Introduction**

### **A. Purpose and Intent**

The following Design Review Guidelines (“DRG”) have been prepared by Pumpkin Ridge, LLC (Developer), Greeley, CO., to ensure that the goals and vision of Pumpkin Ridge are realized.

The purpose of this DRG is to provide specific design criteria for developing individual homes in residential parcels within Pumpkin Ridge. The DRG is designed to establish and maintain a quality community appearance; assure compatibility; direct character and form; and enhance Pumpkin Ridge’s overall value.

The DRG also allow each neighborhood to have an individual identity, yet complement an overall community theme. While the DRG ensure that each neighborhood relates to the overall community image, they do not inhibit innovative design. They provide clear direction and specific criteria for evolving and overall sense of community.

To this end, developers, builders, homeowners, and their consultants are encouraged to review the entire DRG document to better understand the relationship of each building site to the total design goals of the community.

All residential development within Pumpkin Ridge must abide by the criteria established by this DRG, in addition to the development standards established by the approval of the Pumpkin Ridge Master Plan by the City of Greeley, Colorado, standard building codes, and other requirements governing the development of residential communities.

### **B. Community Concept and Character**

The community design concept for Pumpkin Ridge provides for a variety of residential opportunities clustered around a large community open space.

Visual and aesthetic continuity is provided by a uniformity of architectural design throughout the community. While promoting individual design within the parameter of the project concept, extremes of architectural expression are not encouraged. Complementing the architectural treatment is a hierarchy of fencing and landscape development which transitions from the perimeter of the community to the individual residential lot. Two major project entries and limited vehicular access into each residential parcel ensures safe and direct vehicular flow.

### **C. Relationship of the Design Review Guidelines to the Master Plan**

The Pumpkin Ridge Master Plan establishes the location, density, and configuration of the major residential components of the community. The DRG establishes the quantitative criteria for each component such as setbacks, structure size and height, and positioning of on-site elements. The DRG is an approved part of the Pumpkin Ridge project and must be used in harmony with the Master Plan when preparing individual home or parcel proposals.

D. Relationship of the Design Review Guidelines to other Regulations

The DRG is not intended to supersede or modify applicable Federal, Colorado, or the City of Greeley's codes, or ordinances. In the event of a conflict or discrepancy, or for subjects not addressed in the DRG, the governing agencies, codes, and/or regulations shall take precedence.

The DRG is to be used by builders and developers and their design consultants, as a guide and framework for their efforts to develop Detached Single Family and Residential parcels within Pumpkin Ridge. The DRG are also to be used by home builders, and prospective homeowners on behalf of their builder, who are constructing homes on individual lots within Pumpkin Ridge.

The DRG will also be used by the Pumpkin Ridge Design Review Committee ("DRC") in reviewing proposals to determine their relative conformance to the overall design objectives and criteria.

The DRG is intended to cover each site-specific or lot-specific issue as well as community issues such as edge treatments and association with the Declaration of Covenants, Conditions, Restrictions, and Easements for each Pumpkin Ridge project and any Homeowner's Association which is established for each.

E. How to Use the Design Review Guidelines

The DRG is organized into major elements such as Site Planning, Architectural Design, and Landscape Design in addition to procedural sections such as Submittal Requirements and Construction Regulations. Each element is introduced with a description of intent followed by specific items within each element.

There are no established "number" of design criteria that must be met in each development proposal. The relationship between design variables is dynamic and each combination of elements is perceived differently. The DRG identifies those elements that should be considered, and define performance characteristics the elements should have – but there is not a "standard formula" for an "appropriate" design solution. In all instances, the DRC will consider the interrelationship of the design variables, as well as the specific criteria.

**Article II: Site-Planning and Design**

A. Purpose and Intent

The Site Planning and Design criteria are intended to establish a harmonious character to the organization and functioning of the community through attention to the following items:

B. Permitted Uses and Floor Spaces

Each lot shall be used exclusively for residential living purpose and such purposes as are customarily incident thereto. Every residential structure shall have a minimum improved living floor area as detailed on the Reference Chart of Relevant Facts, page 5. No maximum floor area is specified; however, the DRC will be concerned the total size of all structures on the lot does not create a negative visual impact.

C. Accessory Structures

Accessory structures, i.e. “storage sheds”, “dog runs,” are allowed on the property. All structures must be sited to minimize the visual intrusion onto public rights of way. Architectural compatibility with the home, landscaping, and fencing must be provided so that the structures blend into the landscape.

D. Location of Dwellings and Setbacks

Location of individual buildings will be in accordance with the Building Envelope Map, which is on file with the City of Greeley for each project within the community.

E. Paved Areas

Hard-surfaced private driveways and parking areas are required. Concrete is required for all driveways. Asphalt is not allowed. A driveway for a 2 car garage will be no wider than 22 feet where it meets the street. A driveway for a 3 car garage will not exceed 36 feet in width where it meets the street. Tapering of the driveway to a lesser width at the street is encouraged.

F. Dog Runs

Dog runs will be allowed if they can be totally isolated and screened from adjacent lots. Local ordinances regarding noise, odors, and other nuisances will be in effect.

**Article III: Architectural Design**

A. Purpose and Intent

The architectural character of the residential component of this community is intended to reflect regional, non-urban character with a variety of interesting and compatible relationships of form, texture, and style. Additionally, economic factors, environmental concerns, and construction practices prevalent in the industry are important influences. The DRG is designed to promote a high level of design quality, assure compatibility between residential products within the community, and guide character and form. Together, these key components comprise an essential part of the Pumpkin Ridge image.

The architectural styles which are promoted by these DRG are intended to reflect architectural variety within an established architectural theme. Without this concept, the resulting architectural element of the community is likely to be a haphazard accumulation of varied styles and themes.

The established architectural theme for Pumpkin Ridge is “Colorado Traditional”, which is best characterized by a commitment to regional design styles that demonstrate elements with front porches, roof forms that reflect the design; building materials with strong textures; and exterior colors complimentary to the natural environment. There is no single “correct” architectural style for homes in Pumpkin Ridge, yet all design elements are expected to relate clearly to the established design theme. As such log homes, modular or mobile homes, geodesic homes, “A” frame homes, contemporary, stucco, and all related types of structures are not allowed. All structures installed or erected upon a lot shall be assembled on site, (i.e. stick-built) and shall not be constructed off-site for assembly on a lot.

This identification and compatibility with the Colorado Traditional theme is expected to be achieved at all levels of design identification, including individual dwellings, “street scenes”, neighborhoods, and the total community.

#### B. Color

The color of exterior materials will generally be subdued to blend with the colors of the natural landscape. Earth tones, generally muted, are recommended, although occasionally accent colors used judiciously and with restraint may be permitted. Use of highly chromatic or “bright” colors will be prohibited.

#### C. Materials

Exterior surfaces shall be of natural materials that blend and are compatible with the natural landscape. The use of each material shall be a truthful and appropriate expression of the characteristic of that particular material. **The siding required shall be a combination of brick and a hardboard or composite material with no more than an 8 inch reveal. Brick requirement: There are two options. The first option is to take the square footage of the entire house exterior, less any doors, garage and window openings and the brick requirement will need to be 15%. The second option is if the front porch ledge is covered with brick, you use the same formula, take the square footage of the entire house exterior, less any doors, garage and window openings and the brick requirement needed is 10%. Homes on a corner lot shall also be required to wrap brick around the elevation side showing to the street. You may always use more brick for your siding requirement than the above requirements. Attached to the last page of the DRG is an example to help figure the brick percentages. It is the builder’s responsibility to figure the brick percentage when submitting their plans. Keep in mind no exposed concrete on any foundation walls and porches over 6 inches will be allowed.** Stucco or artificial synthetic stucco, (i.e. dryvit), concrete blocks, stone, painted concrete, multi-colored masonry, mirrored glass and skylights, metal siding, vinyl, plywood siding, prefabricated metal buildings, simulated brick or wood, unnatural brick tones, and silver finish aluminum doors and windows shall not be acceptable.

#### D. Foundation Walls

Foundation walls shall be finished to blend with other architectural elements on the dwelling. Raw concrete walls will not be allowed. Foundation landscaping shall be incorporated around the perimeter of the structure to assist with the transition of the home into landscape. **Exposed concrete on any foundation wall or porch over 6 inches will not be allowed.** See Paragraph C above for materials.

#### E. Roofs

All roofs shall be of a material, color and texture approved by the DRC. Shingles of at least 25 year life span are **required** in the colors Weathered Wood, Slate Black, and Rustic Slate. The roof on the entire residence shall be between 7/12 minimum and 12/12 maximum. **Exception: See porch roof line example.** **Fascias an 8 inch minimum is required and soffits a 12 inch minimum is required.**

#### F. Building Projections – Massing of Components

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, porches, railings, and exterior stairways, shall match the color of the surface from which they project or shall be of an approved color. Vents shall be located on the rear surface of the roof to the greatest extent possible and shall be painted to blend with the roofing.

Major residential building components – living, sleeping, garage, etc. – will be arranged vertically in a manner which recognizes and relates to the existing grade of the lot. Most of the lots in Pumpkin Ridge are relatively level. Therefore, homes which have artificially raised entries, lowered garages to achieve a level above, or other “forced” elements will be discouraged.

#### G. Garages

The residential structure or complex on a lot shall include a garage of a size sufficient to accommodate a minimum **garage size of 18 x 20** and a maximum to be approved by the DRC. Garage doors shall be painted the same color as the majority of the dwelling, not a contrasting color.

#### H. Mechanical and Related Equipment

No mechanical equipment shall be exposed on the exterior of any structure. If it is determined by the DRC that unique circumstances require exposure of mechanical equipment and same is acceptable to the DRC, the equipment shall be either incorporated into the overall form of the structure or be permanently enclosed by a material approved by the DRC other than plant material. Solar panels shall be ground mounted or laid flat on the same plane as the roof. No panel shall be built on stilts. **Exception: gas meters, electrical services, and air conditioning condensers.**

#### I. Antennas – Satellite Dishes

No antenna or satellite dish shall be allowed unless totally screened from all public roads and adjacent properties. Traditional radio and television antennas are not allowed; whip antennas may be considered. Large satellite dishes will be prohibited in favor of the smaller (18”) varieties unless otherwise approved by the DRC.

#### J. Height of Structures

The DRC intends to discourage, and has the right to prohibit, the construction of any Dwelling or other structure which would appear excessive in height when viewed from the roads, drives, or other Lots. Dwellings whose masses are generally parallel to the natural terrain of the lots and which minimize the obstruction of view from other lots will be encouraged. Any purposeful attempt to artificially elevate the home above the grade provided by the developer or to excessively increase the height of the roof to achieve interior space considerations will be disallowed. In all cases, the appearance of Dwellings from other lots and roads will be the important factor. The DRC measures the height of the structure as the distance from the mid-point of the rectangle enclosing the walls to the structure when placed on the grade provided by the developer to the highest point of the roof ridge line.

#### K. Building Code

All structures will conform to all applicable building codes and ordinances. Approval by the DRC does not constitute or imply compliance with such codes and ordinances.



**L. Reference Chart of Relevant Facts**

**Required for all Single Family Detached Homes:  
Minimum Square Feet of Finished Space Above Grade**

**1 Story 1100 Sq Ft**

**2 Story 1400 Sq Ft (minimum 650 Sq Ft main level)**

**Tri-Level 1400 Sq Ft (minimum 650 Sq Ft main level)**

**Article IV: Landscape Design**

**A. Purpose and Intent**

The Landscape Design criteria are intended to supplement the Site Planning and Architecture design criteria to integrate each structure into the community. Additionally, the landscape of each residential lot should have compatibility with adjacent lots, the project's streetscape, and ultimately transition into the centrally located public park and perimeter landscaping. The DRC reserves the right to require landscape components as a part of the architectural approval, if in the opinion of the DRC; the architectural design needs specific assistance to meet the intent of the design guidelines. The Design does not have to be provided by the builder unless they plan on installing the components.

**B. Timing and Components**

At the time of , or as soon as reasonably possible following construction of the residential structure on a lot, but not later than the latter of seven (7) months or one (1) growing season after substantial completion to the residential structure, the lot shall be suitably landscaped with grass, shrubs, and trees. The DRC requires complete landscaping plans with confirmation of the intent to implement acceptable landscape construction practices.

It is the intent that each lot shall be fully landscaped and lot owners are encouraged to make adequate provisions for landscaping costs in their overall construction budget. Plant materials native to this climate and sprinkler systems for grassed areas requiring weekly mowing are strongly encouraged.

Lot owners, their builders or other representatives are required to minimize the disruption to the community during the excavation and grading process. Consideration of snow storage and eventual runoff must be a consideration during the construction process. Existing and natural drainage corridors should be utilized to minimize the impact on adjacent properties.

**C. Fencing**

Fencing at Pumpkin Ridge is intended to be "open" in character, but still provide the sense of privacy, security, family activity, yet avoid the Maintenance Liability.

All fencing shall conform to the Pumpkin Ridge Fencing DRG which provides for the following fencing purposes:

1. Open space Fencing: This fence is to be located on the perimeter of the open space (West) of the project. Implementation will be by the developer unless otherwise

stated. The homeowner may add an agricultural wire mesh up to 36" high to aid in containing children and/or pets. Fence will be Gray PVC(2) Rail Lawn Type.

2. Rear **and** side yard fencing **and** fencing for the enclosure of decks or patios shall be chosen from the following White PVC 5' or 6' Picket or 5' or 6' Privacy Fence. See Attached Exhibit.

Fencing is prohibited in the front yard of homes.

#### D. Site Drainage and Grading

All structures and landscape elements shall be placed on the lot so that the existing topography shall be such as to prevent ponding or washing of water on the site and on adjacent property while providing for a slightly rolling lawn area. Subtle berming is encouraged to eliminate a very flat or level lawn area. Drainage shall be away from structures. Newly graded areas shall be protected by against erosion. Location of topsoil stockpiles, barrow pits on site, and excess material disposal areas is subject to DRC approval.

The final site plan or grading plan shall be prepared by and architect, engineer, landscape architect or other qualified entity for as to conform to the master drainage plan for Pumpkin Ridge, and it shall show **proposed** contours, or specific direction of flow. Finish grades shall include four (4) inch minimum topsoil or appropriate levels of soil enhancements on all planted areas. Finished elevations with seed and sod in place will be brought to within one (1) inch of all paved surfaces.

#### E. Plant Materials

All plant materials used in the landscape should be native or naturalized to the area. Plant material selection should be made from locally available nursery or garden center stock. The Colorado Nurserymen's Association Rocky Mountain Plant Guide lists acceptable materials.

One (1) tree is to be planted for every 2000 square feet of gross lot area and Four (4) Shrubs are to be planted for every 2000 square feet of gross lot area. Gross lot area shall include the area of the lot which contains the home and concrete areas. Minimum of 50% required plants to be in the front landscape.

The landscape for each home should have a variety of deciduous and coniferous plant materials. A priority should be placed on front yard landscaping if the construction is to be phased. Minimum plant sizes shall be 4' – 6' for coniferous trees, 1 ½" caliper for shade trees, 1 – 1 ½" caliper for ornamental trees, and 5 gallon for shrubs. Blue grass is recommended for lawn areas.

#### **Article V: Contractor Suitability**

No contractor (including an owner acting as a contractor) shall perform any work on any lot, including without limitation, any construction, repair or modification of any improvement, grading, landscaping or gardening, or the construction, repair or modification of any structure of any kind on a lot ("work") without the prior approval of the DRC. No owner shall commence any work or permit any contractor to commence any work unless and until the DRC has approved the contractor as provided in this section. The DRC may require any owner to submit one or

more contractors for approval at the time the owner submits the plans and specifications for the work to the DRC for its prior approval.

The DRC shall have the right, in its sole discretion, which may be exercised prior to or after the commencement of any work on any lot, to disapprove the selection by any owner of a contractor (including and owner acting as a contractor) for the construction, repair or modification of any improvement, grading, landscaping or gardening, or the construction, repair or modification of any contractor previously approved by DRC. The DRC may exercise its right to disapprove any contract based upon any of the following grounds:

- (1) a belief that the contractor is not financially responsible;
- (2) the contractor's failure to comply with approved plan and specifications in work previously performed on any lot or the properties; or
- (3) that the contractor cannot complete the construction or other work requested by the owner in accordance with the standards imposed by the DRC. The DRC shall have no duty to investigate any facts supporting its decision to disapprove any contractor, including without limitation the contractor's financial responsibility, the contractor's past performance or the contractor's present undertakings. In the event the DRC disapproves a contractor after it has begun work, the Association shall have the right to contract for the completion of the work at the owner's expense. Any costs or expenses incurred by the Association shall be borne by the owner. Neither the Association, the DRC nor its members shall be liable to any owner, contractor or any person for any damages or cost incurred with respect to or as a result of the DRC's decision to disapprove any contractor under this section

#### **Article VI: Construction Regulations**

In order to insure a safe, neat and orderly construction site, the DRC and the Developer have established certain construction and safety regulations for the benefit of all Pumpkin Ridge Owners and Residents.

It is of the utmost importance that anyone conducting construction activities in Pumpkin Ridge exerts extreme care in preventing conditions that are unsafe or that could constitute fire, wind or other hazards. The Developer and DRC will not tolerate any activity that, in their opinion, constitutes such hazards.

Definitions: All of the definitions contained in the DRG are utilized herein, except that the following additional definition is used in these Construction Regulations:

“Construction Site” shall mean and refer to such portion of Pumpkin Ridge (including but not limited to a Lot) on which authority is given by the DRC to construct improvements or store materials or equipment.

#### **A. Occupational Safety and Health Act Compliance (OSHA)**

All applicable OSHA regulations and guidelines shall be strictly observed at all times.

#### **B. Construction Trailers, Portable Field Offices, Etc.**

Any Owner or Contractor who desires to bring a construction trailer, field office or similar structure to Pumpkin Ridge shall first apply for and obtain written approval from the DRC. The DRC will work closely with the Owner or Contractor to determine the best possible location.

Such temporary structures shall be removed upon completion of construction or such earlier time or requested by the DRC.

C. Storage of Materials and Equipment

Owners and Contractors are permitted to store construction material and equipment on the approved Construction Site during the construction period. It shall be neatly stacked, properly covered and secured. Storage of material or construction equipment outside the approved Construction Site (Owner's or Builder's Lot) will be done only with the approval of the DRC.

Any storage of materials or equipment shall be the Owner's or Contractor's responsibility and at their risk.

Owners and Contractors shall not disturb, damage, or trespass on other Lots or adjacent property. Should any such damage occur, it will be restored and repaired at the offender's expense.

D. Debris and Trash Removal.

Owners and Contractors shall clean up all trash and debris on the Construction Site at the end of each day. Trash and debris shall be removed from each Construction Site at least once a week no later than every Friday to a dumping site located off the project. Lightweight material, packaging and other items shall be covered or weighted down to prevent the blowing of such materials off the Construction Site. Owners and Contractors are prohibited from dumping, burying or burning trash anywhere in Pumpkin Ridge.

During the construction period, each Construction Site shall be kept neat and shall be properly removed from public or private roads, open spaces and driveways or other portions or Pumpkin Ridge.

Dirt, mud, or debris resulting from activity on each Construction Site shall be promptly removed from public or private roads, open spaces and driveways or other portions or Pumpkin Ridge.

E. Sanitary Facilities

Each Owner and Contractor shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located away from Public or Private Roads. Facilities will be available from footer stage to completion.

F. Parking Area

Construction crews shall not park on, or otherwise use, other Lots or Tracts. Private and construction vehicles and machinery shall be parked in areas-designated by the DRC or Developer.

G. Access to Pumpkin Ridge

All contractors and sub-contractors will adhere to rules of no construction traffic.

H. Excavation Materials

Excess excavation materials shall not be removed from Pumpkin Ridge unless approved by the Developer or the DRC.

I. Restoration or Repair of Other Property Damaged

Damage and scarring to other property, including, but not limited to, other lots, tracts, roads, driveways and/or other Improvements, will not be permitted. If any such damage occurs, it shall be repaired and/or restored promptly at the expense of the person or entity causing the same.

Upon completion of construction, each Owner and Contractor shall clean his Construction Site and repair all property which was damaged, including, but not limited to, restoring grades, repair of streets, driveways, drains, culverts, signs, lighting and fencing.

J. Miscellaneous and General Practices

The following practices by contractors or anyone else performing work is prohibited at Pumpkin Ridge:

1. Changing oil on any vehicle or equipment other than at a location designated for that purpose by the Developer or the DRC.
2. Allowing concrete suppliers and contractors to clean their equipment other than at locations designated for that purpose by the Developer or the DRC.
3. Removing any plant material, topsoil or similar items from any property of others within Pumpkin Ridge.
4. Carrying any type of firearms on the property.
5. Using disposal methods or units other than those approved by the DRC.
6. Allowing any radio, "boom box" or equivalent to be heard beyond the limits of the lot lines on which the home is being constructed.

K. Responsibility of Lot Owner

All Lot Owners in Pumpkin Ridge shall be responsible for the conduct and behavior of their representatives, Builders, Contractors, and Sub-Contractors.

L. Fire Extinguisher

At least one (1) 10-1b., ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times.

M. Signs

Builder or Vendor signs shall not exceed 18"x24" no more than 3 signs on any lot. Any sign in not good repair, or visually unpleasing will be removed and disposed of. No canvas, flyers, or signage will be placed on any structure without the approval of the DRC.

**Article VII: Design Review and Approval Procedure**

A. Submission of Plans

Plans and specifications will be submitted to the DRC as specified in the Declaration and in accordance with the following submittal and review procedures. The plans and specifications must be prepared by a licensed architect or experienced home designer.

1. Preliminary Submittal and Review

Preliminary plans, including all of the exhibits outlined below, are to be submitted to the DRC. The DRC shall conduct this preliminary review during its regular monthly meeting (held the first Tuesday of every month), and will respond within ten (10) working days after their review (but no later than 30 days after submittal), provided that the preliminary plans are in accordance with the requirements outlined below. The DRC may hold more than its regularly scheduled monthly meeting as needed.

(a) All preliminary plans shall include:

- (1) Site plan (at a scale of 1" = 20' or larger) indicating building location, driveway, sidewalk and proposed grading and drainage. A copy of the Building Envelope Map is available from the City of Greeley.
- (2) Exterior elevations of at least the front and rear elevations, showing elevations of the basement floor, the first floor, the maximum height of the roof, and the **proposed** grade of the lot.
- (3) Floor plans at a minimum scale of 1/8" = 1'0" of each level of the home.
- (4) Method by which the foundation of the home will be designed. The Developer will provide a geotechnical report. At a minimum, the DRC will require documentation of an "open hole foundation inspection" by a registered engineer.
- (5) Method by which the roof will be designed. At a minimum, the DRC will require documentation that the roof system **meets the current city building code.**
- (6) Indication of all exterior materials and colors.
- (7) Indication of all other known improvements to the lot such as swimming pools, dog runs, gazebos, etc.
- (8) If deemed necessary by the DRC, a perspective drawing, model or other descriptive representation of the home may be required.

- (b) Any accessory Improvements contemplated on the Lot must be shown on the preliminary submittal.
- (c) Although optional, it would be helpful to have a study model of the structure and graphic representations showing compliance with view protection of other Lots.

2. Final Submittal and Review

After preliminary approval is obtained from the DRC, two (2) copies of the following documents are to be submitted for final approval. The DRC shall conduct the final review during its regularly scheduled monthly meeting (held the first Tuesday of every month), and will respond within ten (10) working days after the review provided that the final plans are in accordance with the

requirements outlined below. The DRC may hold more than the regularly scheduled monthly meeting, as needed.

(d) Final plans shall include:

- (1) An approximate time schedule indicating starting and completion dates of the Dwelling, utilities hook-up and completion of landscaping work.
- (2) Site plan, as prepared for the preliminary submittal, with final designation of all elements. (at no smaller than 1' = 20') showing building location, including accessory Improvements, driveway, parking, utility connections and grading plan, including **proposed** topography at contour intervals of 1' with a base datum of sea level over the total Lot and extended 50' outside the Lot on all sides.
- (3) Exterior elevations as prepared for the preliminary submittal, with final designation of all elements.
- (4) Floor Plans, as prepared for the preliminary submittal, with final designation of all elements.
- (5) Documentation of how the DRC will be informed of foundation design. **Foundation design shall meet City of Greeley building code.**
- (6) Documentation of how the DRC will be informed of roof design.
- (7) Samples of all exterior colors and materials, including actual brick or stone samples, color chips, window and glass specifications, and example of roofing material if other than that specified in the design guidelines.
- (8) Wall section and details of fireplace and exterior stairs and decks.
- (9) Documentation on timing of landscape plan submittal and implementation of landscape construction. Complete landscaping plan, including areas to be irrigated. Full description of plan and landscaping materials.
- (10) Cross section of structure indicating **proposed** grade lines in the site. Show grade elevations of street, main floor and top of roof.
- (11) A perspective (sketch) of the structure sufficient to illustrate design characteristics.

(e) Engineering certification of foundations and the securing of a building permit are the responsibility of the Owner and/or Builder. Construction documents (working drawings and specifications) are to be in accordance with the design approved in the final submittal.

**Construction shall not commence until all of the above requirements are satisfied.**

Additional construction to a Dwelling and/or changes after completion of an approved structure must be submitted to the DRC for approval prior to initiating such changes and/or additions.

B. Resubmittal of Plans

In the event of any disapproval by the DRC of either a preliminary or a final submission, any resubmission of plans will follow the same procedure as an original submittal. If a lot owner believes the decision by the DRC is felt to be unjust, a request may be submitted in writing to the DRC within seven (7) days of the date of notification of the decision for a special hearing. This request shall contain the reasons why the decision is felt to be unjust and any other explanatory material which would be helpful to the DRC in reviewing the situation. A meeting of all parties concerned will be arranged when warranted and the decision of the DRC at this meeting or subsequent to reviewing this material will be final.

#### C. Work in Progress

The committee may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval of the DRC of work in progress or compliance with these Guidelines or the Declaration.

If, during the course of construction, changes occur to an Improvement which cause it to be significantly different from the approved documents, a request for approval of these changes shall be submitted to the DRC by furnishing two (2) copies in the following manner:

1. A written statement giving the reason such changes are desired.
2. A complete description of the change, including drawings, specifications and any other descriptive material required by the DRC.
3. In the event of disapproval of the changes, resubmission of plans or request for a special hearing shall be in accordance with paragraph 2 above.

#### D. Completed Work

1. Upon completion of any Dwelling or other Improvement for which final approval was given by the DRC, the Owner shall furnish a copy of the Certificate of Occupancy to the DRC.
2. Within such reasonable time as the DRC may determine, but in no case exceeding ten (10) days from receipt of such written notice of completion from the Owner or its duly authorized representative, it may inspect the Improvements (Dwelling). If it is found that such work was not done in strict compliance with the final plan submitted or required to be submitted for its prior approval, it shall notify the Owner in writing of such non-compliance, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.
3. If, upon the expiration of thirty (30) days from the date of such notification by the DRC, the Owner shall have failed to remedy such non-compliance, the DRC shall notify the Owner and may take such action to remove the non-complying Improvements as is provided for in the Declaration.
4. If, after receipt of written notice of completion from the Owner, the DRC fails to notify the Owner of any failure to comply with its directives within the period provided in Paragraph 4B above, the Improvements shall be deemed to be in accordance with the approved plans.



E. Right of Waiver

The DRC reserves the right to waive or vary any of the procedures or standards set forth in these Design Guidelines at its discretion, for good cause shown.

F. Non-Liability of the DRC and Developer

Neither the DRC nor the Developer, or their respective successors or assigns, shall be liable in damages to anyone submitting plans to them for approval or to any Owner by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every Owner or other person who submits plans to the DRC for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the DRC or Developer to recover damages.

G. Enforcement

These Standards may be enforced by the DRC or the Association or the Developer as provided in the Declaration.

H. Grading, Dimensions and Elevations and Other Information Submitted by an Owner

Any Owner submitting plans for preliminary or final approval to the DRC shall be responsible for the verification and accuracy of all Lot dimensions, grade, elevations and the location of the key features of the natural terrain. Each Owner shall certify to the accuracy thereof before the DRC will undertake its review.

**Article VIII: Amendments**

The DRC shall have the right to amend and modify these standards at any time in its sole discretion. Copies of all modifications or amendments shall be sent to each owner of record within 30 days after their adoption; provided that no modifications or amendments hereto shall adversely affect any previously approved plans.

Pumpkin Ridge  
Design Review Committee

## Reference Chart of Relevant Facts

Required for all Single Family Detached Homes:

Minimum Square Feet of Finished Space Above Grade

1 Story 1100 Sq Ft

2 Story 1400 Sq Ft (**minimum 650 Sq Ft main level**)

Tri-Level 1400 Sq Ft (**minimum 650 Sq Ft main level**)

Required for all Attached Homes:

Duplex Attached Homes

1 Story 900 Sq Ft

2 Story 1200 Sq Ft

Block 6 Lot 7

Block 7 Lots 1-5

Block 8 Lots 1-12

Block 9 Lots 1-5

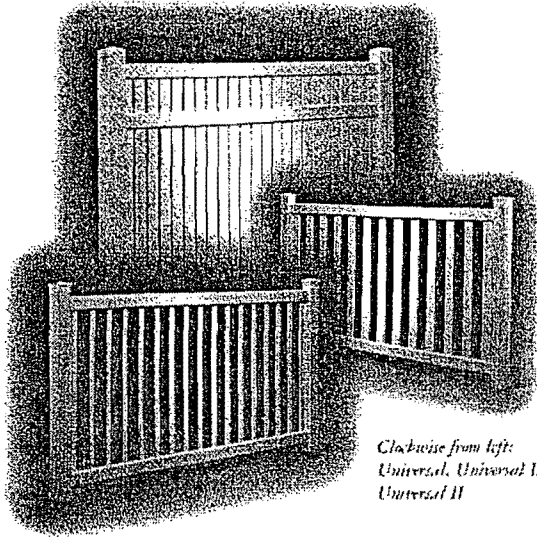
Block 10 Lots 6 & 7

Block 11 Lots 6-13

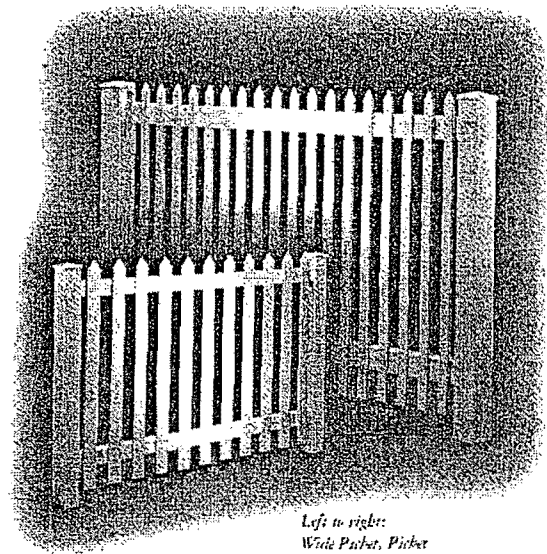
Block 12 Lots 6 & 7

Block 13 Lot 23

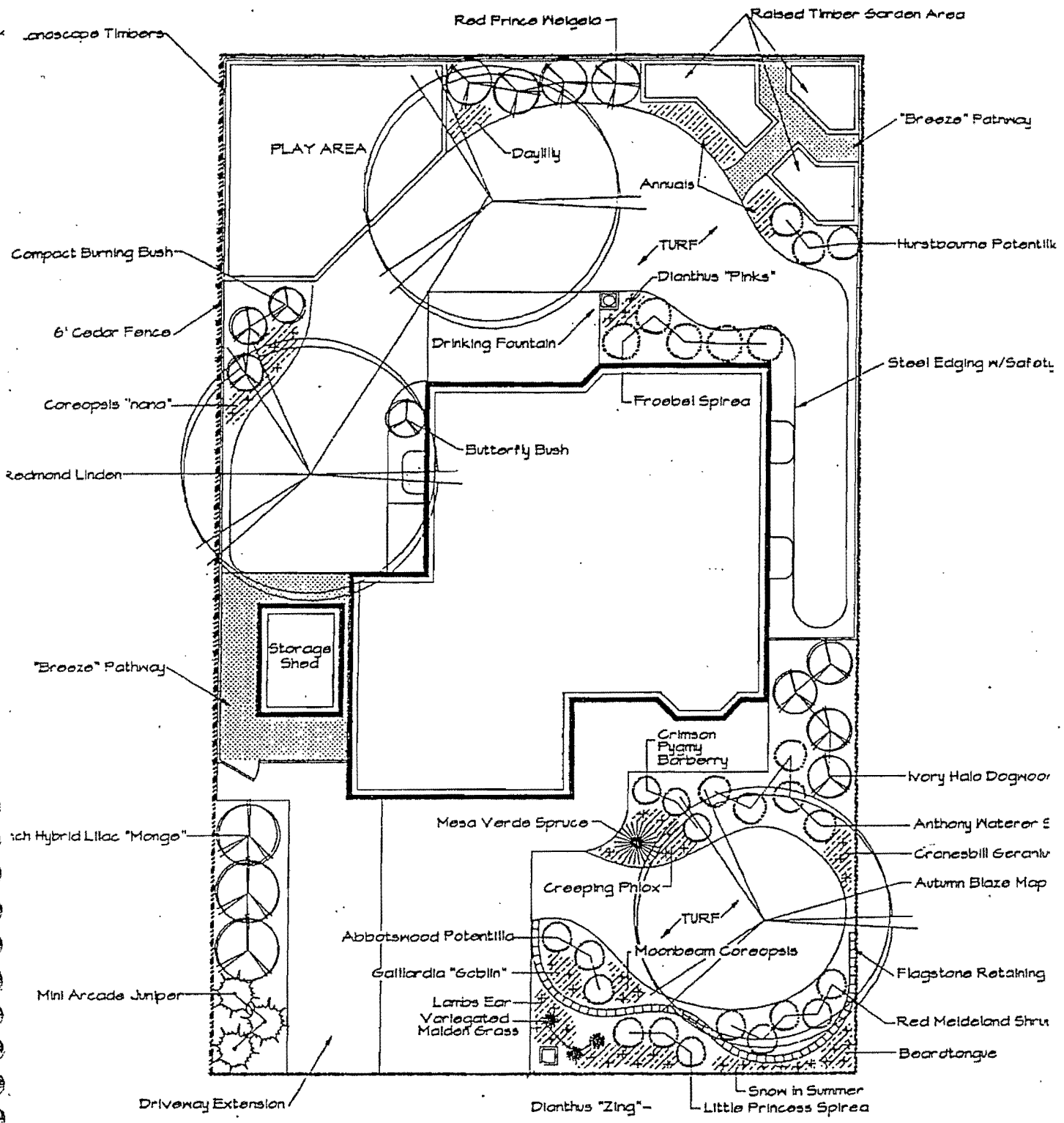
# Fencing Sample



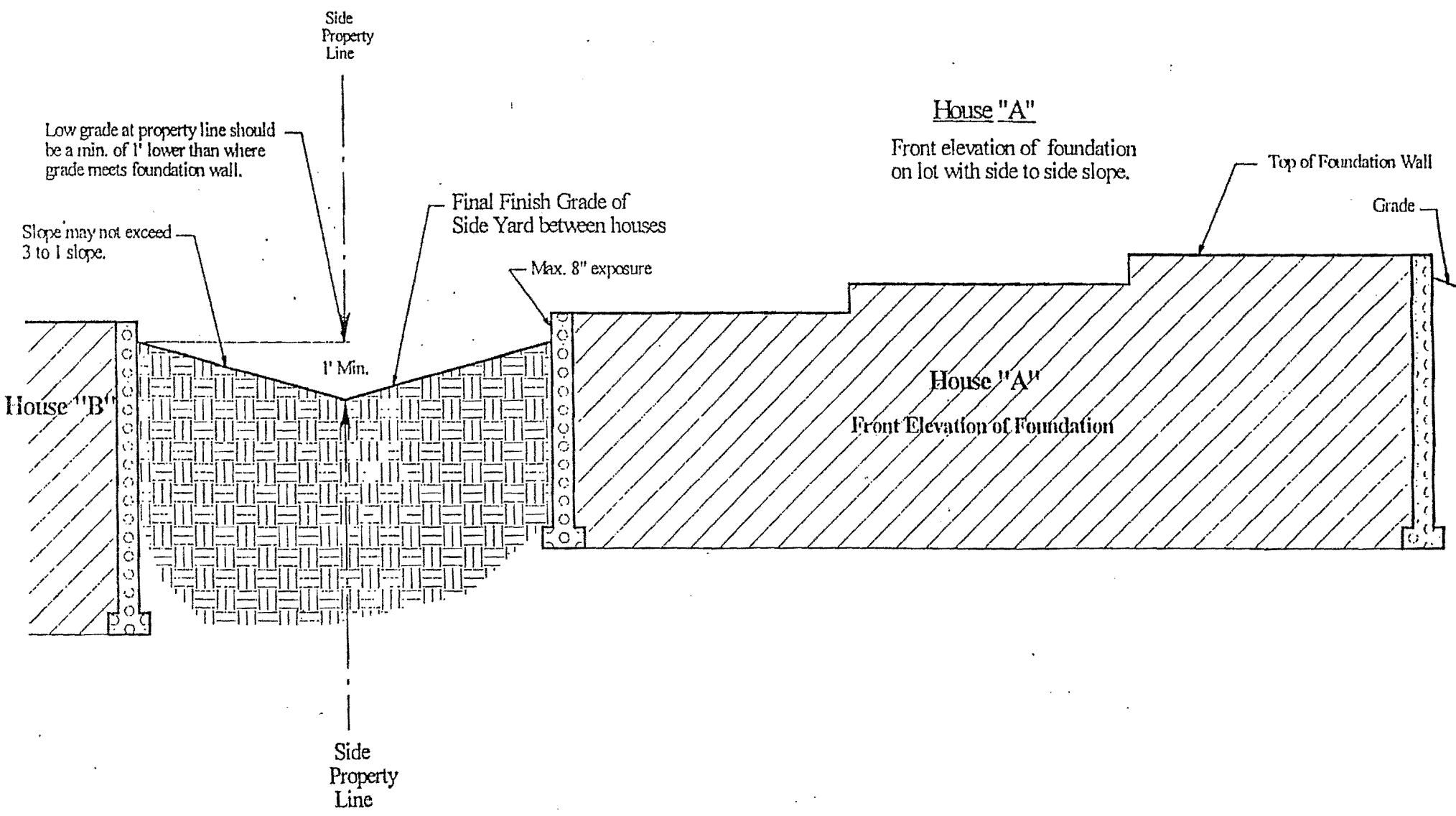
*Clockwise from left:  
Universal, Universal III,  
Universal II*



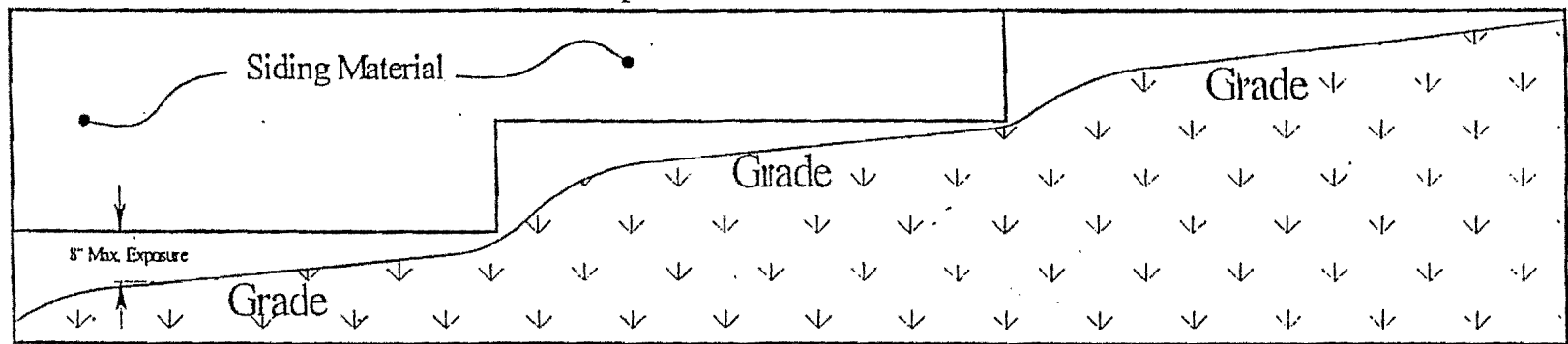
*Left to right:  
Wide Picket, Picket*



**SAMPLE LANDSCAPE PLAN**

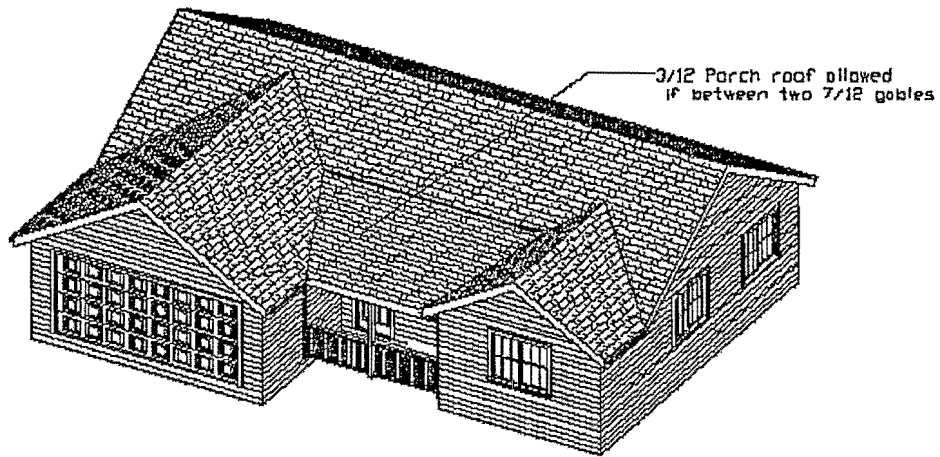


Top of Foundation Wall

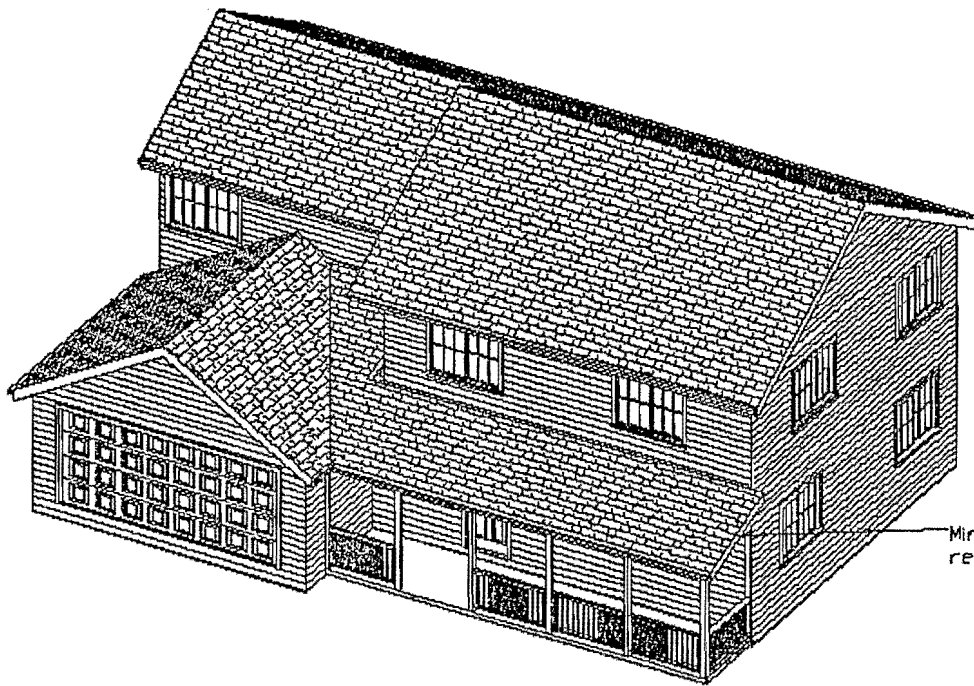


Foundation Plan

# 3/12 Roof Pitch Sample



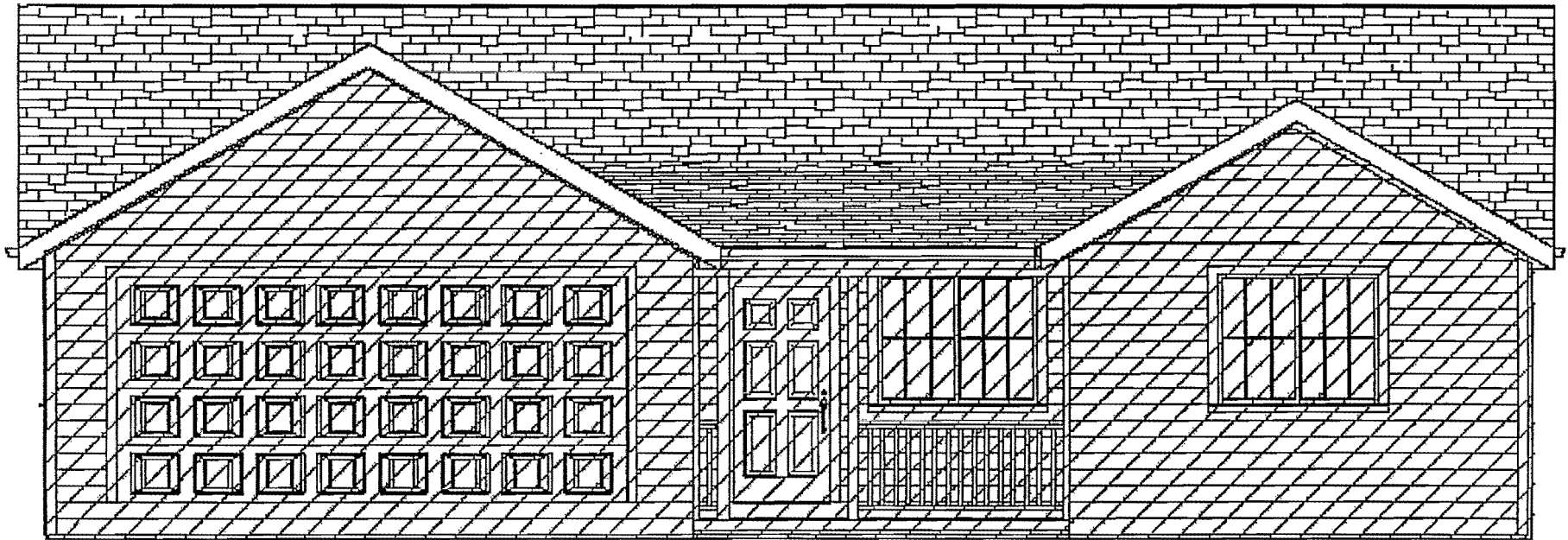
# 4/12 Roof Pitch Sample



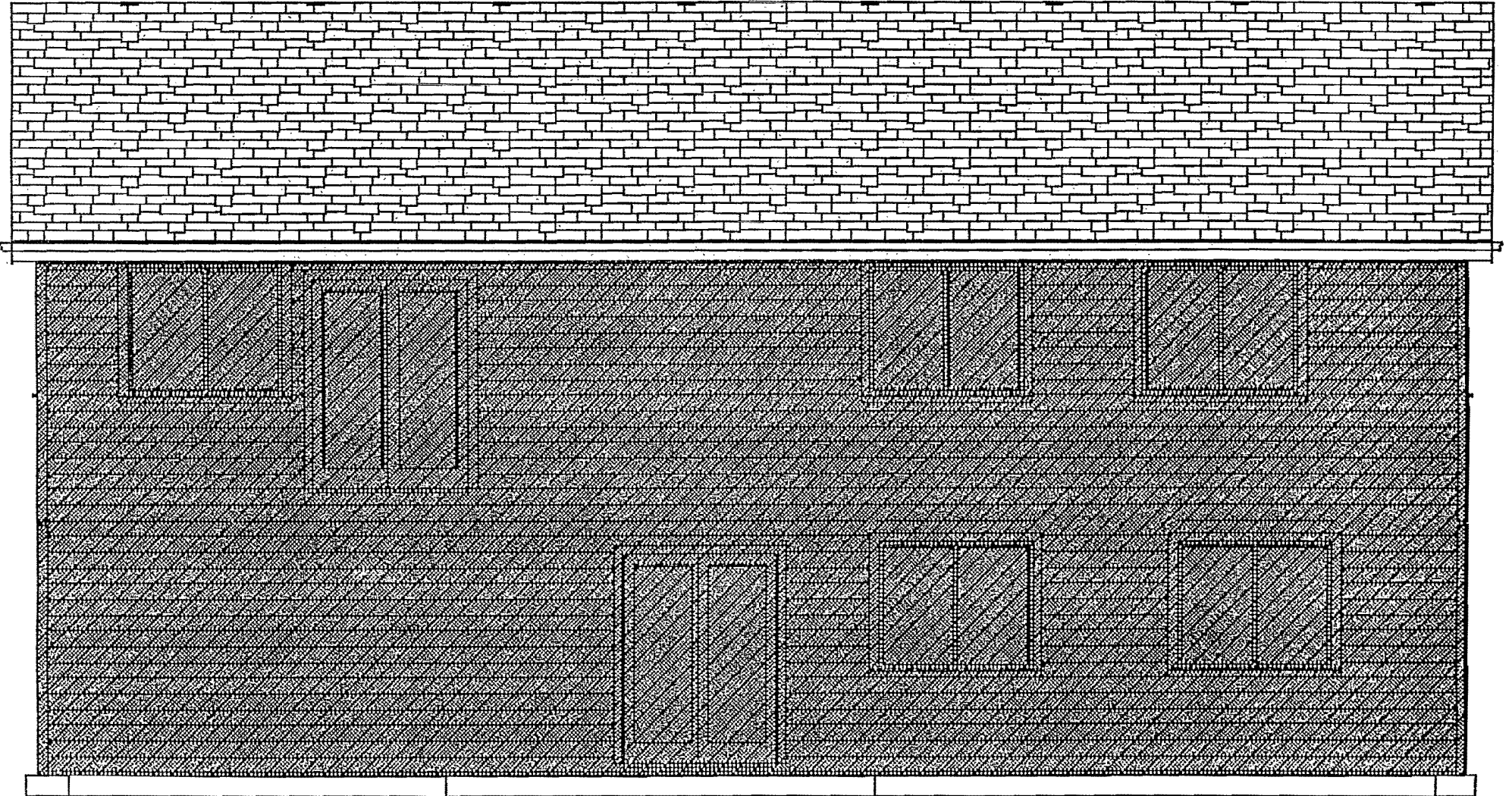
Minimum 4/12 Roof pitch  
required if open ended



# Shaded Areas are Samples for Front Brick Calculation



# Shaded Areas are Samples for Rear Brick Calculation



# Shaded Areas are Samples For Side Brick Calculation

