

Owl ridge Architectural Standards (3/14/07)

Architectural Control Committee (ACC): The ACC shall be appointed by the Declarant (Developer) until the Association takes over as prescribed by the Declaration. The ACC shall have sole discretion over plan approvals. In the event of non-performance the ACC shall have the power to stop work and/or to issue a hold on Certificates of Occupancy as issued by the City of Greeley.

Submittal Fee: Each plan submittal shall require a \$200 review fee. Plan review will be based on a published checklist of requirements. In the event of plan deficiencies, red lined suggestions will be provided to make said plan acceptable to the ACC. Review fees for repeat submittals of the previously approved plan may be reduced at the sole discretion of the ACC.

Architectural Elevations: Acceptable elevations will include multiple design elements from the Colorado Craftsman Architectural Style. Covered porches and outdoor living spaces are strongly encouraged. Buyers are encouraged to submit plans prior to purchase for pre-approval of elevations. There shall be no charge for informal review of elevations; however said reviews shall not be conclusive.

Square Footage Minimums (All Finished SF shall be measured above grade)

Owls Nest (lots 16-44, Block 4: Minimum 1400 SF on ranch style and 1800 sq ft on multi-level.

Owl Hollow (lots 1-12, Block 4, lots 1-24, Block 5) : Minimum 1500 SF on ranch style and 1900 sq ft on multi-level)

Owl Hollow Open Space Lots (Blocks 6 and 7): Minimum 1600 SF on ranch style and 2000 sq. ft on multi-level.

Patio Homes (Burrows and Owl Ridge Crossing): Exclusively by Jennifer Homes LLC and with standards other than herein. These projects have a different Declarant.

Garages: A minimum three car attached garage is required. In the event that frontage will not allow three bays, a tandem (2 car deep) will be acceptable. In the event of severe site constraints the ACC will consider an oversized two-car configuration of no less than 650 total SF. Garage door windows appropriate to the respective design style are strongly encouraged. Sunburst or radius top windows are expressly prohibited.

Roofs: Minimum roof pitch shall be 5:12 exclusive of porches or architectural features. Minimum roof overhangs to be 12" or as approved by ACC. All shingles to be 30-year warranted dimensional composition. All shingle colors to be Weathered Wood, Rustic Black or equal.

Siding: Lap siding with maximum 7" reveal. Cottage-lap or simulated lap siding may be acceptable subject to written approval. No Vinyl Siding; No log or exposed wood siding unless used as an approved architectural accent.

Stucco: Stucco must have architectural bump-outs at belly band and windows. 2' sidewall returns are required when a stucco front elevation is used. A Masonry wainscot is required with all Stucco Front Elevations.

Windows: All windows must be single-hung, double hung, casement, or fixed glass. Horizontal sliding windows are expressly prohibited above grade.

Masonry: Minimum of 30% of the front elevation shall have masonry or synthetic stone wainscots. Masonry abutting exterior corners shall wrap around the corner a minimum of 2 feet. Full masonry elevations shall include significant architectural detailing as approved by the ACC.

Colors: All exterior colors shall be Organic Earthtones or White. Pastel colors including shades of yellow, blue, pink, mauve, are expressly prohibited. Gutter colors must match the window frame color.

Outbuildings: Outbuildings, auxiliary structures, or storage sheds of any kind are expressly prohibited. Playhouses or outdoor Hot Tub Gazebos may be allowed subject to ACC approval.

Fences: All fences shall be tan vinyl to match the color of the Developer provided fencing in the project. Maximum fencing height is 5'. Fencing adjacent open space shall consist of 4' high three-rail vinyl as provided by Declarant. All fencing shall be submitted to the ACC for written approval prior to installation. Any Declarant provided fencing shall be maintained by the property owner.

Minimum Setbacks: All setbacks shall be per City of Greeley codes. Cul-de-sac front setbacks have been designed at 35' and deeper driveways for on-site parking is strongly encouraged for these lots.

Landscaping: All front yards must be landscaped at time of certificate of occupancy. Landscape plan must be submitted before installation. Installation of separate sprinkler pit adjacent to the meter pit is required by builder. In the event of weather delays escrowed funds or bond may be provided to the ACC.

The above is a preliminary summary of and is not all-inclusive. Complete documents are under preparation.



Owl Ridge

Target Design Elements (10/1/05)

Colorado Craftsman Architecture Style

Concrete

- Split Driveways with softscape between ribbons
- Softscape pockets to minimize three-car driveway concrete
- French Curve third driveway to add softscape at curb
- Bordered sidewalk finishes
- Steps located at porch entry, not at entry threshold

Carpentry

- Eave Corbels
- Extended Overhangs
- Exposed or painted wood faux trusses
- Covered Porches
- Porch Column Treatments; Peeled log Columns or Accents
- Post and Beam Porch Framing
- Dormer windows for two-stories and Ranch Vaulted Ceilings

Masonry

- Stone (or Synthetic) Wainscots
- Stone or Brick Columns
- Use of Concrete Pre-cast elements with Brick for contrast
- Chimney Veneer/Chimney Caps

Windows & Doors

- Creative use of Window Grids (prairie, top grids only, transom grids)
- Single/Double Hung, casements, Awning, or fixed glass (no horizontal sliders)
- Picture windows with smaller operables/less screens in non-egress areas.
- Ribbon windows above bed walls
- Stained or Beveled Glass Accents
- Same color windows materials as Trim color
- Sensitivity to exterior elevations/views
- Feature Front Door with decorative glass
- Craftsman Garage door Windows (no sunburst or wagon wheel windows allowed)

Siding

- Lap siding not to exceed 7" reveal
- Shingle or other Gable End wall treatments
- Water Table/Belly Bands, Eave Bands
- Oversized window trim; Header and/or Sill treatments

Electrical

- Non-glare exterior lantern lenses: seeded or milky glass; can lights away from decorative locations
- No motion detector activated flood lights