



## Architectural Standards & Guidelines

# Monument Ridge Estates

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### Introduction and Design Philosophy

To achieve the highest quality of development and construction and to ensure lasting value within the Monument Ridge Estates community, all property Owners within the Monument Ridge Estates Community will benefit from the application of certain architectural standards and guidelines. These standards and guidelines have been adopted by the Architectural Control Committee (ACC) and are intended to facilitate harmony from one dwelling to another and from each dwelling to the surrounding landscape. Further, it is the purpose of these guidelines to promote good design, quality of workmanship, the appropriate use of materials and the thoughtful selection of colors. The ACC wishes to preserve as much individual freedom of design as possible for each Owner without diminishing the overall quality and harmony of the community.

The Monument Ridge Estates design philosophy is derived from the physical characteristics found within the Grand Valley area which includes broad horizontal land masses contrasted with flat valley floors and accented with vertical rock outcroppings. Housing within the context of this natural setting should complement the landscape in terms of massing and design and respond to its climatic conditions using enduring, low maintenance materials and building elements designed for the high desert environment.

Therefore, broad horizontal roof lines that emulate the horizontal nature of the terrain that, provide shade against the sun and that shed rain with finish materials that reflect the subtle colors of the indigenous landscape are preferred over clipped eaves, steeply peaked roofs and brightly colored finishes. Strong, substantial columns and supports that indicate permanence and quality are preferred over thin, weak-appearing supports. Mixing of materials, textures and colors that add value and reinforce the architectural style of the house is recommended. Use of sustainable building practices including energy efficiency, resource conservation, and material recycling and conservation is strongly encouraged.

# Architectural Standards and Guidelines

## 1) Building Setbacks and Minimums:

- a) All Lot corner monuments have been set to establish dimensions for the required building setbacks and must be adhered to.
- b) All Dwellings are required to have enclosed garages to accommodate a minimum of two cars and a maximum of three cars, plus concrete surface for additional cars, which must also be used for garage access from the street.
- c) **The total finished living area:** Any main structure shall be a minimum of 2,000 square feet for single story dwellings and a minimum of 2,300 square feet for two story types, excluding open porches, garages, and basements.

**2) Geotechnical Requirements** Prior to commencement of the construction of any improvements on any Lot, the owner shall submit written confirmation from a Colorado licensed engineer of compliance with the requirements regarding foundation, drainage and grading of the Huddelston & Berry Subsurface Exploration Report, a copy of which is available on the Monument Ridge Estates HOA Website and made a part of these guidelines. The compliance with the requirements shall include but not be limited to a minimum 6 foot depth exploratory excavation pit to allow site specific geotechnical soils reports. The written confirmation of compliance with the requirements shall be submitted to the ACC along with the balance of the architectural plans and specifications required. No construction shall commence without written approval by the ACC.

## 3) Roofs, Patio, Deck and Trellis Structures:

The roofs shall have a minimum pitch of 3 in 12 and a maximum of 8 in 12 pitch except for flat roofs approved by the ACC. Roof materials shall be covered with either premium asphalt shingles, earth-tone color tile and/or built-up and single ply membrane roofs where approved by the ACC. Hipped-roof style and character are encouraged along with a harmonic and integrated roofscape. Large gable ends will be accepted with the use of wood board and baton, vents or false window detailing to break up expanse. All patio structures installed shall blend with and compliment the principal Dwelling. No aluminum or plastic patio roofs shall be allowed. All attached or detached trellis or exterior deck structures shall require ACC approval. Deck or trellis vertical posts and supports shall be a minimum 6 inches square although larger support sizes are encouraged.

### **Roof Design:**

- Roof forms should provide for a horizontal, human scale, with modest accents in height.
- Combinations of hip and gable roofs are encouraged.
- Roof lines should cascade into the foreground as projected from the primary building wall surface.
- See Diagram #1.

### **Roof Finish Materials:**

- Composite “architectural” grade shingles with deep shadow lines and texture are preferred. A minimum 30-year durability rating is allowed, 40 year or more preferred to provide more shadow profile.
- Tile roof finishes are encouraged. Barrel and flat are acceptable.
- Color: The following premium asphalt shingles (30 years minimum) are approved: Manufacturer: Tamko “Heritage Series” or Owens Corning “Oakridge Series” or better. Colors approved: Weatherwood or Natural Timber. Other colors may be approved by the ACC under special circumstances. Roof colors should compliment house colors. Variegated color patterns are preferred with a minimum 1/3 to 2/3 color mix ratio. Solid color roofs are prohibited.

#### **Windows and Doors:**

- Window and door design and detail shall be consistent and aligned in their horizontal and vertical elements.

#### **4) Building Height & Design:**

Building height means the distance measured from the first floor finished elevation at the front door entry level (not to exceed 40 inches above the main level top of concrete foundation at the front door to the highest possible point of a structure *except* that chimneys, flues, vents or similar structures may extend 2 feet above the specified maximum height limit subject to ACC review (see Exhibit A for minimum and maximum allowed top of concrete at main level and allowed house type). Reasonable effort shall be made to incorporate front elevation design elements that break up the roof and façade at the rear of all homes. The ACC 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.

#### **Eave Projection, Fascia and Soffits:**

- Roof eaves shall be a minimum of 24 inches in depth. Exceptions may be approved by ACC.
- Fascia shall be at least 8 inches in width and provide double trim layers or gutter in lieu of the second layer of trim for maximum shadow line effect. All gable fascia must have double trim layer.
- Soffits may be finished with wood, stucco, manufactured hardboard, or metal soffit materials including vents. Color to match field or fascia colors.
- See Diagrams #1 & #2 for required minimum dimensions and suggested scale

**5) Color** The color of all exterior materials shall be subdued earth tone colors that will blend with the colors of the natural landscape. Muted earth tones, primarily in hues of heather, brown, tan, or warm gray, are recommended, however, occasional accent colors used judiciously and with restraint may be permitted. Exterior Color Schemes #1 through #6 attached hereto are approved color schemes by the ACC and can be simply attached to the Color Sample Board sheet. Other color schemes may be approved that are consistent with these color ranges. Use of white exterior windows, doors, and soffits are prohibited. Only one color for each of the field and trim is encouraged. **Garage doors shall match the primary field color or trim color.** All window and gutter/downspout colors shall be submitted for ACC approval. Exterior trellis structures, deck railings, spindles and visible deck trim boards shall be stained or painted to blend or compliment the field color of the house or left un-treated to weather naturally. Colors which unduly contrast with the surround landscape may be prohibited by the ACC.

**6) Exterior Surfaces & Materials** Exterior surfaces shall be generally of natural appearing materials such as stucco and stone that blend and are compatible with the natural landscape. Reflective materials and surfaces are prohibited. Low “E” glass is allowed. Siding material is discouraged but may be allowed for specific small accent areas subject to ACC review and approval. Metal or vinyl siding is prohibited. Metal

soffit may be allowed subject to ACC approval and, if approved, must be installed in a professional manner without “dimples” or “oil canning”. The use of exterior masonry materials of approved stone shall cover at least 30% of the area calculated for the first-floor front street façade excluding windows, doors, and garage doors. Column bases shall count as part of the 30% requirement. All corner lot Dwellings shall comply with this minimum requirement for all façades facing both street orientations. All side lot facades shall have the masonry wrapped around the corner a minimum 3.0 feet from the edge of the front façade. In the event of damages or changes to the exterior finish and/or fixtures (including, but not limited to stucco, lighting, gutters, landscaping and fencing), said finish/fixtures shall be repaired or replaced within thirty (30) days of damage or change. Failure to do so will result in the lot being out of compliance and mandated penalties will commence.

**Stucco:**

- Type: Traditional or synthetic.
- Coverage: A majority of the exterior finish on a home shall be stucco. Accent materials shall also be provided per the guidelines and approved by the ACC.
- Colors: Muted earth tones. Darker tans and warm grays primarily.
- Textures: Stucco texture shall be approved by ACC. Heavy, defined stucco textures are preferred; fine sandy finishes are discouraged.
- Banding/Eyebrows: Banding and eyebrows around windows and doors is required and may be used to accent a building or column base and around garage doors. Ornamental banding may be approved by ACC. Ornamental banding should avoid a “contrived” design pattern, such as an animal or plant figure, false key stones and false niches. Door and window bandings must be a minimum of 4” in width, with 6” being preferred. Eyebrows/headers/lintels should be a minimum of 8”, up to 12”.

**Brick:**

- Use of brick is prohibited.

**Wood Accents:**

- Cedar siding, peeled logs, exposed rough sawn timbers, beams, braces, rafter tails and similar applications are encouraged with appropriate protective measures (stains and sealants).
- Hardboard (cement fiber), vinyl, metal and other siding materials that emulate wood are prohibited.
- See Diagrams #4 & #5.

**Stone:**

- Type: Natural or synthetic (cultured) stone is acceptable.
- Coverage: At least 30% of the street (front and side if on a corner lot) façade area calculated for the first-floor front street façade, excluding windows, doors, and garage doors. Stone elements on the rear of the building are encouraged.
- Design use: The stone shall be used to accent projected architectural features (such as bays, insets, etc.), to form a structural base line for the home grounding it to the site and on columns (either the entire height of the column or to form a structural base). Historically, stone has been used as a structural material in construction; therefore, the application of stone in a design should convey an appearance of being structural rather than contrived. Contrived uses, such as a door or window trim, decorative infill in wall niches, spotted applications attempting to replicate a worn-through “old world” stucco wall, and uses which by common sense indicate a non-structural appearance are prohibited.
- Logical termination: Stone wainscots, column bases, and other architectural uses shall be provided with a logical termination, horizontally and vertically. Horizontal terminations shall be into an

architectural element such as a window, pilaster, wall, or the like. Vertical terminations shall be into an architectural band or cap stone.

- See Diagrams #1, #2 & #3 for required minimum dimensions.

**7) Accessory Buildings:** All accessory/storage structures shall be located within the rear building envelope. Walls and roof material and color shall be the same as the principal dwelling. Accessory/storage buildings must be approved by the ACC.

**8) Fencing:**

**a) General:** Fences are not required. Whenever possible, it is encouraged that plant materials are incorporated into the fencing scheme. No fence of any type shall exceed six feet in height above finished grade. All fences shall be constructed in a professional manner and shall be properly maintained. All fences shall be at least five (5) feet farther away from the street than the face of the principal Dwelling. On a corner lot which faces public streets on two distinct orientations, one fence must be set back (5) feet or more beyond street face of the Dwelling.

**b) Privacy Fences:** Solid 1"x 6"x 6' butted vertical cedar boards shall be used for privacy fences. Cedar privacy fences shall be allowed to weather to a natural color or shall be clear sealed. The individual 1" x 6" butted vertical cedar fencing shall be applied on the public street side of the rails, whenever possible. The use of double-faced fences is encouraged along property lines which are common to two or more lots. All six-foot fencing shall be supported by a minimum 4" x 4" vertical wood post set in concrete. No vinyl or metal fencing material shall be allowed for perimeter fencing visible from public streets, common areas and adjoining lots.

**c) Ornamental Fences:** Ornamental fences used for landscape enhancement, safety, retainage, wind protection, and building code requirements may utilize other materials and colors upon written approval of the ACC. Such fences, when constructed in an open fashion, such as a rail fence, shall not exceed four (4) feet in height or, when constructed in a solid fashion, such as a masonry fence, shall not exceed two and one-half (2.5) feet.

**d) Fences:** Fences are not required and may be installed shorter than maximum height so long as they retain the required styles.

**9) Trash Enclosures/Flag Poles/Basketball Boards/Gazebos:**

**a)** All permanent trash enclosures shall be attached to the principal Dwelling and shall be screened from public view.

**b)** A temporary trash container of adequate capacity shall be required for construction waste and shall be properly maintained during the entire construction period and adequately covered with a secured tarp at night.

**c)** Basketball boards, satellite dishes, gazebos and all other structures not specifically noted in the ACC guidelines require ACC approval, including but not limited to, location, design, color and height. In any case, gazebos shall be within the rear portion of the lot. Satellite dishes must be located on the roof of the principal dwelling. **d)** Flagpoles are not allowed due to the potential for nuisance noise to adjacent neighbors. A maximum of two (2) standard flag brackets may be attached to the

front or rear of the Dwelling. Flags are limited to a maximum of 3' x 5' and may not touch the ground. If an American flag is flown, homeowners will follow standard flag etiquette regarding lighting, handling, and care.

#### **10) Building Projections:**

- a) No roof mounted mechanical equipment shall be allowed.
- b) All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, gas meters, porches, railings, and exterior stairways shall be painted or stained to match or blend with the color of the surface from which they project, or shall be an approved color.
- c) Building eave projections shall not exceed more than three (3) feet beyond setback restrictions. All main entry porch setback encroachments shall be subject to the City of Grand Junction regulations.
- d) All gas and electric meters and utility panels shall be located at least six (6) feet back from the front yard corner of the principal Dwelling and painted to match the adjacent wall surface.

#### **11) Site Drainage and Grading:**

- a) A site drainage and grading plan shall be prepared by a Colorado Licensed Engineer. This plan shall be developed so as to minimize disruption to the natural drainage patterns of the Lot. Discharge shall not be directed to adjoining Lots, unless approved by the ACC, nor shall any condition be created that could lead to soil erosion on the Lot, Common Areas or Open Spaces. All lots shall be regraded to maintain the original drainage pattern and flows with Type A, B or C patterns, as provided in the Construction Drawings.
- b) **The Owner and Owner's contractors:** Are required to prevent any erosion to occur along the bluff line of each Lot adjacent to the bluff and escarpment areas or any area beyond property lines. Black silt fencing must be installed on both sides and rear of lot prior to any construction, and maintained throughout entire construction period, per City of Grand Junction Storm Water Management Plan (SWMP) Regulation, Section 13.28.030. Straw barrier mats shall be used when needed on slopes.
- c) A required minimum to maximum top of foundation elevations are noted in Exhibit A to these guidelines and shall be adhered to and noted on the site plan and architectural plans submitted to the ACC. Variances may be granted by ACC to accommodate improved drainage on lot and/or adjacent improved lots.

**12) Garages** Visual impact of garage doors shall be minimized by such measures as, but not limited to siting of the Dwelling, garage orientation to the structure, protective overhangs, projections, special door facing materials, architectural design and/or landscaping. No garage door shall exceed ten (10) feet in height. If a three-car garage is planned, a minimum building offset of 2.5 feet shall be required between the one car bay and the remaining two bays. The range of offset of the one car garage shall be approved dependent on the façade texture and roof treatment of the garage elevation. **The color of the garage door shall match or compliment the primary field color or the trim color of the house.**

**13) Foundation Walls** Any exposed foundation walls shall be painted or finished to match the upper exterior field color of the Dwelling unit. Exposed foundation walls shall not exceed 12” in height unless approved by the ACC.

**14) Exterior Mechanical Equipment** All exterior ground level mechanical equipment, including but not limited to HVAC condensing units, shall be either incorporated into the overall form of the Dwelling or be permanently screened from public view by a material approved by the ACC. In addition, the incorporation of plant materials or other landscape elements is encouraged.

**15) Exterior Lighting** Decorative, building lighting shall not have lamps (bulbs) exceeding 40 watts and shall not cause unreasonable glare when viewed from the street, adjacent property, or common areas. Glazing in lighting fixtures shall be frosted, smoked, screened or louvered so as to minimize glare to the greatest extent possible. Exterior building down lights shall be encouraged to minimize or eliminate light source glare. Manufacturer’s colored light fixture cut sheet shall be provided with application.

**16) Realtor/Builder Signs and Pennants** All realtor and builder signs shall comply with the recorded Covenants, Conditions and Restrictions and HOA adopted “For Sale” Sign Rules and Regulations adopted 6/24/08. Use of temporary or permanent pennants or streamer flags is prohibited within Monument Ridge Estates. Realtor and Builder signs must always be maintained in good condition. **If a sign is allowed to fall over or deteriorate for more than 72 hours, it will be removed, and an attempt will be made to notify lot owner. If not claimed by the lot owner/realtor/builder within 30 days, it will be destroyed without any further notification to lot owner/realtor/ builder.**

**17) Recreational Vehicle Screening/Enclosures** Storage of all of recreational vehicles shall strictly comply with Paragraph B)2) of the First Amendment to the Declaration of the Covenants, Conditions and Restrictions of Monument Ridge Estates Subdivision and shall be approved by the ACC.

**18) Regulatory Entities** All construction and improvements shall comply with pertaining rules and regulations of the City of Grand Junction and other regulatory entities; nothing contained herein shall be construed to constitute a variance thereof. All construction and improvements shall be in accordance with ACC approved plans and specifications.

**19) Compliance**

No applications will be accepted or approved if the property is out of compliance; including (but not limited to) past due assessments, fines, and liens.

PRELIMINARY