

DESIGN GUIDELINES

AND

RULES AND REGULATIONS

OF

CRYSTAL CROSSING HOMEOWNERS ASSOCIATION

HECKENDORF RANCH SUBDIVISION FILING 1

AMENDMENT NUMBER 1

DATED APRIL 17, 2017

The DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PLANNED COMMUNITY OF CRYSTAL CROSSING for Heckendorf Ranch Subdivision, Filing 1, Douglas County, Colorado, such Declaration was dated September 28, 2005 and was recorded with the Douglas County Clerk & Recorder on 09/29/2005 (Reception # 2005093075)

RECITALS

Pursuant to the above Declaration, Design Guidelines And Rules And Regulations Of Crystal Crossing Homeowners Association (Guidelines), dated December 5, 2011, were established and approved by the Design Review Committee and were recorded with the Douglas County Clerk & Recorder on 12/09/2011 (Reception # 2011077848). The Guidelines include Exhibit A which are intended to apply to Crystal Crossing At Castlemaine (Lots 32 through 55).

Pursuant to the Declaration, the Design Review Committee (DRC) shall establish the Design Guidelines and may publish, amend, and supplement them from time to time in an effort to maintain aesthetic elements benefiting the Community.

The DRC hereby amends and approves the following amendments (Amendment 1) to the Guidelines as follows. These additions, deletions and revisions shall supersede and prevail over the original Guidelines. Those provisions contained in the original Guidelines that are not amended herein shall continue in full force. This Amendment 1 applies solely to Crystal Crossing At Castlemaine Lots 32 through 55).

I. Introduction

1.1 Intent

The intent of the design criteria in this document is to promote good design elements, to provide architectural harmony and to create a quality environment, while encouraging and supporting freedom of expression and innovative design.

Heckendorf Ranch is a property with excellent views, unique site conditions and diverse topography, vegetation, with the outcome as a custom home community with no building of master plans, no duplication of plans and elevations. A custom design is required for each building lot. There shall be a site plan prepared and an address assigned to each set of plans submitted. All lots within Heckendorf Ranch require attention to detail in the sitting of homes, in order to insure compatibility with the surroundings, and integration of each home into a neighborhood with respect for the environment and other home sites. Special emphasis shall be given to the overall quality of the design, which should not favor the front of the home over the rear or side and will

promote the rural, country, prairie and mountain lodge feel with extensive use of stone, stucco, brick masonry, and/or timbers. Styles such as Craftsman, French Country, Farmhouse, Mediterranean, European, Mountain Lodge, and/or Eclectic are encouraged to provide architectural diversity. The intent is to avoid duplication of styles next door or across the street from each lot i.e. (two Prairie Style Homes next to one another is prohibited). It is incumbent on the applicant to review styles nearby before submitting to ensure compliance with the intent to have diverse styles of homes in the neighborhood. Additionally if there is an overabundance of one style, the applicant is encouraged to diversify the proposed elevations so there is not a monotony of architectural styles. Residences should be designed to include porches or design that compliments the rural country flavor. This philosophy and the standards herein apply to all site and building development in Heckendorf Ranch. These Design Guidelines provide direction for homeowners and builders in the planning, design and construction of all improvements, including building and landscape improvements.

1.2 Authority

The DRC reserves the right and has complete authority to determine the completeness of all applications and their subsequent submittals and make judgement decisions on all applications regardless of precedent perceived or actual within the neighborhood. The DRC may require improvements or revisions to plans, elevations, and/or finishes as deemed appropriate by the DRC for a specific application.

II. Design Review Process

2.1 Design Considerations

Ranch style homes must have a minimum of 2,500 SF finished on the main level of the home. A 2-story home must have a total minimum of 3,500 SF finished with a minimum of 2,000 SF on the main level of the home and a minimum of 1,500 SF finished on the second level.

The minimum number of bedrooms shall consist of at least 4 bedrooms in total, including the master bedroom. Secondary bedrooms shall be at least 150 SF or larger and contain a closet and access to a full size bathroom either shared (jack and jill), attached to the bedrooms or accessible from a nearby hallway within 10 feet from the bedroom or 15 feet from multiple bedrooms. The DRC encourages walk-in closets in all bedrooms.

At least one garage bay/stall of the 3 shall be a minimum of 26 feet deep (inside dimension- back wall to garage door). All additional garage bays shall be a minimum depth of 22 feet deep. No garage doors shall exceed 8 feet high and all door heights shall be the same height, unless approved otherwise by the DRC. Single garage doors shall be a minimum of 9 feet wide. No garage doors shall exceed 18 feet in width.

The use of exterior visible chimneys, towers, columns and other architectural elements is strongly encouraged.

The plans and elevations shall show the proposed locations of all exterior utility meters, exterior HVAC equipment, exposed landscape irrigation valves, sidewall vents, flues, etc. None of these items will be allowed on the front or street elevation(s).

The roof plan shall show all proposed roof vents and flues. These items shall be located on the rear and sides where possible to minimize visibility from the front elevation.

The DRC strongly encourages ceiling heights with a minimum of 10 feet or an average of 10 foot ceilings on the main floor of the home. Second level and basement/lower level ceiling heights shall be a minimum of 9 feet. Design/planning/coordination to minimize ceiling soffit drops for structural beams and ductwork is required.

The use of stone or masonry is required on all elevations of the home and must be used in an architecturally meaningful manner. Wrapping the home in a wainscot of stone or masonry does not constitute the intent of this stipulation. Variation of the heights of the various exterior materials is required.

Exterior roof overhang soffits shall be a minimum of 18 inches (horizontal dimension).

2.2 Preliminary Plan Submittal

The required site/grading plan and survey shall be shown at a scale of 1" = 10'. Both existing and proposed grading contours shall be shown with two foot contour intervals and significant spot elevations. The site/grading/survey plans shall show all proposed improvements including, but not limited to, property lines, structures, driveways, sidewalks, porches, decks, existing vegetated areas, streets, right of way, easements, platted/recorded setbacks, existing utility connection locations, routing of onsite utilities, exterior meter locations, and drainage ways. The preliminary application submittal shall include, as a minimum, the following:

- Preliminary Site/Plot Plan (24" x 36"; scale 1" = 10'). All submittal sheets shall contain the lot, block, filing number, street address, owner/builder, architect/engineer and date prepared.
- A Survey, prepared by a licensed surveyor, showing existing conditions at least 15 feet beyond all property lines, streets, utilities, right of ways, easements, platted/recorded setbacks, drainage ways, existing topography with two foot (2') contour intervals, and all existing vegetation.

- A Site Plan showing all proposed improvements, building locations dimensioned, driveways, sidewalks, parking areas and proposed grading with topography contours at two foot (2') intervals with significant spot locations.
- Architectural Floor plans and elevations (24" x 36"; scale 1/4" = 1'-0").
- The attached Preliminary Plan Submittal checklist completed.
- The applicant shall **submit two complete sets** of plans to the Design Review Committee. Incomplete submittals will not be reviewed by the DRC.
- Grading plan with improvements & clearly showing any existing vegetation to be preserved.
- Colored elevations of proposed architecture 4 sides and/or 3D color rendering.
- Material color board.
- Landscape plan.
- Fencing, retaining walls, & hardscape plans and details.
- Other items as maybe necessary and required at the request of the DRC.

2.3 Final Plan Submittal

After the DRC has reviewed and responded to the applicant on the Preliminary Plan Submittal, the applicant shall prepare a Final Plan Submittal application and submit such to the DRC. The Final Plan Submittal application shall include, as a minimum, the following:

- Final Site/Plot Plan (24" x 36"; scale 1" = 10'). All submittal sheets shall contain the lot, block, filing number, street address, owner/builder, architect/engineer and date prepared.
- A Survey, prepared by a licensed surveyor, showing existing conditions at least 15 feet beyond all property lines, streets, utilities, utility connections and onsite routing, right of ways, easements, platted/recorded setbacks, drainage ways, existing topography with two foot (2') contour intervals, and all existing vegetation.
- A Site/Plot Plan showing all proposed improvements, building locations dimensioned, driveways, sidewalks, patios, decks, parking areas, retaining walls, fences and proposed grading with topography contours at two foot (2') intervals with significant spot locations.
- Floor plans, foundation plan, roof plan and elevations (all sides) (24" x 36"; scale 1/4" = 1'-0"). The roof plan shall show all proposed chimney(s), roof vents, flues, overhangs, etc. The elevations shall show all utility meters, vents, HVAC equipment, landscape irrigation valves,
- A 24" x 24" material color board with adequate samples of all visible exterior materials/finishes (stone/masonry, stucco color and texture(s), roof materials/color, paint colors, exterior doors, garage doors, exterior light fixtures, etc.). The color board shall contain the owner/builder names, lot, block, filing, and street address.
- Colored elevations of proposed architecture 4 sides and/or 3D color rendering.

- Landscape plan (complete site).
- The attached Final Plan Submittal checklist completed.
- The applicant shall **submit two complete sets** of plans to the Design Review Committee. Incomplete submittals will not be reviewed by the DRC.

IV. Architectural Standards

4.1 Massing, proportion and scale

The Design Review Committee will carefully review massing proportions and overall scale of the building in relationship to the site. Attention to architectural detail will reduce building scale, increase individuality and diversity. Large, unbroken planes are not considered in keeping with the desired scale of the development. Therefore, the use of masonry on all sides to break planes, articulate facades, use of copulas, chimneys, gables, accent windows, arches, towers, turrets, as well as thoughtful changes in materials and color, wing walls, courtyards, terraced walls, covered entries, porches, integrated decks with well-designed and proportioned metal railings are examples of architectural elements encouraged and/or required as determined by the Committee in an effort to balance the architectural massing, scale and proportion of each home. This will avoid a three-story look that will be reviewed with disfavor by the Committee. Upper Levels shall respect bulk plane stepping or setbacks of the structure to reduce overall building scale with surrounding environment or neighboring structures. The Committee will also be reviewing the location, type, and size of door and window openings for their effect on proportion and continuity. All elevations of the home will be given equal importance and must maintain the continuity of the building massing and detailing.

4.2 Architectural Detail

Architectural detailing can make a substantial contribution to the individuality of a residence and to the sense of quality in the community. Thoughtful and consistent detailing, from the smallest to the largest component, lends integrity to each design. Each home shall have a defined main entrance, horizontal and vertical detailing that sets up a rhythm of design, scale and proportion that is inherent with the style of architecture. For example a prairie style home has hip roofs, horizontal planes that are accented with vertical elements such as windows with grids, chimneys, main entry to the home that rises above the main horizontal roof line. Additionally, the use of masonry will follow vertical accents to avoid the belt and suspenders look such as “a horizontal band of brick with a column on either side of the main entry door”.

V. Landscape Standards

5.1.1 Minimum Requirements

The landscape shall consist of a good balance of deciduous and coniferous trees and shrubs. A minimum of 5 trees shall be planted in the front and side yards and 3 trees in the rear yard. Deciduous trees shall be a minimum size of 2-1/2" caliper at the trunk base and coniferous trees (pines) shall be a minimum of 8' high. A minimum of 12-5 gallon shrubs shall be planted in the front yard and a minimum of 12-5 gallon shrubs are to be planted in the side/rear yards. Synthetic turf is not allowed. The DRC may consider and allow a small amount of synthetic turf to be installed in the rear yard, but only on a case by case variance basis. Large areas of bark or stone mulch will not be allowed unless professional xeriscape design concepts (trees, shrubs, ornamental grasses, ground covers, etc.) are included. The use of accent boulders is encouraged.

Minimum plant requirements are normally inadequate to satisfy substantial attention to foundation plantings, screening, privacy, entry sequence and functional shade or softening of architectural lines. The DRC reserves the right to require additional landscaping in order to address adequate coverage, address aesthetics, and overall development impacts on surrounding properties. There should be a balance between evergreen and deciduous plant material. At least 30-40% of the proposed trees & 25% shrubs should be evergreen to provide seasonal interest 12 months a year.

VII. Construction Period Regulations,

7.3.12 Construction Period

Construction shall be substantially completed and a certificate of occupancy shall be secured by the builder within 12 months of the date that the original building permit was issued by the Town of Castle Rock. Should the Lot Owner/Builder not have completed the home construction as described above, the DRC may assess the Lot Owner a fine amounting to \$1,000 per month until the home is substantially completed and a certificate of occupancy is obtained.

The landscape shall be substantially completed within 4 months of the date of the certificate of occupancy of the home and site improvements. Winter planting limitations shall be considered. No extensions will be allowed due to the winter season planting limitations, unless approved by the DRC. If landscaping is not installed and completed due to winter conditions, the Lot Owner shall maintain all necessary erosion control until permanent landscape can be installed. Should the Lot Owner not have completed the landscape installation as described above, the DRC may assess the Lot Owner a fine amounting to \$500 per month until the landscape is substantially completed.

Upon DRC approval of the proposed home/site design application the Lot Owner/Builder (applicant) shall provide a \$2,500 refundable security deposit payable to the Crystal Crossing

Homeowners Association which will be held until the final completion and acceptance by the DRC of all of the proposed, intended, and approved improvements of the application. If during the course of construction, and in the sole opinion of the DRC, the DRC finds the Lot Owner/Builder is not complying with the terms and conditions of the Guidelines and amendments thereto the DRC may notify the Lot Owner/Builder of such violation by email. Prior to the commence of construction the Lot Owner/Builder agrees to provide the DRC with an acceptable notification email address and telephone number where the DRC may contact the Lot Owner/Builder and advise of any condition of violation. The DRC will notify the Lot Owner/Builder via email and telephone number of such violation. If after 48 hours prior notice from the DRC to the Lot Owner/Builder the violation goes uncured, the DRC may take action to correct the violation. In the event that the Association/DRC incurs costs to correct the violation the Lot Owner/Builder shall pay for the costs of such resolution of the violation. In the event that the Lot Owner/Builder does not pay for such costs, the Association/DRC may pay for such corrective costs and will deduct such from the security deposit referenced above. If the Association/DRC needs to pay for any violation corrective costs the Lot Owner/Builder shall replenish the security deposit held by the Association/DRC, within 7 days after prior notice, until the full \$2,500 security deposit has been replenished. Otherwise any amount that has not been replenished by the Lot Owner/Builder shall not be refundable by the Association/DRC to the Lot Owner/Builder. Any remaining balance, after DRC reductions stated above, shall be returned to the Lot Owner/Builder within 30 days after final acceptance of all applied improvements by the DRC.

This Amendment Number 1 to the Design Guidelines And Rules And Regulations Of Crystal Crossing Homeowners Association (Guidelines), were approved by the Design Review Committee on April 17, 2017 with the advice of the Board.

Crystal Crossing Homeowners Association
Design Review Committee



By _____
Randy K Hurlburt
Design Review Committee Chairman

CRYSTAL CROSSING HOMEOWNERS ASSOCIATION

DESIGN REVIEW SUBMITTAL CHECKLIST

New Construction/Remodel/Additions – Preliminary & Final Plan Submittal- Two (2) Sets Required

- Design and Improvement Request Form completed
- Submittals must be delivered seven days prior to DRC meeting
- Plan review fee paid
- Site/Survey Plan (24" x 36") w/ Lot#, Block#, Address, Owner & Builder listed
- Set Backs shown and verified; varies per lot – see recorded development plan
- 2' Grading Contours indicated (existing and proposed); DESC information included; driveways and sidewalks indicated
- Floor Plans submitted
- Elevations for all build sides shown
- Color Board submitted (2' x 2')
- Colored elevations of proposed architecture 4 sides and/or 3D color rendering.
- Architect & Builder Qualifications submitted
- Minimum Floor Area indicated and verified (Ranch – 2,500 SF; 2-Story – 3,500 SF (2,000 SF Main Level; 1,500 SF 2nd Level)
- Roof pitch and roof overhang
- Architectural Standards – massing proportions and overall scale of the building in relationship to the site, architectural detail, exterior continuity and, foundation foot print
- Decks and stairs indicated; verify exterior materials proposed
- Garage information indicated (minimum 2 doors and 3 stalls provided; tandems do not qualify for 3 stall requirement, minimum one stall 26' deep)
- Roofing material indicated (minimum of 40-year life, high definition or raised profile)
- Fencing type and placement indicated (no front yard fencing allowed)
- Landscape Plan (verify minimum, plant quantities, and sizes)
- Front and back yard landscaping must be completed within four (4) months of Certificate of Occupancy – Committee encourages front yard landscaping to be completed at CO.