



Ault Colorado Single Family Detached Home Architectural Guidelines

The following pages are the detailed guidelines for Conestoga.

- Theme- The general theme of the homes in Conestoga will be Colorado Prairie style with earth toned colors with stone or synthetic stone and wood accents.
- The guidelines are general regulations; the architectural review board may grant variances to any of the guidelines based on architectural merit. If you would like to alter the exterior of your home in a way that is not approved in the guidelines, you may submit a plan to the board for approval.
- These guidelines are not designed to limit your freedom as a homeowner in Conestoga, but to protect your property value and investment in the community.

Conestoga
Architectural Guidelines

Updated April 1, 2024

Architectural Review Board (ARB)

- a. **The Governing Board of the Conestoga Metropolitan District shall appoint member of the Architectural Review Board. Members of the ARB may be, but need not be, directors of the Governing Board.**
- b. **The ARB will receive all submittals and make sure the submittal is complete and, in an email, able form. They will also coordinate the meeting of the ARB and communicate in writing to the applicant the findings of the ARB.**
- c. **The ARB will agree to meet upon two weeks' notice from any member(s) of the ARB or Governing Board.**
- d. **The ARB will be allowed to grant variances to guidelines and master approvals based upon architectural merit or other redeeming qualities of the submittal. Variances do not change the overall guidelines.**

General. The following is an alphabetical list of a wide variety of specific types of improvements which homeowners and builders typically consider installing, with pertinent information to each, or procedures that must be followed in order to complete the construction process. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Architectural Review Board (ARB) for Conestoga, and written approval of the ARB is required. These guidelines can be changed from time to time, as allowed for in the covenants of this subdivision.

ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE ARCHITECTURAL GUIDELINES. THESE GUIDELINES ARE ADOPTED PURSUANT TO ARTICLE 11 OF THE DECLARATION OF COVENANTS FOR CONESTOGA. ALL OWNERS AND BUILDERS SHOULD REFER TO THE DECLARATION IN ADDITION TO THESE GUIDELINES.

1. **Additions and Expansions.** ARB approval is required. Additions or expansions to homes will require submissions of detailed plans and specifications.
2. **Air Conditioning Equipment.** Only central air conditioning is permitted. Air conditioning equipment installed in any front, side or rear yard should be reasonably screened from view of adjacent property owners and should be installed in such a way that any noise heard from adjacent properties is minimized. Installation of air conditioning equipment on the roof of the house, in a window of the house or through the wall of a house is not permitted.
3. **Antennae.** Not permitted. No exterior radio antennae, television antennae, or any other antennae may be erected. Television dishes are permitted as long as they do not exceed 3 feet in diameter and are screened from view from any angle with landscaping, privacy wall or fence approved by the ARB. If the antennae or dish is installed on the roof of the home, it shall be placed on the rear elevation of the roof.
4. **Basketball Backboards and Portable Hoops.** ARB review is required for placement and design.

- 5. Building Plans.** The review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of development activities that may occur in Conestoga. There will be cases where any of the step-by-step procedures will not have to be followed or certain listed submittal items may not be required. The managing members of the ARB should be consulted to determine what information will be required for review by the ARB prior to making the submission. EVERY SUBMITTAL SHOULD INCLUDE THE NAME, EMAIL ADDRESS, MAILING ADDRESS AND TELEPHONE NUMBER OF THE BUILDER.
- a. Submittal fee. A fee payable to the Conestoga Metropolitan District must be paid with the submittal to the ARB. The fee for the original building is \$150.00. The ARB may not require the fee on every submittal if there is a builder master approval in place.
 - b. Clean Up Fee. All ARB submissions must be accompanied by a \$200.00 payment for a Clean-Up Fee: these funds will be used to maintain the overall appearance of the subdivision during the dwelling construction period i.e. keeping the open spaces, vacant lots still owned by the developer, etc. free from windblown construction debris and the like and the mowing of weeds. The maintenance of all other lots that are owned by builders and others will be the responsibility of the lot owner.
 - c. Fee adjustments. The above fees are intended to cover the cost associated with staffing the ARB and keeping the community and surrounding open space free of trash. The ARB may need to increase the fees based upon the actual costs. All Conestoga property owners will be given 30 days' notice of said fee increase prior to the increased fee taking effect.
 - d. Construction Documents Submittal. All construction drawings must be approved by the ARB prior to the start of any construction. Construction drawings are required to be submitted to the ARB in electronic format. Scale for the drawings should be either $1/8'' = 1'$ or $1/4'' = 1'$. Construction drawings should include the following:
 - Roof plan, showing pitch, valleys, hips, materials and overhangs
 - Floor plan for each level of the home, showing main structures, accessory structures, including balconies, decks, and square footage of each floor within the main building, square footage of each accessory, and total square footage.
 - All exterior elevations showing materials, dimensions, final and original grade line, and finished floor elevations clearly indicated.
 - Sections, including finished grade, finished floor and maximum roof height.
 - Applicant shall identify all exterior finishes with brand names, color names and numbers in electronic format. THE EXTERIOR FINISHES MUST BE PRESENTED FOR REVIEW BY THE ARB WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
 - The ARB will attempt to respond to all submittals within seven calendar days from receipt of submittal, but in any event, no later than 30 calendar days from receipt of submittal.
 - e. Site and grading plans. Are to be submitted with the construction drawings, and should be at a scale of not less than 1''-20' and should include the following:
 - Legal description, north arrow, name, address, email address and telephone number of the current property owner.
 - Property lines

- Building envelope dimensions with the location of the envelope established in relation to property lines, if applicable.
 - Drives, parking areas and walkways
 - Square footage of the building footprint, without any accessory structures
 - Location, elevations and square footage of any other improvements, such as swimming pools, patios and out buildings.
 - Reference to adjoining properties, streets, utility and other easements, drainage courses, arrows, and references to buildings on adjoining properties and their uses.
 - Top of foundation elevation and drainage plan as it relates to final development grade per engineering plans for development.
- f. Landscaping Plans. An additional \$50 must be paid to Conestoga Metropolitan District with submission of landscaping plans. Landscaping plans may be submitted with the construction drawings which will eliminate the need for the additional \$50 fee. ARB approval must be obtained by the applicant prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rocks, railroad ties, sprinkler system, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the builder's. Builders and homeowners will not alter the city approved drainage or grading plans.
- g. Review and Architectural Review Board Action. Following the review, the ARB will either:
- Approve the construction drawings in which case the applicant may proceed with construction.
 - Conditionally approve the construction drawings in which case the applicant must revise the plan to comply with the stated conditions and file the drawings with the ARB coordinator and receive written approval prior to beginning construction.
 - Disapprove the construction drawings, in which case the applicant will be required to re-submit new plans as requested by the ARB.
- h. Additional Submittals. There will be an additional \$50 charged for additional submittals to the ARB. For example, color charts or samples, plans for additions or exterior changes- or anything else missing from the original submittal.
- 6. Carports.** Are not allowed.
- 7. Colors.** Generally, earth tone colors are required; but ALL color and color combinations must be approved by the ARB prior to the application. Repainting when existing color is changed shall require approval by the ARB. All projections including but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing, and exterior stairways shall closely match the permanent color on the surface from which they project or shall be of an approved color. Duplicate color schemes shall not be allowed on adjacent lots or across the street from each other.
- 8. Corner Lots and Open Space.** All lots that are adjacent to any open space that is owned by the community, and all corner lots are required to have enhanced elevations on the sides that face the street or open space. Minimum rear and side elevation requirements shall be articulated using at least one (1) of the following elements.
- Change in window plane of at least six (6) inches
 - Change in material or masonry pattern
 - Change in roof plane

- Window
- Doorway
- An equivalent element that subdivides the wall and provides architectural interest
- Porches/ Decks
- Balconies
- Bay/ Bow windows

9. Decks. ARB approval is required. Must be wood or other material similar to the material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

10. Detached accessory buildings. Accessory buildings will be allowed on single family detached home lots and must adhere to the following guidelines:

- a. The building must be located in the backyard. Accessory building rear yard setback shall be 10 feet. If the homeowner installs a 6-foot-tall privacy fence on the rear and side property lines, the rear yard setback for accessory buildings shall be 5 feet. Side yard setbacks shall be 5 feet.
- b. The building must be sided with the same materials and painted the same colors as the home.
- c. The building must be a one-story structure.
- d. The maximum square footage of the building will be 10% of the lot size, not to exceed 700 square feet and a maximum height of 10 feet.
- e. Only one accessory building shall be allowed per platted lot, utility sheds shall not be considered accessory buildings but may not exceed 250 square feet.

11. Driveways. There shall be no extension or expansion of driveways without prior written ARB approval. All driveways and private lanes shall be constructed entirely of natural tone concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors to the property line. Each driveway will have its own direct access to the road.

12. Exterior elevations and floor plans. The same floor plan with the same exterior elevation will not be allowed across the street or within two doors either side from a home that has been built or is being built. The same floor plan with a different exterior elevation may be built across the street but not adjacent to a home that has been built or is being built.



- 13. Fences.** ARC approval is required. The following are general guidelines regarding fence specifications:
- Fences shall be a maximum of six feet (6') solid tan vinyl. White is not allowed.
 - A permit from the Town of Ault may be required prior to the installation of any fence.
- 14. Fireplaces.** Gas fireplaces must either be housed within the contours of the exterior wall, or if protruding to the outside, the gas vent must be screened from site with landscaping and/or fencing. Preferably, the venting will be housed in a chase/chimney- like structure to the roof, and finished with a decorative top, but this option is not a requirement.
- 15. Flagpoles.** One free standing pole per lot is allowed. One wall-mounted bracket per home shall also be allowed.
- 16. Foundations.** No more than 12 inches of exposed concrete may be visible on any elevation.
- 17. Gable Ends.** All gable end overhangs must extend a minimum of 12 inches from the side of the building.
- 18. Garages.** There shall be a minimum of two car spaces in a garage that is attached and fully enclosed. Minimum dimensions for each space are 10 feet by 20 feet.
- 19. Garbage collection and containers.** Only one trash removal company, which shall be designated by the Conestoga Metropolitan District will be permitted to pick up trash in subdivision. All homeowners must use uniform containers designated by said company. Garbage and recycling containers may be stored outside on the side of the garage. All trash and recycling must be contained within the bins. Overflow trash and recycling can not be stored outside the bins.
- 20. Garage windows.** It is recommended that all garage windows facing the street be covered with a suitable window covering so that the interior of the garage is not visible from the street.
- 21. Gardens.** No vegetable gardens will be allowed in the front yard.
- 22. Greenhouses.** All greenhouses must be approved by the ARB.
- 23. Height.** The maximum building height is 35 feet.
- 24. Hot tubs.** ARB approval is required. Must be integral part of the deck or patio area and off the rear or side yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and does not create the potential for noise disturbance for adjacent property owners. Top of the tub shall not extend above fence level.
- 25. Irrigation systems.** All homes must have a buried landscape sprinkler system for at least the front yard. All exterior irrigation systems must use non-potable water supplied by the non-potable irrigation system owned by the Town of Ault.

- 26. Landscaping.** As soon as weather permits, but in any event no later than six months for the front yard and one year for the backyard after a home receives a certificate of occupancy. If the certificate of occupancy is issued after September 1st, the homeowner will have until May 30th of the following year to complete front yard landscaping.
- Rear yard landscaping does not require ARB approval but must not alter the approved grading.
 - Xeriscape landscape plans may be considered for ARB approval based off aesthetic merit.
- 27. Latticework.** ARB approval is required.
- 28. Lights and lighting.** All light fixtures shall be of a conventional style with illumination patterns which do not cause a nuisance to neighboring properties.
- 29. Outside storage.** Outside storage of boats, trailers and recreational vehicles will be allowed. The storage area must be screened from sight with the approved fencing.
- 30. Overhangs.** Must be a minimum of 12 inches, including gable ends.
- 31. Overhangs cloth or canvas.** ARB approval is required. The color must be the same as or generally recognized as complementary to the exterior color of the residence. The covering may be used on the patio only. No aluminum or fiberglass awnings are allowed.
- 32. Painting.** All houses shall be kept well painted in the color approved with the original plans. Color changes must be approved by the ARB.
- 33. Patio covers.** ARB approval is required. Must be constructed of wood or material generally recognized as complementary to the home.
- 34. Paving.** ARB approval is required, regardless of whether for walks, driveways, porches, patio areas or other proposes and regardless of whether concrete, asphalt, brick, flagstones, steppingstones, pre-cast patterned or exposed aggregate pavers are used as the paving material. Must be located so as not to block any existing drainage patterns.
- 35. Pets.** Household pets are defined as dogs and cats. No more than 3 dogs or 3 cats with a total number of 4 household pets will be allowed.
- 36. Play and sports equipment.** ARB approval is required.
- 37. Playhouses.** Basic design, materials and colors must match the residence and they are to be incorporated into and at least partially screened by landscaping features or approved fencing.
- 38. Roofs.** The roof pitch shall be consistent with the architectural style of the proposed building and a minimum of 4/12 pitch. Roof vents shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact. Roof materials shall be high profile designer series asphalt (at least 30-year warranty). Colors are to be approved by the ARB. As much as possible, all roof vents, plumbing vents, HVAC vents are to be located at the rear or the roof peak as viewed from the street.
- 39. Rooftop equipment.** Not allowed.
- 40. Setbacks.**
- a. Front setbacks will be 20 feet on all lots.
 - b. Side yard setbacks will be 5 feet on all lots.
 - c. Corner lot side yard setbacks adjacent to a street will be 20 feet on all lots.
 - d. Rear yard setbacks will be 20 feet on all lots except on lots backing to open space which shall be 15 feet.

- 41. Siding.** ARB approval is required for all exterior finish materials. Exterior siding may be of cedar or redwood, brick, stone, wood shingle, synthetic stucco, architectural concrete or synthetic stone. Quality hardboard and strandboard material siding products with 7-inch or less reveals may be allowed but must be approved by ARB. Metal, aluminum or vinyl soffit or fascia will be allowed.
- 42. Signs.** ARB approval is required for all signs except temporary real estate "for sale" signs. Temporary signs, advertising property for sale which are not more than five square feet may be installed on the lot without ARB approval. All other signs, including address number and name plaque signs must be approved by the ARB. No lighted signs are permitted.
- 43. Solar energy devices.** ARB review board is required for all passive and active solar systems. They must be designed to appear as if they are integral part of the roof. No exterior plumbing may be visible.
- 44. Square footages.** The minimum square footage of the main floor of a one-story home shall be 1,000 square feet. The minimum square footage of multi-level homes shall be 1,200 square feet.
- 45. Statues.** Statues and lawn ornaments are not allowed in front yards. Statues in rear or side yards shall not exceed 5 feet in height.
- 46. Storm/ Screen Doors.** May be replaced or added without ARB approval so long as the door matched the community theme; specifically the door frame color matches or is similar to the trim paint color or color of the window frames.
- 47. Swamp coolers.** Not allowed.
- 48. Temporary structures.** Not allowed unless approved by the ARB for construction and/or sales trailers.
- 49. Vehicles.** Only those vehicles, trailers, recreational vehicles, boats, and motorcycles in good running conditions, which are currently licensed and registered are permitted on the street or driveway of the property. Inoperable vehicles of any kind, as determined at the sole discretion of the ARC shall be towed immediately at the homeowner's sole expense.
- 50. Vents.** All exhaust vents on exterior side elevations, including but not limited to dryer, cook tops, range hoods, gas fireplaces and plumbing vents, must be screened from sight.
- 51. Walls (retaining).** ARB approval is required.
- 52. Wells.** Not allowed.
- 53. Windows.** Windows shall be wood frames, vinyl-clad or metal-clad, or solid vinyl. Window frames shall be consistent with the character of the building. Window designs shall be consistent with the architectural design statement in size, proportions, detail and placement on the elevation.

Exhibit A- Approved Fencing and Color

Sold Tan Vinyl Fence- 6 Feet Maximum Height



Fencing May Only Be Tan in Color



Adobe



Tan



White