



EXHIBIT A

DESIGN GUIDELINES

RAINBOW RIDGE ESTATES

Longmont, Boulder County, Colorado

1. **PURPOSE:** The goal of these Design Guidelines, and the Architectural Review Procedures, is to ensure development of a consistently high quality and the maintenance of harmonious relationships among structures, vegetation and topographic features, thereby protecting and enhancing the investment and property values of all residents within RAINBOW RIDGE ESTATES ("Rainbow Ridge Estates").

These Guidelines set forth specific criteria regarding residential building construction and site development. They do not supersede, but rather supplement the Covenants, Conditions and Restrictions (CCR's) for Rainbow Ridge Estates, and any other regulations of the City of Longmont, which may be in effect. Where Design Guidelines and CCR's are in conflict with the City of Longmont Regulations, the more stringent requirements shall apply. The purpose is to establish a standard of quality and to ensure adherence to the general design principals described herein.

2. **DESIGN COMPATIBILITY:** Compatibility is defined as harmony in architectural style, quality of workmanship and similarity in use of materials, fenestration, color and construction details. The proposed constructions shall be compatible with these Guidelines, as approved by the Architectural Control Committee ("Committee"). The creation of a distinctive neighborhood identity is one desirable aspect of design compatibility. Within the sense of distinctive community identity, however, innovation and creativity are encouraged.

3. **PROTECTION OF NEIGHBORS:** Proposed construction/improvements shall contain reasonable provisions for surface water drainage, sound and visual buffers and shall further maintain reasonable view corridors from neighboring lots. It should be noted that the developer of Rainbow Ridge Estates and the Committee do not guarantee a view from each of the individual lots, but acknowledge that where ever feasible, a reasonable view corridor for adjacent lots should be maintained. It shall be the responsibility of the owner proposing construction to demonstrate the "reasonableness" of adjacent view corridors. Owners of adjacent lots are encouraged to work together to determine reasonable view corridors.

4. **DESIGN REVIEW PROCEDURES:** The following review and approval procedures provide the framework by which the Committee will review, process and approve construction and improvements within Rainbow Ridge Estates. Plans and specifications shall be submitted to the Committee in accordance with the following procedures.

4.1. **Approval Required:** All non-exempt construction, reconstruction, refinishing or alteration of any part of the exterior of any building or other improvement in Rainbow Ridge



Estates is prohibited until an Owner, or the Owner's designated representative, first obtains written approval as provided herein. All improvements shall be constructed in accordance with approved plans and specifications.

Every violation of these Design Guidelines including, without limitation, any construction, reconstruction, refinishing or alteration of any improvement or landscaping in Rainbow Ridge Estates or landscaping without the approval by the Committee or the alteration of any improvements or landscaping in Rainbow Ridge Estates not in conformance with plans and specifications that have received approval from the Committee, are declared to be and to constitute violation of the Declaration and every remedy allowed by law or in equity against a lot-owner or builder shall be applicable against every said violation.

The Homeowners' Association reserves the right to correct any violation of the declaration after serving the owner or builder written notice. After serving written notice, the Homeowners' Association may contract to correct the violations and back charge the owner, or builder the cost for the correction. If the owner, or builder fails to pay the cost of such corrections in the specified time the Homeowners' Association may file a lien against the property and pursue appropriate foreclosure actions. The owner, builder will be liable for all related costs incurred above and beyond the actual construction costs, including, but not limited to, consultant fees, legal fees, managerial fees and accounting fees.

4.2. **Fines:** As provided in Section 6.10 of the Declaration of Covenants for Rainbow Ridge Estates, the Architectural Control Committee shall have the power to levy such fines as it shall from time to time deem appropriate for violations of this Declaration or the provisions of the Design Guidelines. Such fines may be considered Assessments and may be enforced and collected in any and all manner provided for in the Act, this Declaration, or other governing documents of Rainbow Ridge Estates or the Association.

In addition to any other fines or penalties imposed, FAILURE TO ADHERE TO THE PROVISIONS OF THIS PARAGRAPH SHALL SUBJECT THE LOT OWNER TO A FINE OF \$100 PER DAY FROM THE DATE OF WRITTEN NOTICE TO THE OWNER TOGETHER WITH INTEREST AT 18% PER ANNUM (THE "VIOLATION ASSESSMENT"). Such Violation Assessment, together with all attorneys' fees and other costs of collection may be enforced by the Association, Architectural Control Committee or Declarant in the same manner as provided in Section 5.06 of the Covenants.

4.3. **Exemptions:** The following types of changes, additions or alterations do not require approval of the Committee: (Although exempt from review of the Committee, all work must proceed in accordance with all applicable federal, state and City of Longmont codes, ordinances and regulations and the intent of these Design Guidelines.):

- a. Addition of vegetation to a property in accordance with a previously approved Landscape Plan.



- b. The addition of permanent planting materials that do not conform to an approved landscape plan as long as the mature size of the planting does not exceed 24 inches in height, including flowers and vegetable gardens.
- c. Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of the structure.
- d. Re-roofing, repainting and/or re-staining within original color tones.
- e. Repairs to a structure in accordance with previously approved plans and specifications.
- f. Seasonal decorations if removed within 30 days following the holiday.
- g. Removal of dead or diseased vegetation shall be done as soon as possible after the discovery of the diseased condition. Such vegetation shall be replaced as soon as possible with materials of similar size and appearance.
- h. Installation of permanently mounted gas-fired barbecues.

Only those items listed above are exempt from the residential Design Review Process. All other types of residential construction, development, landscaping, site modification, and other such items must comply with the Procedures and Guidelines contained herein.

4.4. Executive Level Approval: Certain Design Review Applications are considered to be "minor applications" and can be reviewed on an "executive level" rather than having to go through the full Design Review process. The determination of whether or not an application is "minor" must be made in writing by the person or persons (Committee "Executive") designated by the Committee to make executive level decisions.

Such applications include, but are not limited to, minor non-structural changes to the exterior of a building (i.e., color changes to exterior paint or stain on a structure), temporary signage (including real estate signs), and minor landscaping projects which are not a part of a previously approved landscape plan or specifically exempted above. The Committee executive may, at any time, refer any application to the Committee for approval if they so desire. Minor applications must be in conformance with these Design Guidelines. All structural changes, remodelings and reconfigurations of the architecture and/or landscape architecture shall be reviewed and Committee approval received before work commences.

4.5. Removal of Nonconforming Improvements: The Committee may require an offender and/or owner to remove any improvements constructed, reconstructed, finished, altered or maintained in violation of these Guidelines and/or The Committee's approval. The owner thereof shall reimburse the Association for all expenses incurred by the Association or by the Committee in connection therewith.



5. PLAN REVIEW:

5.1. Preliminary Concept Review: Preliminary Concept Review is not required, but Applicants are encouraged to submit a concept sketch plan to the Committee to assist the Committee and the Applicant in assuring that the purpose and intent of these guidelines is met with minimal cost and delay. The contents of the Preliminary Concept Review are recommended to include a minimum of two copies of a sketch and/or plan showing the proposed project in sufficient detail to allow adequate review and response by the Committee. One copy of the preliminary submittal will be retained by the Committee for reference in the final submittal.

5.2. Plan Review - Submittal Contents: The purpose of the Plan Review process is to ensure that final plans conform to these guidelines. Any changes from the Preliminary Concept submittal should be brought to the Committee's attention in the letter of transmittal. The contents of the submittal shall include a minimum of three (3) copies of required drawings. Submittal for Final Plan Review shall include the following:

- a. Complete sets of drawings and specifications (as described in Appendix A), suitable for construction and including floor plans and building elevations, which are identical to the documents to be submitted to the City of Longmont for a building permit. All sets of plans shall contain the Rainbow Ridge Estates Architectural Control Committee Approval Block, as indicated in Appendix C. Two (2) copies of reviewed documents will be returned to the applicant with appropriate Committee action indicated in the Committee approval block (s). If approved, two of these sets must be used for building permit application.
- b. A grading plan shall be included in the final submittal. It shall identify the responsible engineer, his or her address and phone number, his or her project identification name and/or number and the date of preparation of same. Any deviation from soil report recommendations will require approval of appropriate licensed engineer. Lot grading shall be in conformance with the City of Longmont approved "Overlot Grading Plan".
- c. A Letter of Transmittal, noting any deviations from the Preliminary Concept and describing any desired variances from these Guidelines.
- d. Color/Sample Board: Indicating all exterior materials and colors.
- e. Any other information and materials deemed necessary in the judgment of the Committee to ensure compliance with these Design Guidelines or desired by the applicant to help indicate conformance.
- f. Completed Committee Reporting Form for Final Design Review. (See Appendix B).

5.3. Review Time Table: The Final Plan Review Submittal shall be made at least ten (10) calendar days prior to applying for a building permit from the City of Longmont. Final Plan Review Approval must be obtained from the Committee prior to applying for a Building Permit from the City of Longmont as required by the Final Plat restrictions, and prior to any



construction. If, in the opinion of the Committee, the submittal complies with these Design Guidelines, written approval shall be granted. If the submittal is found not to be in compliance with the Design Guidelines, the Committee shall provide the applicant with a written description of the aspects in which the submittal does not comply. The applicant must then present required revisions to the Committee and follow the same review procedures. **Should modifications be required, approval will be granted only after such changes have been incorporated into the Final Plans.**

5.4. Changes After Final Review: There may be occasions when an applicant desires to make a change during construction which affects the exterior of the Building or Site. When an applicant wishes to make a change which deviates from the plans as approved by the committees, the applicant must submit a written request to the Committee along with three (3) "redlined" sets of plans clearly delineating the proposed change. The Committee shall review and respond to such requests within ten (10) calendar days from the receipt of the request. No changes will be made unless approved in writing by the Committee.

5.5. Construction Period and Project Completion Review: An on-going periodic review of the construction of the Project will be undertaken by Committee or its representatives with the purpose of monitoring exterior appearance of the Project and ensuring its conformity to the design and construction documents as approved by the Committee. Any significant deviations, in the opinion of the Committee or its representatives, will be brought to the attention of the Applicant, along with measures that the Committee requires to mitigate or eliminate the deviation.

5.6. Approval Timing: Committee approval is good for one (1) year from date of final approval, unless changes are made to the approved Final Plans, which will require re-submittal and review. At the sole discretion of the Committee, extensions may be granted for mitigating circumstances.

6. SPECIAL REVIEW: The purpose of the Special Review process is to review those special items that are more lot specific than these general guidelines can address in detail. This Special Review process includes any modifications to the lot or landscaping, except building additions, that occur after the residence is complete and occupied. Contents of the submittal information shall include the application form included in Appendix B along with a minimum of three (3) copies of all information required to adequately describe the proposal. If, in the opinion of the Committee, the proposal could adversely impact adjacent property owners, it will be referred to them for comment.

7. FEE SCHEDULE: For the period ending two years from the date of the execution of the Covenants, there is no fee charged for initial submittal reviews for the original residence provided that such submittals are made by the initial purchase of a Lot. The Homeowner's Association reserves the right to establish a review fee to pay for review costs should that payment become necessary. Other fees for Committee review of any documents submitted under the



procedures outlined herein shall be as established by the Committee. The most current Fee Schedule is appended hereto as Appendix D.

8. **APPEAL PROCEDURES:** If an Owner wishes to appeal any decision of the Committee, he or she may do so by submitting a written appeal to the Committee within thirty (30) calendar days of the original Committee decision. The Committee will then schedule a meeting with the Owner at which time the appeal will be reviewed. The Owner will have the opportunity to be heard prior to the Committee rendering a final decision. Within seven (7) days of the decision regarding the appeal request, the Committee shall give notice in writing of their decision to the Owner. All decisions of the Committee shall be final.

9. **DESIGN GUIDELINES:** These Guidelines are divided into three major divisions as follows: **Site Planning, Architectural Design Guidelines, and Landscape Design Guidelines;**

10. **SITE PLANNING GUIDELINES:**

10.1. Site planning shall respect the relationship to existing landforms and vegetation. Natural topography shall be maintained wherever possible.

10.2. An attempt should be made, when siting the residence, to vary the front yard and side yard setbacks (within the standards specified herein) as well as to offer a variety of building forms and elevations along the street wherever possible.

10.3. When siting structures, the following guidelines should be considered:

a. Avoid siting structures in natural drainage channels;

b. Distant and close-in views looking into and out of adjacent sites to mountains should be maintained where possible and landscaping should be designed to maintain the same. It is not the intent of these guidelines to "guarantee" that each and every lot owner have a clear and unobstructed view to the mountains. Adjacent lot owners are encouraged to work together to preserve views from their respective lots. Where desired for solar access, lot owner's are encouraged to negotiate "solar access easements" from adjacent property owners.

c. Homes do not have to parallel front street lines.

d. There is sufficient distance between homes to allow side wall windows as well as the more standard front and rear wall windows.

e. Construction of the same or similar models of home or home floor plans on more than one lot within Rainbow Ridge Estates is acceptable provided however that such homes contain substantially different elevations or exterior appearance. The determination as to whether such homes are substantially different shall be made in the sole and absolute discretion of the Architectural Control Committee.



10.4. Setbacks: All setbacks are measured from the property line unless otherwise noted. Setbacks shall generally be in conformance with the City of Longmont Zoning Code, R-1 Residential Zone, but in no case less than the following:

- a. Front = twenty-five feet (25') for principal buildings; sixty feet (60') for accessory buildings. (See Architectural Guidelines for allowed accessory buildings.)
- b. Side = ten feet (10') for principal buildings and fifteen feet (15') for accessory buildings.
- c. Rear = twenty feet (20') for principal buildings; and twenty-five feet (25') for allowed accessory buildings.

The Committee realizes that it may, in some cases, be desirable to deviate from setbacks for minor appurtenances (such as porches, decks, etc.). Such deviations should be noted on Plan Submittals along with a written statement outlining the reason for the requested deviation. If approved by the Committee, the Committee will write a letter of support for the applicant's application to the City of Longmont Board of Adjustment, which is the ultimate authority for granting such deviations from setback requirements.

10.5. North Lot Setbacks: All homes constructed on Lots 1 & 2, 4 - 9, 11 & 12, Block 2 (the "North Lots") shall be oriented on the lot in such a way as to maximize the rear yards and be located as close to the front of the lot as reasonably possible. To accomplish this orientation, the front set-back on each of the North Lots shall be the minimum set-back allowed by the City of Longmont unless a greater set-back is approved by the Architectural Control Committee. The intent of this restriction is to provide the maximum reasonable buffer between homes on the North Lots and existing residences located adjacent to Rainbow Ridge Estates on the North.

10.6. Driveways and Walks:

- a. Driveways shall be designed with careful consideration of existing slopes and final grades. Paving materials for driveways, paths, steps, patios and other areas should have a dull, non-reflective hard surface that blends with the natural surroundings. The use of interesting paving patterns, circular drives, colored or exposed aggregate concrete as well as precast pavers, is encouraged. The use of asphalt is prohibited.
- b. Where concrete is used, it shall be adequately reinforced and provided with adequate control and expansion joints to minimize cracking. Concrete driveways and parking areas shall be a minimum of four inches (4") in thickness to support vehicle wheel loadings, and reinforced as above. Other slab thickness and reinforcing are allowed provided the engineered soils report clearly describes the engineer's recommendations.

10.7. Parking: The provision for off-street parking in driveways is encouraged. Adequate on-site parking shall be provided for all vehicles owned by the Occupant of the Residence.



(See GARAGES under the Architectural Guidelines section below). **Parking slabs adjacent to driveway slabs within the front setback are not allowed.**

Automobiles shall be the only vehicles parked in the street or in visible areas on private property within Rainbow Ridge Estates Subdivision. For the purposes of this Paragraph, the term "Automobiles" shall mean passenger vehicles (i.e, cars and light trucks). No provision shall be made for onsite, screened parking for boats, trailers, RV's and other types of recreational vehicles. Vehicles shall not be parked adjacent to drives (in set-backs) in front of the front building line in accordance with City of Longmont Regulations. Any type of repair of any vehicle shall take place only within the garage, or on the driveway, and if so conducted, this activity will continue outside the garage for a period no longer than twenty-four (24) hours. Any vehicles in inoperable condition shall be stored in garages.

10.8. Fencing: All perimeter fencing shall be of the open rail type. Fences shall be constructed so that all structural components are equal in appearance from both sides so as to not adversely impact the surrounding Lots. Rectangle wire mesh may be used on the open rail fence to contain pets and small children within the site. The wire mesh shall be 2"x 4", 9 gauge galvanized wire installed on the interior (lot side) of the fence.

a. Perimeter fence rails shall not be higher than four feet (4') above finish grade. Corner posts shall be 6"x6" and line posts shall be 4"x4" nominal rough sawn pressure preservative treated and set a minimum of two feet in concrete. Privacy and screening fences may be constructed with the written approval of the Committee. Privacy and screening fences shall be no more than six feet (6') high and shall match the general detailing, coloring and construction of the residence or be constructed according to the standard fence details.

b. No fencing is allowed in the front wall line of the principal building. Fence locations and fence types must be indicated on landscape plans including the location of gates. The locations and types of fencing shall be submitted to the Committee and shall not be constructed until approval by the Committee. Chain link type fencing, pipe rails and metal posts are expressly prohibited.

c. All proposed fencing installations shall be detailed on landscape plans submitted for approval, and shall show locations, typical sections and other pertinent details of design and construction.

10.9. Screening: The purpose of the screening requirement is to ensure a neat and orderly appearance without superfluous visual clutter that detracts from property values and overall community clutter. The following items shall be screened with approved fencing or with approved plant materials:

a. Exterior Storage Areas: Exterior storage shall be located in an area not visible from the street and screened from the view of all other sites in the subdivision. (See fencing



requirements for the visual screen requirements). Storage areas shall be identified and the method of screening identified on site landscaping plans and are subject to approval or rejection by the Committee.

Any visible exterior stored materials and/or equipment may be removed and stored by order of the Executive Committee of the Homeowner's Association or the Architectural Committee. The owner of such stored materials or equipment shall be responsible for the cost of the removal and storage of materials removed from his site. Neither the Homeowner's Association or the Architectural Committee shall be responsible for the method of removal and damage or loss of the stored materials removed from the site.

No accessory buildings may be constructed for storage unless the Committee has reviewed and approved all criteria related to the accessory building.

b. Dog runs: Dog runs shall not be a nuisance to the neighbors, either auditory, visual or odorously. Dog runs and related yards shall be kept clean and free of pet waste and odor at all times. Dog runs shall be located on the required landscape plans and the screening shall conform with the fencing and screening standards. Location of dog runs shall be approved by the Committee before construction begins.

c. Mechanical Equipment: Air conditioner or heat-pump condensing units, or other exterior mounted mechanical equipment devices, not directly connected to the building, shall be screened from view, and located in either the rear yard or one of the side yards. In no case shall such equipment be located in an area visible from adjacent streets.

d. Firewood: Firewood shall be neatly stacked, in one location, in rear or side yards unless located in the confines of an adequate screened enclosure.

10.10. Antennas: All rooftop and tower mounted radio, TV and microwave antennas are prohibited. Satellite receiver dishes are restricted and must be specifically approved via the Special Review Process by the Committee. The use of attic space for antenna mounting is strongly encouraged.

10.11. Exterior Lighting: Exterior lighting shall be used only for security, visibility and decorative effect. Exterior lighting shall not be directed in such a manner as to create an annoyance to adjoining properties and shall not be directed outside the property of the owner. Exterior lighting shall also consider light pollution and be screened accordingly. The use of unshielded or globular luminaries is prohibited. General area Floodlights are expressly prohibited, unless used with colored lights as part of a temporary, seasonal lighting display and directed toward the residence. The use of low-voltage, "ground lights", for decorative site-lighting, is encouraged. The use of photo-cell or time-clock controlled exterior lighting is also encouraged. Whenever possible, night lighting shall illuminate the street address numbers of each home.



10.12. Play Equipment: Where visible from public streets or rights-of-ways, play equipment may be erected within a screened or fenced area, and shall be in appropriate scale, of quality materials, and kept in good repair.

10.13. Ancillary Structures: All ancillary structures, such as greenhouses, arbors, patio covers, cabanas, gazebos, swimming pools, etc., shall be sited and designed to be compatible with the residence and/or fences. All such items will require Committee approval.

10.14. Basketball Backboards: Basketball backboards and any supporting materials shall be painted or stained to match the exterior color of the residence.

10.15. Exterior House Numbers: Address numbers are required to be mounted on the house and shall be legible and visible from the fronting street in accordance with City of Longmont Requirements. Mounting in a location that is lit by a "porch light" is encouraged. Individual numbers shall be a minimum of 5" in height and of a style appropriate for the architectural style of the building.

10.16. Mail Boxes: Only mail boxes approved by the Committee may be used. Pier type mail boxes utilizing rock, brick or other products that reflect the character of the house are required. The pier may include both the standard metal mail box and a newspaper box. The metal portions of both boxes shall be recessed from the surface of the brick. The design of the pier, its footing and the brick selection shall be included in the construction documents for the Committee review and approval. No other types of mail boxes are allowed. No other boxes, newspaper tubes, etc., shall be installed or affixed to the original mail box.

10.17. Services: All electric, gas, telephone, cable television and other such utility services shall be installed underground and shall be connected in accordance with appropriate utility company requirements, as provided herein. Meters shall be installed on the side of residence to the rear of the set back line.

10.18. Construction site: Specifications for all construction activities shall include provisions to include the following, and shall be strictly enforced by the Applicant:

a. During construction of any kind, the site must be kept clean, neat and orderly. All materials shall be stored in an orderly manner and all debris and materials shall be securely stored in a covered enclosure to prevent materials from blowing off of the site. The owner of record will be required to pay for any clean up performed by the Homeowner's Association or Developer's staff or maintenance contractors. The blame for any littering of the project will be allocated to the owner as the responsible party for the construction of the house.

b. No construction parking will be allowed in front of completed residences, nor will overnight parking of any construction vehicles be allowed within Rainbow Ridge Estates Subdivision except construction trailers specifically approved by the Committee.



- c. All trash and debris shall be cleaned daily and stored in an enclosed area until removal.
- d. There shall be no construction activity before 7:00 AM or after 7:00 PM on weekdays, or before 8:00 AM or after 4:00 PM on Saturdays. No construction on Sundays prior to issuance of a Certificate of Occupancy.
- e. Any mud or debris from a site that is carried onto streets must be removed within 24 hours, in accordance with City of Longmont Regulations. The owner of record will be required to pay for any clean up performed by the Homeowner's Association or Developer's staff or maintenance contractors. The blame for any littering of the project will be allocated to the owner as the responsible party for the construction of the house.
- f. No concrete trucks will be allowed to "clean-out" off the site on which they were called. It shall be the contractor's responsibility to remove all concrete debris upon completion of construction and prior to landscaping.
- g. Sanitation facilities must be provided on or for each construction site.
- h. Contractors shall be required to protect exposed areas of the project site, adjacent properties and streets, from erosion damage until completion of construction. Erosion damage includes silt washing onto streets, the ditch and adjacent lots. The use of temporary ditches, dikes, basins, vegetation and/or mulching is encouraged to protect exposed and adjacent areas during the course of construction.
- i. Maintenance of vacant lot shall be the responsibility of the lot Owner. Such maintenance may require occasional mowing of "natural" vegetation and removal of obnoxious weeds. If no development occurs after one (1) years from date of purchase, and no plans are in process, vacant lots shall be tilled and planted with an appropriate ground cover, such as "Meadow in a Can", Crown Vetch, or natural low-growing grasses.
- j. No dogs are permitted on any Lot prior to the issuance of a Certificate of Occupancy for such lot.
- k. Music shall be kept at low volumes so as to not be unreasonably loud or "blaring" when heard from adjacent property.

In addition to any other fines or penalties imposed, FAILURE TO ADHERE TO THE PROVISIONS OF THIS PARAGRAPH SHALL SUBJECT THE LOT OWNER TO A FINE OF \$100 PER DAY FROM THE DATE OF WRITTEN NOTICE TO THE OWNER TOGETHER WITH INTEREST AT 18% PER ANNUM (THE "CONSTRUCTION SITE VIOLATION ASSESSMENT"). Such Construction Site Violation Assessment, together with all attorneys' fees and other costs of collection may be enforced by the Association, Architectural Control Committee or Declarant in the same manner as provided in Section 5.06 of the Covenants.



10.19. **Signage:** Owners/builders/contractors shall be required to utilize approved marketing signs. No other signs shall be placed on any lot without the Committee's prior written approval. Only one sign shall be posted on the site during construction. Any advertising, special event, banners, open-house and similar signage shall be in strict accordance with the City of Longmont Sign Code. A copy of all permits will be furnished to the Committee prior to installation of the Sign(s).

11. **ARCHITECTURAL DESIGN GUIDELINES:**

11.1. **General.** Building design and construction shall create a structure with substantially equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the remaining side elevations. Any accessory buildings and enclosures, whether attached to or detached from the main residence, shall be of similar, compatible design and materials. See Appendix A, Architectural Review Procedures and Submittal Requirements for methodology and submittal requirements.

11.2. **Building Height - Generally:** The maximum building height for all structures is thirty feet to the mid point of a roof, measured in accordance with the City of Longmont Zoning Code.

11.3. **Building Height – Southern Lots:** All Residences constructed on Lots 1 & 2, Block 4 and Lots 1 – 9, Block 3 (the "Southern Lots") shall be ranch/prairie style homes. The purpose of this height restriction is to preserve an open feel in the Project and to create an aesthetically pleasing viewscape from the vantage point of the adjacent open-space parcel. In order to ensure that the goals of this paragraph are achieved, the Architectural Control Committee shall have broad and absolute discretion to approve and reject proposals for construction on the Southern Lots.

11.4. **Style:** The following are expressly prohibited: Domes of any kind, underground houses, log houses, and 'A'-frames. Gambrel roofs, mansard roofs and flat roofs are prohibited. Shed roofs may be allowed by special review.

11.5. **Committee Discretion:** The Architectural Review Committee shall have in its sole discretion, the authority to approve and to reject any or all applications from Owners, builders, designers and architects for proposed construction in Rainbow Ridge Estates. While the use of an architect is not an express requirement of these guidelines, Owner's are strongly encouraged to utilize the services of a competent architect or, at the minimum, use a design prepared by an experienced, competent design-builder.

11.6. **Grading and Drainage Plans:** Natural drainage patterns must be respected. The use of berms is encouraged only if continuous expanses of landforms are created which look natural as opposed to looking man-made. Berms should not obstruct drainage channels, divert drainage onto adjacent properties or toward building foundations. Finish grading should be designed to 1) avoid ponding the site, 2) allow ten percent (10%) slopes away from the



residence for a distance of at least ten (10) feet, 3) to avoid excessive run-off at a point onto adjacent sites and 4) maintain existing drainage patterns/channels. Grading Plans must conform to the approved Master Grading and Drainage Plans prepared by Foothills Engineering, copies of which are available upon request.

11.7. Massing: Whenever possible, buildings should step down on all sides to minimize walls two stories or greater in height. Roof lines should be varied, with dormers or other such items, used to break up long roof lines.

11.8. Minimum Square Footage: All homes must have a minimum square footage of 2200 square feet for ranch style homes and 2600 square feet for two story homes.

11.9. Roof Design: Roofs are very important to the overall integration and compatibility of the Rainbow Ridge Estates Subdivision. Their design must be given careful consideration as they will be highly visible from streets, other buildings and neighboring sites. Preferable roof designs are those designed with multiple gables, hip roofs and dormers.

a. The use of major rooftop elements such as dormers, chimneys or skylights should enhance the roof form and be an integral part of it. Special attention should be given to the design and placement of mechanical systems (i.e., vents, fans, etc.) on roofs. Exposed rooftop mounted mechanical equipment, such as evaporative coolers, etc., is prohibited. Attic fans may be allowed, provided they do not project more than 12 inches above the roof surface and are located on the "rear" elevation. Solar equipment is discussed in a separate section below. In all cases exposed mechanical devices, metal flashings and other such items shall be colored to match the color of roofing materials or trim. The use of step flashing at masonry is discouraged; when used, it should present a quality appearance in its final installation.

b. Acceptable roof designs are as follows: the minimum roof pitch allowed on major roof forms is 6:12 (6 vertical units per 12 horizontal units); steeper roof pitches are highly encouraged. The pitch of minor elements, such as porches, dormers, etc., may be lower if consistent with the architectural design and the roofing materials of that element. The roofs shall use consistent, compatible roofing materials to achieve overall design continuity. Artificial slate, concrete tile and heavy asphalt shakes, and weathered wood color 40-year shingles will be considered by the Committee and must be approved by the Committee before they are installed on the home. Any roof material installed without prior written approval of the Committee is subject removal by the Association or the Committee and may subject the lot owner to fines as provided in Paragraph 4.2 above until such materials are removed.

c. The following roofing characteristics, materials and products are expressly prohibited in Rainbow Ridge Estates: asphalt composition shingles with either "conventional 3-tab", "T-lock" or "no cut-out" designs; built-up tar and gravel roofs; metal roofing materials. Brightly colored roofing materials of any type are prohibited.



d. Concrete tile roofs, or other equal or superior roofing material approved by the Architectural Control Committee, are required on all residences constructed on Lots 1 & 2, Block 4 and Lots 1 – 9, Block 3 (the “Southern Lots”).

e. Roofing material samples must be submitted to the Architectural Control Committee along with the Plan Review materials. Failure to comply with the provisions of this Paragraph 11.9 shall subject the Owner to the maximum penalties provided in these Guidelines or the Declaration, including but not limited to, the right of the Architectural Control Committee or the Association to enforce these restriction by fines, liens, injunctive actions or any other legal remedies available.

11.10. Chimneys: Chimneys are very strong roof elements. They shall have proportions compatible with the design, form and style of the residence. No more than two (2) feet of exposed chimney pipe will be allowed. Square topped chimney caps and chimney fences are encouraged. Artificial "brick-look" and other similar metal chimney caps are expressly prohibited. Chimney height shall comply with City of Longmont Building Codes. If a chimney or fireplace is built on the exterior side of the house and rises above the eaveline, it must have full masonry siding. If a chimney or fireplace extends through the roof and not on the perimeter of the house, the siding may be brick or a siding compatible to the rest of the house.

11.11. Exterior Walls: In designing floor plans and exterior elevations, care should be taken to create exterior wall surfaces of varying planes. It is desirable to avoid long, uninterrupted walls. Covered entryways, bay windows, angled walls and nooks, wall projections, covered porches and cantilevers (if consistent with the form of the building) are encouraged. Round walls will be allowed only with the express approval of the Committee.

The use of masonry as a major exterior building material is encouraged and shall be integrated into the architectural design. The term “masonry” is defined as stone or brick and expressly excludes stucco. Stucco designs will be allowed within Rainbow Ridge Estates only upon the express written approval of the Committee. Proposals for the use of stucco on residences or other construction shall be reviewed based upon the quantity of stucco in the design, the detailing and the style of adjacent residences.

All exterior painting or staining shall be done in compatible colors and shall harmonize with the existing homes in the area. Only earth tones will be acceptable; no pinks, bright blues, bright greens, or bright yellows will be accepted. Color samples are required with submittals. Building elevations should indicate areas that are to be painted/stained and the color proposed. Colors must be complimentary, and not of high contrast. Only those areas that were painted/stained originally shall be repainted/stained. The use of low-maintenance materials is strongly encouraged.

Incorporating more than one material on exterior walls may be desired, but special care should be taken so that materials do not detract from the building's overall design, form and style, and should be continued to other visible elevations. Large expanses of exposed concrete



foundation walls are prohibited. Where necessary, siding materials must be continuous to within 6" of finished grade on any elevation, or exposed foundation walls shall be finished with brick or stone. Non-articulated window and door openings and corners (those without trim) are strongly discouraged; with masonry the use of quoining, soldier, stretcher and rowlock coursing is encouraged to provide definition to openings and corners.

Materials must be appropriate for the scale of a building, and compatible with adjacent structures.

a. Brick or stone masonry finishes are required on all four elevations of the house and the following proportions are preferred and shall be encouraged by the Committee: 50% of the area of the front elevation and 30% of the area of all other elevations. Other materials which are acceptable are as follows: redwood siding, cedar siding (with horizontal lines), stucco and high quality hardboard siding. Horizontal siding must have no more than an eight inch (8") exposure. Material shall not end abruptly at exterior corners. The corner shall be wrapped a minimum of approximately two feet, zero inches (2'-0") with the better quality material, i.e., wrap with brick rather than wood siding. Wainscot effects are not encouraged and may not be considered in the calculations of the percentages above.

b. Windows shall be painted, stained or pre-finished insulated wood or other materials architecturally integrated in color and placement. The use of horizontal sliding windows is strongly discouraged. All exterior doors shall be architecturally compatible and coordinating in color with the design, form and style of the building. Storm doors shall be integrated architecturally with the design of the residence.

c. The use of the following materials does not achieve the desired quality and are prohibited:

- 1) Multi-colored masonry when applied in a random pattern throughout the building walls.
- 2) Concrete or concrete masonry (except as required for foundation walls.
- 3) Plywood or composite sheet siding, with the exception of use for soffits, and shingle and other textured products.
- 4) Man made, i.e., synthetic, not fired clay, brick or brick appearing panels.
- 5) Mirrored glass or very dark glass, with the exception of "low E" glass where appropriate.
- 6) Non-anodized (mill finish, silver) aluminum or unpainted metal windows, doors or gutters and down spouts and flashings.

d. The juxtaposition and size of various areas of different types of wall materials is critical to the design of the home and of special importance to the Committee. The extent



and type of wall materials shall be clearly defined on the drawings of all elevations of the home.

11.12. Garages: Due to their size, garages are also major elements of a residential structure and should be as carefully designed as the residence to either be a part of, or compatible with the main building. It is recognized that the main intent of a garage's function is for the storage of vehicles, and while not a specific requirement, owners are strongly encouraged to use garages for this intended use. As a result, if a garage is also going to be used as a work-shop or storage area or other such use, it should be designed with an adequate area to serve for both vehicle storage and the ancillary use.

Garages shall be a minimum of a large two car size. Three car garages are recommended and single car garages are prohibited. The design of the garage portion of the principal building shall be compatible in materials and detailing to the main house, including the use of masonry, windows and window trim and roof slopes and materials. Side loading garages are encouraged.

11.13. Surface Mounted Equipment: The location and finish treatment of items mounted on the exterior surfaces of the building(s) should be carefully planned and detailed. Such items include, but are not limited to, skylights, solar panels, vents, mechanical equipment, access ladders, electrical equipment or meters, gas meters, etc. In no case should these items give the appearance of simply being mounted on the exterior surface of the building(s) with no relationship to the surrounding elements. The location of these items shall be indicated on all drawings submitted during the Preliminary and Final Plan phases of the Rainbow Ridge Estates design review process.

All solar panels and related equipment, whether part of original construction or retro-fitted at a later date, shall be designed as an integral part of the architectural form. Roof panels shall be mounted with the top surface not more than 8" above the roof surface and parallel to the plane of the roof. All appurtenances, piping, ducting, etc., shall be concealed in attic spaces. All sides of the panels shall be flashed and finished to blend with the roof and which they are installed. Should individual solar orientation preclude this technique, ground or wall mounting of solar equipment is encouraged. If panels are mounted on the ground or walls, compatible materials shall be used so that the panels appear as integrated and natural extensions of the wall surface or building design.

11.14. Water and Energy Conservation: Water and energy conservation techniques are encouraged where appropriate in Rainbow Ridge Estates Subdivision through complying with City of Longmont minimum Energy Codes and water usage requirements. Site planning and landscape design for energy conservation should be considered, such as planting deciduous trees on the southern exposures to provide summer shading and solar gain in the winter, and evergreen planting on northwestern sides to act as a wind buffer for winter winds. Irrigation systems should be designed with water conservation in mind.



11.15. **Maintenance:** All owners or occupants of property shall maintain all buildings, drives, easements, rights-of way and other structures or improvements located upon said property in good and sufficient repair and otherwise maintain the property and structures thereon in an aesthetically pleasing manner.

Any structure, driveway, patio, deck or other such items that are damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as the extent of damage will permit.

12. **LANDSCAPE DESIGN GUIDELINES:**

12.1. **Design Intent:** The design intent of the Rainbow Ridge Estates Subdivision master landscape plan and overall theme of the Development is that of natural and informal groupings of plant materials in order to unify Rainbow Ridge Estates into a cohesive neighborhood. To the greatest extent possible, utilizing natural landform and native or hardy landscape materials is encouraged. Landscaping includes, but is not limited to, trees, shrubs, turf, planting areas and gardens, patios, decks, retaining wall structures, "lawn sculptures", gazebos, arbors, water features, ponds, swimming pools and other such items.

12.2. **Landscaping Plan:** Landscaping shall be installed pursuant to a professionally prepared landscaping plan prepared by a qualified professional with experience in the State of Colorado. The use of a qualified Landscape Architect is highly encouraged.

A Final Landscape Plan (as described in Appendix E), indicating location and numbers of plantings, location of plant beds, berms, fences (including typical sections of all fence types) and other information as required to demonstrate compliance with these Design Guidelines shall be approved by the Committee prior to installation of landscaping. The Final Landscape Plan shall be accompanied with the Landscape Review Reporting Form contained in Appendix F.

The landscape plan shall include all proposed landscaping improvements including: Fences, shrubs, turf, planting areas and gardens, patios, mulches (bark, gravel, etc.), landscape structures (decks, retaining walls, gazebos, arbors, built-in barbecues, etc.), swimming pools, ornamental features (water features, statuary, etc.), garden areas and any other such feature, as well as a general description of the irrigation system.

Final landscape plan shall include a schedule, indicating botanical names, common names, quantity and size of all plant materials, excluding flower beds and gardens. In addition, landscape plans shall include property lines, easements, building envelopes (including ancillary structures), locations of special areas to be screened with either fences or vegetation and service line locations. The landscape plan should include the Rainbow Ridge Estates Architectural Control Committee Approval Block as indicated in Appendix C.

Consistent landscape design from the front yard to side yards and the back is strongly encouraged in order to give a uniform appearance to the lot, similar to the requirements for



uniform building elevation design as listed above. This is particularly important for corner lots, or those lots which do not have privacy fencing between adjacent lots, and are therefore visible from surrounding properties or public access areas and streets.

Landscaping design should keep in mind view corridor recommendations as outlined herein; specifically with location of ultimately tall trees and, more importantly, ultimately large evergreens. (Deciduous trees allow views in the winter months while evergreen trees would block views year round).

12.3. Grading/Drainage: Natural drainage patterns must be respected. The use of berms is encouraged only if continuous expanses of landform are created which look natural as opposed to looking man-made. Berms should not obstruct drainage channels, divert drainage onto adjacent properties or toward building foundations. Finish grading should be designed to: avoid ponding on the site; allow 10% slopes away from the residence for a distance of at least 10 feet; avoid excessive run-off at a point onto adjacent sites; and maintain existing drainage patterns/channels.

Grading plans must conform to the approved **Master Grading and Drainage Plans** prepared for Rainbow Ridge Estates, copies of which are available upon request. The final landscape plan shall indicate contours and/or finish grade elevations showing and assuring that the proper drainage is indicated and retained through the construction of the landscape.

12.4. Irrigation System: Each and every lot shall be provided with an automatic irrigation system capable of watering all landscaped areas containing plant materials to ensure the continued survival of plant materials. Irrigation systems shall be equipped with a time clock to provide for automatic irrigation of areas to allow watering during periods of minimum of evaporation. The irrigation system shall be designed by a qualified individual or installer. Final landscape plan shall indicate irrigation system head placement and pattern for Committee review. Irrigation systems should be designed to minimize over-spray onto adjacent lots or public sidewalks, and to conserve water.

12.5. Ornamentation: The utilization of non-living objects as ornaments in the landscape is not permitted with out special review and approval of the Architectural Control Committee. Such ornamentation includes animal skulls, wagon wheels and "kitsch sculpture" (flamingos, deer, cherubs, ducks, etc.). Individual expression is encouraged, so long as it does not detract from the goal or promoting a pleasing and harmonious landscape character in Rainbow Ridge Estates.

12.6. Maintenance: All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant materials, removal and/or elimination of weeds and noxious grasses, treatment of diseased plant material and removal of trash.

Maintenance of vacant lots shall be the responsibility of the lot owner. Such maintenance may require occasional mowing or "natural" vegetation and removal of obnoxious weeds. If no



development occurs after one (1) year from date of purchase, and no plans are in progress, vacant lots shall be tilled and planted with ground cover approved by the Committee.

12.7. Installation: Landscaping shall be installed in accordance with the approved Final Landscaping Plan. Front yard landscaping (from the street curb to the front of the residence) shall be installed within 180 days after the Certificate of Occupancy is issued. The remainder of the lot shall be landscaped within one year or one growing season, whichever time period is shorter, after the 180 day period.

12.8. Area Between Curb and Sidewalk: The space between the back of the curb and the edge of the sidewalk shall be planted in grass and sprinkled and maintained by the home owner.

12.9. Minimum Plant Material Quantities: The following landscaping quantities are the minimum requirements. The Committee strongly encourages additional plantings to complement and add to these minimums and to be consistent with the guidelines, contained in this section. In addition, the use of flower beds, with variety to promote seasonal color, is also strongly encouraged. Each lot within Rainbow Ridge Estates Subdivision shall comply with the following minimum planting requirements:

- a. Two, one and one-half inch (1 1/2") caliper trees in the front yard;
- b. One, one and one-half inch (1 1/2") caliper tree in the rear yard;
- c. (Five foot conifers may be substituted for deciduous trees);
- d. Ten, five gallon shrub beds in the front yard;
- e. Five, five gallon shrubs in a shrub bed in either the back or side yard that is visible from adjacent lots, public ways or streets; and
- f. All areas not in shrub beds, designated garden/flower bed areas, areas planted with acceptable ground cover materials, patios, decks or other hard surface areas shall be sodded with a Kentucky Bluegrass or a predominately Kentucky Bluegrass mixture. (Seed for turf areas may be utilized with special approval of the Committee).
- g. It is recommended that trees not be planted closer than seven and one-half feet (7.5') to sidewalks, driveways or patio slabs, to minimize potential root damage to the concrete.
- h. Landscape plans should designate all plant materials at approximately two-thirds of their final, mature size.

Appendix A

Rainbow Ridge Estates Architectural Review Procedures and Submittal Requirements

I. Submission of Plans. Plans and specifications will be submitted to the Committee as specified in the Declaration, Design Guidelines and in accordance with the following submittal and review procedures. The plans and specifications must be prepared by a licensed architect.

A. Generally. Prior to preparing preliminary plans for a proposed Dwelling, it is mandatory that the Owner and/or his architect meet with a Committee member to discuss proposed plans and to explore and resolve any questions regarding building in Rainbow Ridge. This informal review is to offer guidance prior to initiating preliminary design.

In order to derive the maximum benefits from this meeting, the Owner should be prepared to discuss in as much detail as possible the type of Improvements to be built upon the lot. Photographs or magazine clippings of similar homes are encouraged for presentation. This meeting is intended to prevent the Owner from making excessive expenditures on concepts which will not be acceptable to the Committee.

A member of the Committee will be available as needed and an appointment should be made at least one week in advance through the Marketing Office.

B. Preliminary Submittal and Review. Preliminary plans, including all of the exhibits outlined below, are to be submitted to the Committee. The Committee 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 the review (but no later than 30 days after the submittal), provided that the preliminary plans are in accordance with the requirements outlined below. The Committee may hold more than its regularly scheduled monthly meeting, as needed. Plans will not be reviewed, however, until the review fee is paid (as defined in Appendix D), pursuant to the Declaration.

All preliminary plans shall include:

- i. Site plan (at no smaller than 1"=20') indicating building location, driveway, grading plan. Topography shall be shown at 2' intervals with a base datum of sea level over the total Lot and extended approximately 100' outside the Lot on all sides.
- ii. Subsurface soil investigations by a registered soils engineer which indicates soil structure and type, profile and test logs, bearing capacity, water table elevations, and foundation design recommendations.
- iii. Roof plan and floor plans (at no smaller than 1/8" = 1'- 0")



- iv. Exterior elevations at a minimum of two (2) representative locations with both existing and proposed grade lines at same scale as floor plans. Show grade elevations (at sea level datum) of street, main floor, and ridge lines of roof.
- v. Indicate all exterior materials and colors.
- vi. A perspective (sketch) of the structure sufficient to illustrate general design characteristics. (This requirement may be waived *by* the committee, or postponed until the final submittal)
- vii. Preliminary sketch of proposed landscape design, showing planting beds, landscape massing, and ground covers.
- viii. Any accessory Improvements contemplated on the Lot must be shown on the preliminary submittal.

C. Study Model. 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.

D. Final Submittal and Review. After preliminary approval is obtained from the Committee, the following documents are to be submitted in quadruplicate for final approval. The Committee shall conduct the final review during its regular monthly meeting (held the first Tuesday of every month), and will respond within ten (10) working days after the review (but no later than 30 days after submittal), provided that the final plans are in accordance with the requirements outlined below. The Committee may hold more than the regularly scheduled monthly meeting, as needed.

Final plans shall include:

- i. An approximate time schedule indicating starting and completion dates of the Dwelling: utilities hookup and completion of the landscape work.
- ii. Site plan (at no smaller than 1"= 20') indicating building location, driveway, grading plan. Topography shall be shown at 2' intervals with a base datum of sea level over the total Lot and extended approximately 20' outside the Lot on all sides.
- iii. Roof plan and floor plans (at no smaller than 1/8" = 1'- 0")
- iv. Foundation Plan and details certified by a licensed structural engineer.
- v. Samples of all exterior materials and colors, including window cut sheets and glass specifications.



- vi. All exterior elevations with both existing and proposed grades shown. Show grade elevations (at sea level datum) of street, main floor, and ridge lines of roof.
 - vii. Wall section, and details of fireplace and exterior stairs and decks.
 - viii. Complete landscaping plan, prior to installation as set forth in Covenants including areas to be irrigated. Full description of planting and landscape materials. Landscape plan to indicate final topographic design, drainage courses and specific areas of all ground cover materials, living and non-living. Landscape treatment to the edge of the street, on the street right of way is to be included.
 - ix. Cross sections of the structure as required to fully describe the various portions of the structure. Indicate existing and proposed grade lines on the site. Show grade elevations of the street, main floor, and roof ridge lines.
 - x. A perspective (sketch) of the structure sufficient to illustrate general design characteristics. (This requirement may be waived by the committee, or postponed 'until the final submittal)
 - xi. Preliminary sketch of proposed landscape design, showing planting beds, landscape massing, and ground covers.
- E. Corner Staking.** In addition to the above, exterior building corners of the proposed structure shall be staked on the site for the Committee's inspection.
- F. Final Approval/Pre-Commencement Notice.** Final approval by the Committee shall be issued in writing.

II. Resubmittal of Plans. In the event of any disapproval by the Committee of either a preliminary or a final submission, the resubmissions of plans will follow the same procedure as an original submittal. In the event a decision by the Committee is felt to be unjust, a request may be submitted in writing to the Committee 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 Committee reviewing the situation. A meeting of all parties concerned will be arranged when warranted and the decision of the Committee at this meeting or subsequent to reviewing this material will be final.



Appendix B

Rainbow Ridge Estates
Construction Plan Review Reporting Form

Date: _____

Lot _____ Block _____, Rainbow Ridge Estates

Street Address of Lot: _____

Name of Applicant: _____

Current Address: _____

Telephone No. () ____ - _____

Fax No. () ____ - _____

- TYPE OF SUBMITTAL:
- Pre-preliminary
 - Preliminary
 - Final Plans & Specifications
 - Landscape Plan
 - Addition
 - Remodel
 - Special Review

Architect/Designer

Address: _____

Telephone No. () ____ - _____

Structural Engineer

Telephone No. () ____ - _____

Soils Engineer

Telephone No. () ____ - _____

Contractor:

Address: _____

Telephone No. () ____ - _____



Briefly describe proposed work: _____

Total value (including lot and improvements) \$ _____

Finished area: _____ (excluding basement)

Basement Area: _____ Sq. Ft.

 Finished _____ Sq. Ft.

 Unfinished _____ Sq. Ft.

Building Height _____ Ft. (measured per City of Longmont Zoning Code)



BUILDING MATERIALS

Type of Material

Color

Roof:

Siding: Lap _____ "

Masonry:

Other Wall Material:

Fascia:

Soffits:

Exterior Person Doors:

Windows:

Door and Window Trim:

Garage Doors: (w/size)

Hand or Deck Rails:

Flues:

Chimneys:

Other:

Special Features:

Comments:



Appendix C

**Rainbow Ridge Estates
Architectural Control Committee Approval Block**

The following (or a substantially similar) Committee approval block shall be printed or stamped on each and every sheet of submitted documents and a minimum of one set of each submittal will be retained on file at the Committee offices. If provided a minimum of one set will be returned to the submitter.

The Rainbow Ridge Estates Architectural Control Committee has reviewed this plan for general conformance to the Rainbow Ridge Estates Design and/or Landscape Guidelines, with restrictions as identified in accompanying letter of approval.



Lot _____ Block _____, Rainbow Ridge Estates

Street Address: _____

- SUBMITTAL:
- | | |
|---|---|
| <input type="checkbox"/> Pre-preliminary | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Preliminary | <input type="checkbox"/> Remodel |
| <input type="checkbox"/> Final Plans & Specifications | <input type="checkbox"/> Special Review |
| <input type="checkbox"/> Landscape Plan | |

APPROVED: _____

DENIED: _____

SPECIAL CONDITIONS,
RESTRICTIONS OR COMMENTS: _____

DATE: _____

Rainbow Ridge Estates
Architectural Control Committee

By: _____
Name: _____
Title: _____



NOTICE: Approval by the Architectural control committee is subject to the City of Longmont Building Department requirements and approval. All Construction and Landscaping shall occur in strict compliance with the most restrictive conditions set forth in the Longmont City Regulations or the Rainbow Ridge, Ltd. Covenants and Architectural Guidelines.



Appendix D

**Rainbow Ridge Estates
Architectural Control Committee Fee Schedule**

Effective Date: _____

1. INITIAL SUBMITTAL. \$ 0.00

(Plans submitted by the Lot Buyer who purchases from the Declarant (Rainbow Ridge, Ltd.) shall be reviewed by the Architectural Review Committee at no cost to the applicant.)

2. OTHER REVIEWS.

The following fees shall accompany applications for Rainbow Ridge Architectural Control Committee reviews (except as noted above) and shall be submitted, in the form of a check, with the application and review materials. Checks shall be made payable to the Rainbow Ridge Homeowner's Association. Fees are required to cover expenses and compensate the Professionals involved in the review process. They are subject to periodic review and may be changed by the Committee without notice:

- a) landscaping Plans submitted with initial submittal, \$0.00;
- b) plan review (except initial Buyer application), \$200.00;
- c) resubmittal fee for rejected applications, \$200.00;
- d) special review and other applications \$100.00;
- e) executive review applications, \$50.00.



Appendix E

Rainbow Ridge Estates Final Landscape Plan Submittal Requirements

Final landscape plans shall be submitted in the following format and manner. Incomplete landscape plans will be rejected and an extra review fee charged for review services wasted due to incomplete or inappropriate submittals. Plans must be approved by the ACC before construction is permitted.

- A. Plans shall be prepared by a licensed landscape architect or a person competent and experienced in landscape design. Plans shall be drawn in a clear, concise manner which describes the entire landscape concept. Imprecise, sloppy line work and lettering will be cause for rejection of the plan.
- B. Plans shall be drawn at a minimum scale of 1" = 20'-0" or greater. Dimensions of the lot must be shown on the plan. The north arrow and scale of the drawing shall be indicated on the plan. A legend identifying the planting and landscaping material symbols must be included on the drawing.
- C. All plant materials must be identified by number and location. All ground covers, living or non-living must be identified with the limits of the areas identified. A planting material list indicating the generic name, the scientific name, the number and size of the various living materials used on the plan.
- D. A contour plan shall be drawn showing the existing, after house construction, grades and all proposed modifications to the plan. The contour plan shall be drawn at the same scale and in the same position on the sheet as the planting plan. (As it is difficult to show both contours and plant materials on one drawing it is recommended that the contour plan be shown on a separate drawing from the planting plan). Contour plans shall indicate all drainage ways with a minimum 2% slope to drain. Hard surface areas shall have a minimum of 1/2 % slope to drain. Water from the site shall be drained to the property lines and into drainage easements or drainage ways as identified by the plat and/or developer. Uncontrolled drainage onto adjacent properties is not allowed.
- E. The planting plan must include the area from the front property line to the edge of the street. The homeowner is required to landscape and maintain the area from the property line to the edge of the street. This area shall be planted in grass, irrigated by automatic sprinkler and maintained by the homeowner.
- F. All planting shall be irrigated by an automatic sprinkler system. The description of the system and plan shall be presented at the time of submittal of the landscape plan.



- G. No exposed ground shall be left open after the completion of the landscape plan. Small garden areas are excluded from this requirement.
- H. Samples of landscape walls, landscape retaining walls, and non-living landscape materials and ground covers shall be submitted for approval.
- I. View corridors and site privacy are two important factors which will be considered in the review of the plans. Placement of trees and tall growing shrubs and hedges will be considered in light of views from other sites as well as their impact upon the owner's site.
- J. Placement of gazebos, children play areas, gardens, dog runs, and other like items shall be considered in the planning of the site and shall be indicated on the final landscape plan. The type, color{s} and size of all elements above ground level shall be approved by the ACC before the purchase and construction of same commences.
- K. The subdivision has fence standards which guide the design of the fence. The desired placement and types of fence shall be indicated on the landscape plan. The open rail type of fence is the only one allowed at property lines. Solid fences are only allowed for dog runs, privacy screens and mechanical equipment screens. Approval of type and location of fence required before construction of the fence is allowed.



Appendix F

Landscape Design Review Reporting Form Rainbow Ridge Estates

Date: _____

Lot _____ Block _____, Rainbow Ridge Estates

Street Address: _____

- SUBMITTAL:
- Pre-preliminary
 - Preliminary
 - Final Plans & Specifications
 - Landscape Plan
 - Addition
 - Remodel
 - Special Review

Name of Applicant _____

Current Address _____

Telephone Number (____) _____ - _____

Architect/Designer: _____

Address: _____

Telephone Number: (____) _____ - _____

Contractor: _____

Address: _____

Telephone Number: (____) _____ - _____

Briefly describe proposed work: _____

