

Design Review Guidelines

Purpose

The guidelines set forth below are meant to enhance the Covenants in such way as to add detail and clarity for owners and builders preparing submittals to the Design Review Committee in preparation for building improvements on the lots of Granite Falls Subdivision. The guidelines may be amended as needed from time to time at the sole discretion of the Board of Directors of the Association.

I. Zoning, Bulk Standards, and Setbacks for Granite Falls Subdivision

1. Granite Falls Subdivision is located in the City of Grand Junction and is zoned RSF 2. All Buildings shall meet or exceed setbacks, standards and requirements shown on the plat.
2. Buildings shall be located on the Lots as indicated below:

Minimum Setbacks (Measured from the Property Line):

Standard Front 25'

Interior Side 7'

Provided that the combination of two side yard setbacks shall total a minimum of 20' with at least one of those side yard setbacks being not less than 7'

Exterior Side on street (corner lots) 20'
(right-of-way line and side property line are the same)

Standard rear 25'

II. Design Standards for Granite Falls Subdivision

1. General Requirements

a. The ground floor area of the main structure on any Lot, exclusive of open porches and garages, shall not be less than one thousand eight hundred fifty (1,850) square feet, outside measurement; provided, however, the following exceptions shall be applicable:

b. If said residence shall have a full basement, the ground floor area of the main structure, exclusive of open porches and garages, shall not be less than one thousand eight hundred fifty (1,850) square feet, outside measurement.

c. If the residence shall have a second story, the ground floor area of the main structure, exclusive of open porches and garages, shall not be less than one thousand six hundred (1600) square feet, outside measurement, with a total living space on the first and second floor of two thousand (2000) square feet, outside measurement. The floor area of the second floor shall not be greater than eighty percent (80%) of the floor area of the ground floor, except that the Design Review Committee may waive this requirement at its sole discretion. The intent of this section is to promote buildings that are designed with more varied roof lines and architectural interest, and to discourage buildings that are designed as two story, boxy structures. The Design Review Committee shall have the right to deny approval of structures which meet the floor square footage requirements of this section, but do not in the opinion of the Committee meet the intent of this section.

d. If the residence shall be a split-level residence, the greatest outside measurement, exclusive of open porches and garages, shall be used to determine the square footage and, therefore, different floor levels which are superimposed upon each other shall be included only once in such measurement.

e. "Basement" as used herein shall mean a floor space, the floor of which is seven (7) feet or more below the grade of the surface at all exterior elevations of the Building. Floor space below the grade of the surface which is exposed four (4) feet or more at one or more of the exterior elevations, such as walkout basements, shall not be deemed basement structures. Split-level structures having a living

f. No structure shall have three (3) stories, excluding basement as defined in section III.3.4. Lots 76-79 inclusive and Lots 80-86 inclusive

shall be limited to one story at ground level or one story with walkout basement.

- g. Each residence will include a double or triple car enclosed attached garage.
- h. Once the construction of a Building has begun, construction of the Building must be completed and a certificate of occupancy must be obtained within twelve (12) months.

2. Permitted Materials and Finishes

- a. All exterior building materials used must be approved by the Design Review Committee.

b. Roofing

Only pre-textured composite asphalt shingles, tile roofing, metal roofing as provided below, or such other materials as approved by the Design Review Committee are permitted, except that membrane roofing such as asphaltic membranes, EPDM, hypalon, or equal may be used on low slope roof, of less than 3/12 pitch where the membrane is not visible from ground view, or if the membrane shall be completely covered with a ballast material so that the bare membrane is not visible this will qualify as an approved material. Metal roofing, such as Lokseam SL16 or 5V Crimp styles or similar may be used. Metal roofing styles the use of which would allow fasteners to be visible is prohibited.

c. Exterior Finishes

Exterior siding shall be of stucco, masonry including cultured stone, except that prefinished board and batten siding may be used in conjunction with cultured stone, masonry, or stucco. If board and batten siding is used some portion of the wall surfaces of the front elevation of the structure shall be cultured stone, masonry or stucco, or such other material as approved by the Design Review Committee. The wall surfaces of the front elevation of the structure are those which lie along the same general axis as the street and which are not immediately adjacent to a side or rear of the Lot. The use of four (4) foot by eight (8) foot sheet siding such as T-111 is prohibited. Logs and log siding are prohibited.

d. Exterior Colors

The exterior color scheme must blend with the natural surroundings of the area. Garage doors shall be colored to blend and be complementary to the color scheme of the house.

e. Flashing and Sheet Metal

All exterior flashings, vent stacks, pipes, and sheet metal shall be colored to match the material to which they are attached or from which they project. Samples of material and colored chips are to be included at the time of planned submittal for the design review.

3. Outbuildings

a. Outbuildings shall be constructed of the same materials and exterior finishes as the primary structure and shall resemble the primary structure in architectural style. Location of outbuildings and accessory structures shall be to the rear of the primary structure and shall be subject to the same setbacks as the primary structure. No outbuildings shall be constructed prior to written approval from the Design Review Committee as to location, size, use and materials.

b. Accessory Structures

Accessory structures including, but not limited to, hot tubs, in-ground and above-ground pools, decks and patios shall be placed to the rear of the primary structure and shall not encroach on any easement. No accessory structures shall be constructed prior to written approval from the Design Review Committee as to location, size, use and materials.

4. **Driveways** shall be surfaced with a hard surface such as concrete, asphalt, masonry pavers or similar materials

5. Exterior Lighting

Exterior lighting shall be shielded so as to shine light up or down in the vertical plane, but not allow light to shine out in the horizontal plane. Lighting for security may be accomplished by use of motion detectors or other sensors.

6. Fences

a. No fence shall be erected on a Lot without the prior approval of the Design Review Committee.

Fences may not encroach on any Tract or open space. Fences erected on Lots 6 through 15 and Lots 75,76,78, and 79 which abut Tract C or Tract B may not encroach on said Tracts, nor shall they encroach on the boundary of the 100 year flood plan as shown on the development plan of Granite Falls Subdivision.

b. Perimeter fencing shall be limited to fences not exceeding six (6) feet in height and shall not extend beyond the front of the residential Building as approved by the DRC. Front yard perimeter fencing shall be fencing shall not exceed four (4) feet in height and shall be "open" fences. Open fences are defined as those which provide fence material at a ratio of two-thirds (2/3) open space to one-third (1/3) closed or solid space. For example, a split rail fence would meet this requirement. Wire mesh may be used for the purpose of containing household pets or small children to the Lot and may be attached to open fencing located on the Lot.

c. In order to present a uniform appearance to our neighboring subdivisions Fences on Lots 6 through 15 and Lots 75, 76, 78, and 79 on the South Boundary, Lots 87 through 99 on the North boundary and shall be six (6) feet in height shall be built by the owners of the Lots and shall comply with materials, color, and style as shown on the Landscape Plan. Lots 100, 101, and Lots 1through 5 along the East Boundary shall be six (6) feet in height will be built by the Developer and shall comply with the specifications and locations as set forth in the Landscape Plan. Generally speaking the fence material is vinyl, the color of which is specified by the DRC, and the style is Post and Rail. These boundary fences must be completed within one year of obtaining a Certificate of Occupancy for the primary dwelling.

d. Fences shall follow the natural grade of the land. Fence height for the purposes of this section shall be measured from the natural grade of the Lot exclusive of earth berms, retaining walls and similar artificial changes in the natural grade of the Lot.

d. Fence Materials

All fences shall be of wood, masonry or other materials as approved by Design Review Committee, except as set forth in c. above.

e. Fence Colors

Fence colors or finishes shall blend with the natural surroundings as approved by the DRC, except as provided in c. above.

7. Landscaping

a. During the course of construction, all precautions shall be taken to provide for a minimum disturbance of the land. During the course of construction each Owner shall cause all trash and materials to be contained on site. Further, each Owner shall take steps to prevent dust from the site from impacting the surrounding Owners or residents of neighboring subdivisions.

b. Each Owner shall grade, landscape and plant those portions of his Lot not graded, landscaped or planted on the date such Lot was first conveyed to the Owner by Declarant within one (1) year after completion of construction of any Building on the Lot. All grading, landscaping and planting performed or conducted by the Owner shall be first approved by the Design Review Committee, and once installed in accordance with the approval of the Design Review Committee shall not be changed from its appearance except by permission of the DRC. All vegetation shall be properly cultivated (including watering) and neatly trimmed. Should the Owner of any Lot fail to comply with landscaping guidelines as set forth herein, the Association may, at its sole discretion, cause such landscaping to be completed upon subject Lot and assess the Owner for all costs incurred.