

## THE RENAISSANCE COMMUNITY DESIGN GUIDELINES

### I. STATEMENT OF PURPOSE

Plans will be evaluated and building approval granted based on the following Design Guidelines and the Covenants and Restrictions. The intent of the Guidelines is to supplement the Design specifications in the Covenants, which are also in the Covenant Document. There is a plan included with the Design Guidelines which sets forth building envelopes for every lot designed to protect views and enhance streetscape. A special plan notes where fencing may be allowed. The Committee may, in its Guidelines, provide for the payment of a fee to accompany each request for approval of any proposed Improvement as defined in the Declaration. The Design Review Committee may provide that the amount of such fee shall be uniform for similar types of any proposed Improvement or that the fee shall be determined in any other reasonable manner, such as based upon the estimated cost of the proposed Improvement.

Plans will only be reviewed on a monthly basis. The Design Review Committee will meet during the third full week of every month to consider all reviews. Plans must be received by the management company no later than the second full week of any given month to be considered in that month's review. Plans will be reviewed and approved, approved with conditions, or denied within thirty (30) days of being received by the Committee. If not, approval is automatic.

### II. INTENT

The intent of the restrictive covenants and Design Review Guidelines for The Renaissance Community is to assure that each home has individual design quality and integrity while remaining compatible with the neighborhood as a whole.

### III. SUBMITTAL REQUIREMENTS FOR BUILDING STRUCTURE

Before construction begins, each builder must submit two (2) sets of building plans at 1/4"=1'0" scale, which must include floor plans with square foot designations, elevations of all sides, and at least one cross section to indicate heights, and two (2) site plans at 1"=20'0" scale to the Design Review Committee. The site plan must include:

- (1) lot corner elevations,
- (2) foundation top of wall (T.O.W) elevations,
- (3) garage slab elevation,
- (4) existing & proposed lot contours at 2" intervals,
- (5) driveway slope,
- (6) setback dimensions to all lot boundaries and relationship to allowable building envelopes,

- (7) exterior color and material samples,
- (8) any other information which the Committee requests in order to be able to visualize the proposed residence

One set of the plans and samples will be kept by the Committee and the other set of plans will be returned to the builder when approval is granted. A submittal fee of no more than \$300.00 may be requested with the plans.

#### **IV. SUBMITTAL REQUIREMENTS FOR LANDSCAPING**

Before landscaping begins, plans at a minimum scale of 1"=10' must be submitted showing contours, materials, and locations of all materials.

#### **V. GENERAL DESIGN GUIDELINES**

##### **A. Building Massing**

Designs which are low around the perimeter and high toward the center of the residence are preferred over square boxy forms. Wings, sheds, and especially porches, and walls which visually tie the house to the lot, and rambling plans which produce exterior courtyards and semi-enclosed patios will be encouraged.

##### **B. Building Height**

No residence will exceed the City of Longmont height requirement measured from the average grade of the house.

##### **C. Exterior Elevations**

Plans should be designed to look attractive from all four sides. Decorative elements (masonry veneer, shutters, dormer windows, etc.) should not be limited to the front façade only. Fireplaces and the full height of their chimneys must be masonry or fully enclosed with compatible materials to the exterior siding. Decks built above grade must have substantial supports which coordinate with the home architecture. 4x4 supports will not be allowed.

##### **D. Window and Door Placement**

Windows and doors on flat walls should align vertically and horizontally, or be designed in an organized architectural pattern from the exterior rather than located randomly.

**E. Siting**

Homes must fit within the required building envelopes and setbacks for their site, and must be designed to fit with the site characteristics. Exterior grading shall be adequate for drainage away from the house and adjacent houses, however, the grading shall not be forced to allow basement garden level or walkout windows and doors, except through the use of area wells. Houses shall be sited to complement existing or planned houses on adjacent sites.

**F. Fencing**

The fencing covenants are intended to create an open feeling and to minimize the area enclosed or partially surrounded by privacy fences, service yards, or pet enclosures.

**G. Landscaping**

The intent of the approval process for landscaping is to encourage an open flowing relationship between lots. Any plan which defines a rigid property boundary is discouraged while plans which blend one landscaped yard into another, through the use of similar planting materials and random clumps of trees along the property lines are encouraged. Regularly spaced deciduous street trees in the Right of Way should be included in every landscape plan. View corridors, as defined by the building envelopes, should be landscaped with consideration for the surrounding lot's views.

**VI. DESIGN SPECIFICATIONS**

The following specifications are a part of the Covenants, and are required for all structures located on the properties and must be met in addition to obtaining any required approvals for the Committee. There are requirements in the Covenants in addition to these specifications that must be complied with.

**A. Building Size**

Each residence for: Filing 1, Block 1, Lots 40-48 and Lots 95-112 must have a minimum of 2,200 finished square feet for all 2 story style homes and 1,900 finished square feet for all ranch style homes. The remaining lots in Filing 1, Block 1 must have a minimum of 1,250 finished square feet. Filing 1, Block 2 must have a minimum of 2,500 finished square feet for all 2 story style homes and a minimum of 2,200 finished square feet for all ranch style homes. Minimum 2 car garage is required for all homes.

**B. Exterior Materials:** Shall be limited as follows:

1. Wood Siding-shall be restricted to natural wood boards or shingles; stained or painted with a minimum recommended 20% pigment.
2. Hardboard Siding-shall be allowed but pattern and type must be specifically approved by the Committee prior to construction.

3. Masonry Siding-shall be included on all exteriors and shall be restricted to stone, synthetic stone, brick, or stucco. Masonry is encouraged on the exterior for each home. In addition, the overall average percent of masonry through Filing 1, Phase 4 shall be fifty percent (50%). Filing 1, Lots 40-48 and Lots 95-112 shall have a minimum of 30%. All masonry shall be terminated at an inside corner. The Committee may grant an exception to this guideline if a superior design alternative is proposed.
4. Roofing-Committee approval is required. All roof lines must have a minimum of 12" overhang. All roofing must be of consistent, compatible roofing materials to achieve overall design continuity. Currently approved are the following: dimensional asphalt shingles with a 40 year warranty or better; tile or cement tiles may be approved by the Committee, any color may be used provided that they are harmonious with the surrounding residences and are subject to Committee approval. Expressly prohibited are conventional 3-tab, T-lock and no-cut-out asphalt shingles.

**C. Roof Pitches**

Roof pitches must be between 6/12 and 12/12. Porches and sheds elements may have roof pitches as low as 4/12 with said pitches encouraged.

**D. Windows**

All windows, except basement windows, shall be painted or stained, or clad insulated wood or vinyl, architecturally integrated in color and placement. Mill-finish unpainted aluminum frames or any unfinished materials shall not be allowed. Reflective glass and reflective shades are discouraged. Architectural integration and placements shall require approval of the Committee. Detailed submittal of window types and styles shall be included as part of the contractor/owner's submittal package.

**E. Colors**

1. Exterior Siding and Trim Colors-all colors must be approved by the Committee and be compatible with the surrounding homes.
2. Accent Colors-may include bright colors, but shall be limited to doors and window frames or other approved elements, but shall not exceed 10% of surface area of residence.

**F. Fences**

1. All fencing must meet the City of Longmont fencing specifications, and any other specific Covenant requirements and a building permit must be obtained before construction can commence. If all other requirements are met, including approval from the City of Longmont, the Committee will grant approval for a fence to be built in an easement.

2. All fencing must be of the same material and the match color of Declarant-installed perimeter fencing.
3. Information specific to each lot detailing fence types, and locations allowed are shown on the Final development Plan at the Sales Office or at the City of Longmont.
4. A 48" open two-rail fence may be built anywhere on any lot except in the 20 foot front yard setback and the 20 foot side yard abutting a street setback. Use of 2"x2" welded wire fabric attached to the inside of the rail fence is acceptable to contain pets.
5. Solid fencing shall not exceed 5 feet in height and must match developer-installed perimeter fencing in design. For setback information, contact the Sales Office for a specific plat for each lot. The finished side must face the adjacent street and/or open space. Wire or chain link fencing is strictly prohibited.

**G. Decks, Balconies, Cantilevers, Patios, and Walls**

1. Decks must be within allowable building setbacks or envelopes established in the Planned Unit Development Plan.
2. No decks may be higher than ten (10) feet above grade, not including cantilevered balconies. Support system must be integrated with the architectural design with architectural walls or masonry piers encouraged. Cantilevered balconies higher than 10' above grade must be located above a deck below.
3. Cantilevered floors higher than 10' above grade shall not be permitted.
4. Patios constructed of brick, stone, concrete, or other materials will be permitted anywhere on a lot as long as they are at or below grade level and all landscape requirements are met.
5. Walls used for retaining changes in grade must be constructed of brick, stone, stucco, or treated wood, and may not be more than four (4) feet in height. Any such walls built within four (4) feet of a common property line must meet the approval of adjacent property owners.
6. Wall that is an extension of the residence must match the already used materials on the residence, must be within the approved setbacks and may not exceed five (5) feet in height.

**H. Landscaping**

1. As required under Landscape Submissions Requirements, all landscape plans require the approval of the Design Review Committee. Eighty percent (80%) of the Lot area, exclusive of the portion occupied by the house and original driveway, shall be covered with live vegetative cover. Landscaping shall be completely installed on

each lot within one year from the date the certificate of occupancy is issued for said Lot. Gravel mulch and similar materials shall not be considered live vegetative cover unless planted with shrubs or ground covering plants which will obscure the gravel at the maturity of the shrubs or plants. Bark or organic mulch is to be considered live vegetative cover. Areas of gravel or rock shall be restricted to the brown, grey or Colorado sandstone color ranges with red, white, or black stone gravel or rock specifically prohibited. All ground cover and landscaping shall comply with all regulations and ordinances of the City of Longmont with respect to height, location, and maintenance. Plant materials which require watering are not recommended within five (5) feet of the foundation, based on soils reports.

2. The use of inanimate, nonliving objects for purposes of landscape ornamentation is strongly discouraged, especially in front or side yards visible from adjacent streets, properties and common public areas. The discouraged ornamentation includes, but is not limited to driftwood, wagons, wagon wheels, animal skulls, sculptures, etc. The Committee, in its sole discretion, shall have the authority to consider for approval all such ornamental landscaping improvements.
3. All landscaping shall be maintained in a neat and attractive condition, and in a manner that is considered proper given the nature of the local climate. Minimum maintenance requirements include watering, regularly scheduled mowing, edging, pruning, removal and replacement of dead or dying plant materials and the removal and/or elimination of weeds and noxious grasses. Note: all residents within the properties are required to sod and maintain the street right-of-way from their property line to the curb, and landscape materials located within the right-of-way other than lawn grass, will require approval of the Design Review Committee.

**I. Additions**

Lanais, trellises, hot tubs, gazebos, solar collectors, greenhouses, and other major structural improvements shall match and be compatible with materials used in construction of the home. Any addition must be within required building setbacks and must be attached to the residential Unit by decks or walls. In addition, all such features must be specifically approved by the Committee under the procedure set forth in the Declaration.

**J. Storage Sheds**

Detached storage sheds shall not be permitted on any lot within the Subdivision. Attached storage sheds will be permitted if they match design materials and color of the residence and are specifically approved by the Committee as to design and location.

**K. Air Conditioning Equipment**

Only central air conditioning is permitted. Air conditioning equipment installed in the side yard or rear yard should be reasonable screened from view of any adjacent property

owners and should be installed in such a way that any noise to adjacent properties is minimized. Installation of air conditioning equipment in a window of the dwelling or the roof (swamp coolers) is not permitted.

**L. Doors**

All exterior doors shall be architecturally compatible and coordinated in color with the individual residence. Storm doors shall be integrated architecturally with the individual dwelling units.

**M. Solar Panels**

All solar panels and related equipment, whether part of original construction or retrofit at a later date, shall be designed as integral to the architectural form. Roof panels shall be mounted with the top surfaces flush to the roof surface and all appurtenances shall be recessed into the structure's attic. Should individual solar orientation preclude this technique, the roof shall be altered so the sides and bottoms of the panels are not visible. If panels must be mounted on the ground, or on walls, compatible materials shall be used in order that the panels appear as integrated and natural extensions of the surface.

**N. Antennas and Satellite Dishes**

Satellite dishes designed to receive direct broadcast satellite service which are one meter or less in diameter, satellite dishes designed to receive video programming services via multi-point distribution services which are one meter or less in diameter or diagonal measurement, or antennas designed to receive television broadcast signals shall be permitted, provided that any such permitted device for a dwelling unit is placed in the least conspicuous location on the Lot at which an acceptable quality signal can be received and is not visible from the street, Common Area, or neighboring dwelling units, or is screened from the view from adjacent dwelling units in a manner consistent with the design guidelines.

**O. Driveways**

Driveway paving shall be accomplished with materials such as concrete or brick pavers. Alterations and additions to driveway paving must be submitted to and approved by the Committee.

**P. Exterior Lighting**

Exterior lighting shall be used 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. Fixtures, type and location of exterior lighting shall be noted on the landscaping plan approved by the Committee.

**Q. Play Equipment**

Play equipment may be erected within a fenced or screened area, but shall have the approval of the Committee. Play equipment shall be in appropriate scale. The utilization of wood or plastic, rather than metal, is preferred. A trampoline shall be installed at ground level and will not extend above the fence line.

**R. Exterior House Numbers**

Address numbers shall be legible and of a size and style appropriate for the architectural style of the building. Wood, tile, or heavy ornamental metal shall be the material used and type, style, size and material shall be noted on approved landscape plan.

**S. Newspaper Tubes**

Newspaper tubes are forbidden.

**T. Firewood**

Firewood shall be neatly stacked in rear yards unless located within the confines of a screened enclosure.

**U. Miscellaneous Structures or Amenities**

Any miscellaneous structure or amenity requires submission of detailed construction plans that include dimensions, elevations, type and color of materials, and location. Materials must match and be compatible with materials used in construction of home. City building plans and permits must also be submitted with construction plans. If large equipment is to be used, detail of how construction equipment will access the property is required, including a written guarantee that any damage to any other property, including the Association's common area, is to be repaired to the other property owners and the Board of Directors satisfaction. The Committee may also require written approval from neighboring homes.