



Design Standards

The *Candlelight Ridge* development is located on the current western edge of the Town of Erie. Situated on a gently sloping ridge, the *Candlelight Ridge* property has 94 building sites in Phases I and II; approximately 76.06 acres of land.

Design Theme ...

The *Candlelight Ridge* development will integrate different architectural designs and styles in a harmonious blend with the environment, and will generate a sense of rural elegance. The ultimate goal of the development is to develop home sites that fit the natural setting.

Together with the Declaration of Covenants, Conditions and Restrictions, these *Candlelight Ridge* Design Standards ("Standards") are formulated to coordinate the design and construction of buildings by different owners, architects, engineers and contractors so as to achieve aesthetically pleasing designs for the community members, as well as preserving mountain and plains view corridors.

These Standards are established to create and sustain a high quality residential development for the residents, while at the same time reducing the visual impact to the surrounding areas. They are also intended to enhance property values and assure high quality construction and site development. The benefits of the design review process and the following Standards are, therefore, economic, aesthetic, and yet sensitive to public concerns.

The design objectives of these Standards can be summarized as follows:

- Avoid harsh contrasts with the environment
- Preserve key view corridors
- Sustain the beauty of the natural environment within the development
- Enable the building process to compliment the high quality of the community
- Promote a harmonious relationship between buildings, landscape, topography, vehicle and pedestrian circulation; and
- Promote long-term, cost effective construction within the context of design aesthetics approved by the Architectural Control Committee

The Architectural Control Committee ("Committee") shall modify and enforce these Standards when necessary, as related to the external design, appearance and location of all properties and improvements within the *Candlelight Ridge* development.

BASIC BUILDING CRITERIA

Architectural Design ...

There is no mandatory "style" of architecture required. The only constant required is high quality and harmony with surrounding dwellings. The Committee shall look favorably upon traditionally styled homes. Homes with unusual non-conforming styles shall not be permitted without explicit review and approval. Exterior wall proportions must be consistent with the scale of the residence. Entries must be identified through the form and proportion of the house as well as emphasize the horizontal character of the residence.

Additions and Changes ...

Any changes to the approved plans before, during or after the construction of a dwelling must first be submitted to the Committee for approval and are subject to all provisions of these Standards including the review procedures.

Local Building Codes ...

All structures shall conform to all applicable building codes and ordinances. Approval by the Committee does not constitute or imply compliance with such codes and ordinances.

Setbacks and Placement of Structures ...

Location of buildings shall be in accordance with the recorded plat, the Declaration, the provisions of the Planned Unit Development and building envelope restrictions. No dwellings, dwelling porches, patios, decks, garages or similarly sized structures shall be located beyond the designated building envelopes. Placement of homes relative to neighboring homes will be greatly scrutinized. It is recommended that builder and homeowner's coordinate with neighboring lots to protect privacy and view corridors.

Height of Structures ...

The provisions of the *Candlelight Ridge* Development Plan state the maximum height limit for each lot is thirty-five (35) feet. The Committee shall discourage and has the right to prohibit the construction of any dwelling, which would appear excessive in height when viewed from the other lots, and the street. Generally the Committee will view structures that appear to make a more horizontal visual presentation than a vertical impact, more favorably. Specific lots in both Phase I and Phase II have been designated for ranch styles homes only.

Accessory structures must be compatible with the main residential building rather than designed as separate elements. All accessory structures such as workshops, sheds, greenhouses, pavilions and pet enclosures must be lower than, and architecturally subservient to, the main residence. Nonetheless, such accessory structures must meet the approval of the Committee.

- **Floor Square Footage and Permitted Use ...**

, Each lot shall be used exclusively for single-family residential living purposes. Every principal residence constructed on a lot shall have not less than 1,950 square feet of floor area devoted to living purposes, exclusive of roofed or unroofed porches, terraces, basements or garages for a single story (ranch style) dwelling and 2,500 square feet for a multi-story dwelling (with the first story of a multi-story dwelling above ground level to be comprised of at least 1,350 square feet with such minimum square footage to be exclusive of any garages, patios, basements or accessory building).

No maximum floor area is specified; however, the Committee will be concerned that the total size of the dwelling is compatible with the continuity, scale and harmony of the overall Development.

Building Color ...

The color of any structure's external materials should be generally subdued. Earth tones are recommended. Colors should be harmonious and compatible with colors of other residences and the surrounding environment. Accessory colors may be used with restraint. The color of all structures is subject to the approval of the Committee.

Exterior Surfaces ...

Exterior surfaces will be generally of natural materials that blend and are compatible with the natural landscape. Exterior finishes can consist of brick, stone masonry veneer, stucco (natural or synthetic), and wood siding [not to exceed fifty (50) percent of the surface area of the side of a home]. Brick, stone or stucco must be used on at least fifty percent (50%) of the residence, plus full brick on all walkout levels; such percentage to be measured on all planes less window and door openings.

[The requirement to use brick on the walkout was changed to using any of the masonry materials identified according to Rob Fisher.](#)

The exterior wall proportions must match to the scale of the residence. Entries should be identified through the form and proportions of the house as well as emphasize the horizontal character of the house. Houses with extensive areas of two-story (or greater) walls will not be acceptable. Covered porches of adequate depth (10~ to 12' deep) are encouraged. By breaking up extensive areas of wall space, two-story or greater in height, with porches and/or dormers, the residences will conform better to the site and individual lots.

Storm and Screen Windows and Doors ...

Storm and screen doors and windows may be desired for the purposes of energy conservation and ventilation, but should be without ornamentation, compatible with the color of existing window frames, and painted to match or complement the entry doors behind them.

Shutters ; ..

The use of shutters should be carefully evaluated. Their design should be integral with the dwelling and reflect a clear indication that they are not merely an affectation. They should be compatible with the overall design of the dwelling, fabricated in wood and fastened with operating hardware, compatible with the style of the dwelling and should be of proper proportions to match the window to which they relate. Colors should be compatible with the rest of the dwelling.

Roofs and Roof Accessories ...

All roofs shall be of a shake medium Butt material, color and texture, all as approved by the Committee. Forty-year (40) dimensional shingles with Z ridge or duraridge or tile will also be allowed. No maximum or minimum pitch is specified, but approval by the Committee will be based upon the visual impact of the roof on the home or on neighboring homes. The overall appearance of the dwelling will be an important consideration.

The use of large rooftop elements such as dormers, skylights, chimneys and the like should be carefully considered in the overall design of the structure. Rooftop elements should be properly designed and installed to assure the form of the roof is enhanced and the device becomes an integral part of the overall roofscape. The elements should not appear obtrusive or present a discordant visual presentation.

All flashings shall match roof colors. Flashings may be either exposed or concealed. Exposed flashings should be painted to match the roof color, should be durable, weather resistant, and maintenance free and must not stain or be stained by adjacent materials or react chemically with them. Gutters and downspouts are recommended for all buildings. Generally gutters and downspouts should be fabricated of aluminum and painted to match or blend in with the trim color of the dwelling. All downspouts should be routed in such a manner as to prevent their discharge to adjacent lots ..

Chimneys and Flues ...

Chimneys are an important and strong visual element of the architecture of the dwelling and have a strong affect on the roofscape and skyline. All fireplace chimneys should be enclosed with a chimney cap and not simply left as exposed metal or clay flues. Careful choice of proportion and material should give chimneys a substantial and stable appearance. External materials for chimneys should reflect and complement the dwelling materials. Materials suggested are stone, stucco or brick.

Second Story Decks and Balconies...

Balconies and second story decks can be a handsome extension to the architecture of a house. Decks and balconies should be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Balconies may also affect the privacy of adjacent properties and should be carefully placed to minimize any impacts on neighbors' privacy. These two factors will be closely evaluated during any review process. .

Foundations ...

Foundations are an important visual element in building design. Visually it is the element that connects the dwelling to the ground. Particularly on sloping sites, foundations can have a strong visual impact on the dwelling. Exposed post foundations and/or post foundations with exposed cross bracing members are generally unsightly and don't provide a strong connection to the earth. The use of a "heavy" natural material for foundations is recommended as it provides a strong relationship between the building and the earth. The materials selected should complement the use of other exterior materials used for walls, terraces, etc. The foundation material should not accentuate a visual "break" between the structure and its connection to the earth.

, Driveways ...

The construction and maintenance of private driveways shall be the responsibility of the individual homeowner(s). However, materials used in the course traversed by the driveway within the site are subject to approval by the Committee. The only approved access for construction of a residence will be over the approved driveway for the lot.

Garages and Parking Spaces ...

Garages must be architecturally integrated with the residential design. Each residence shall have at least a three-car garage and shall be of a size at least large enough to completely cover three standard sized passenger automobiles. All detached garages must be full brick, stone or stucco and must be approved by the Committee for architectural and lot suitability.

Every attempt shall be made to orient garage door faces away from the public right of way. The *Candlelight Ridge* Development Plan states that 25% of all homes built must have alternatively loaded garages (24 units out of 94).

Trailers, snowmobiles, mobile homes, trucks, boat trailers, tractors, vehicles other than automobiles, campers not on a truck, snow removal equipment and garden or maintenance equipment and trash containers shall be kept in a closed structure or screened from view at all times except when in actual use. Absolutely no residential equipment will be stored outside of any residence.

Fencing ...

The design and location of all fences shall be subject to approval of the Committee. Side yard fencing must terminate at the rear corners of all residences. All fencing must be black wrought iron of the size and style established and approved by the Committee.

Swimming Pools, Spas, Hot Tubs and Tennis Courts ...

Swimming pools, spas, hot tubs and tennis courts require the approval of the Committee and must be placed within the building envelope. These improvements shall be designed to complement the residential structure and will be placed to avoid impacts on adjacent lots. If, in the option of the Committee, the placement of a swimming pool, spa, hot tub or tennis court on a lot would negatively impact views or the use of adjacent lots, the application will be denied.

Signs ...

Address identification signs for each residence are required and must be attached to the building or to an approved wall. All freestanding address identification shall be at least five feet from all driveways and roads.

Exterior Lighting ...

, All exterior lighting shall be coordinated and in the same overall architectural design vocabulary.

- **Light Source**
 - Indirect light sources and cut-off fixtures are the recommended techniques for reducing glare and providing ambient light. No exterior light shall be installed which produces excess glare to neighboring properties or which produces excessive glare to pedestrian or vehicular traffic.
 - Those lighting fixtures whose direct source of illumination are visible will require, at the determination of the Committee, the installation of bulbs that total 40 watts (or less) and opal, seeded or smoked glass.
 - Use of other than white exterior light sources will require specific approval of the Committee.
 - Feature lighting may be approved at the discretion of the Committee.

Natural Drainage ...

No lot owner or contractor shall interfere with or direct the natural course of any drainage or runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition whatsoever which shall alter the drainage pattern or runoff from its natural flow on or across the land of another, except to the extent such alteration in drainage pattern or runoff is approved in writing by the Committee.

Roadway Drainage .. ,

No development plan for any lot shall be allowed to alter or interfere in any way with the designed rate and direction of drainage flow along all roadways - whether that drainage flow occurs within the roadway easement or within a drainage easement across the lot. Landscape and/or grading plans may not impede or redirect flows along roadway ditches, and adequate sized drainage culverts shall be provided at all drainage crossings.

Accessory Equipment ...

The Committee, prior to installation, must approve the placement of all satellite dishes. Satellite dishes will be screened from adjacent properties and from adjacent road right-of-ways through either the use of landscape materials that keep foliage throughout the year or by incorporating it into the approved permanent architectural features of the structure. Fencing will not be allowed as a screening device. Only one dish will be allowed per residence.

Erosion and Sediment Control '''

During construction erosion shall be minimized through proper soil stabilization, water control and timely revegetation.

Construction Trailers or Temporary Structures ...

Temporary structures must be located on the owner's property and shall be removed after the issuance of a certificate of occupancy.

Storage of Construction Material and Equipment •..

Storage areas shall be designated and fenced. The contractor will be responsible for the maintenance of these areas.

Daily Operation ...

Daily working hours for each construction site shall be 7:00 a.m. to 6:30 p.m., Monday through Friday. Extended working hours from 6:30 p.m. to 9:00 p.m. must be approved by the Committee and shall be limited to a fully enclosed structure. No work will be allowed after 9:00 p.m. on any day. Saturday, Sunday and holiday working hours shall be 8:00 a.m. to 5 :30 p.m. with no extended hours allowed. All times noted are Mountain Standard Time.

Restoration and Repair ...

Damage to any property, other than the owner's, by contractors shall be promptly repaired at the expense of the property owner employing the person or entity causing the damage. This includes damage done by cleaning out concrete trucks on site.

Dust and Noise ...

Every effort shall be made to control dust and noise emitted from a construction area. The contractor shall be responsible for controlling excessive dust and noise. Radios or other amplified devices are limited to use within structures that are fully enclosed and must be kept at a volume that controls the noise within the structure. Watering must control blowing dust from grading.

Excavation ...

Extreme care shall be taken during excavation to insure that brush, surplus soil and other excavated debris be properly removed from the building site. Excess excavation material shall be removed from *Candlelight Ridge* unless other arrangements have been made. The material shall not be placed in common areas, roads or other lots. Excavation, except for utility trenching, shall be done on the owner's site only.

Debris and Trash Removal

Proper disposal of refuse and storage of material is the owner and contractor's responsibility. Construction areas shall always be kept free of unnecessary debris and litter. A metal dumpster must be located on-site. Debris and trash shall be removed on a weekly basis or as needed and be hauled to a designated municipal dump. Should it be necessary for *Candlelight Ridge* to pick-up trash coming from the site or remove trash from the site due to the contractors failure to do so, the cost of said trash pick-sup removal will be billed to the contractor .

. Vehicles and Parking ...

All vehicles will be parked so as not to inhibit traffic. No construction vehicles (i.e. trucks! automobiles) can be left on the construction site during non-working hours.

Portable Toilets ...

The contractor must provide permanent water construction and temporary enclosed chemical toilets during the construction period. Chemical toilets shall be located away from the neighboring properties in an approved location.

Signage ...

Temporary construction signs shall be limited to one sign per structure, not to exceed 16 square feet total area. The sign will be freestanding and constructed in a standardized format.

Fire Extinguisher ..•

A minimum of one serviceable 1016 ABC - rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

Flammable Items ...

Careless use or storage of flammable items will not be allowed.

Pets ...

Contractors, subcontractors and their employees are prohibited from bringing pets to the construction site. NO PETS ARE ALLOWED ON THE CONSTRUCTION SITE, IN THE RESIDENCE OR IN VEHICLES.

Firearms ...

Discharge of firearms at *Candlelight Ridge* is prohibited.

Continuity of Construction ...

All improvements commenced on the property shall be prosecuted diligently to completion and shall be completed within twelve (12) months of commencement, unless the Committee has granted an exception in writing.

Protection of Property ...

Any common ground, adjacent lots or road that is damaged during construction shall be promptly restored to its original condition and to a state that is satisfactory to the Committee. If restoration is not accomplished following completion of construction, *Candlelight Ridge* will perform all required repairs with all cost thereof charged to the person in whose name the building permit was issued.

Roadway Maintenance ..•.

It is the responsibility of the contractor to clean and maintain the roadway areas leading to and from the construction site that are disturbed by the construction process. This includes cleaning of dirt and mud off the *Candlelight Ridge* roads, which was caused by vehicles servicing the site. Said cleanup can be implemented by each contractor or by a cooperative cost sharing agreement with other contractors,

Construction Regulation Compliance ...

Failure to comply with any and all of the above construction regulations may and can result in the issuance of a written warning and notification of penalty fine,

Plan Submittal ...

A pre-design conference and schematic design review will be optional at the lot owner's discretion.

Review of Plans '''

The Committee shall conduct reviews of plans during regular meetings or at such other times as deemed appropriate. The Committee shall respond in writing within ten (10) working days after the review, but not more than thirty (30) days after the submittal is complete. Results of reviews will not be discussed over the telephone with applicants, owners or their consultants. Any response the owner or applicant may wish to make in response to a decision of the Committee must be made to the Committee in writing.

Review Fees '''

A review fee of \$300.00 will be required at the time of application to the Committee. This fee may change from time to time at the discretion of the Committee. The fee is expressly for the purpose of covering administrative costs of the Committee and for paying the professionals hired by the Committee to review all applications. A submittal to the Committee is not complete until the then current review fee has been submitted to the Committee.

Submission of Plans ...

- A. Submission of Plans. Prior to submission of building plans to the Town for a building permit, when applicable and prior to commencement of work to accomplish any proposed Improvement to Property, the person proposing to make such Improvement to Property ("Applicant") shall submit to the Committee at its offices such descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, etc. as the Committee shall reasonably request showing the nature, kind, shape, height, width, color, materials and location of the proposed Improvement to Property.
- B. Authority to Require Additional Information: The Committee may require submission of additional plans, specifications or other information prior to approving or disapproving the proposed Improvement to Property.
- C. Complete Submission: Until receipt by the Committee of all required materials in connection with the proposed Improvement to Property, the Committee may postpone review of any materials submitted for approval.

Criteria for Approval ...

- A. Criteria for Approval. The Committee shall approve any proposed Improvement to Property, at its sole discretion, even if based only on pure aesthetic value. Furthermore, the Committee will base its approval of an Improvement to Property in the location indicated if it deems:
 - B. Will not be detrimental to the appearance of the surrounding areas of the Community Area as a whole;
- 2. That the appearance of the proposed Improvement to Property will be in harmony with the surrounding areas of the Community Area;
- 3. That the Improvement to Property will not detract from the beauty and attractiveness of the Community Area or the enjoyment thereof by Owners;
- 4. That the upkeep and maintenance of the proposed Improvement to Property will not become a burden on the Association;
- 5. That the proposed Improvement to Property does not affect the drainage plan for the Community Area or any portion thereof;
- 6. That the submittal meets all design review criteria of the Design Standards.

Outline of Review Procedure ...

- A. Pre-Design Meeting - Optional
- B. Preliminary Submittal- Optional (Highly recommended)
- C. Final Submittal
- D. Final Review and Action by the Committee

Pre-Design Meeting - Optional ...

Prior to preparing plans for any proposed improvement, it is recommended that an owner and/or their architect meet with the Committee to discuss proposed plans. The intent of this informal meeting is to offer guidance prior to preparation of preliminary plans.

Preliminary Submittal- Optional ...

The Preliminary Plan submittal package shall consist of the following:

- A. Site Plan at an appropriate scale (not less than 1" = 20'0") showing the location of buildings, building envelope, building setback dimensions, the residence and all buildings or other structures, driveway, parking areas and a preliminary grading plan and drainage plan, including existing and proposed topography.
- B. Roof plan and floor plan no less than 1/8" = 1'.
- C. Exterior elevations (all) with both existing and final grade lines at same scale as floor plans.
- D. Indication of materials and colors.
- E. Any accessory improvements contemplated on the lot should be shown on the Preliminary Submittal.
- F. Any drawing, materials or samples requested by the Committee.

Final Review ...

At a stage of design development the lot owner is required to submit the following preliminary submittal.

- A. Site Plan (presented at a minimum of 1" = 10' 0").
Indicate building location, roof plan, property lines, driveway, parking, easements, view corridors, grading, existing and proposed contour lines at two (2) foot intervals, decks, utilities, utility meter locations, transformer locations and accessory site development of any kind. The site plan will be accompanied by a lot specific survey done by a surveyor licensed in the State of Colorado establishing all existing contours; at two (2) foot intervals - utility locations, easements, significant vegetation and the edge of significant improvements showing both location and finished main floor elevation on adjacent lots, if any.
- B. Floor plans with dimensions, including a foundation plan (presented at a minimum of 1/4" = 1' 0").
- C. Exterior Elevations (presented at a minimum of 1/4" = 1' 0").
- D. Building Section (presented at a minimum of 1/4" = 1' 0").
Indicate existing and proposed site grades, finished floor elevations and top of wall foundation heights.
- E. Landscape Plan (presented at a minimum of 1" = 10' 0").
Decks, pavements, service yards, exterior parking areas, driveways, and other freestanding structures.
- F. Roof Plan

When all requirements of the final submittal have been received, the Committee shall conduct a final review and provide a written notice of the results of the review to the applicant. Following the Committee's approval, only upon receipt of such written approval may the lot owner take said written approval to the Town of Erie to apply for a building permit where applicable, or commence construction of the Improvement to Property.

Failure of the Design Review Committee to Act ...

Any request of a proposed Improvement to Property shall be deemed approved, unless disapproved or the Committee transmits a request for additional information or materials from the Applicant.

Re-Submittal of Plans ...

In the event of any disapproval by the Committee of either a preliminary or a final submission, a re-submission of the plans should follow the same procedure as an original submittal.

Subsequent Changes ...

Additional construction, landscaping, or other improvements and/or any changes either during construction or after completion of an approved structure must be submitted to the Committee for approval prior to making such changes and/or additions ..

Completion of Work after Approval .. _

- A. Completion of Work after Approval. Following the approval of any proposed Improvement to Property by the Committee, such owner shall complete the proposed Improvement.
 - 1. As promptly and diligently as possible but in no event in excess of the time periods set forth below.
 - 2. In substantial conformance with all plans and specifications and other materials presented to the Committee.
 - 3. In accordance with any and all conditions imposed by the Committee.
- B. Completion within eighteen (18) Months: In accordance with the foregoing, all Improvements approved by the Committee shall be completed:
 - L Within eighteen (18) months from the date of approval of such Improvements by the Committee; or within such time period as the Committee may otherwise prescribe.
 - 2. Failure to comply with the terms and conditions of this provision shall constitute non-compliance with the terms and provisions of the Declaration and the Committee and the Association shall have the right to invoke all rights.

Landscaping ...

Landscaping of the homeowner's property must be at least sixty (60) percent irrigated sod. The installation of landscaping materials to take place within nine (9) months of occupancy of the home.

Planting Types and Treatments...

- 1. High Intensity Planting - includes manicured lawns and other irrigated ground covers, flowerbeds and intense shrub beds. These planting treatments should be used in areas with the greatest visual and environmental impact and enjoyment for the residents of the lot Use of High Intensity Planting may be appropriate adjacent to some driveway/entry treatments

2. Transitional Planting - should be used to reduce water consumption while creating and maintaining transitions between High Intensity Planting areas, driveway/entry treatments, non-planted areas and Native/Natural Planting areas.
3. Native/Natural Planting - will make up the remainder of the landscaped area. The use of a variety of appropriate species will be encouraged.

APPENDIX OF RECOMMENDED PLANT SPECIES

OUTLOTS/RIGHTS OF WAY

Western Wheatgrass=
Blue Grama"
Switchgrass+
Sideoats Grama
Smooth Brome@
Buffalo Grass@

Grasses

Buffalo Grass
Brome
Blue Grama
Tall Fescue
Bluegrass

Ornamental Border

Grass
Wheatgrass
Blue Fescue
Blue Arena
Miscanthus Grass

VERY LOW WATER

Trees

Bur' Oak
Pinyon Pine

Shrubs

Curleaf Mountain
Nahogany
Mexican Cliffrose
New Mexican Privet
Rubber Rabbitbrush
Russian Sage
Sand Cherry
Saskatoon Serviceberry
Shrubby Sage
Three Leaf Sumac

Ground Cover

Creeping Juniper
Creeping Red Penstemon
Finged Sage
Hardy Ice Plant
Pussytoes
Sedurn, spp.
Snow in summer
Sulfur flower
Woolly thyme

Perennials

Blanket Flower
Blue Flax
Gayfeather
Prairie Coneflower
Rocky Mountain
Penstemon
Silverleaf Cinquefoil

Annuals

Annual Baby's Breath
Annual Coreopsis'
California Poppy
Mountain Bachelor
Button
Statice

LOW WATER

Trees

Bigtooth Maple
Golden Rain Tree
Green Ash
Kentucky Coffee Tree
Ponderosa Pine
Rky. Mtn. Juniper
Rky. Mtn. Maple
Russian Hawthorne
Western Hackberry

Shrubs

American Plum
Bluemist Spirea
Golden Currant
Littleleaf Mockorange
Mugho Pine
Shrub Rose
Spreading