

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

OVERVIEW

Per paragraph 2 of the third amendment to the protective covenants of Chatfield East, an Architectural Control Committee (ACC) has been formed and has the task of reviewing and approving/rejecting all plans for all improvements (new or remodeled dwellings, outbuildings, decks, gazebos, greenhouses, patio covers, fences, dog runs, etc.) to be constructed on each Chatfield East lot. ACC approval is not required for improvements or changes that are limited to interior only or when conducting exterior repairs and/or maintenance using similar building materials and within the same existing footprint. Building paint colors are to be muted, neutral tones of brown, gray, cream, white, blue, rust, or green, and be similar to at least one established home in Chatfield East Subdivision. Any other color must be approved by the ACC prior to painting.

The purpose of the ACC is to ensure any new construction is consistent with the community values and way of life and to protect the effects of the improvements on any adjacent or neighboring properties.

Failure to gain approval by the ACC before beginning any construction will constitute a covenant violation and may include fines as outlined in the Association's Covenant Enforcement Policy.

PROCEDURE FOR SUBMISSION OF PLANS

Contact the ACC by visiting <https://cepoa.org/>, and then click the ACC tab on the top header or on the Documents page. Follow the instructions on this webpage to initiate the submission process.

The ACC will then contact you to answer any questions you have and once you are ready you must submit an electronic copy of plans. Before any construction work begins owners shall be responsible for submitting complete plans, specifications, and any required samples or material descriptions for the scheduled work. Plans for the improvement must clearly contain the following, where applicable or as requested by the ACC:

1. Chatfield East Subdivision Architectural Control Committee "Residential Improvement Application Form";
2. Site plan indicating the boundaries of the parcel, the location of proposed buildings or improvement, driveways and parking areas, easements, utility locations, retaining walls, patios and terraces, and septic system;
3. Exterior elevations, and sufficient detail to indicate the architectural character of the buildings, including a description of exterior materials, including paint and stain colors to be used;
4. Floor plans, indicating the square footage of each floor for all enclosed spaces for each building and the location of exterior mechanical systems (such as A/C units, propane tanks, etc.);
5. Roof plan indicating the type, pitch, proposed materials and colors and height from finished grade to the highest point on the ridge line;
6. Douglas County Drainage, Erosion, and Sediment Control (DESC) plan.

The ACC will review the initial submissions and provide written comments or requests for revision via e-mail typically within 15 days of the complete submission of the materials listed above but it may take longer. If a revision to the plans is requested, the ACC will review the revision within 15 days of the revised submission. Depending on the project, the ACC may request an on-site visit.

If the ACC denies approval, the ACC shall state the reason(s) for denial; thereafter, the applicant may revise the plans and resubmit, or appeal the decision within 90days to the CEPOA Board of Directors. The appeal should state the exact reasons of disagreement with the ACC's decision.

No construction may commence until final written approval of all construction drawings has been granted by the ACC (or CEPOA board in the event of an appeal) and a building permit has been issued by the Douglas County Building Department (if applicable). If any changes occur to the plans at any stage, they must be submitted and reapproved by the ACC. ACC approvals will occur within 15 days of resubmittal.

Applicants will have 270 days to complete the project after approval is received by the ACC. Request for extension can be submitted to the ACC for consideration.

The ACC reserves the right to waive or vary any of the procedures or architectural guidelines at its discretion, for good cause shown and with Board approval. Any waiver or variance granted shall be considered unique and will NOT set any precedent for future decisions. Architectural guidelines included in this document may change from time to time to reflect new and changing conditions. Members will be notified via mail or email when changes are made to the ACC Guidelines. Owners contemplating activities covered herein should obtain the most recently approved version of the design architectural guidelines from the CEPOA via the Chatfield East website at cepoa.org.

The ACC and the members thereof shall not be liable for damages to anyone submitting plans for approval or to any Owner by reason of mistake in judgment, negligence or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. The ACC nor its members shall be responsible for determining safety, whether structural or otherwise, suitability for any purpose, compliance with grading or drainage plans or compliance with building codes or other governmental laws or regulations nor shall its approval of any submitted request be deemed approval of such matters. The ACC will not make any investigation into title, ownership, non-association easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same. Every Owner or other person who submits plans to the ACC for approval agrees, by submission of such plans and specifications, that they will not bring an action or suit against the ACC or its individual members to recover damages.

ARCHITECTURAL GUIDELINES FOR NEW BUILD OR REMODELING OF EXISTING STRUCTURES

BUILDING DESIGN

RESIDENCE

1. Size: Minimum square footage for main dwelling footprint is 1,000 square feet for multi-story and 1,500 square feet for a ranch home. The maximum above-grade finished area shall be 4,000 square feet for a ranch home and 6,000 square feet for a multi-story dwelling.
2. Per Douglas County zoning requirements, no principal building may exceed 35 feet in total height.
3. ACC will consider massing, proportions, and overall scale of the building in relation to its position in the landscape and proximity to neighborhood view corridors. The location or extent (including adding an upper story) of new development should be made in consideration of neighbors' views from their residences. Including a written statement from your neighbors in support of your project will help to expedite ACC approval. Adjustments to new development should be considered where practical given constraints posed by the lot's configuration, nature of the new development, and based on the neighbors' input. The ACC will support all parties in reaching the best outcome given the potential for limiting factors to be involved.
4. Architectural detail and multiple roof lines can help reduce building mass and scale. Large unbroken planes are discouraged.
5. Each residence shall have an attached garage not to exceed 40% of the finished square footprint of the house. Garages should be integrated with the dwelling design.

OUTBUILDING

1. Each lot may have a maximum of two outbuildings. An outbuilding is defined as a shed, detached garage, or barn for horses that is separate from the primary residence or building.
2. Construction of any Outbuildings must be approved by the ACC. Sheds less than 200 sf will get a short review (picture, dimensions, plat map location).
3. The sum of all outbuildings is not to exceed 3000 square foot total.
4. Massing and scale, height and roofline, as well as forms, materials and other detailing should coordinate with the primary structure, and may not exceed 35 feet in total height.
5. Outbuildings will only be allowed if the ACC determines that site conditions and locations are such that they are not offensive or objectionable to neighboring lots.
6. No temporary outbuildings will be allowed except for a temporary contractor trailer or office.
7. No permanent tents, yurts, quonset huts, or similar structures will be allowed.

VIEW PRESERVATION

1. Due to the outstanding views the homeowners of Chatfield East value, the ACC will do everything reasonable and in good faith for all parties involved to preserve and protect the views of neighbors.

EXTERIOR MATERIALS and FINISHES

1. Dwellings and outbuildings should embody a high level of detail and a combination of quality materials.
2. Recommended exterior materials are natural or veneer stone, brick masonry, stucco or lap siding to maintain an upscale image of the community.

3. All colors are to be neutral in tone.
4. Exposed concrete or concrete block beyond minimally exposed foundations is prohibited, except for concrete driveways which are allowed.
5. In order to maintain certain design consistency, creative and harmonious use of hip, chipped hip, gables, multiple ridges and roof axes, dormers and lower eave heights are encouraged.
6. Roofs with well-defined detailing with strong shadow lines and articulation are encouraged.

LIGHTING

1. No lights mounted on poles taller than 10 feet are allowed, except for flagpoles for the purpose of flag illumination.
2. The number of lights attached to dwelling and outbuildings will be kept to a minimum. No lighting directly casting on neighbor's property or houses will be allowed. Lighting must be directed downward (except low voltage landscape lighting) so to light only a reasonable area in proximity to dwelling, garage, or outbuildings.
3. Clear lenses are discouraged. Flood lights, while discouraged, must be connected to a timer-based motion sensor with an on time of less than three minutes when motion is detected.
4. Walkway, driveway, and landscaping low voltage lights will be permitted.

DRIVEWAYS and RECREATIONAL AREAS

1. Access to each residence shall be via the street.
2. Circular driveways are acceptable if appropriate to the site and architectural design.
3. Garage doors should be oriented away from the street whenever possible.
4. All driveways from street to residence shall be surfaced to avoid dust, mud, and erosion issues (concrete, asphalt, crushed gravel, or other road base material).
5. All sport courts and swimming pools must be approved by the ACC.

GRADING, DRAINAGE, and EROSION CONTROL

1. During and subsequent to all site construction, techniques to control site erosion and protect adjacent properties are mandatory and must conform to Douglas County requirements.
2. Techniques to be considered should include the use of sedimentation basins, filtration materials such as straw bales, silt fences, and/or slope stabilization fabrics.
3. Reseeding of disturbed areas where existing vegetative cover has been removed is required as part of erosion control and as a means of reestablishing the visual character of the landscape of our community.
4. No lot owner shall interfere with or redirect the natural course of any drainage and runoff from its natural flow into or across the land of another, except to the extent such as alteration is approved in writing by the ACC and other public authorities having jurisdiction.
5. All driveways must have a culvert in the public road right-of-way so that the drainage of the public road is not impeded.

FENCING

1. Privacy Fencing
 - a. Privacy fences must be connected to house and / or outbuilding. Such fences will be allowed for purposes of screening privacy areas, including decks, patios, and hot tubs.
 - b. A segment of privacy fence must be no more than 40 linear feet in length if not enclosing an area, nor should the entire fenced area enclose an area more than 5000 square feet.
2. Perimeter Fencing
 - a. Perimeter fences must be wood, composite rail, wrought iron, or post and wire. Other fencing types such as chain link are not allowed.
 - b. All perimeter fences must be no more than six feet in height. They must be wildlife friendly and consistent with the Colorado Parks and Wildlife recommendations; for example they may not contain spikes, barbs or other characteristics which could injure wildlife.

DOG / PET RUNS

1. Dog / pet runs shall be restricted to the side and or rear of buildings, shall be placed away from adjoining residences and not be placed more than 30 feet from the house.
2. Fencing type shall comply with fencing section above (with the exception of chain link, which may be used for dog / pet runs).
3. The interior side of fence may have attached to it an approved steel mesh not visible from a distance to minimize visibility.
4. Enclosures must not exceed 6 feet in height and should be adequately screened from adjoining residences and streets with landscape buffers as much as possible.

LANDSCAPING

Landscaping enhances the value of a property and the characteristics of the neighborhood so is encouraged. The approach to landscaping must be in compliance with the Douglas County requirements and those measures stipulated above in the section Grading and Erosion Control. Dead trees shall be removed in a timely manner.

AESTHETICS

1. Antennas / satellite dishes: Free-standing / tower antennas NOT allowed. Only a small (less than 36" height) TV or Internet antenna is allowed on roofs (recommended to install in attic if possible).
2. Roof-mounted solar panels: See separate policy and/or Colorado Law
3. Free-standing solar or wind systems: See separate policy and/or Colorado Law