

# DESIGN GUIDELINES FOR NORTH RIDGE

**1. Overall Scheme.** The goal of the North Ridge subdivision (“North Ridge”) is to create a residential neighborhood consisting of homes that compliment each other in exterior aesthetic appearance including, without limitation, design, size, color and landscaping, to preserve, protect and enhance the value of the Property and all of the Lots.

These goals will be accomplished by laying out varying sized lots. We encourage either a front porch, patio or overhang for those houses that face the street, using a street profile that allows for tree-lined streets. We invite you to embrace this vision and welcome your creativity within the following parameters.

**2. Objective and Mission.** The Design Review Committee (the “Committee” or “DRC”) has prepared the following Design Guidelines to supplement the Declaration to assist Owners in designing, building and improving their homes. The Design Guidelines are not intended to be all-inclusive but should serve as a guide as to what improvements may be made in North Ridge. Please embrace the intent of our guidelines and don’t mince definitions in an attempt to build something outside the guidelines to save money or make more money on a speculative house. Studies consistently prove that spending a little more to create a design with architectural interest pays dividends in the long run. And remember, your house should be around for well over a hundred years for all to see. It doesn’t have to be large and expensive but build something that you are proud of.

The Committee’s mission is to work on behalf of the North Ridge Owners Association Executive Board (“Board”) to represent the interests of the community as a whole. The Committee exists in order to regulate the external design, appearance, and locations of the homes and other improvements constructed on the Property. In the absence of a Committee, the Board shall act in all instances to carry out the duties and responsibilities of the Committee.

**3. Approval.** In order to ensure a consistent, high-quality design throughout all phases of the Project, the Committee will review and approve all proposed development plans and submittal documents that require a permit prior to submission to the City of Rifle Building Department. The Committee’s purpose in plan review is to meet the intent of these guidelines and supporting documents. Neither the Declarant nor the Committee assumes responsibility for plan review of, or conformance to, applicable local codes or ordinances. These Guidelines are subject to the Committee’s interpretation and may be amended from time to time to meet specific site or functional requirements consistent with the objectives of these Guidelines, as well as the Declaration.

These Guidelines are subject to the Rifle Code, as amended, and any other applicable law. Any requests for variances to the laws, regulations, or standards adopted by the City or County shall be submitted to the appropriate agency according to established procedures following the Committee’s review and approval. In the event of any conflict or discrepancy between these Guidelines and the Declaration, the Declaration shall control. If there is a conflict between these Guidelines and any other Association Document, the most restrictive standards shall apply.

The Guidelines are not the exclusive basis for decisions of the Committee and compliance with the Guidelines does not guarantee approval of any application.

**2. Procedures.** Except as otherwise specifically provided in these Guidelines, no activities shall commence on any portion of the Property until an application for approval has been submitted to and approved by the Committee.

a. Such application shall include plans and specifications showing site layout, exterior elevations and building heights on each elevation, exterior materials and color, landscaping, drainage, exterior lighting, irrigation, and other features of proposed construction, as applicable. The Committee may require the submission of such additional information as may be reasonably necessary to consider any application.

b. In reviewing applications, the Committee shall consider the harmony of external design with surrounding structures and environment and decisions may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability, or attractiveness of particular improvements. The Committee shall have the sole discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment and such determinations shall not be subject to review so long as made in good faith, not arbitrarily or capriciously, without prejudice or malice, and in accordance with the procedures set forth herein.

c. The Committee shall make a determination on each application within 30 days after receipt of a completed application and all required information. The Committee may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; (iii) request additional information from the applicant; or (iv) disapprove the application. The Committee shall notify the applicant in writing of the final determination on any application within 10 days after the approval of said application. In the case of disapproval, the Committee shall specify the reasons for any disapproval or objections and should offer suggestions for curing any objections.

d. If the Committee fails to respond in a timely manner, approval shall be deemed to have been given. However, no approval, whether expressly granted or deemed granted, shall be inconsistent with the Guidelines unless a written variance has been granted pursuant to these Guidelines.

e. Notice shall be deemed to have been given at the time the email is sent and/or envelope containing the response is deposited with the mail carrier. Personal delivery of such written notice shall, however, be sufficient and shall be deemed to have been given at the time of delivery to the applicant.

f. If construction does not commence (defined as footings and foundations poured or otherwise installed) on a project for which plans have been approved within one year after the date of approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to reapply for approval before commencing any activities. Once construction is commenced, it shall be diligently pursued to completion. All work shall be completed within 16 months of commencement unless otherwise specified in the notice of approval or unless the Committee grants an extension in writing, which it shall not be obligated to do. If approved work is not completed within the required time, it shall be considered nonconforming and shall be subject to enforcement action by the Association, Board, or DRC.

g. The Committee may, by resolution, exempt certain activities from the application and approval requirements of this Article, provided such activities are undertaken in strict compliance with the requirements of such resolution.

**3. Variances.** The Committee may authorize variances from compliance with any of its Guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. A request for a variance shall be submitted only in writing and shall be submitted at the time of submission of the complete application to the Committee. No variance shall (a) be effective unless in writing; (b) conflict with the Declaration; or (c) stop the Committee from denying a variance in other circumstances. For the purposes of this Section the terms of any financing shall not be considered a hardship warranting a variance.

**4. Architectural Design Principles.** These guidelines encourage various styles of architecture. As in other traditional areas of Rifle, the owner has the right to choose his/her own style. However, the relationships in massing, scale, texture, and color of the residence within the style chosen shall be considered in determining approval of applications. These guidelines are not absolute rules. If a design reflects a certain architectural style and is architecturally interesting, the Committee can use its best judgment in deciding an application. The guidelines **require the home to be a minimum of 1400 square feet and to have a good design. We shall not consider a neighbor's "view corridor" in making decisions as to design.**

a. **General Design Principles:** The general design principles and features proposed to achieve the desired architectural character for North Ridge include an architectural design which reflects the diverse character of Rifle --- eclectic, but interesting. We encourage the following guidelines:

i. Usable front porches/patios and covered entryways that yield a sense of entry and help soften two-story walls. The front porch/patio should be an integral design of the house and not appear as though it was added as an afterthought.

ii. Avoid large unbroken wall planes and windowless elevations. Wall planes shall not be longer than 30 feet without permission of the Commission. Tall walls should be softened with some architectural feature (awnings over windows, bump-out, etc.) and/or a change of materials or texture.

b. **Roofs:** interesting roofs are encouraged, such as roofs with several ridges or planes that may utilize different massing elements of varying heights. Similar to wall planes, long unbroken roof planes are not allowed unless specifically addressed and approved by the committee. Certain architectural styles do not require "busy" roofs, and this will certainly be taken into consideration.

c. **Homes.** A one and a half story house inherently has more architectural interest with gable and shed dormers in the roof and it lessens the height of an unbroken wall plane of a two-story wall on a property line. Again, we do not want two story boxes of no architectural interest and large unbroken wall planes. This encouragement does not mean that we have a height limit other than specified by City code.

i. We discourage a ranch style track home look without character and interest.

ii. We forbid a 2-story "box." Box-like structures without architectural interest are discouraged and will most likely be addressed by the review committee.

iii. The massing shall be designed to add architectural interest, and to assure that the structure is visually more massive or “heavier” below and less massive and visually “lighter” above. A second story should not appear as heavy or heavier and have disproportionately greater bulk than that portion of the structure that supports it. This can be accomplished with the use of covered decks and porches and stepping a 2<sup>nd</sup> story in from the footprint of the 1<sup>st</sup> level; avoid two story walls without a softening element, i.e. a bump out, awning or shed roof over windows, a break in the wall or massing, changes in wall materials, and generally any elements that adds interest to an otherwise large and bland wall. Accordingly, all exterior building elements should be appropriately scaled in size and in relationship to each other. As with all these guidelines, this isn’t an absolute rule. If a design reflects a certain architectural style and is architecturally interesting, the Committee can use its best judgment.

iv. Use strong and compatible design elements and details, which help articulate building forms and add depth, shadows, visual interest, and relief to individual houses and the street scene. Such elements include covered porches and entryways, balconies, roof overhangs, expressive materials, and the articulation of window and door openings.

v. Use building materials with strong textures and rich colors, including masonry, stucco and siding to provide visual interest, depth, and details. There shall be a mix of finish wall materials required for each house, and a preference for more than one material on any side of the house. Appropriate roof and wall materials and colors are addressed in the following Guidelines

d. Alterations and Additions: The design of alterations and additions shall be compatible with the existing structure in terms of architectural detail, scale, materials, and colors. Materials for new construction and additions shall have architectural character and should be selected for harmony within a building.

## **5. General Design Criteria.**

a. Site Planning: No structure or thing shall be placed, erected, or installed upon any lot and no improvements or other work (including staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, or planting or removal of landscaping) shall take place within the Project, except in compliance with these Guidelines. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. Any Owner may remodel, paint, or redecorate the interior of his or her residence without approval. However, modifications to the interior or exterior of screened porches, patios, and similar portions of a lot visible from outside the structure shall be subject to approval.

b. Size of Residence: Each residential unit constructed on a Lot shall comply with the underlying zoning district’s dimensional standards of the City of Rifle that are in effect at time of application for building permit and shall be a minimum of 1400 square feet in size. Note that the PD may have approved dimensional standards that deviate from the City’s standards, as indicated on the PD plat.

c. Accessory Dwelling Units (ADUs): ADUs are permitted within the development and shall comply with the City of Rifle Code to all matters including size, mass and off-street parking requirements.

d. On-Site Building: All homes shall be built on site. No manufactured or modular homes, trailers, or mobile homes shall be permitted.

## **6. Roofs**

a. Roof Form and Design: Roof form and design shall be consistent with the basic architectural style of the home. Color variation of roofing materials is an element in creating architectural interest and should complement the color scheme of the house. Blended shingle colors rather than a single-color look are encouraged.

b. Roof Materials: Acceptable roof materials include dimensional and standard composition shingles, asphalt, slate, concrete tile, and metal. The use of any other roofing materials must be approved by the Committee. Each roof overhang shall be detailed appropriately for each architectural style.

c. Roof Appurtenances: All flashing, sheet metal, vent stacks and pipes should be colored to match the material from which they project. All stack vents, and attic ventilators shall be located in such a way as to minimize the visible impact from public areas.

d. Gutters and Downspouts: Gutters and downspouts should be integrated into the designs of buildings and appear as a continuous architectural element. Drainage solutions should be unobtrusive to the overall building. Downspouts should be located on vertical members in inconspicuous locations when possible. The colors of exposed gutters and downspouts should match those of the surfaces to which they are attached or match the contrasting trim colors.

e. Satellite Dishes, solar Panels and Antennae and Swamp Coolers: Satellite dishes are permitted in conformance with the Declarations, or other subsequent use restrictions the Board may invoke. Large antennas and wind-powered devices are not permitted. Solar panels are approved but are to be integrated into roof designs. Frames must be colored to complement roofs to which they are attached. Related plumbing and mechanical equipment must be enclosed and/or screened from view. Swamp coolers shall not be visible from the public street.

## **7. Exterior Design, Wall Materials**

a. Exterior Design: The material selection and its detailing should successfully contribute to the creation of the desired architectural style. Multiple wall materials should blend harmoniously with one another.

b. Exterior Wall Materials: Acceptable wall materials exposed to the elements include manufactured and natural wood siding, cedar shingle siding, painted hardboard siding, fiber-reinforced cement board, stucco, brick, stone, and synthetic stone. Aluminum siding, vinyl siding and plywood sidings such as T1-11, are not permitted.

- i. Manufactured Siding. Siding shall not exceed an 8-inch lap dimension on all elevations.
- ii. Natural Wood Siding. Wood siding shall be stained or painted in all applications, unless it is cedar. Board and batten applications are acceptable
- iii. Shakes or Shingles. Both natural wood (true cedar) and manufactured shingles may be permitted subject to City of Rifle Code and further review.
- iv. Stucco. Two coat and three coat applications are acceptable. Stucco finishes should not be heavy and/or irregular. Stucco substitutes,

including staccato board will not be permitted except as approved by the Committee.

c. Material Changes: Material changes should occur along a horizontal line, such as a floor line or gable end. Horizontal transitions between two different exterior wall materials should be detailed with molding, banding or soffit/eave treatments. Vertical transitions between wall materials, such as siding or stucco, should occur at inside corners, and should use complementary colors.

d. Masonry/Brick: Masonry elements such as brick must appear substantial and be integral to the architecture and not merely an applied feature. Masonry or stucco used to express a building's "base" or to create a wainscot should wrap corners and terminate at a prominent building element on side elevations.

e. Building Colors: Color swatches must be submitted to the Committee for approval.

## **8. Exterior Trim and Embellishments**

a. Trim, Rake, and Eave Moldings: Trim, rake and eave moldings should be consistent with the architectural style of the building.

b. Columns and Supports: Columns and supports (for front elevations) should appear substantial, and in proportion to the overall building mass. They shall be a minimum of 6 inches in each section and incorporate relief or built-up elements such as top and bottom trim or masonry bases. The character and detailing of columns and railings should be consistent with the architectural style of the building.

c. House Numbers: There is no specific standard for house numbers, but special care should be given to their character and finish. Generally, house numbers should be legible enough to be read from the street. House numbers must be approved by the Committee.

d. Accessibility: Accessible units such as ramps, landings and railings must correspond with local, state and federal accessibility requirements as required per any given "use", as well as be compatible with the architectural style of the building.

## **9. Doors and Windows**

a. Doors: All exterior doors, including storm doors, shall be architecturally compatible and coordinating in color with the individual residence. Acceptable door material shall be wood, hardboard, fiberglass or metal. Wood doors shall be painted or stained in coordination with the colors of the residence. Sliding glass doors are permitted only on rear or interior side yard elevations.

b. Window Design: Windows are perhaps the single most important element in establishing an image of quality for a residence in the neighborhood. Window quality, detail, and proportion must be consistent on all elevations of the residence. Windows shall be placed to complement the overall building character and scale. Windows with distinctive shapes, sizes or details (such as divided-glass, arches, and bays) shall compliment the architectural style of the building.

c. Window Material: Acceptable window materials include wood, metal or vinyl-clad wood, vinyl, enameled metal, glass block or aluminum. However, the window to be used shall be

submitted to the Committee for review and approval. No reflective or colored glazing, or obscured glass will be allowed on any front or side window which is permanently visible from any public area.

**10. Exterior Lighting**

a. Outdoor Lighting Design and Restrictions: All exterior building lighting shall be designed to avoid spilling onto adjacent properties. Permanent colored, moving or flashing lights are prohibited. Decorative building lighting shall be designed to reduce harsh glares by illuminating downward and minimizing lateral effects. Light fixtures with cut-off or concealed light sources are preferred. This may include wall sconces, recessed lighting, soffit lighting, and directional lighting. Decorative fixtures should be of an understated design and complement the architectural style of the residence.

**11. Garages and Driveways**

- a. Garage Design Guidelines: Heavier and deeper header trim, columns, and other such architectural features to provide shadow lines and depth around garage doors are encouraged. All garage doors shall be sectional roll-up types or barn style side sliding. Acceptable materials include manufactured wood, natural wood or metal and glass doors, painted or stained to match the home.
- b. Each residence shall have an enclosed garage for off-street parking. Detached garages should provide a similar massing, roof, and detail treatment to the residential buildings they serve. All garages shall be used for the parking and storage of vehicles and other customary uses only (e.g.: finished office or storage space). The use of a garage as a temporary or permanent residence at any time is strictly prohibited.

**12. Deck and Porches.** All deck, porch and patio construction must comply with city or county regulations. Porches shall be constructed of materials so as to match the existing structure in color, style and roof. Colors should be consistent with the existing siding and foundation colors.

**13. Fencing**

a. Subdivision Fencing: Any subdivision perimeter fencing that is installed by the developer shall be repaired and maintained by the benefitting lot owners.

b. Fencing: Design and Location: Perimeter fencing erected along property lines in the rear and side yards shall conform to the Municipal code. The purpose of front yard fencing is not to create a privacy fence. We encourage open fencing, but any quality fence with good design is allowed upon review. Chain-link fencing is strictly prohibited.

**14. Landscaping**

a. Landscaping Guidelines: The goal of landscaping is to blend the physical structure of a house along with structural features such as driveways, walks and retaining walls to its surrounding natural environment, which becomes an integral part of converting a house on a lot into a visually appealing home site. In recognition of this close relationship between the natural and built environments, the Association encourages the use of natural materials, and abundant landscaping with native plants. To that end, homeowners are encouraged to conserve water when landscaping by utilizing

methods such as xeriscaping, which creates a visually attractive landscape by using plants selected for their water efficiency and applying the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, use of mulches, irrigation efficiency, and appropriate maintenance.. Xeriscaping should not be confused with “zeroscaping,” however, which is a term used to describe areas landscaped substantially with materials such as gravel, rock or artificially colored mulches. Xeriscaping, gravel, rock and similar materials are approved materials for landscaping so long as they are not used to cover substantial portions of the landscaped area.

Note: A great reference book for xeriscaping is “Xeriscape Colorado” by Ellefson and Winger.

b. Front Yard Landscaping: Front yards shall be fully landscaped using a combination of one or more of the following: xeriscape design, turf grass, trees, shrubs, perennials, and live groundcovers

c. Side and Rear Yard Landscaping: Interior side and rear yard landscaping, including material, quantity, and size, shall be at the Owner’s discretion.

d. City Requirements: All Owners are responsible for complying with the City of Rifle ordinances concerning trees, shrubs and other landscaping, as well as watering restrictions.

e. Landscape Installation Timing: All landscaping shall be installed within 1 year of the date of the Certificate of Occupancy.

**15. Compliance with Laws and Regulations:** Each owner shall, at its own expense, comply with all terms and conditions of these Guidelines, the Declaration and all other regulations promulgated from time to time by the North Ridge Board that are applicable to its construction activities. Each owner shall, at its own expense, comply with all federal, state and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its construction activities.

**16. Non-liability:** Neither the Design Review Committee, the North Ridge Board, nor any member, employee, consultant, or agent, will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith, non-discriminatory, and without malice.

**North Ridge Owners Association, Inc.**