

**SOPRIS VILLAGE ARCHITECTURAL CONTROL
COMMITTEE GUIDELINES**

**Approved by The Board of Directors Dated
November 19, 2014.**

These Guidelines are developed in furtherance of the statement in Article II of the Sopris Village Declaration of Protective Covenants which states that the Covenants are declared to:

"Ensure the best use and the most appropriate development of improvements of each building site thereof; to provide an association of homeowners which will implement and enforce the provisions hereof; to protect the owners of any building sites against the improper use of surrounding building sites as will depreciate the value of their property, so far as is practical the natural beauty of such property; to prevent the construction of improper or unsuitable improvements; to encourage and secure the erection of attractive dwellings thereon; and in general to create and keep the subdivision insofar as possible desirable, attractive, beneficial and suitable in architectural design, materials and appearance, to guard against fires, unnecessarily interference of the natural beauty of the subdivision and to provide adequately for the improvement of said property all to the mutual benefit and protection of the owners of lots in the subdivision."

All items in these Design Review Guidelines must be approved by the Architectural Control Committee prior to commencing activities. The process for applications for design review is located on the Association web site. The Board of Directors strongly suggests that applicants notify their abutting neighbors that an application has been submitted to the ACC for architectural improvements or other site improvements which affect your neighbors. The ACC shall use its best good faith effort to review all applications in a timely manner. Pre-existing non-conforming conditions shall be grandfathered in however expansion or rebuilding of improvements which will be demolished must be reviewed and meet the criteria below. The Declaration of Covenants states that when reviewing plans and specifications in applications the committee shall take into consideration the suitability of the proposed building or other structure and the materials of which is to be built to the lot upon which it is to be erected, the harmony there of with the surroundings and the effect of the building or other structure as planned on the view from adjacent or neighboring lots and upon the environment.

The Architectural Control Committee (ACC) Review Form is dated and shall expire six months after approved. You must re-submit plans after that date.

Any improvement approved by the ACC that requires an Eagle County building permit cannot begin work until the building permit has been issued. Proposed improvements must meet the building and zoning codes of Eagle County as are adopted and amended from time to time. The ACC may deny any application that contains improvements that violate state and local laws, codes and regulations

ACC will strongly encourage use of dormers, porches, changes of roof lines and other similar architectural features and details.

I. SITE IMPROVEMENTS -

Improvements: Buildings, fences or other structures and landscaping installations shall not be constructed, erected, or maintained on any Lot, nor shall any addition thereto or change or alterations therein be made without Sopris Village Architectural Control Committee review and approval. No berm, retaining wall, planter box, or off street parking will be built without Sopris Village Architectural Control Committee review and approval.

A. Drives and Parking Areas

1. Temporary drives and parking required as part of the construction process shall be gravel only and shall be temporary only up to 7 months after the issuance of the original temporary Certificate of Occupancy at which time the Permanent drive shall be in place.

2. Permanent Designated Driveways may be concrete, asphalt, gravel or pavers and must be completed within 7 months of the issuance of the original temporary Certificate of Occupancy for the residential unit.

3. Extending the length or width of a concrete pad, pavers, gravel or asphalt drive, shall be reviewed on a case by case basis based on the specifications outlined in the Rules and Regulations (Parking, Driveways and Storage. No driveway shall be extend beyond the front of the garage or house. Gravel drives must be maintained free of weeds and vegetation.

4. Improvements or modifications to existing driveways, shall be reviewed based on the specifications listed herein.

5. Improvements or modifications to existing driveways approved by the ACC shall be gravel, concrete, asphalt, or pavers.

6. Driveways shall not to exceed 36 feet in width. The location of a widened portion of driveway shall be on the side of the Lot and adjacent to the existing driveway and not towards the middle of the Lot.

7. Corner Lots. The ACC will determine which portion of the Lot will be considered the "front yard" and the parking, driveway and storage rules shall be applied accordingly.

B. Entry Walks

1. Walks shall be constructed of concrete, asphalt, pavers, flagstone, or quarry stone.

C. Fencing and Screen Walls

1. Fencing and screen walls should be compatible in material, and architectural style with the primary residential structure. Colors other than natural wood will require ACC approval. Screen

walls, fencing, and chain link fencing other than decorative fencing as described below shall not extend beyond the front or side of the primary structure and shall be approved/denied on a case by case basis.

2. Decorative fence posts shall not exceed 36 inches and the top rail shall not exceed 29 inches. Welded wire only shall be permitted to be attached to the inside of decorative fencing (i.e.; split rail). Green coated welded wire will be permissible. Those applying to attach welded wire to the outside of the fence (facing away from the home) shall be approved on a case by case basis and with the main consideration being safety. No chicken wire will be allowed.

3. Corner lots may erect fencing based on the following considerations and at the discretion of the Architectural Control Committee. Each submission shall be reviewed on a case by case basis with the attention to the following: Fence location in relation to visibility from each street in regard to safety; distance of the fence to the in regards to safety and the relation of the proposed fence to the areas designated by the ACC as the front yard and side yard areas.

4. Fencing shall not exceed 6 feet in height beyond the front of the primary structure. Fencing that continues past the front of the primary structure shall not exceed 3 feet in height. Corner lots shall be addressed on a case by case basis with the above mentioned items taken into consideration.

5. Gates shall conform in material and design with fence and shall not exceed 42" in width without approval on a case by case basis.

6. Screening Standards. The intent of all required screening is to completely hide stored materials from view of persons standing on the ground outside the storage area.

Materials. Screening walls, fences or structures shall be constructed from durable materials suited to the climate and which will require low maintenance. All screening devices shall be constructed of materials and in a manner which creates a completely opaque screen through which it is not possible to see the items being screened. Acceptable materials for screening may include:

a. Masonry walls with stucco or other acceptable finish or constructed from masonry units with an indigenous pattern or finish;

b. Rock walls;

c. Wooden fences constructed from pressure treated wood or native wood or any materials which can withstand exposure to the weather and which are approved by the planning director or building official shall be acceptable;

d. Other materials which shall be approved by the ACC.

7. Height.

a. The height of a screening wall, fence or structure shall be no higher than six feet measured from the grade of the storage or parking area adjacent to the screen.

b. Materials stored within an outdoor storage area or behind a screening fence, wall or structure shall be stacked or stored in a manner in which they exceed the height of the screening walls, fence or structure.

8. Maintenance. All walls, fences or structures shall be maintained in good condition or they shall be in violation of these Guidelines.

D. Other Improvements

1. Other improvements that require ACC approval; garages, sheds, covered porches, decks, outbuildings, tennis courts, swimming pools, etc. and shall not exceed Eagle Co. height requirements. Sheds and outbuildings shall not exceed ten feet in height. Locations of sheds and outbuildings shall be approved by the ACC in advance of purchase and installation.

2. Any improvements over and above 120 square feet or attached to the primary structure will require a building permit.

II. ARCHITECTURAL IMPROVEMENTS

A. Minimum House Size

1. 900 square feet of finished floor space excluding garages, patios and unfinished basement areas.

B. Foundations

1. All structures shall be placed on permanent foundations made of poured in place concrete, concrete or cinder block, structural brick or APA permanent wood foundation systems meeting FHA specifications.

2. A minimum of 6 inches and a maximum of 12 inches of foundation wall will be exposed to the front yard view.

C. Siding

1. Siding for all structures on the lot shall be restricted to wood, textured plywood, vinyl, textured masonite or hardboard, stucco, wood shingles, brick or stone.

2. Any other siding must have a sample presented to the Committee before it can be considered and shall be reviewed on a case by case basis.

D. Reflective Glass or Glazing

1. Reflective glass or glazing will not be allowed.

E. Residential Structures

1. Windows and doors in all new construction and remodels will be new or near new condition and be approved by the ACC, this includes replacing existing windows and doors.

2. Exterior paint and stain finishes in an earth tone color and color sheen are generally accepted. All paints and stains shall be unblemished and fresh in appearance. Samples or color charts must be submitted for ACC approval before any new or refinishing begins and shall be reviewed on a case by case basis. This applies to refinishing with existing color paint or stain.

3. Garages: All new homes shall have at least 2 car garages -- 2 cars parked side by side.

All new construction and remodels are required to provide at least a 1 car garage if space does not allow for a 2 car garage. No existing garage can be converted to any other use than parking of vehicles or storage of personal household items unless a replacement garage of equal size is provided.

F. Roofing

1. All structures shall be restricted to asphalt shingles, cedar shake shingles or pro panel steel type. All roofs shall have a minimum overhang of 12 inches around the perimeter. Cedar shake shingles must be fire treated and approved by the County with samples submitted to the ACC for style and color review.

a. all major roof pitches have to be a minimum of 4/12 pitch.

b. minor roof pitch determination shall be left to the discretion of the ACC.

III. LANDSCAPE IMPROVEMENTS

Owners shall submit a landscape plan for the installation of or modification of existing landscaping.

A. Standards

1. At least 40% of the total lot area must be treated with a vegetative ground cover such as grass, shrubbery, ground cover plants, flower beds, gardens and trees or xeriscaped in an attractive manner

2. Trees shall be a minimum size of:

Deciduous - 1 inch caliper

Evergreen - 3 foot in height

B. The above landscape requirements shall be implemented within 7 months of the issuance of the original Temporary Certificate of Occupancy for the residential unit.

C. The lot owner shall maintain landscaping in a healthy condition. In the event of the death of

trees, the lot owner shall within 7 months of the tree's death replace the dead tree(s) and remove any exposed stump. Grass lawns must be irrigated, maintained and mowed to a height of six inches or less. Lawns shall be kept clear of noxious weeds.

IV. SOLAR ACCESS

A. The applicant shall show on the submitted site plan the areas of solar shading extending onto adjacent lots caused by structures or landscaping at mature size.

B. It shall be the intent of the ACC to preserve solar accessibility on all lots.

V SUGGESTED AND PROHIBITED TREE AND PLANT LIST:

Attached as Exhibit A

