

DESIGN GUIDELINES
FOR THE
CRESTMoor PARK
(2ND FILING) HOMES ASSOCIATION

Adopted April 13, 2011

BEFORE COMMENCING ANY DEVELOPMENT OF PROPERTY WITHIN THE CRESTMOOR PARK (2ND FILING) COMMUNITY, YOU MUST OBTAIN APPROVAL OF THE PROPOSED DEVELOPMENT FROM THE ARCHITECTURAL REVIEW COMMITTEE (ARC). "DEVELOPMENT" IS DEFINED IN THESE DESIGN GUIDELINES AND INCLUDES MOST TYPES OF BUILDING OR CONSTRUCTION ACTIVITIES, INCLUDING FENCES, WALLS, OUTBUILDINGS, MISCELLANEOUS STRUCTURES, AND LANDSCAPING. BEFORE BEGINNING ANY DEVELOPMENT, PLEASE CONSULT THESE DESIGN GUIDELINES AND CONTACT THE ARC AT THE ADDRESS IDENTIFIED IN SECTION 3.

1.0 Single Family Residential Architecture

1.1 Applicability

These guidelines shall apply to all Development within Crestmoor Park (2nd Filing), Denver, Colorado (“Crestmoor”) zoned or developed for single family residential use, pursuant to paragraph 3 of the Declaration and Agreement establishing building restrictions in “Crestmoor Park 2nd Filing,” which was recorded May 23, 1947 in Book 6219, at Page 253 and as Amended on May 20, 1997 at Reception #9700064285 of the Records of the Office of the Clerk and Recorder of the City and County of Denver, Colorado, (the “Declaration”).

All improvements shall be constructed or modified so as to comply with all City, State and Federal ordinances, codes and regulations that may pertain to the construction or improvement of property in the Crestmoor community.

It is assumed the applicant is familiar with the current Denver Zoning Ordinance as it specifically pertains to the proposed property improvements. In the event the Design Guidelines or the Declaration requirements are more restrictive than the current Zoning Ordinance, the Design Guidelines or Declaration requirements shall govern.

1.2 Intent

The intent of these Design Guidelines is to supplement, and shall not be considered a replacement of, the building restrictions set forth in the Declaration. The Association, through its Architectural Review Committee (“ARC”), shall consider such plans, specifications and requirements regarding the suitability of the proposed Building, structure or other improvement and the materials of which it is to be built, to the site upon which it is proposed to be erected the same and the harmony thereof to the surroundings and the effect of the planned improvement and the outlook from adjacent or neighboring properties.

Single-family Development within the Crestmoor Park (2nd Filing) Homes Association has been organized to create a sense of place and neighborhood. The Development is organized with regard to parks, parkways, wide streets and open spaces. Building siting should be used to help form these spaces, as well as to relate to and define street edges. Street elevations should be interesting and diverse, and garages should not be the dominating element or feature of the elevation. Crestmoor streetscapes are characterized by an open feeling and broad vistas.

The neighborhood context of the Crestmoor community is primarily older, one story houses, with many additions and remodels as well as some two story older and new construction. The primary building material is brick as well as some stone and some newer construction that utilizes cementitious stucco as a complementary material. The Crestmoor Community has a no-sidewalk policy, and because there are no alleys, garage access is from the streets. Landscaping is mature with many well-developed trees.

The intent of these Design Guidelines is to obtain and maintain consistency, harmony and quality in architectural design and site planning for new and existing development and to protect and enhance home values in the Crestmoor Community.

1.3 Definitions

Building

Any covered structure intended for the shelter, housing, or enclosure of any person, animal, or chattel.

Building Envelope

The area described by the front, side and rear setbacks within which Buildings may be constructed.

Carport

Covered space for the housing or storage of motor vehicles and enclosed on not more than two (2) sides by walls.

Design Intent Statement

The Statement of Design Intent, Goals, and Architectural Style as described in Section 1.9, below.

Development

Development includes, without limitation (1) the construction, installation, erection, restoration, renovation, or expansion of any Building, structure, or other improvement, including utility facilities; (2) the demolition or destruction, by voluntary action, of any building, structure, or other improvement; (3) the grading, excavation, filling or similar disturbance to the surface of the land, including, without limitation, landscaping, change of grade, change of ground level, change of drainage pattern, or change of stream bed; (4) any change, alteration, renovation, rehabilitation, or conversion of any previously approved improvement or any Building, structure, or other improvement existing within the Crestmoor community, including any change of exterior appearance, color, or texture; (5) the installation and construction of fences, walls, trellises, miscellaneous structures, and outbuildings; and (6) the installation of any antennas or satellite dishes.

Facade

The most exterior part of a wall, sun screen, or any screening or material covering a Building, including any covered porch or portico which comprises a substantial part or portion of the face of the Building.

Garage

A Building or part of a Building wherein motor vehicles are housed or stored.

Lot Line

A front, side, or rear lot line. Lot line is synonymous with “property line.” Where a lot is adjacent to a public right-of-way, the lot line will be the boundary of the right-of-way, but generally that is not the edge of the gutter pan or roadway but may be set back 8’-12’ from the pavement and a survey is required to locate such lot line.

Owner

The legal or equitable owner or ground lessee of any real property zoned or developed for residential use.

1.4 Building Siting and Massing

1.4.1 Siting

Houses shall be arranged to take advantage of topography and other natural features of the site and, if possible, arranged to provide views of and access to open space and natural features.

Privacy from other houses and adjacent properties shall be considered in the siting and design of homes.

1.4.2 Massing

Architectural massing shall conform to the bulk plane requirements of the zoning code for the City and County of Denver.

1.5 Setbacks

Unless a greater setback is required by the local government, the minimum setbacks for any single family property within the Crestmoor Park (2nd Filing) Homes Association measured perpendicular from the lot line of the property are as follows:

	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Primary Structure	30 feet	20 feet (Recommended)	8 feet
Garages and Ancillary Structures	House setback plus 3 feet	10 feet	8 feet

Houses located on corner lots will have two front setbacks (one on each street side of the house) and two side setbacks of eight feet each.

The setbacks stated above are subject to the specific lot set back requirements and exceptions as set forth in Paragraphs 5 and 6 of the Declaration.

1.5.1 Improvements Within Setbacks

No improvements other than landscaping shall be installed in any setback except for:

- A. Subsurface structures covered by the ground.
- B. Steps, driveways (no hard surface shall be located within five inches of the property line of an adjacent lot), curbing, sidewalks, benches, and related hardscape.
- C. Underground utilities and related surface utility equipment to the extent such equipment is required by utility companies and is screened as required by the ARC.
- D. Fences, in side and rear setbacks only and subject to 1.14 below.
- E. Certain permitted encroachments into building setbacks are more specifically set forth in the Declaration.

1.6 Garages

All garages shall meet the following requirements:

1.6.1 Front Loaded Garages

These garages should be recessed a minimum of three (3) feet from the front facade of the building and shall be limited to two (2) cars in width. An additional car may be accommodated by providing sufficient space for a tandem space behind one of the side-by-side spaces.

1.6.2 Side Loaded Garages

These garages should be recessed a minimum of three (3) feet from the front facade of the building and shall be limited to two (2) cars in width. An additional car may be accommodated by providing sufficient space for a tandem space behind one of the side-by-side spaces. The ARC will consider a three-car garage where permitted by the Denver Zoning Ordinance.

1.6.3 Garages on Corner Lots

Garages on corner lots shall not be located on the corner of the lot adjacent to the intersection. They shall be located adjacent to either the side property line, or the rear property line. Setbacks for garages on block ends of corner lots are 30'.

1.6.4 General Requirements

Garages shall be set above grade.

Garage Doors shall not be wider than eighteen (18) feet, when allowed by the Denver Zoning Ordinance, or higher than eight (8) feet measured from the floor at the center of the door opening.

Garage doors, other than windows, shall not be constructed of fiberglass or similar materials that permit interior light to be visible from the exterior of the garage.

Garage facades that face the street when side loaded shall incorporate design elements, including windows, to blend the garage into the house design.

Detached garages shall be designed and constructed to be compatible with the house and shall be constructed with the same materials as the house.

Metal garages, other than garage doors, are prohibited.

Carports are prohibited.

1.7 Roofs

All roofs shall meet the following requirements:

1.7.1 All single family structures shall have sloped roofs. The slope of all roofs shall maintain at least a three (3) in twelve (12) ratio of rise to run and shall not exceed a twelve (12) in twelve (12) ratio of rise to run.

1.7.2 A flat roof or mansard roof shall be prohibited unless such a roof is a secondary roof form on the structure and is approved by the ARC.

1.7.3 For all roofs, both vertical and horizontal articulation is encouraged. Roof articulation may be achieved by changes in plane through the use of traditional roof forms such as gables, hips, and dormers.

1.7.4 No cooling tower, fans, heating and air conditioners, evaporative coolers, antennas, aerials, communication towers or any other structures or equipment shall be located on the roof in front of the front ridge line and screened from view from the street in a manner approved by the ARC. Vents and skylights located on the roof shall be architecturally compatible with the building and approved by the ARC.

1.8 Building Height

1.8.1 The height of residential buildings shall not exceed thirty-five (35) feet or such lesser height required by the Denver Zoning Ordinance.

1.8.2. Building height is the vertical distance measured from the highest point in the building to the average elevation of the corners of a building at finished grade. The highest point in the building shall be either the top of the parapet or coping of a flat-roofed building or the ridge of a sloping roof. In measuring the height of a building, the following structures are excluded: chimneys, ornamental cupolas, domes, spires, flues, or vents.

1.9 Design Intent and Architectural Style

Each submittal for any addition, major exterior remodel or new house construction shall include a Statement of the Design Intent and Goals (“Design Intent Statement”), along with a description of the specific architectural style proposed. The Design Intent Statement shall include common characteristics and typical detailing of that style. Submittals will be evaluated based on how the design achieves the intent, goals and architectural style described in the Design Intent Statement and the Design Guidelines.

Consistent use of materials, architectural detailing, and massing shall be maintained to achieve an integrated appearance. The following guidelines apply to the design of single family residential structures.

1.9.1 Exterior facades shall include architectural detail and relief. Facades shall be articulated with architectural elements such as building breaks and varied architectural treatment to avoid long, monotonous walls. Architectural elements which create shadows on the house, such as roof overhangs, offset wall planes, window boxes, bay windows, and cantilevers, should be incorporated into the design of the facade.

1.9.2 Exterior facades shall be designed with traditional exterior appearances (i.e. ranch, colonial, Tudor, and country designs) so as to remain in harmony with the general appearance of the neighborhood. Modern and contemporary architecture shall be prohibited.

1.9.3 Multiple structures on a single lot shall be designed in a unified architectural style.

1.10 Facade Materials

1.10.1 All sides of a residential structure shall be designed and constructed so as to carry through a single design concept and to produce an integrated, harmonious, and complete appearance.

1.10.2 It is the preference of the Community and the ARC that each Building be constructed of brick or stone on all sides of the structure. If alternative facade materials are proposed, the Design Intent Statement shall state why the use of that material(s) is integral to that specific architectural style proposed and include supporting architectural opinion and documentation.

1.10.3 Each Owner constructing or renovating a single family residence shall meet the following requirements:

- A. The structure shall be constructed with at least sixty (60) percent brick or stone on all sides of the structure, unless specifically approved by the ARC.
- B. If approved in writing by the ARC, defined areas may be finished with cementitious stucco of a treatment, quality, and appearance approved by the ARC. All stucco building materials must be properly maintained at all times.
- C. If approved in writing by the ARC, certain areas, such as gable ends, may be finished with wood siding or other materials with the appearance of wood siding. Any such wood siding or other materials with the appearance of wood siding must be of a treatment, quality, and appearance approved by the ARC. All wooden building materials must be properly maintained at all times.

1.10.4 Concrete block, split block, metal and vinyl (except for use as trim areas with the prior consent of the ARC) are not permitted. Concrete block is permitted as a foundation material.

1.10.5 Foundations which extend above grade more than twelve (12) inches shall be covered with the same material used in the facade of the building.

1.10.6 The entire facade of any enclosure surrounding a chimney flue shall be constructed of brick or stone.

1.11 Windows

1.11.1 Windows shall be consistent with the scale, spacing, and proportions typical of the neighborhood except for where they are used for special purposes (e.g. bay windows/green houses) or design accents (e.g. round/fan windows).

1.11.2 Reflective and mirrored glass with a visible reflectivity greater than ten (10) percent is prohibited. Where reflective glass is used, such glass shall be gray, bronze, or other similar neutral shade. The use of silver, gold, blue, green, or highly mirrored surfaced glass is prohibited.

1.11.3 Exterior window frames shall be compatible with the exterior color of the house. Window frames other than wood shall be either anodized, electrostatically-painted, or vinyl clad. Unpainted aluminum window frames are prohibited. Wood frames shall be painted, sealed, or stained.

1.12 Building Colors

1.12.1 All colors shall be approved by the ARC. A proposed color palette delineating colors, color ranges, and combination of colors shall be part of the submittal. Fluorescent or bright colors are prohibited.

1.21.2 Color schemes are to be keeping with the aesthetic context of the surrounding older neighborhoods. The building colors shall work together to create a unified whole, i.e., the roof color, the trim and siding colors, as well as any accent colors shall compliment the brick, stone or main facade color so that no accent color dominates the exterior or causes the building to appear like it is built of separate pieces.

1.12.3 Accent colors should be minimal (no more than ten (10) percent) and only serve to punctuate the whole color scheme and not become more noticeable than the whole. No large expanses shall be painted in accent colors. Bright or fluorescent colors not normally associated with residential buildings are not permitted.

1.12.4 Roofs shall be harmonious with the total color scheme. A darker value in color is recommended.

1.13 Roof Color and Materials

All roof colors and materials shall be subject to approval of the ARC and shall meet the following requirements:

1.13.1 Roof materials shall be limited to wood or cedar shake shingle, ceramic or concrete tile, or laminated or multiple-ply composition shingles meeting the requirements of this section, or as specifically approved by the ARC.

1.13.2 Laminated or multiple-ply composition shingles shall meet all the following conditions:

- A. Shingle product is covered with a minimum thirty (30) years manufacturer's warranty.
- B. The shingle product has a multi-dimensional appearance with a resemblance to weathered wood shake or slate shingles, in both depth and perception.

1.13.3 Metal roofs, such as corrugated and standing seam, are prohibited.

1.13.4 All rooftop equipment, piping, flashing and other roofing materials shall be finished to match the roof surface color or otherwise blend with the roof surface.

1.13.5 Roof color shall be in dark natural tones, such as browns and dark grays. Roof color shall not be white, tan or light grey color and materials shall not be used which will weather to a white or light color.

1.14 Fences, Signs, and Miscellaneous Structures

1.14.1 The construction or maintenance of billboards, for sale signs, poster-boards, or advertising structures of any kind except those belonging to the Association or its duly authorized agent, on any part of any Lot is prohibited; provided

- A. Construction and for sale signs may be permitted on a construction site during the period of construction only.
- B. For sale and broker signs are permitted for the duration of the need for such sign.
- C. In each case, the sign may not be illuminated and shall not exceed ten (10) square feet in surface area.

1.14.2 No fence, wall or hedge, nor any pergola or other detached structure for ornamental or other purposes shall be erected or maintained on any part of the front setback, and on corner lots in front of either front setback as provided in the Declaration, and any fence, wall or hedge erected on any other part of any other lot or lots shall not exceed five (5) feet in height. Notwithstanding the preceding five-foot limitation, which originated in and remains a provision of the Declaration, the Board has determined that, absent extraordinary conditions, in most circumstances,

the Board will not enforce a prohibition on fences in excess of five (5) feet in height but less than six (6) feet in height. Nonetheless, the Board cautions that Owners will continue to have the right to enforce the five-foot maximum height, and in connection with the construction of any fence or wall that such Owner consult in person with all affected neighbors.

1.14.3 On lots which abut on 6th Avenue Parkway, a fence or hedge may be erected from the residence to and along the property line on 6th Avenue Parkway; provided, however, that on corner lots, no fence or hedge shall be erected in front of either of the front of either of the front building limit lines as provided in the Declaration; on lots which abut on Monaco Street Parkway and/or South Monaco Street Parkway, a fence or hedge may be erected from the residence to and along the property line on Monaco Street Parkway and/or South Monaco Street Parkway, provided, however, that on corner lots, no fence or hedge shall be erected in front of either of the front building limit lines as provided in the Declaration; and on lots which abut on Holly Street (except Lots 1 to 7, inclusive, Block 27) a fence or hedge may be erected from the residence to and along the property line on Holly Street; provided, however that on corner lots, no fence or hedge shall be erected in front of either of the front building limit lines as provided in the Declaration; and provided further, however, that any fence erected on Sixth Avenue Parkway, Monaco Street Parkway and/or South Monaco Street Parkway or Holly Street shall be an open fence not more than forty-two (42) inches in height.

1.15 Trash Containers

All public and private service trash and sanitation containers shall be enclosed within fences, walls, or landscaping so as not to be visible from any residence and street, except on trash pick-up days and the prior evening.

1.16 Mailboxes

All pedestal mailboxes must be approved by the ARC. Housing for mailboxes shall be architecturally integrated with the individual residence to which such mailboxes are related and shall be of similar construction, materials, design, and form to said residence.

1.17 Swimming Pools

Above ground swimming pools greater than twenty-five (25) inches in depth and nine (9) feet in diameter are prohibited. Above grade enclosures or structures which create an enclosed pool are prohibited. The Definition of a swimming pool shall not include a spa or hot tub provided that such spa or hot tub is no greater than ten (10) feet in diameter and no greater than four (4) feet in depth.

1.18 Air Conditioning and Air Cooling Devices

Ground mounted air conditioning and cooling devices including compressor units shall not be located in the front of the house and shall not be located in the side lot set back area. All air conditioning compressors shall be located so as to not create a visual or noise nuisance to the abutting lot.

Roof mounted air conditioning and cooling devices including compressor units shall not be located in the front of the house or in front of the main roof ridgeline of the house. All air conditioning compressors shall be located so as to not create a visual or noise nuisance to abutting lots. Refer to 1.7.4 above.

1.19 Basketball Backboards and Hoops

Free-standing, permanently affixed poles shall be set back a minimum of thirty (30) feet from the front lot line and eight (8) feet from the side lot line

1.20 TV Antenna, Satellite Dishes and Solar devices

TV Antenna, Satellite Dishes and Solar Devices shall not be mounted on any street facing facade, street facing roof slope or in the front setback unless specifically approved by the ARC. Refer to 1.7.4 above for roof mounted devices.

1.21 Outdoor Lighting

With the exception of intermittent security lighting, all outdoor lighting shall be designed and installed to not cast any direct light on adjacent properties.

1.22 Dumpsters and Storage Pods

Placement of dumpsters and temporary storage structures (sometimes referred to as storage PODs) shall not be permitted in the front setback of any house except in accordance with this paragraph. During any period of construction or landscaping, homeowners may maintain dumpsters and temporary storage units within the front lot setback (but not within any side lot setback) in accordance with all city requirements, and in no case shall PODs remain in place other than during loading and unloading, with a two-week maximum, and in connection with a major remodel, such containers shall not remain in place except during the term a building permit is outstanding, not to exceed, three months without the consent of the ARC.

2.0 Construction Matters

2.1 Hours of Construction

The hours of construction that Owners or Contractors are allowed to construct, modify or otherwise conduct work shall be from 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on weekends and Federally recognized holidays.

2.2 Construction Dumpsters and Construction Equipment

Construction dumpsters, trailers, tool sheds, portable toilets or other equipment that is not self-propelled and is not intended to be moved on a daily basis shall be kept and located on the lot upon which the Development is to be conducted. Street storage is not allowed unless specifically approved by the ARC and appropriate right-of-way permits are secured from the City of Denver.

2.3 Construction Trash and Debris

It is the obligation of the Owner to insure that any construction dumpsters do not overflow or create a visual or trash nuisance on the Owner's lot and on any adjacent properties. Further, it is the obligation of the Owner to insure that the construction site remains free and clean of debris and that streets be kept free of dirt residue from the construction site during all times of construction. The Owner shall patch and repair street cuts consistent with the surrounding adjacent pavement.

2.4 Excavated Soil and Soil Runoff Prevention

All excavated soil stored on the site shall be covered with protective material. Soil runoff, from any cause, to the street or adjacent properties shall be prevented.

2.5 Construction Security

All addition, major exterior remodel and new house construction sites shall be protected by fencing from intrusion and locked during non-construction hours until such time that the Building is fully weathered in and secured and the site does not present any construction related safety hazards.

2.6 Construction Noise

Construction related noise, including music on the site, shall comply with the City of Denver Noise Ordinance.

3.0 Notices, Submittals and Compliance Agreement

3.1 Submittals and Notices

3.1.1 All submittals and notices to the Architectural Review Committee shall be provided to the address on attached Exhibit A as it may be changed from time to time.

3.1.2 All submittals for all additions, significant exterior remodels and new house construction shall include the following information:

1. Four copies of the Design Intent Statement;
2. Four copies of the plans, including:
 - a. Site Plan – include Crestmoor setbacks
 - b. Floor Plans
 - c. Elevations
 - d. Roof Plan
 - e. Landscape Plan;
3. Four copies of written information and one set of samples, including:
 - a. Description of major materials with samples as requested
 - b. Description of proposed windows with sample as requested
 - c. Color and finish samples;
4. Architect sign-off that the plans are in compliance with the Declaration, these Design Guidelines, and Denver zoning requirements;
5. [The owner may submit additional information such as a model or 3D rendering];
6. A letter to the ARC indicating the next-door neighbors have been notified of the proposed improvements and any subsequent proposed modifications along with copies of any responses from such neighbors; and
7. Contact information for the Owner and General Contractor for the construction including after hours contact information.

3.1.2 For all other improvements, contact the ARC for required submittal information.

3.2 Review of submittals

The ARC, at its discretion, may employ one, or more, architectural firms to review submittals for compliance with the Design Guideline and the Declaration.

3.3 Compliance Agreement

The Owner(s) of the lot shall sign a compliance agreement stating they will conform to the approved plans and submittal information unless changed as allowed in the agreement. Changes must be brought to the attention of the ARC and resubmitted as

requested for review. A copy of this agreement is attached as Exhibit B, or can be obtained by visiting the Crestmoor website.

3.4 Submittal Review and Field Observation Compliance Fees

Contact the ARC for the current fee schedule for Submittal Review and Field Observation Compliance fees

3.5 Copies of the Declaration and Design Guidelines

Copies of the Declaration and Design Guidelines may be obtained by contacting the ARC or by visiting the Crestmoor website at www.CrestmoorParkTwo.org.

4.0 Amendments

The Board of Directors of the Association may modify these Design Guidelines from time to time.