

# FARMLORE NORTH

(Relating to Farmlore North-Residential, City of Brighton, County of Adams)

## **DESIGN STANDARDS**

## **CONSTRUCTION REGULATIONS**

INCLUDED FOR REFERENCE:

### **BRIGHTON LAKES PUD – FIRST AMENDMENT DESIGN GUIDELINES**

Refer to FARMLORE Design Guidelines Submitted to City of Brighton on October 13, 2020  
(Approved by Brighton DRC 7/30/2021)

# FARMLORE NORTH DESIGN STANDARDS

(Relating to Farmlore North-Residential, City of Brighton, County of Adams)

Refer also to FARMLORE Design Guidelines submitted October 13, 2020  
(Approved by City of Brighton DRC 7/30/2021)

## INTRODUCTION

The Farmlore Design Guidelines (approved by City of Brighton DRC 7/30/21) have been prepared to help the City of Brighton, home buyers, builders, architects and residents in developing appropriate architectural and site plans for Architectural Review Committee (ARC) submittal and are designed as a benchmark and not intended to be an exclusive architectural list.

In an effort to assure owners and residents of Farmlore that proper standards of development and construction will be maintained, the Declarant, as defined in the Master Declaration of Covenants, Conditions, and Restrictions for Farmlore (the “CCRs”), has established the following additional Design Standards and Construction Regulations (the “**Design Standards**”) related to the initial construction of homes in the community. These Design Standards are supplemental to, and do not in any way alter, the provisions and requirements contained in the City of Brighton Land Use Code or other municipal or government regulations or official documents pertaining to Farmlore, such as, zoning ordinances, recorded plat and any amendments, Brighton Lakes PUD – First Amendment (PUD), Brighton Lakes Overall Development Plan (ODP), and the CCRs. Copies of these recorded documents are typically included with the title commitment exceptions provided with each Site purchase but an electronic copy can be furnished to each builder and homeowner upon request.

Prior to any construction on Sites or property within Farmlore, approval from the ARC is required. No building, fence, patio, deck, planting, play equipment, landscaping or other structure, whether permanent or temporary (an “Improvement to Property” as more fully defined in the CCRs), shall be erected, placed or altered on any Site until the construction plans and specifications have been pre-approved by the ARC as to the structure to be built, materials used, harmony of external design and color with existing structures, topographical location, finished grade elevation and aesthetic relationship with other existing improvements.

The Farmlore ARC shall have the exclusive right to refuse approval (in its sole subjective opinion, based on findings of the ARC), of any Improvement that is not suitable or desirable for this development. All plans and specifications are to be approved in writing by the ARC and final approved plans and specifications shall be maintained by the ARC for five years. Changes made to the final approved plans or any additions affecting the external appearance of an approved Improvement or Property is subject to the requirements within the recorded PUD, ODP, CCRs, these Design Standards, the Brighton DRC approved Design Guidelines, any municipal or government requirements, and must be approved by the ARC prior to installation.

The ARC and/or the Declarant (as the same relates to approval granted to Principal Builders) have the authority to grant variances when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. The Declarant (as it relates to approval for Principal Builders) or the ARC shall have the right, from time to time, to waive, at

their sole discretion, any provision of the Design Standards. However, no such waiver shall be construed or held to be a waiver of any provision of the Design Standards or Design Guidelines or of the same provisions as to any other party.

These Design Standards may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted or otherwise changed as provided in the CCRs.

Unless otherwise defined in these Design Standards, initially capitalized terms used in these Design Standards shall have the meaning given to the same in the CCRs.

### **Enforcement of Covenants and Design Standards and Design Guidelines**

The Lakes Metropolitan District No. 4 (the “District”) shall have responsibility for the enforcement of the architectural and landscaping requirements of the CCRs and these Design Standards, as the same relates to the property within the boundaries of the District, as more fully provided in the CCRs. The District, its agents, and the ARC will investigate written complaints concerning violations of the requirements/prohibitions of the CCRs or these Design Standards, if such complaints are signed and dated by the person making the complaint. The District, its agents, and the ARC shall use all reasonable means to maintain the anonymity of complainants. If a violation is found as a result of a complaint or through its own inspections, the District shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance in accordance with the District’s policy related to the enforcement of covenants and rules. If compliance is not achieved, the District may take enforcement action (including assessing fines, fees, and penalties) in accordance with the CCRs and District’s enforcement policy then in effect. Specific duties and powers of the ARC and the District are more fully set forth in the CCRs.

### **Other Conditions**

**APPROVAL OF PLANS BY THE ARCHITECTURAL REVIEW COMMITTEE SHALL NOT BE DEEMED TO CONSTITUTE A WARRANTY, ASSURANCE, OR REPRESENTATION BY THE APPROVING PARTY OR COMPLIANCE WITH THE REQUIREMENTS OF ANY FEDERAL, STATE OR LOCAL REQUIREMENTS INCLUDING LOCAL BUILDING, ZONING, SAFETY, HEALTH OR FIRE CODES. IT WILL BE THE RESPONSIBILITY OF THE OWNER OR OTHER PERSON SUBMITTING PLANS TO ASSURE SUCH COMPLIANCE. NOR SHALL APPROVAL WAIVE ANY REQUIREMENTS ON THE PART OF THE OWNER OR HIS/HER AGENT TO COMPLY WITH SETBACKS, HEIGHT RESTRICTIONS, OR REQUIREMENTS UNLESS SUCH WAIVER OR VARIANCE IS SPECIFICALLY REQUESTED AT THE TIME OF SUBMITTAL AND PROVIDED THAT THE WAIVER OR VARIANCE MAY PROPERLY BE GRANTED BY THE ARC AND CONFORMS WITH APPLICABLE CITY OF BRIGHTON ZONING REQUIREMENTS.**

**Builders must also receive master plan approval by the City of Brighton DRC as a condition to obtaining a building permit.**

### **DESIGN PHILOSOPHY AND DIVERSITY OF ARCHITECTURAL STYLES**

Farmlore North is a planned unit development (PUD) community that allows for a diversity of product types such as farmhouse, craftsman, prairie, foursquare, and other styles approved by the ARC including modern interpretations of each on varying Site sizes. Mixed uses are permitted

south of E. 144<sup>th</sup> Avenue between Chambers Road and the future S. 19<sup>th</sup> Avenue. A combination of single-family homes in varying designs and exterior finishes and color schemes shall be mixed together along the streetscape to create variety and visual interest. Construction will occur in several phases. Phase 1 will consist of front load and alley load single family detached homes along with paired homes with private alleys. Phases 2 and 3 allow for additional front load and alley load single family, townhomes, and mixed uses. Farmlore North will also consist of common area open space areas with natural and irrigated landscaping, a centrally located neighborhood park and community park with play equipment designed for a variety of ages, trails for walking, bike riding, and a future recreation center. The City of Brighton's future Prairie Lakes Regional Park and Open Space is located along the eastern boundary of Farmlore North. Trail uses are integrated throughout the community to create connectivity and opportunities for active and passive recreation and will be owned and maintained by the District. It is the intent of these Design Standards to create a standard of architecture and landscape quality that is consistent and cohesive throughout the community. The guidelines have been established to balance the individual architectural designs with the overall character of Farmlore North.

Repetition of floor plans and exterior elevations are allowed only in compliance with the City of Brighton plan diversity matrix. Homes will be evaluated based on a point system for architectural features for each home plan as outlined in the City of Brighton approved Design Guidelines and PUD, and although a general overview of that information is included herein, each builder should review these additional documents for more details to fully comply with City of Brighton requirements.

Topics are listed below in alphabetical order for ease in locating pertinent information by category.

### **Address Numbers**

Approved address numbers are required on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the Site and shall contrast with their background. Styles shall be consistent for each product type.

### **Awnings or Overhangs**

ARC approval is required for any awnings or overhangs including design, materials, color and location. Awnings should be an integral part of the house or patio design. The color and materials shall be complimentary to the exterior of the residence.

### **Building Height**

In accordance with the PUD, building height cannot exceed the maximum height limit of 40 feet for single family detached and paired homes with a front load garage and a maximum of 45 feet for single family detached and attached homes with a rear load garage. Maximum height for townhomes is 45 feet. Apartment or condominium buildings can be 4 stories up to a maximum of 50 feet in height. Building height will be measured in accordance with the Brighton Municipal Code.

Accessory Living Areas are permitted in accordance with City of Brighton code. Accessory buildings are permitted up to a maximum of 700 sq. ft. and 28 feet in height for single family detached and 20 to 25 feet in height for paired homes depending upon home style. Brighton DRC and Farmlore ARC approval is required.

Please refer to the PUD for additional information.

**Building Massing and Diversity of Housing**

It is the intent of these standards to encourage design solutions that create the most appealing street scene. The relationship of buildings to one another and the street is especially important at corners. Buildings on corner Sites should address both streets. Enhanced side and rear elevations are recommended and desired for corner Sites and will be required on homes that back to a park or open space in order to achieve a more welcoming sense for pedestrians and street traffic. Single family detached product diversity will be achieved through providing a minimum of 3 models and with a minimum of 3 elevation styles per model along with architectural features using a point system as noted below on the Diversity of Housing Chart\*. All front door entries are to be covered a minimum of 3 feet. At least 1 window on each elevation must be provided. Rear facades must contain at least a 1 foot recess or projection; a 2 foot recess or projection is preferred.

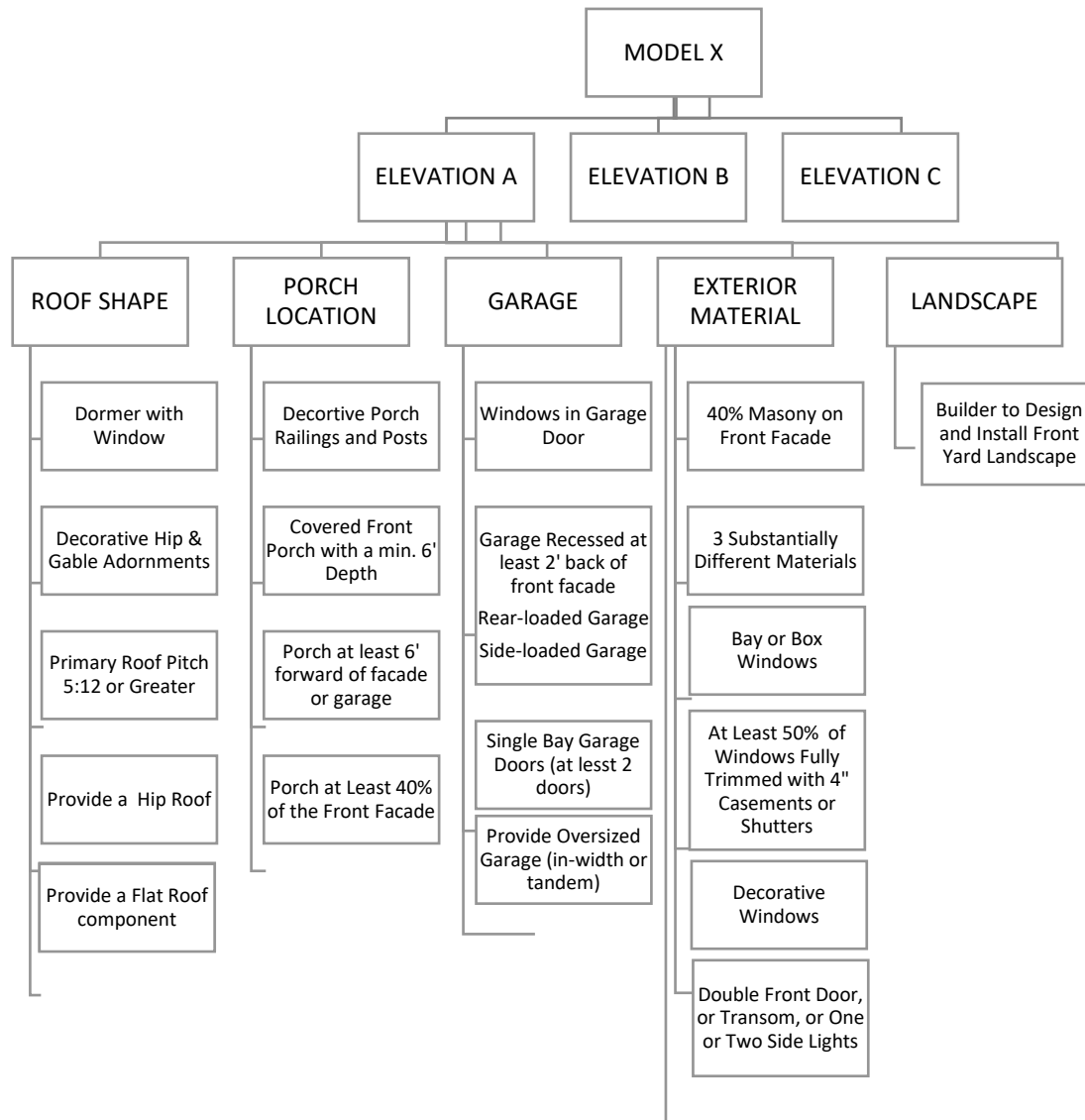
Single Family Detached - Diversity of Housing Chart

\*The Diversity of Housing Chart is a living document and as architecture trends change over time, builders may submit design elements not listed on the Chart and the City of Brighton will give consideration to approving the credit.

<b>HOME SIZE</b>	<b>DIVERSITY POINTS</b>	
2,400 sq. ft.* or more	6 Pts per Elevation	Each elevation no more than 4 of same 6 points. 2 points shall be from each of Roof Shape & Exterior Material.
2,399 sq. ft.* or less	5 Pts per Elevation	Each elevation no more than 3 of same 5 points. 3 of the 5 points shall be from Roof Shape & Exterior Material.

\*Excludes basement, garage, and finished space above garage. Elevations without a porch or a porch that is less than 30 feet in size must gain another point from another category.

## Diversity of Housing Chart



### **Building Siting and Drainage**

A site plan showing proposed elevations and drainage shall be submitted as part of the ARC application. All grading and drainage must comply with Articles 3 and 4 of the CCRs and in accordance with geo-tech soils reports. No grading will extend beyond Site lines. Exterior grading will be adequate for drainage away from the house and adjacent homes. All grading and drainage plans must be approved by the City of Brighton as part of the building permit process. Proposed contours must coincide with existing overlotted contours at property lines.

No Site owner shall modify or change the topography or contour of any drainage areas or easements, including drainage swales. It is especially important that any altered drainage patterns over a Site not cause soil erosion on adjacent properties.

### **Carriage Unit / Accessory Dwelling Unit**

Carriage units and accessory dwelling units (“ADUs”) are permitted in accordance with the City of Brighton Land Use Code, the PUD and Farmlore Design Guidelines approved by the Brighton DRC and the CCRs, subject to compliance with the City of Brighton regulations and the prior written approval of the ARC and the criteria outlined below.

A carriage unit or an ADU shall be architecturally compatible with the main residence in design, color, style, materials and roof pitch and may be required to have at least 1 plane break. In no case may the ADU be more than 700 sq. ft. All ADU structures must be on a poured foundation. No temporary and/or portable buildings or pre-fabricated buildings will be allowed.

An ADU may be serviced off the primary dwelling unit's water tap subject to the City of Brighton's regulations.

**PRIOR TO CONSTRUCTION OF ANY ACCESSORY DWELLING UNIT (ADU), THE OWNER SHALL SUBMIT TO THE ARC FOR APPROVAL ALL PLANS AND SPECIFICATIONS WITH THE SAME REQUIREMENTS AS SUBMITTING THE PRIMARY RESIDENCE.**

### **Colors**

The skillful use of color variation is especially important, as it can complement a building's architecture as well as contribute to the overall variety of the neighborhood. Monotonous color palettes and high-gloss paints are strongly discouraged. Shades of color in a variety of color schemes should be used to create visual interest that provides diversity. Accent colors on doors, window frames, fascias, soffits and trims, used judiciously are encouraged. No color palette can be repeated on adjacent homes.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, support columns and exterior stairways will match the color of the surface from which they project unless otherwise approved. ALL EXTERIOR COLORS MUST BE APPROVED IN WRITING BY THE ARC.

### **Construction Start and Completion Times**

Unless a variance delaying commencement of construction of a residence or ADU is approved in accordance with the provisions of the CCRs, construction shall be completed within 12 months of the date of approval by the ARC.

### **Decks and Deck Supports**

Decks may be constructed of redwood, composites, or other material compatible with the residence or as approved by the ARC. Deck rails can be redwood or wood, composites, or iron rails painted black. All decks, deck rails, support posts, porches etc. made of wood must be protected with a clear preservative sealant (varnish is not permitted), stained, or can be painted to be compatible with the primary or secondary color of the residence. Deck vertical support posts can be redwood, finished wood, or masonry to a finished minimum of 4 inches x 4 inches. Only unenclosed rear yard decks and related screens, trellises, etc. may be proposed for construction within or as part of the residence.

Any deck, stairs, or attachments to the house and all support members will be installed in accordance with the stamped engineered plans using approved materials and shall be protected

with a clear preservative sealant (varnish is not permitted), stained or painted unless other weather resistant materials are used such as Trex decking, etc.

ARC approval is required on design, color and location of decks. Plans must show the exterior elevations, designate materials and colors to be used, include dimensions at a scale of ¼ inch equal to 1 foot, and show existing and proposed grading.

### **Driveways and Walkways**

Driveways must be paved with concrete to the primary or ADU garage. All driveways must be completed prior to move-in. Materials used to create special paving patterns are subject to ARC approval prior to installation.

Walkways to the front door off the main driveway must be concrete. Other walkways as part of a landscaping plan may be concrete, brick, concrete pavers, flagstone, or other natural materials to create the most attractive landscaping effect and are subject to review and approval by the ARC. Driveway lighting and driveway or walkway entry columns must match or compliment other elements of the architecture of the home and are subject to approval by the ARC. All lighting must comply with exterior lighting standards.

### **Eaves, Fascias and Soffits**

Eaves, fascias, and soffits shall be detailed appropriately for each architectural style. Fascias shall be a minimum of 6” and soffits shall be a minimum of 12” and each painted to match the exterior body or trim color of the home.

### **Exterior Elevations**

Plans should be designed to look attractive from all four sides. Decorative elements (masonry veneer, covered porches, shutters, dormer windows, fireplaces, bay windows, etc.) and decorative adornments are highly encouraged and should not be limited to the front facade only. A minimum of 1 window on each elevation is required.

### **Exterior Lighting**

Exterior lighting shall be LED and should be subdued and directed downward with no harsh glare to surrounding properties to meet the International Dark-Sky Association’s (IDA) standard for reducing light pollution (or in other words, minimizing glare) into the night sky. Lights that are Dark Sky compliant have positive features like being fully shielded at the top so the light is directed downward. The lighting should minimize light spill onto adjacent properties and may be permitted by the ARC for such purposes as illuminating entrances, garages, decks, driveways, walkways, etc. In all cases, exterior lights should be of a design compatible with the structure and indicated on the architectural plan and landscaping plan.

On single family attached (SFA) product, all residential alley access product types shall require low level wall mounted lighting fixtures near the garage door.

Ground lighting along walks must be maintained in a working and slightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.



This requirement does not apply to streetlight styles and fixtures that may be required by the City of Brighton for the development.

All exterior lighting is subject to the approval of the ARC.

### **Exterior Materials**

Details are to be incorporated throughout a structure in order to create a variety of light and shadow at all scales. While the building mass should express simple forms, the use of various material textures is encouraged to add interest and character to the building's identity. Attention should be paid to architectural details such as columns, brackets, corners, eaves, railings, doors, and trim.

- Wood siding shall be restricted to natural wood boards or shingles; stained or painted.
- Fiber-cement based siding such as Hardiplank or an equivalent is encouraged and shall be prefinished or painted.
- All siding shall have an 8-1/2 inches maximum reveal and shall be painted to match stucco (where applicable).
- Natural or cultured stone, brick or stucco are approved masonry types
- Vinyl or aluminum siding is not permitted.

The following minimum percentages of masonry will apply except where to achieve a rural or farmhouse character:

- Front elevation - A minimum of 25% of the entire front elevation (excluding glass and garage doors) shall include brick, stone, or stucco. The remainder of the front elevation materials can be brick, stone, stucco, or wood or fiber-cement siding.
- When enhanced exterior wall material is utilized, the material shall wrap around the front elevation inside corners and return a minimum of 2 feet at outside corners.

Additional architectural detailing will be required on solid stucco or other masonry homes to provide relief or visual breaks from the masonry material.

Window Frames will be painted wood, natural wood, anodized aluminum or vinyl or as determined by the ARC.

When using masonry, it is desired that foundation concrete not remain exposed. When using siding, foundations should not have more than 6 inches of exposed concrete visible on any elevation. The ARC may determine that some exposed foundations may need to be painted to match the structure.

All down spouts from gutters must have an extension or a splash block at the bottom carried out from the wall of the residence in accordance with geo-tech requirements and placed in the same direction that the ground drains and shall be installed simultaneously with the down spouts.

### **Exterior Mechanical Equipment**

All exterior mechanical equipment, such as air conditioners, cooling, heating or other mechanical equipment located outside a residence shall be screened from view by other Sites and from the streets by fencing, materials matching exterior house material or with landscaping to reduce impact. Equipment should be installed in such a manner to minimize visibility from the street and minimize noise to adjacent property owners. Under no circumstances will these mechanical items

be roof mounted or located in a window of the house. ARC approval is required.

### **Exterior Storage Areas**

Accessory and storage sheds are permitted subject to ARC review. Structures are subject to City of Brighton accessory structure setbacks and shall match the main structure with exterior siding materials, paint colors and roofing material. Sheds are limited to a maximum of 65 sq. ft. and maximum height of 10 feet. Pre-fabricated sheds are NOT allowed.

### **Exterior Trim**

Wood trim will be included around the perimeter of all doors and windows in a manner appropriate to the architectural style of the building, unless replaced by masonry. Trim color will be important criteria to consider and must be approved by the ARC.

### **Fireplaces**

Fireplaces and the full height of their chimneys, if any, must be fully enclosed with compatible materials. Fireplace, furnace and stove flues should be consolidated and fully enclosed within the chimney. All exposed metal flues or pipes shall be enclosed by the chimney cap. All other roof projections shall be painted to match the roof. Fireplace projections must not dominate the front fascia of the home. Exterior fireplaces designed as part of a deck, patio or outdoor living areas are also subject to approval by the ARC.

### **Garages**

Garages should be designed as an integral part of the home. Garages are required to have a minimum two-car capacity; three car garages are encouraged on larger Site segment types. Garages can be front, rear, or side loaded. There shall be no maximum garage door coverage for the front loaded single family detached or attached product. On single family attached product, at least 25% of all street facing garages shall be recessed a minimum of 4 feet behind the front façade of the structure or porch and not forward more than 4 feet, and 20% of front loaded garages shall have an enhanced garage door with windows or adornments. Refer to the Diversity Housing Chart for garage point system options. Garage doors should incorporate architectural detailing compatible with the home's design to add diversity to the streetscape. Window panels on garage doors are also encouraged to add street diversity. Recessed front loaded garages or recessed garage doors are encouraged. Split garages, side-load and tandem garages are also permitted. Flush or projecting garage doors with a 3-car door shall have a minimal horizontal offset of 2 feet from the other garage doors. Side loaded garages shall incorporate windows and architectural detailing for the front street facing elevation consistent with the balance of the front façade of the home. Garage doors designed to accommodate recreational vehicles, boat, or other recreational storage shall be a maximum height of eight feet (8').

### **Height Restrictions**

Refer to Section E: Development Standards Chart on Sheet 8 of the PUD for height restrictions for all product types.

### **Mailboxes**

Individual mailboxes are not permitted in residential areas. Mailbox kiosk stations will be located throughout the community and installed in accordance with U.S. Postal Service regulations. The builder or Declarant will be responsible for the installation of the required kiosk station(s) and maintenance will be provided by the District. Mailboxes will be preassigned and homeowners are responsible for coordinating the pickup of keys from their Builder and delivery of mail directly

from the Brighton Post Office after the residence closing.

### **Patios**

ARC approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material around the patio may be required for screening or integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house.

### **Porches**

Front porches are encouraged within each Site segment type and designed to comply with the PUD and City of Brighton standards. Refer to the Diversity of Housing Chart for porch options. Elevations without a porch or a porch that is less than 30 feet in size must gain another point from another category on the Diversity of Housing Chart. Vertical support posts on front porches and main level covered patios must be a minimum of 6 inches x 6 inches with architectural detail and painted to match home colors or be 12 inch x 12 inch masonry to match the residence.

A qualified front porch applies to single family detached and attached product only and means a covered space with a minimum of 48 sq. ft. of floor area with a minimum depth of 6 feet. Refer to Diversity of Housing Chart for porch options.

### **Retaining Walls**

Retaining walls should be a maximum of 2 feet in height constructed of brick, natural stone, stone pavers or similar materials that match or compliment the residence and subject to approval by the ARC. Terracing should be used where additional height is required. In exceptional cases where additional height may be needed, engineered plans may be required per City of Brighton code. Exposed concrete, treated wood, concrete block or creosoted railroad tie retaining walls are specifically forbidden. Retaining walls that are curvilinear and divided are preferred to straight, long walls. All retaining wall designs and materials must be submitted for approval by the ARC

### **Roofs**

Primary roof pitches must be between 5/12 and 12/12 unless otherwise approved by the ARC based on an overwhelming design justification or for minor roof pitches over covered porches, decks, or other minor roof elements. Roof overhangs for all main roofs shall be a minimum of 12 inches on all rakes and eaves. The roof overhangs on secondary roof elements may vary in order to achieve a consistent fascia line.

Variable plate heights, fascia levels and roof forms which are consistent with the architectural style of the home must be incorporated in the roof design. Large unbroken expanses of single pitch roof are discouraged. A simple main roof mass should be used in conjunction with complimentary minor roof forms and elements such as dormers, gable ends and eyebrows. These minor roof elements should be proportional to the spaces they cover as well as the overall roof form. Gable and hip roof forms are encouraged. Flat and mansard roofs will not be approved. Internal volumes within the building should be expressed by changes in roof planes.

Roofing materials will be architectural style dimensional asphalt shingles or concrete tile in shake

style in earth tone colors. When asphalt shingles are used for single family detached (SFD) and single family attached (SFA) product type, 3 distinct colors are required to be dispersed throughout each product type area. Roof materials and colors require Brighton DRC and Farmlore ARC approval.

### **Setbacks**

Setbacks must comply with the minimum established by the City of Brighton, the Brighton Lakes PUD – First Amendment (to be known as Farmlore), and in accordance with the CCRs. Setbacks may vary for each particular Site size segment type. **Refer to Section E: Development Standards Chart on Sheet 8 of the PUD for setbacks for all product types.** All fences shall be set back a minimum of 5 feet from all sidewalks or side yards of a Site adjacent to a public or private street. No fences will be permitted to protrude in front of the front elevation of any residence; however, front yard fences may be permitted if consistent for an entire product type and meet City of Brighton height and style standards and Farmlore approved materials and style. ARC approval is required for fence location, material, style, and color prior to installation. **See section on Fences within these Design Standards and the City of Brighton approved DRC Design Guidelines for permitted fence type, color, and style.**

### **Solar Energy Devices**

ARC approval is required to review aesthetic conditions except for pre-approved rooftop solar panels installed by the original builder. Passive and active solar energy systems must be integrated into the architecture of the residence area and meet all applicable safety, building codes and electrical requirements. Solar collection panels should blend into overall architectural massing and roof form designs and panel edges must be of a color compatible with the roof color. Solar panels should be at the same pitch as the roof, even though the slope may not be "optimal". For solar collection, a small increase in panel size may be required to increase the efficiency of the collector array which is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than 1 foot above roof surface or above ridgeline of a roof. No exterior plumbing may be visible.

### **Trellis, Arbors, Latticework**

Approval is required for any type of installation of trellis, arbor, or latticework. Adequate framing is required. The inside height of a proposed arbor or trellis must not exceed 8 feet, 6 inches. Considerations will include, but may not be limited to, height, color and material. Arbors must be complementary to the residence and shall be painted or stained in colors that are complimentary to the residence. Professionally prepared plans for arbors are highly encouraged to expedite the approval process; otherwise, a photograph or catalog picture must be provided.

### **Windows: Tinting, Security Bars, Well Covers, etc.**

ARC approval is not required for window well covers that are manufactured with metal or plexiglass. All others will require ARC approval.

ARC approval is required for any visible window tinting. Highly reflective and/or dark tinting is considered too commercial for residential applications and is not permitted.

No “burglar bars,” steel or wrought iron bars or similar fixtures, whether designed for decorative, security or other purposes, shall be installed on the exterior of any windows of any building.

## LANDSCAPING

**NO ARC APPROVAL IS REQUIRED FOR FRONT YARD LANDSCAPING PLANS IF THE BUILDER HAS MASTER LANDSCAPE PLANS APPROVED BY THE CITY OF BRIGHTON. BUILDERS ARE ALSO RESPONSIBLE FOR OBTAINING ANY OTHER NECESSARY APPROVALS FROM THE CITY OF BRIGHTON. ALL TREE LAWN AREAS OR OTHER LANDSCAPED TRACTS OR COMMON AREAS MUST BE INSTALLED IN ACCORDANCE WITH CITY APPROVED LANDSCAPE PLANS FOR THE COMMUNITY.** Minimum landscaping standards have been created in order to assure that each homeowner enjoys the benefit of a well landscaped community in accordance with the City of Brighton standards. Builders are encouraged to design attractive and unique landscape plans within these guidelines with an emphasis on utilizing low water use plant materials. While plans are not required to be designed by professional landscape designers, it is strongly recommended in order to create the best plan for the individual home site.

All Sites must have an automatic irrigation system installed with the landscape. All irrigation systems should be designed by a landscape architect, designer or irrigation specialist to ensure water management and plant growth. The irrigation system must be designed so that water does not cross property lines and so the irrigation system is in complete compliance with the individual home's soil report recommendations, specifically with regard to the no-irrigation zone at the edge of the home's building foundation. All irrigation systems shall comply with any applicable City of Brighton codes.

For the purpose of a common reference, these general landscaping definitions shall apply to the following section:

- **Landscaped Areas:** Planting beds containing trees, shrubs, ground covers, annuals, perennials, mulch and edging.
- **Turf:** Sod or irrigated grass such as bluegrass or artificial turf in rear yards
- **Mulch:** Organic material such as bark, gravel and other types of ground cover that are not grass (river rock is not considered mulch).

All proposed landscape improvements including trees, shrubs, turf, mulches, walls, gardens, water features, curbing, re-vegetation, etc. are subject to the criteria listed below and plans are to be submitted to and approved by the ARC within 60 days of initial home closing. Landscaping additions which were not part of the initially approved plan must receive separate ARC approval.

### Landscape Criteria and Planting Requirements

Front yard and tree lawn areas shall be landscaped in accordance with the City of Brighton's standards or pursuant to a master landscape plan approved by the City of Brighton.

Front yard and street facing side yard area of any Site shall be landscaped with living plant materials, the predominant element of which shall be irrigated turf. The landscaped area shall include 100% of the unimproved Site area and ground cover over said 100%.

- 1 ornamental tree (2 inch caliper of 8 to 10 foot planting height) is required for every 30 feet of building frontage.
- Evergreen trees (6 to 8 foot planting height) may be substituted for ornamental trees at a

- rate of 1 for 1 up to 50% of the requirement.
- 8 shrubs (24 inches or 5-gallon) per 30 feet of building frontage. 3 ornamental grasses may be substituted for each shrub up to 50% of the requirement.
  - Side elevations on corner Sites shall provide this standard on at least 25% of the building.
  - All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch or other natural and permeable surfaces. Up to 50% of any landscape area may consist of inorganic (non-living) decorative material provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas. Large, unbroken expanses of gravel or decorative rock will not be accepted except within 5 feet of the home on the Site and in other areas only with approval by the ARC, which approval may or may not be granted at the Committee's sole discretion.
  - Refer to the DRC approved Design Guidelines and PUD for prototypical plant list.
  - Artificial turf may be installed in the back yards of Sites in accordance with the following:
    - Artificial turf may be considered in fenced rear yard areas. Total artificial turf area of any height may not exceed 70% of the rear yard. The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber. The design intent is for artificial turf to emulate natural grass. Submittal must include the intended use and a sample of the proposed material showing the color and pile height.
    - Professional installation is required and must include a weed barrier and a porous, aggregate road base for drainage.
    - Proper infill for residential application, such as silica sand or "Envirofill" for kid and pet areas must be used. If only for a pet-use area, a product with less secondary thatch may be used. Infill must not be toxic to humans or pets and must blend into the turf and not be visually distracting.
    - The established drainage pattern may not be blocked or altered by the installation of artificial turf.
    - A weed suppressor must be used under seams and the seams must be properly secured.
    - If an artificial turf area will meet a native area, it must be separated with a barrier of at least four inches of hardscape or planting area.
    - Artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance. The District reserves the right to inspect and require replacement after the life expectancy has been reached, typically 15-20 years, or if the turf is not maintained in good condition.

### **Landscape Drainage Maintenance on Site**

There will be no interference with the established drainage pattern over any property except as approved in writing by the ARC. Approval will not be granted unless provision is made for adequate alternate drainage. The "established drainage pattern" will mean the drainage pattern which exists at the time the overall grading of any property is completed and will include any established drainage pattern shown on any plans approved by the ARC. The established drainage pattern may include the drainage pattern from Common Elements over any Site, from any Site over the Common Elements, or from any Site over another Site.

Each Site owner is responsible for any erosion control that may be necessary to protect adjacent Sites or common areas from damage due to drainage or related erosion.

When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways.

### **Landscaping Installation and Completion Times**

Landscape plans must be submitted to and approved by the ARC within 60 days of home closing. Landscape plans should be designed with a focus on water conservation and xeric techniques such as:

- a. incorporate a "zoned planting scheme" to reduce water demand by grouping plants with similar water requirements together in the same hydrozone;
- b. use water-conserving grasses such as fescue sods; use drought tolerant plants, suitable to the region, with low watering requirements;
- c. incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion;
- d. install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover and drip irrigation for shrubs and trees.

For landscape plans approved between April 1<sup>st</sup> and September 30<sup>th</sup>, all landscaping shall be installed by the homeowner within 60 days of plan approval. All landscape shall be installed within a reasonable time for all approvals granted between October 1<sup>st</sup> and March 31<sup>st</sup> of a calendar year as determined by the ARC and based upon weather conditions. If the residence is completed after September 30<sup>th</sup>, the landscaping shall be completed no later than May 31<sup>st</sup> of the following year. The **builder** is required to install front yard landscaping with an automatic underground irrigation system, including the detached front tree lawn area, and any street facing side yard. The **homeowner** is responsible to install the landscaping for the rear and any interior side yards within 60 days after plan approval or within the time frames set out above. The **homeowner** is responsible for full maintenance of the tree lawn area and trees (the area between the sidewalk and street) located directly in front of the residence including replacement after expiration of the builder one-year warranty period. Tree lawn trees shall be replaced with the same originally planted tree species and type to maintain streetscape. Landscaping shall proceed with diligence and shall be completed within 30 days after the date of commencement of installation. Homeowners may not alter the final Site grading and drainage or interfere with utility easements.

The ARC may grant an extension for the installation of trees, sod, shrubs, and other living materials due to adverse weather conditions and due to permit and water restrictions that may be imposed by the City of Brighton. However, if an extension has been granted by the ARC, landscaping will be installed as soon as weather permits or as soon as a permit is available and/or water restrictions have been relaxed or removed.

### **Landscape Maintenance / Death or Destruction of Living Material**

Landscaping must be maintained with appropriate water, fertilizer, mowing, pruning, and weeding. However, weeds must be mowed and maintained below 5 inches in height.

In the event of death or destruction of any landscaping, including trees, shrubbery or sod, tree lawn area, the Owner shall be required to replace such landscaping within 15 days after such death or destruction, or as soon as practical considering plant material, weather, and growing season. Tree lawn trees shall be replaced with the same originally planted tree species and type to maintain streetscape.

Failure to comply with the above landscaping requirements can result in fines and additional costs in accordance with fine structure adopted by the Board.

### **Landscape Plan**

A plan for preparing the Site for planting trees and lawn, grass, or other appropriate ground cover, including natural covers, and appropriate shrubbery for the entire Site, including the area up to the street pavement and right-of-way detached street tree lawn area will be submitted and approved by the ARC in accordance with these Design Standards and the CCRs.

The “landscape plan” must be drawn at a scale of 1 inch = 20 feet or larger and be submitted to the ARC prior to commencement of landscaping and include the following:

1. Scale – written and graphic, and North arrow
2. Existing and proposed structures and paving
3. All proposed landscape improvements including trees, shrubs, turf, mulches (bark, gravel, etc.), vegetable gardens, etc.
4. Berms, walls, fences or any other buffering device
5. Planting to be removed or relocated
6. Title block with name of owner, name of person preparing plan, address, and date prepared
7. A written or graphic statement describing type of irrigation system proposed and areas to be covered
8. Plant schedule showing number and location of plants of each species, plant name, size and condition (B&B or container)
9. Any other proposed improvements visible to adjacent Site owners or the public

### **Landscape Site Distance at Intersections**

No fence, wall, hedge or shrub planting on corner Sites can obstruct sight distances at intersections. Maximum mature height is 3 feet. Clear sight distances must be maintained to meet Brighton Municipal Code Section 3.01D.2.

## **FENCES AND GATES**

**All fencing location and materials require approval from the ARC.** See Fencing Exhibit A to these Design Standards.

A consistent fence design shall be utilized for all fences and gates throughout Farmlore. Final fence design and fence plan shall be provided to the ARC as part of the landscape plan and fence locations must meet City of Brighton sight triangle requirements. Project perimeter fencing will be installed in accordance with the approved PUD.

All fences shall be set back a minimum of 5 feet from all sidewalks or side yards of a Site adjacent to a public or private street. No fences will be permitted to protrude in front of the front elevation of any residence; however, front yard fences may be permitted if consistent for an entire product



type, meet City of Brighton height and style standards and Farmlore approved materials and style, and receive ARC approval as part of the builder master plan approval. ARC approval is required for fence location, material, style, and color prior to installation.

A 42 inch high wood, vinyl, composite or concrete open 3-rail fence is required on Site lines at the following conditions:

1. Backing or siding to parks.
2. Landscape tracts.
3. Open space tracts.
4. Rear Site lines of double frontage Sites.
5. Side yards along public right-of-ways.
6. As may be specified by the ARC.

Welded wire mesh is allowed for pet enclosure and placed on the inside (homeowner) side of the fence. Wire mesh shall be 2 inch x 2 inch or 2 inch x 4 inch with a galvanized finish. Colored mesh is not permitted. This type of weld wire can be purchased at Home Depot, Lowe's or other building materials stores. "Chicken wire" and chain link is not permitted. Failure to install the correct galvanized weld wire is subject to removal.

A 6 foot solid privacy fence of wood, vinyl, composite, or concrete is only permitted on single family detached and single family attached Sites at the following conditions:

1. Internal shared Site boundary lines.
2. On side or rear Site boundaries on Sites not adjacent to parks, open space or a perimeter.
3. As may be specified by the ARC.

All fencing will be installed in such a way that it does not alter or impede drainage.

Gates must be made from the same type of material and color as the fence from which it is attached and may be installed by the homeowner for access to the homeowner's rear or side yard. ARC approval is required for gate size and location. A homeowner will not be permitted to install a gate into a perimeter fence owned and maintained by the Metropolitan District without prior ARC approval that will be reviewed on a case-by-case basis.

Privacy fencing will not be allowed around swimming pools except to screen pool equipment. The homeowner is responsible for meeting any safety code requirements pertaining to swimming pool fencing.

Any other fences, such as interior fencing to screen patios, hot tubs, swimming pools, trash receptacles, support arbors, etc., will be of a type, finish, color, etc., compatible with the building architecture. This fencing must be located and detailed as part of the landscape plan for review by the ARC. ARC approval is required prior to installation.

Fencing at perimeters and common areas will be installed and maintained by the District. All fencing on private Sites will be installed by the builder, subdistrict, or homeowner. Maintenance for fencing on private Sites shall be by the homeowner. Maintenance on fences on attached product shall be by the District or subdistrict.

## **SIGNAGE**

All signage displayed by builders during the construction or marketing of homes will be subject to CCRs and the following:

### **Introduction**

The following Sign Guidelines have been created for Farmlore North in order to help maintain a clean and appealing community during the development and home construction phases and for its homeowners. These guidelines regulate the types and sizes of signs allowed to be displayed by builders within Farmlore North. All such signage within Farmlore North is subject to City of Brighton Sign Codes and these guidelines.

### **Banners**

Banners on homes, fences or Sites will not be allowed unless specifically approved by the Declarant for builders during new home sales.

### **Contractor Signs**

Two subcontractor signs per Site will be allowed at any one time that are not larger than 3 square feet per sign. Subcontractor signs for roofing, landscaping, painting, etc. must be removed within three days of completion of the work the subcontractor was performing.

### **Flags and Flagpoles**

Approval is required for any freestanding flagpole except as approved by the Declarant for new home marketing.

### **Real Estate Signs**

Builders will be allowed to put up standard real estate “For Sale” or “For Rent” signs for the purpose of marketing a home. Real Estate signs may not have a face larger than 6 square feet and may not be higher than 5 feet. No more than two “For Sale” or “For Rent” signs will be allowed per Site. Builders may not attach such signs or other signs to any community owned fencing or property. “For Sale” or “For Rent” signs must be removed within three days of the sale or lease of the property.

## **ARC SUBMITTAL PLAN PROCESS AND REQUIREMENTS**

The following information outlines the submittal plan process and is designed to be used as a tool prior to preparing a submittal for review by the ARC. If there are any questions regarding a submittal or the process, please contact a member of the ARC.

The Declarant under the CCRs shall appoint the ARC for Farmlore North until such time as the Declarant no longer owns any property within the Project Area or Annexable Area. Thereafter, the ARC will be appointed by the District.

### **Builder Submittals**

**All submittals will be made electronically unless hard copies are requested by the ARC.** ARC will not review partial or incomplete submittals with the exception that master architectural plan

submittals can be separate from master landscape and fencing submittal.

Prior to submittal to the City for Brighton DRC approval and prior to any construction, all Builders shall submit to ARC for review the following:

1. Completed copy of the Declarant's architectural checklist listing all plans and elevations and features to determine compliance with the City of Brighton's point system per the PUD.
2. Copies of all floorplans and exterior plans with a minimum of 3 different elevations per plan that are proposed for construction within the community and in compliance with the point system. Exterior materials shall be noted on each plan.
3. Exterior details, including light fixture locations, chimneys, exterior stairs, decks, railings, porch and deck columns and railings, etc.
4. At least 1 cross section of the structure indicating roof pitches and height.
5. Cutsheets of exterior lighting fixtures showing manufacturer, style, color and locations on each plan exterior elevation.
6. Master color board of color selections for stone, brick, roof, exterior body, trim, and accent colors that can be used on all plans and elevations.
7. Master landscape plan for each product type depicting all landscape and plant materials, quantities, and sizes of same for single family detached front or side yards.
8. Fencing diagram and fencing materials for all builder installed fencing in single family attached or detached areas.
9. Any additional information as may be requested by the ARC.
10. Each builder will be required to install the front detached tree lawn and tree for single family detached homes and greencourt landscaping for paired homes as designated on each approved Farmlore Landscape Plan for each Phase of development to ensure streetscape and private area compliance to City of Brighton approved plans.

All plans shall comply with these Design Standards, the Farmlore Design Guidelines approved by Brighton DRC 7.30.21, PUD, CCRs, and Brighton code requirements.

After ARC approval, builders will also be required to submit a site plan and all required plan and elevation information to the City of Brighton for Brighton DRC master plan approval prior to obtaining a building permit for each Site. The completed Declarant's checklist will also be required as part of the submittal to Brighton to assist the City with PUD point system compliance.

Each builder will be required to ensure all residences are sited on each Site to meet required setbacks and located outside of all easement areas.

**All plans shall be submitted electronically unless otherwise requested by the ARC and include the appropriate fee, all completed forms, and architectural or landscape plan information as requested on the Submittal Instructions Form located in this packet. ARC will not review partial or incomplete submittals:**

**Submittal Address**

All complete submittals shall be submitted to:

**Electronic Copies to Farmlore ARC:  
To Current Management Company:  
Vintage Homes and Land**

Paula Lindamood at [paula@vhlco.com](mailto:paula@vhlco.com)  
Erika Volling at [erika@vhlco.com](mailto:erika@vhlco.com)

**Subject Line: Farmlore ARC Submittal for (Builder Name)**

Large files should be submitted via a file share link or other file share program.

**Mailing address for ARC fees and architectural or landscape hard copies, if requested:**

Farmlore, Ltd.  
c/o Vintage Homes and Land, LLC  
200 W. Hampden Avenue, Suite 201  
Englewood, CO 80110  
Telephone - 303.346.6437

**Submittal Review Fee and Timing**

There will be a Design Review fee of \$300.00 per architectural plan for the initial review of architecture and site plans. For additional re-reviews, no additional review fee will be charged. When applicable, checks should be made payable to: Farmlore, Ltd. Refer to the application for other submittal fees.

Upon receipt of all required documents, the ARC will review the plans and will provide a written response to the applicant/owner within In any event, **the ARC shall notify the applicant in writing of a final determination within 60 days after its receipt of a completed application and all required information.** Until ARC approval has been granted, the builder is not authorized to commence construction of a residence, landscaping, fencing, or other improvements that require ARC approval. Builders are also required to receive DRC approval from the City of Brighton for all master architectural plans and master landscaping plans.

In the event of any disapproval or changes by the ARC of final submittal, re-submittal of plans will follow the same procedure as an original submittal with no additional fee.

**Consistency of Decision and Enforcement**

All decisions and approvals shall be made with the intent of preserving the ARC objectives, and the community's best interest. Therefore, the interpretation, level of enforcement, and the decisions of the ARC may vary with location and time. Past ARC approvals and decisions in no way indicate the result of future approvals and decisions. All Improvements to Property must be submitted on an individual basis and past approvals do not extend to new Improvements to Property. Enforcement by the ARC regarding a specific Improvement to Property in no way requires enforcement for another improvement, including identical improvements at different locations. Any non-compliance with these Design Guidelines, Design Standards, ARC requirements, CCRs, or Rules and Regulations may be enforced as allowed under the CCRs.

**Additional Construction, Landscaping or Exterior Changes**

Additional construction, landscaping, or ADU improvements or changes before, during, or after completion of an approved structure must be submitted to the ARC for approval prior to initiating

such changes or additions.

### **Time Limitation on Approvals**

Final approval of architectural plans is valid for 12 months. Construction of the home should begin within 3 months. If the home is not started within 12 months of plan approval then the plans are deemed to be withdrawn and a full re-application shall be necessary.

### **Work In Progress**

The ARC may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval by the ARC of work in progress or compliance.

### **Waiver Review**

The ARC reserves the right to waive or vary any of the procedures or standards set forth at its discretion for good cause shown.

### **DAMAGES**

**THE ARCHITECTURAL REVIEW COMMITTEE SHALL NOT BE LIABLE FOR DAMAGES TO ANYONE SUBMITTING PLANS TO THEM FOR APPROVAL, OR TO ANY OWNER BY REASON OF MISTAKE IN JUDGMENT, NEGLIGENCE, OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE ANY PLANS OR SPECIFICATIONS. EVERY OWNER OR OTHER PERSON WHO SUBMITS PLANS TO THE ARCHITECTURAL REVIEW COMMITTEE FOR APPROVAL AGREES, BY SUBMITTAL OF SUCH PLANS AND SPECIFICATIONS, THAT HE/SHE WILL NOT BRING ACTION OR SUIT AGAINST THE ARCHITECTURAL REVIEW COMMITTEE OR ITS MEMBERS, AGENTS, CONSULTANTS, ETC. TO RECOVER DAMAGES.**

### **SUBMITTAL FORMS**

The application forms for ARC approval are attached to these standards. All plans submitted for review must be drawn to scale. All plans shall be of the same sheet size. Exterior color selections must be approved prior to being applied to the dwelling. A display board showing the front elevation and all colors and exterior materials to be used must be provided before final approval will be given. Landscaping plans must be drawn to scale and must show all existing improvements and all proposed improvements, including plantings, walls, gazebos, fences and gates, proposed dog runs, play areas and equipment, etc. Electronic documents provided to the ARC will be retained by the ARC for the ARC records.

**FARMLORE NORTH DESIGN REVIEW  
SUBMITTAL INSTRUCTIONS**

**Steps in Submitting Plans to the Architectural Review Committee for consideration:**

- Step One: Complete the Application Form**
- Step Two: Complete the Materials and Colors Form** (when applicable)
- Step Three: Complete the Submittal Checklist Form**
- Step Four: Complete the Declarant Architectural Checklist Form**
- Step Five: Forward Forms and Materials to the ARC with any applicable Fees** (Application Form, Materials and Colors Form, Submittal Checklist Form, Declarant Architectural Checklist Form, and Required Drawings and Materials)

**Design Review Fee Structure:**

<b><u>Submittal</u></b>	<b><u>Initial Review Fee</u></b>	<b><u>Re-submittal Fee</u></b>
Architecture and Site Plan	\$300.00	No Fee
Landscape Design (Initial)	No Fee	\$100.00
Carriage Unit or ADU ( <i>if submitted later than primary residence</i> )	\$150.00	No Fee
Fencing Plan	No Fee	\$50.00
Other Submittals	No Fee	\$50.00

This fee structure has been created in order to offset expenses for review by consultants, professional architects and landscape designers to review appropriate plans as members of the ARC.

**If you have any questions regarding your submittal please contact  
Farmlore, Ltd. c/o Vintage Homes and Land, LLC ■ 303-346-6437**

**FARMLORE NORTH  
ARCHITECTURAL DESIGN REVIEW  
APPLICATION FORM**

**Contact Information:** (This is where review comments will be sent unless notified otherwise)

Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Business: \_\_\_\_\_

**Submitted For:**

Site Number: \_\_\_\_\_ Block Number: \_\_\_\_\_ Street Address: \_\_\_\_\_

**Please check what is being submitted for review:**

- Architecture and Site Plan
- Landscape Design
- Fencing Plan: Perimeter, Interior, Privacy, etc.
- Other: Carriage Unit or ADU, Play Structures, Swimming Pools, Signage, etc.
- Is this a \_\_\_\_\_ First Submittal or a \_\_\_\_\_ Re-submittal?

**A detailed drawing of all improvements must be attached to the application to show location and dimensions. Complete the materials color form with this application. For painting projects, please include a color sample.**

Contractor: \_\_\_\_\_

Planned Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

**Any comments regarding your submittal the ARC should consider?**

\_\_\_\_\_  
\_\_\_\_\_

- ARC Fee Enclosed** if applicable (See Fee Table) - Please make checks payable to:

**Farmlore, Ltd.  
c/o Vintage Homes and Land, LLC  
200 W. Hampden Avenue, Suite 201  
Englewood, CO 80110**

I understand that I must receive approval from the The Lakes Metropolitan District No. 4 Architectural Review Committee **before construction can commence.** I have read, understand and agree to be bound by the Hold Harmless Acknowledgement and the Other Conditions on page 2 of this application form.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**This form must be signed above and on page 2 to be considered for ARC Review.**

**THE LAKES METROPOLITAN DISTRICT NO. 4 - ARC  
APPLICATION AND REVIEW FORM  
FOR ARCHITECTURAL IMPROVEMENT OR EXTERIOR CHANGE**

**HOLD HARMLESS ACKNOWLEDGEMENT**

Unless defined in this Hold Harmless Acknowledgment, initially capitalized terms used herein shall have the meaning given to the same in the Master Declaration of Covenants, Conditions, and Restrictions for Farmlore (the "CCRs"). There shall be no liability on the Board of Directors, the Architectural Review Committee (hereinafter referred to as the ARC), the management company, nor any authorized committee representative of the Association for any loss, damage or injury arising out of, or in any way connected with, the performance of the duties of the ARC.

I agree to hold harmless the Board of Directors and/or ARC members in their review of any matter submitted to the ARC. Neither the ARC nor the Board of Directors is responsible for any matters relating to safety, whether structural or otherwise, on conformance with building codes or other governmental laws and regulations, nor shall the ARC's approval of an Improvement to Property be deemed approval of such matters.

**OTHER CONDITIONS**

1. I will pay for and secure any/all necessary licenses and permits as may be required by law and will not start on the Improvement to Property until I have obtained all required approvals and permits. Approval of the Improvement or Property or change by the ARC DOES NOT constitute approval by local governmental entities, including but not limited to local building or zoning departments; nor drainage design, nor structural soundness.
2. I will be responsible for future maintenance and repairs of the Improvement to Property. The District will NOT maintain the Improvement to Property, nor will the District be responsible for repairing any damage to the Improvement to Property, nor any damage caused as a result of the Improvement to Property. In the event the construction of the requested Improvement to Property causes damage to any other property within the community, I will bear the full responsibility for that damage.
3. I will be responsible for immediate, proper disposal of any/all trash, debris, material, etc. generated as a result of the work. Use of Community or other Builder trash receptacles is prohibited.
4. All applications, denied or approved, are further subject to the District governing documents; the CCRs, the Design Standards, and Rules and Regulations.
5. I authorize entry onto my property for exterior inspection..
6. I will be responsible for the District's reasonable attorney fees and costs related to my failure to obtain approval or to properly complete the Improvement to Property regardless of whether my request or application is later approved.
7. The ARC may request additional information relating to my Improvement to Property prior to approving this request and/or prior to the completion of the improvement and I will immediately comply with any such request(s). Failure to comply shall result in the withdrawal of the ARC approval, if previously granted, and waiver of any time limits imposed upon the District.
8. If the Improvement to Property as built or completed does not conform to the Improvement to Property as approved by the ARC, upon written request of the ARC, I will at my own expense and cost, promptly restore the property to substantially the same condition as existed prior to commencement of the Improvement to Property.

Signature of Owner \_\_\_\_\_ Date submitted \_\_\_\_\_

**This application must be signed here and on page 1 to be considered.**

**APPLICATION APPROVED SUBJECT TO:**

\_\_\_\_\_

**APPLICATION DISAPPROVED FOR THE FOLLOWING REASONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**FARMLORE NORTH DESIGN REVIEW**  
**MATERIALS AND COLORS FORM**

Please submit this form to accompany your materials, colors, and lighting information for ARC consideration.

Site Number: \_\_\_\_\_ Block Number: \_\_\_\_\_ Address: \_\_\_\_\_

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Exterior Material: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Exterior Material: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Exterior Material: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Paint/Stain Colors: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Body Color: \_\_\_\_\_

Trim Color: \_\_\_\_\_

Other Colors: \_\_\_\_\_

Roofing Material: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Exterior Lighting: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Deck/Porch Material: \_\_\_\_\_

Color: \_\_\_\_\_

Style: \_\_\_\_\_

Railings: \_\_\_\_\_

Fencing Material: \_\_\_\_\_

Style: \_\_\_\_\_

Color: \_\_\_\_\_

Height: \_\_\_\_\_

**FARMLORE NORTH DESIGN REVIEW**  
**SUBMITTAL CHECKLIST FORM**

Please submit this form to accompany your application form, materials and colors form and materials and colors board with architectural plans and any applicable fees to the Architectural Review Committee as the final step in the review process.

Site Number: \_\_\_\_\_ Block Number: \_\_\_\_\_ Address: \_\_\_\_\_

**FORMS**

- Completed Application Form (2 pages)**
- Completed Materials and Colors Form**
- Completed Declarant Architectural Checklist Form**
- Completed Checklist Form (this form)**

**SITE PLAN (Required for all improvements after initial Master Builder Plan approval)**

- Building Location within Setbacks
- Setbacks and Easements
- Driveway Location and Percentage of Slope
- Grading and Drainage Plan
- Top of Foundation Elevations (Including Garage and Basement)

**ARCHITECTURE (Plans at Scale of 1/4" = 1' 0")**

- Floor Plans (Check all below that apply with this submittal)
  - Residence
  - Accessory Living Area building
- Exterior Elevations
- Cross Section
- Location of Exterior Lighting
- Cut Sheets of Exterior Light Fixtures
- Materials and Color Form
- Color and Material Samples

**OTHER**

- Landscape Plan (not required with Architectural Submittal)
- Fencing Plan (required with Landscape Plan)
- Detached Accessory Living Area Building with Garage (if applicable, not required with Architectural Submittal)
- Other Improvements (if applicable, not required with Architectural Submittal)

**FEES (Check all that apply)**

- |   |                             |                           |
|---|-----------------------------|---------------------------|
| <input type="checkbox"/> Architecture and Site Plan | _____ Initial Review \$300  | _____ Re-submittal No Fee |
| <input type="checkbox"/> Landscape Design           | _____ Initial Review No Fee | _____ Re-submittal \$100  |
| <input type="checkbox"/> Accessory Building         | _____ Initial Review \$150  | _____ Re-submittal No Fee |
| <input type="checkbox"/> Fencing Plan               | _____ Initial Review No Fee | _____ Re-submittal \$50   |
| <input type="checkbox"/> Other Submittals           | _____ Initial Review No Fee | _____ Re-submittal \$50   |

## **FARMLORE NORTH CONSTRUCTION REGULATIONS**

In order to ensure a safe, neat and orderly development site, the Declarant has established certain Construction and Safety regulations for Farmlore North.

### **Concrete Wash-out Area**

Each builder shall have a designated and clearly posted concrete wash-out area for the Sites on which they are building as designated within the SWMP. Concrete washout locations must receive ARC approval and will not be permitted in right of way areas or on common area tracts. Concrete shall be washed out in the pit area only and not on the Site, tracking pad, street, storm drainage or other areas. The builder shall pay the costs to install, clean, and maintain the concrete wash out area as necessary.

### **Construction Operation Hours**

Daily working hours for builders and their subcontractors for each construction site will be limited to 7:00 a.m. to 7:00 p.m. Monday through Sunday.

### **Construction Parking Areas**

Construction crews will park only on the Site or tract they are working or in designated street parking areas. Under no circumstances will construction parking block or impede access to neighboring properties.

### **Construction Trailers and Storage Facilities**

Any temporary structures including construction trailers or storage facilities used during the construction period must be approved by the ARC as to size, configuration and location prior to placement on any site within Farmlore North. If approved, the structure must be removed upon issuance of the certificate of occupancy. Temporary construction trailers are limited to 400 sq. ft. and will only be used for conducting construction related business during construction operation hours or for storage of site related construction equipment and materials.

### **Erosion Control/Stormwater Management**

All builders shall be responsible for erosion control on their Sites during construction and landscaping and homeowners during landscaping installation. This includes having the required Storm Water Permit, a Storm Water Management Plans (SWMP) and Best Management Practices (BMP) that shall include at a minimum silt fence, straw bales or wattles, vehicle tracking pads, the cleaning and sweeping of streets adjacent to the Site during the construction or landscaping period, installation of all required BMP's to prevent erosion into the drainage swales or storm water facilities as well as weed mowing on the property. Builders and homeowners (or their landscape contractors) shall promptly clean their property and streets and shall maintain the improvements and all portions of the property in good condition and repair at all times.

Homeowners should ensure that the landscape installation contractor is aware that the homeowner is personally responsible for any erosion control that may be necessary to protect the Site, adjacent Sites, common areas, public streets (including right of way), detention ponds and other storm water facilities from silt runoff and damage due to landscaping. The stockpiling of rock, mulch, or dirt on the streets during construction and landscaping is prohibited. The City of Brighton, State of

Colorado, ARC and/or the Declarant may assess fines for non-compliance of erosion control measures.

The Declarant WILL NOT be held responsible for individual Storm Water Management and Best Management Practice violations. Each builder and/or homeowner will be held accountable for any costs incurred by the Declarant to remedy enforcement violations issued by the City of Brighton, the State of Colorado, or the EPA.

### **Excavation**

Builders shall be responsible for removal of any excess excavation material from the site. The materials will not be placed in common areas, roads or on other Sites. Excavation shall occur on the Site only.

### **Site Maintenance and Weeds**

All Sites, whether vacant, occupied, or those with improvements under construction, shall be kept in a clean and sightly condition and maintained in a condition free of all rubbish and debris. Weeds shall not be permitted to overgrow at any time and shall be mowed to a maximum height of 5 inches. All owners shall comply with the City of Brighton, Adams County, and State regulations for noxious weed control.

### **Miscellaneous and General Practices Prohibited**

The following practices will not be allowed:

- Allowing concrete suppliers or contractors to clean their equipment outside a designated concrete washout area or on adjacent development or private property.
- Speeding within the community
- Bringing any animals or pets onto the construction sites.
- Playing a radio, tape, CD player or any musical device at volume levels that can be heard by neighbors or is considered a nuisance.

### **OSHA**

Each builder and their subcontractors shall comply with and strictly observe all applicable local, state & federal safety regulations & guidelines relating to occupational safety and health.

### **Portable Toilets**

The builder is responsible for providing a portable toilet on each home site under construction or as may be designated within their SWMP plan and paying the costs thereof. Toilets shall receive regular maintenance and be located on the Site, away from existing occupied residences. Portable toilets shall not be located on the street.

### **Signs**

Each builder shall submit for Declarant and ARC approval any marketing sign for use at the community entrance, model homes, sales offices or on individual Site or home sales within Farmlore North. Signage shall be approved by the Declarant and ARC. Builders may erect their individual company sign at model home areas where they are building within the community. All Site and builder identification signs are to be uniformly designed. Builders will also be able to place a temporary "Available" sign on Sites where homes are under construction and a temporary "Private Residence" sign on occupied homes on the same street with active construction to

distinguish available homes from those that are sold. These temporary signs can have a sign face no larger than 3 square feet.

All signs must comply with the City of Brighton standards regarding size, location, and number of signs permitted and with the Brighton DRC approved Farmlore Design Guidelines. All builders building within Farmlore North shall be entitled to appropriate signage, on an equitable basis, to market Sites and homes on which they are building. Under no circumstances shall spray painted signs on untreated lumber be used as Site identification signs during the construction period.

Signs such as typical real estate, lending institution, architect, builder, subs, and supplier signs, must be limited to two signs per Site at a given time not to exceed 3 square feet. These signs shall not be erected until work is being done on the Site and they are to be removed within three days of work being completed.

### **Storage of Materials and Equipment**

Builders and their subcontractors are permitted to store construction materials and equipment only on the building site during the construction period. Materials shall be neatly stacked and properly covered and secured. Storage of materials or construction equipment outside the building site will be done only with approval of the Declarant.

Builders and their subcontractors will not disturb, damage, or trespass on other Sites, detention ponds, or the open space. Should any such damage occur, it shall be immediately restored and repaired at the offender's expense.

### **Tracking Pads, Debris and Trash Removal**

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore. **Each construction site shall install, prior to excavation of the house foundation, a vehicle tracking pad of sufficient size and appropriate materials from the paved road in accordance with builder's SWMP plan. The tracking pad shall be properly maintained at all times.**

Dirt, mud or debris that results from any activity on the construction site shall be promptly removed from public roads, open spaces and driveways. If debris is not removed after reasonable notice, the Builder will be charged for its removal and subject to any fines that may be imposed to the Declarant.

Builders and their subcontractors must maintain a trash receptacle of sufficient size at builder's expense. Trash receptacles are not permitted on the street. Trash and debris shall be removed from each construction site as often as necessary. Lightweight material, packaging, insulation, contractor lunch containers, and other items shall be covered or weighted down to prevent wind from blowing such material off each construction site. Builders will be responsible for the cleanup of blown trash to neighboring sites and throughout the community that is generated from their building site. Builders and their subcontractors are prohibited from dumping, burying, or burning trash anywhere within the community.

### **Utilities**

Builders, their subcontractors and homeowners must call for utility locates at least 3 business days before digging, grading or excavating within Farmlore North. In making improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to any utility lines. The utility notification center of Colorado's phone number is **1.800.922.1987**.