

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

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. 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 the Crestmoor Park (2nd Filing) Homes Association zoned and 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").

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, as Amended, as defined in Section 1.1 above. The Association through its Architectural Review Committee ("ARC") shall consider such plans, specifications and requirements regarding the suitability of the proposed building or the structure and the materials of which it is to be built, to the site upon which it is proposed to erect the same and the harmony thereof to the surroundings and the effect of the building or other structures planned 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 around central amenities, such as parks, parkways, wide streets or 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.

The intent of these guidelines is to obtain consistency and quality in architectural design and site planning for new and existing development and to protect and enhance values in the Crestmoor Community.

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

A line parallel, or approximately parallel, to the street right-of-way, and beyond which buildings may be erected.

Carport

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

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, change of grade, change of ground level, change of drainage pattern, or change of stream bed; and (4) any change, alternation, renovation, rehabilitation, or conversion of any previously approved improvement or any building, structure, or other improvement existing within the Crestmoor Park Community, including any change of exterior appearance, color, or texture.

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." See Illustration No. 1. A lot adjacent to a public right-of-way will commonly include a lot line which is coterminous of the right-of-way.

1.4 Building Siting and Massing**1.4.1 Siting**

Houses should 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 should 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. Solar access bulk plane shall occur on the side that most favors southerly sun exposure on the adjacent property.

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 (Recommended)</u>	<u>Side</u>
Primary Structures	30 feet	20 feet	8 feet
Garages and Ancillary Structures	30 feet	10 feet	8 feet

The setbacks stated above are subject to the specific lot set back requirements as set forth in Paragraphs 5 and 6 of the Declaration, as Amended, as defined in Section 1.1 above.

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 5" of the property line of an adjacent lot*), curbing, sidewalks, pedestrian plazas, 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

Certain permitted encroachments into building setbacks are more specifically set forth in the Declaration, as Amended.

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.

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.

1.6.2 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'.

1.6.3 General Requirements

Garages should be set above grade.

Garage Doors shall not be wider than sixteen (16) feet or higher than nine (9) 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 which permit interior light to be visible from 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 Roof

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 nine (9) 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, serials, communication towers or any other structures or equipment shall be located on the roof unless screened from view 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 Residential buildings shall not exceed the following height restrictions:

A On lots greater than seventy (70) feet in width, the height of the structure may not exceed thirty-five (35) feet. This could include varying roof heights or rooms above the garage.

- B. Eaves, spires, flag poles, chimneys, flues and vents are not included for purposes of determining the maximum building height in this section.

Building, Front

That 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 shall be excluded: chimneys, ornamental cupolas, domes or spires.

1.9 Architectural Style

Within the Crestmoor neighborhood, consistent use of materials, architectural detailing, and massing should be maintained to achieve an integrated appearance within each residential property. 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 Committee that each building be constructed of brick or stone on all sides of the structure. However, please note that this provision is only advisory.
- 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; and
 - B. If approved in writing by the ARC, areas may be finished with stucco or other materials with the appearance of stucco. Any such stucco or other materials with the appearance of stucco must be 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, areas 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; however, 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 adjacent residential neighborhoods 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 Recommended Building Colors

1.12.1 All colors shall be approved by the ARC. A recommended color palette delineating colors, color ranges, and combination of colors will be produced and recorded as an appendix to this document at a later date. Fluorescent or bright colors are prohibited.

1.12.2 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 work with the brick color so that no accent color dominates the exterior or causes the building to feel 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.

- 1.13.2 Laminated or multiple-ply composition shingles shall meet all of 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 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 designed to 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 or light grey color and materials shall not be used which will weather to a white or bright 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. No fence, wall or hedge, nor any pergola or other detached structure for ornamental purposes shall be erected or maintained on any part of any lot in front of the front building limit line, and on corner lots in front of either of the front building limit lines 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. 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, 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.

- 1.14.2 Notwithstanding the foregoing provision of 1.14.1, construction and for sale signs may be permitted on a construction site during the period of construction only. The signs may not be illuminated and shall not exceed 20 square feet in surface area.

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.

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.

1.19 Basketball Backboards and Hoops

Free-standing 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.

2.0 Construction Matters

- 2.1 The hours of construction which Owners or Contractors are allowed to construct, modify or otherwise conduct work shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday, and 8:00 a.m. to 5:00 p.m. on Sundays.
- 2.2 Construction dumpsters and trailers, tool sheds, or other equipment which 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.
- 2.3 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 during all times of construction.

3.0 Notices and Submittals

All submittals and notices to the Architectural Review Committee shall be provided to:

CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION

Thomas C. Deline, Chairman
Architectural Review Committee
25 South Ivy
Denver, CO 80224
(303) 743-0100 Phone
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