

# Design Review Guidelines

## Purpose

The guidelines set forth below are meant to enhance the Covenants in such way as to add detail and clarity for owners and builders preparing submittals to the Design Review Committee in preparation for building improvements on the lots of Granite Falls Subdivision and to give the Committee objective guidelines to be used in evaluating submittals. The guidelines may be amended as needed from time to time at the sole discretion of the Board of Directors of the Association.

### I. Zoning, Bulk Standards, and Setbacks for Granite Falls Subdivision

- a. Granite Falls Subdivision is located in the City of Grand Junction and is zoned RSF 2. All Buildings shall meet or exceed setbacks, standards and requirements shown on the plat.
- b. Buildings shall be located on the Lots as indicated below: Minimum

Setbacks (Measured from the Property Line):

Standard Front 25'

Interior Side 7'

Provided that the combination of two side yard setbacks shall total a minimum of 20' with at least one of those side yard setbacks being not less than 7'

Exterior Side on street (corner lots) 20'

(right-of-way line and side property line are the same) Standard

rear 25'

## II. Design Standards for Granite Falls Subdivision

### 1. General Requirements

- a. The ground floor area of the main structure on any Lot, exclusive of open porches and garages, shall not be less than one thousand eight hundred fifty (1,850) square feet, outside measurement; provided, however, the following exceptions shall be applicable:
- b. If said residence shall have a full basement, the ground floor area of the main structure, exclusive of open porches and garages, shall not be less than one thousand eight hundred fifty (1,850) square feet, outside measurement.
- c. If the residence shall have a second story, the ground floor area of the main structure, exclusive of open porches and garages, shall not be less than one thousand six hundred (1600) square feet, outside measurement, with a total living space on the first and second floor of two thousand (2000) square feet, outside measurement. The floor area of the second floor shall not be greater than eighty percent (80%) of the floor area of the ground floor, except that the Design Review Committee may waive this requirement at its sole discretion. The intent of this section is to promote buildings that are designed with more varied roof lines and architectural interest, and to discourage buildings that are designed as two story, boxy structures. The Design Review Committee shall have the right to deny approval of structures which meet the floor square footage requirements of this section, but do not in the opinion of the Committee meet the intent of this section.
- d. If the residence shall be a split-level residence, the greatest outside measurement, exclusive of open porches and garages, shall be used to determine the square footage and, therefore, different floor levels which are superimposed upon each other shall be included only once in such measurement.

- e. “Basement” as used herein shall mean a floor space, the floor of which is seven (7) feet or more below the grade of the surface at all exterior elevations of the Building. Floor space below the grade of the surface which is exposed four (4) feet or more at one or more of the exterior elevations, such as walkout basements, shall not be deemed basement structures. Split-level structures having a living
- f. No structure shall have three (3) stories, excluding basement as defined in Section III.3.4. Lots 76-78 inclusive and Lots 79-86 inclusive shall be limited to one story at ground level or one story with walkout basement.
- g. Each residence will include a double or triple car enclosed attached garage.
- h. Once the construction of a Building has begun, construction of the Building must be completed and a certificate of occupancy must be obtained within twelve (12) months.

## 2. Permitted Materials and Finishes

All exterior building materials used must be approved by the Design Review Committee.

### a. Roofing

Only pre-textured composite asphalt shingles, tile roofing, metal roofing as provided below, or such other materials as approved by the Design Review Committee are permitted, except that membrane roofing such as asphaltic membranes, EPDM, hypalon, or equal may be used on low slope roof, of less than 3/12 pitch where the membrane is not visible from ground view, or if the membrane shall be completely covered with a ballast material so that the bare membrane is not visible this will qualify as an approved material. Metal roofing, such as Lokseam SL16 or 5V Crimp styles or similar may be used. Metal roofing styles the use of which would allow fasteners to be visible is prohibited.

### b. Exterior Finishes

Exterior siding shall be of stucco, masonry including cultured stone, except that prefinished board and batten siding may be used in conjunction with cultured stone, masonry, or stucco. If board and batten siding is used some portion of the wall surfaces of the front elevation of the structure shall be cultured stone, masonry or stucco, or such other material as approved by the Design Review Committee. The wall surfaces of the front elevation of the structure are those which lie along the same general axis as the street and which are not immediately adjacent to a side or rear of the Lot. The use of four (4) foot by eight (8) foot sheet siding such as T- 111 is prohibited. Logs and log siding are prohibited.

c. Exterior Colors

The exterior color scheme must blend with the natural surroundings of the area. Garage doors shall be colored to blend and be complementary to the color scheme of the house.

d. Flashing and Sheet Metal

All exterior flashings, vent stacks, pipes, and sheet metal shall be colored to match the material to which they are attached or from which they project. Samples of material and colored chips are to be included at the time of planned submittal for the design review.

### 3. Outbuildings

a. Outbuildings shall be constructed of the same materials and exterior finishes as the primary structure and shall resemble the primary structure in architectural style.

Location of outbuildings and accessory structures shall be to the rear of the primary structure and shall be subject to the same setbacks as the primary structure. No outbuildings shall be constructed prior to written approval from the Design Review Committee as to location, size, use and materials.

b. Accessory structures including, but not limited to, hot tubs, in-ground and above-ground pools, decks and patios shall be placed to the rear of the primary structure and shall not encroach on any easement. No accessory structures shall be constructed prior to written approval from the Design Review Committee as to location, size, use and materials.

c. Recreational vehicles, boats, campers, trailers, snowmobiles and vehicles used for business (other than passenger automobiles) may be stored behind a DRC-approved fence in a side yard on the garage side only, behind the front of the house, but not beyond the rear of the house, and no nearer than two (2) feet to any lot line. DRC-approved plantings or other screening may also be used to minimize public view.

### 4. Driveways

Driveways shall be surfaced with a hard surface such as concrete, asphalt, masonry pavers or similar materials

### 5. Exterior Lighting

Exterior lighting shall be shielded so as to shine light up or down in the vertical plane, but not allow light to shine out in the horizontal plane. Lighting for security may be accomplished by use of motion detectors or other sensors.

### 6. Fences

a. No fence shall be erected on a Lot without the prior approval of the Design Review Committee. The City of Grand Junction also requires an approved permit prior

to construction. Fences may not encroach on any Tract or open space. Fences erected on Lots 6 through 15 and Lots 75,76, 77, and 78, which abut Tract C or Tract B may not encroach on said Tracts, nor shall they encroach on the boundary of the 100-year flood plane as shown on the development plan of Granite Falls Subdivision.

- b. Perimeter fencing shall be limited to fences not exceeding six (6) feet in height and shall not extend beyond the front of the residential Building as approved by the DRC. Front yard perimeter fencing shall be fencing shall not exceed four (4) feet in height and shall be “open” fences. Open fences are defined as those which provide fence material at a ratio of two-thirds (2/3) open space to one-third (1/3) closed or solid space. For example, a split rail fence would meet this requirement. Wire mesh may be used for the purpose of containing household pets or small children to the Lot and may be attached to open fencing located on the Lot.
- c. In order to present a uniform appearance to our neighboring subdivisions Fences on Lots 6 through 15 and Lots 75, 76, 78, and 79 on the South Boundary, Lots 87 through 99 on the North boundary and shall be six (6) feet in height shall be built by the owners of the Lots and shall comply with materials, color, and style as shown on the Landscape Plan. Lots 100, 101, and Lots 1 through 5 along the East Boundary shall be six (6) feet in height will be built by the Developer and shall comply with the specifications and locations as set forth in the Landscape Plan. Generally speaking, the fence material is vinyl, the color of which is specified by the DRC, and the style is Post and Rail. These boundary fences must be completed within one year of obtaining a Certificate of Occupancy for the primary dwelling.
- d. Fences shall follow the natural grade of the land. Fence height for the purposes of this section shall be measured from the natural grade of the Lot exclusive of earth berms, retaining walls and similar artificial changes in the natural grade of the Lot.
- e. Fence Materials – All fences shall be of wood, masonry or other materials as approved by Design Review Committee, except as set forth in c. above.
- f. Fence Colors – Fence colors or finishes shall blend with the natural surroundings as approved by the DRC, except as provided in c. above.

## 7. Landscaping

- a. During the course of construction, all precautions shall be taken to provide for a minimum disturbance of the land. During the course of construction each Owner shall cause all trash and materials to be contained on site. Further, each Owner shall take steps to prevent dust from the site from impacting the surrounding Owners or residents of neighboring subdivisions.

- b. Each Owner shall grade, landscape and plant those portions of his Lot not graded, landscaped or planted on the date such Lot was first conveyed to the Owner by Declarant within one (1) year after receiving a Certificate of Occupancy (CO) of any Building on the Lot. All grading, landscaping, and planting performed on behalf of or conducted by the Owner shall be first approved by the Design Review Committee. The approval process begins with submittal of a Landscape/Fence Request form available on the website ([www.granitefallshoa.com](http://www.granitefallshoa.com)) prior to installation. In addition to the form, Owners requesting approval of plans for landscaping shall submit a site plan of the lot showing all easements present, the location of all structures, and the details of the plantings and hardscapes desired. All trees must be 20 feet or less in height at maturity to preserve the views of the Monument. The Design Review Committee will take the time needed to make a thorough review of the plans and/or request additional information. Once the DRC has the information it needs a decision shall be made within three calendar weeks.
  
- c. Each lot in Granite Falls Subdivision is subject to a grading and drainage plan designed by a Professional Engineer and approved by the City Development Engineer. No lot shall be “cut down” or the contours of the Lot altered materially without prior approval of the Project Engineer. A written communication from the Project Engineer, such as email or drawing, will need to be submitted to the Design Review Committee prior to the commencement of any work to alter the grading of the Lot. Consultation with Project Engineer is at Owner’s expense. Re-grading work which adversely affects the grading and drainage of an adjacent Lot may cause Owner of the Lot where regrading is to take place additional expenses, such as for retaining walls and or other work, to address any negative impacts on adjacent Lots.
  
- d. Until such time as landscaping is accomplished, the Owners of vacant Lots shall be responsible for maintaining their Lots to be weed free as defined by City Ordinance, and shall maintain the storm water BMPs that were installed on the Lot at the time the Lot was purchased from Declarant or others
  
- e. If an Owner hires contractors or laborers to perform landscape work, it is the responsibility of the Owner of the Lot to manage the workers so as not to cause harm or nuisance to neighboring lots. Owners shall secure approval from Owners of vacant Lots prior to allowing workers to stage materials or equipment on a vacant Lot. It is the responsibility of the Owner to note on their landscape plan the location of any easements on their property. Irrigation lines running through the property shall be located and marked prior to fence construction as per the Association Plat maps and requesting private locate services at Owners expense. Only hand digging within five (5) feet of any line is allowed. If any irrigation lines are broken, the homeowner shall notify the HOA immediately. Irrigation system shutdowns for repair can be lengthy and a nuisance for all other Owners. There is a \$150.00 service fee for the shutdown and restarting of the irrigation system. This service fee shall be levied against the Owner of the Lot where the break occurred. Owners shall keep all areas of disturbance whether on their Lot or a staging Lot watered to prevent dust from being windblown. No sediment shall be permitted to leave the site and allowed to be deposited on sidewalks or in the gutters.

- f. All irrigation water shall be furnished to the property by the Association. All Owners of Lots with lawns shall be required to install sprinkler systems to maintain their lawns. The Association shall have the right to limit the use of irrigation water as it determines in its sole discretion to the Lots and Common Elements and may institute and enforce rules regarding which days irrigation may be used for any given Lot. All Owners using water furnished by the Association are required to install a pump, not to exceeding one horsepower, so as not to overtax the Association pump.
  
- g. Once landscaping has been installed in accordance with the approval of the Design Review Committee it shall not be changed from its appearance except by permission of the DRC. All vegetation shall be properly cultivated (including watering) and neatly trimmed. Should the Owner of any Lot fail to comply with landscaping guidelines as set forth herein, the Association may, at its sole discretion, cause such landscaping to be completed upon subject Lot and assess the Owner for all costs incurred.