

SIERRA VISTA-DOUGLAS ARCHITECTURAL REVIEW GUIDELINES

I. Use of Guidelines

The requirements, objectives, standards and procedures contained in these guidelines are all intended to establish and maintain a harmonious community image for Sierra Vista-Douglas. Through these guidelines and the design review process thus created, the consensus is achieved between individual esthetics judgement and the broader interests, of community standards.

The guidelines supplement the Protective Covenants, the legal document accepted by every homeowner when title to the property is taken. The covenants establish the Architectural Control Committee and require the committee's written approval before any change to a site or building exterior of a residential property is made.

II. Design Review Procedures

In order to obtain Architectural Control Committee ("Committee") review of proposed site or building exterior construction, the homeowner or its representative ("Applicant") initiates the review process by submitting an application to the Committee.

The Committee meets regularly and will render a decision on an application within thirty (30) days from the date of submittal. For a typical application, two copies of the required information must be submitted. One copy will remain on file with the Committee and one copy, with comments, will be returned to the Applicant. The Applicant starts the formal review process by submitting the following required information:

A. Project data:

1. Name of Applicant (homeowner or builder, as applicable).
2. Address and telephone number of Applicant.
3. Description of proposed construction.
4. Construction schedule (start' and completion).

B. Site plan drawn accurately to scale, showing location and extent of:

1. Lot lines.
2. Location of house.
3. Layout of proposed construction, including dimensions as appropriate.
4. Details describing the construction including color, materials, sizes, etc.

C. Building elevations.

These 8 pages are to replace Section 3,
"Architectural Review Guidelines" in your
Sierra Vista Homeowner's Assn. notebook.

- D. Complete working drawings and specifications for all proposed construction.
- E. *Sample of proposed house siding not less than 2 square feet in size with the proposed stain or paint color applied.
- F. *Sample of proposed trim material not less than 12 inches long with the proposed stain or paint color applied.
- G. *Sample of any proposed brick or other masonry to be used, including grout color.
- H. Detailed site and grading plan showing finished contours, building elevations, spot elevations on pavements, retaining walls and drainage.
- I. *Sample of any proposed roofing material if other than shake shingles. (Amended March, 1992).

*Conditional approval may be granted subject to final review and approval of each by the Committee.

The Committee will meet to consider the application and will render a decision by voting. An affirmative vote of a majority of the Committee constitutes approval. Within fifteen (15) days of completion of approved construction, the Applicant shall notify the Committee. The Committee then has up to fifteen (15) days to inspect the work. If the work is not done according to the approved application, the Committee has the authority to require the Applicant to remedy the defect within forty-five (45) days or be subject to action by the Committee to remove any unapproved construction.'

III. Design Guidelines General Principles

The purpose for the Architectural Control Committee is to ensure consistent application of these guidelines. The guidelines are designed to promote those qualities in Sierra Vista, which will bring value to individual properties and will promote the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

The guidelines set forth very specific criteria related to building construction and site development. These criteria are directed toward ensuring that the following general principles are adhered to:

1. Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction.

2. The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and site buffers, preservation of views, light and air, and other aspects of design which may have a substantial affect on neighboring properties.
3. The proposed construction must be compatible with the design characteristics of the property, adjoining properties, and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.
4. The quality of workmanship evidenced in construction must be equal to or better than that of the surrounding properties.
5. Projects, which remain uncompleted for long periods of time, are visually objectionable and can be a nuisance and safety hazard for neighbors in the community. All applications must include a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the Committee may disapprove the application.

If projects are not completed within the approved time schedule, the Committee has the authority to require the Applicant to complete the unfinished construction within forty-five (45) days or be subject to action by the Committee to remove the uncompleted construction.

6. Proposed construction may involve various agencies in addition to the Committee. The Applicant should check with the following agencies in order to determine if their review input is needed:
 - Douglas County, regarding building permits, zoning issues, variances, etc.
 - Intermountain Rural Electric Association (IREA), regarding electrical service and construction in utility easements.
 - Public Service Company, regarding gas service, including construction in utility easements.
 - The local telephone company, regarding telephone lines, easements, etc.
 - The cable television company, regarding cable television lines.

It is the Applicant's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by, these and other local, state and federal government agencies. The Committee and Association assume no responsibility for obtaining these reviews and approvals.

IV. Acceptable Improvement Practices

The balance of this document is devoted to outlining the design and construction practices required for changes and improvements to building exteriors and sites. Some of

these practices are mandatory and are preceded by the word "shall". Others are recommendations, preceded by the word "should".

Applicants conforming to the design and construction practices and principles outlined in these guidelines are most likely to be approved by the Committee. Any applications proposing deviation from these guidelines will be considered on their individual merits.

V. Design Guidelines - Exemptions

The following types of changes, additions or alterations do not require the approval of the Architectural Control Committee. Although exempted, all work must proceed in accordance with all state and local building codes and other construction requirements.

1. Modifications to the interior of a residence when those modifications do not materially affect the outside appearance of the structure.
2. Repainting and/or restaining in original colors.
3. Repairs to a structure in accordance with previously approved plans and specifications.
4. Re-roofing with medium grade (or better) shake shingles. (See § VII- Design Guidelines - Building Architecture)
5. Real estate "For Sale" signs which are not larger than five (5) square feet and where no more than one sign is placed on any given lot.

VI. Design Guidelines Prohibited Uses

Certain uses are prohibited within residential neighborhoods at Sierra Vista. Among those prohibited uses are the following (refer to the Protective Covenants for more detail):

1. Noxious or offensive activity. Uses or activities that constitute an annoyance or nuisance to the neighborhood are prohibited at Sierra Vista, including those which will detract from the overall enjoyment and quality of the neighborhood. Uses or activities that are defined as noxious or offensive include, for example, parking vehicles on lawns, exterior sound systems that create noise heard beyond the property lines, etc.
2. Outdoor Storage. Storage of trash, building materials, equipment, garden supplies, etc., in unscreened areas on a residential site is prohibited. Refer to the section on "Screening" for further details.

3. Commercial uses. Most business activities are prohibited within residential neighborhoods in Sierra Vista. Prohibited activities include in-house businesses that attract clients or customers, such as beauty salons, accounting businesses, etc. Such in-house businesses as machine shops, car repair or other similar commercial/industrial businesses are also prohibited.

VII. Design Guidelines - Building Architecture

Any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

Roofing. Roofing requirements have been modified to allow materials other than wood shake shingles. Medium or better wood shake shingles, slate, tile or better roofing materials which have the character and visual definition deemed aesthetically pleasing are acceptable materials. Laminated Shingles also referred to as three-dimensional or architectural shingles are permitted if they meet the following criteria:

1. Must carry a minimum 40 year warranty.
2. Must have earned U.L. Wind Resistant rating.
3. Must have earned U.L. Class "A" fire rating.
4. Must have visual definition.

A sample of any roofing material must be submitted prior to approval.

Asphalt Strip Shingles commonly referred to as "three-tab" shingles, Asphalt Interlocking Shingles commonly referred as "tab-lock or t-lock) shingles, Large Individual Asphalt Shingles and that are generally rectangular or hexagonal in shape, and composition shingles and hardboard roofing are specifically not approved.

Other new materials will be considered as long as the aforementioned standards are specifically met. (Amended June, 2000).

2. Colors. All exterior painting or staining shall be of colors in harmony with the other existing homes in the neighborhood or of colors similar to those originally employed in the neighborhood. The colors shall be of earth-tone nature.
3. Windows. All windows shall have painted or stained wood or nonreflective metal frames and dividers. No reflective glass is permitted.
4. Window coverings. Window coverings visible from the exterior shall be compatible with the architectural character of the residence. Reflective shades or film-type window coverings are specifically prohibited. (Amended March, 1992).

5. Masonry. The use of masonry as an exterior building material is encouraged. New masonry construction should match original construction. The selection of masonry type, color, grout color, etc., must be approved by the Committee.

Principal dwellings in Filing 3 shall have at least 25% masonry on the exterior (must be 25% of combined wall surface area including windows).

6. Solar panels. Any solar panels and related appurtenances and equipment, whether included in the original construction or added at a later date, shall be designed and constructed so as to appear as an integrated part of the building architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface, with all appurtenances recessed into the structure's attic. When solar orientation prohibits this approach, the roof shall be altered so that the panels appear to be "built in", i.e., sides and bottoms of the panels and any piping, etc., shall not be visible. If panels are ground or wall mounted, they shall be integrated into the structure using compatible materials so that the panels appear as a natural extension of the house.

VIII. Design Guidelines - Fencing

Approval is required to install any fence. The frontage perimeter of the respective lot line, if fenced, shall be fenced with materials other than bare post and wire, and in keeping with the décor of the house *and surrounding homes*. *Specifically approved frontage perimeter fencing includes cedar split rail (2 or 3 rail), dimensioned vinyl post and rail, round wood post and rail, and wood post and rail with dimensions matching dimensioned vinyl as noted below.*

Dimensioned vinyl to be 20 year minimum warranty with rail dimensions of 1 ½ " x 5 ½ " or 2"x6" and posts of 4"x4" or 5"x5". Rails and posts should contain anti-yellowing compounds such as titanium dioxide. Vinyl to be rigid PVC (polyvinyl chloride) designed to withstand climbing or sitting. Warranty to cover totting, peeling, cracking, chipping and discoloration. Dark color PVC vinyl post and rail is not recommended at this time due to heat buildup and inability of PVC to distribute and dissipate heat without suffering long term degradation of PVC material.

If natural cedar posts are used, it is highly recommended that a wood preservative be used to pre-treat the posts to help prevent the post from rotting as quickly. A product like CWF-UV (Clear Wood Finish-UV) or Behr-UV be used. It is also recommended that the rails be treated with the preservative to minimize color degradation. (Amended June, 2000)

Reference: Parker Building Supplies can order the CertainTeed EverNew Vinyl Fence Line which is just one example of a company which meets the PVC rigid vinyl fencing standard. CertainTeed Corporation: EverNew Fencing Products: 2525 Walden Avenue, Buffalo, NY 14225, Phone: 800-380-5323 www.certainteed.com

IX. Design Guidelines - Screening

Approved fencing or other approved means (such as plant material) shall be used to screen the following unsightly objects. The purpose of the screening requirements is to ensure that residential neighborhoods have a neat and orderly appearance, free from the visual clutter that detracts from property values and community character.

1. Garbage and refuse. All trash, refuse, rubbish, garbage and other waste shall be kept in closed containers, such as garbage cans, waterproof boxes, etc. These containers shall be kept within the garage or if placed outside, shall be screened from view of any public or private property using approved means. The enclosure shall be kept neat, clean and weed free.
2. Vehicles. Only licensed and regularly used vehicles shall be parked on the street or in visible areas on private property within Sierra Vista. Seasonal recreational vehicles such as boats, campers, and the like and inoperative vehicles shall be screened from view when parked on the lots.

No vehicles of any kind shall be repaired, rebuilt, etc., except in the garage or in the driveway. If conducted on the driveway, this kind of activity shall continue for no longer than a 24-hour period.

3. Firewood. Firewood shall be neatly stacked and shall be located within the confines of a screened enclosure such as a fence, wall or plant material.
4. Swimming pools/hot tubs/ponds. Outside swimming pools, spas, hot tubs, jacuzzi, ponds, etc., should be screened from view with approved means and should be enclosed by a fence.
5. Mechanical equipment/utilities. All utilities should be installed underground. On-grade utility appurtenances, such as electrical transformers, utility meters, etc., shall be screened using approved means.

Mechanical equipment such as air conditioners, heating equipment, propane tanks, etc., shall be installed **as an integral part** of the architecture and shall be screened so as to not be visible from adjacent properties within Sierra Vista. Under no circumstances shall these items be roof mounted or located in such a way that they are visible from neighboring properties or public streets.

X. Design Guidelines - Landscaping

The addition of trees and other plant material is encouraged.

XI. Design Guidelines - Miscellaneous Items

Signs. No signs of any type shall be displayed on the home site after initial occupancy, except for a single sign advertising the home for sale. This single sign shall not exceed five (5) square feet in size.

2. Ancillary structures. All ancillary structures, such as greenhouses, storage sheds, patio covers, barns, arbors, cabanas, etc., shall be approved by the Committee. Any such structures shall be sited and designed to be compatible with the house and all adjacent houses, fences, etc. All such structures shall be of the same color as the principle residence. In no case shall ancillary buildings be located within the setbacks required.
3. Site grading. No new grading shall divert water onto other properties or otherwise substantially alter existing drainage patterns. Care should be taken to keep water away from foundations. Downspouts should discharge onto splash blocks or other devices to prevent saturation of soils at foundations. Irrigation of plant material should be kept well away from the foundations. Patios, lawn areas, shrub beds, etc., shall be sloped positively away from foundations to prevent puddling of water.

XII. Protective Covenants

Attached to this document are the Sierra Vista Covenants. These covenants are the legal document that is accepted by every homeowner in Sierra Vista when title to the property is taken.

The covenants establish the Architectural Control Committee, and give the Committee the authority to establish the additional guidelines and procedures set forth in the preceding pages.

Where the covenants and guidelines differ in requirement or procedure, the more restrictive shall apply. When the two are contradictory, the covenants shall prevail.