

Hawk Ridge Estates Guidelines

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Hawk Ridge Estates Guidelines

I. Design Theme and Philosophy

Hawk Ridge Estates – You're Home

Hawk Ridge Estates is a unique opportunity for residential living in the City of Lafayette, Colorado. Located on 30 acres adjacent to seemingly endless open space, Hawk Ridge Estates is designed to have a special sense of place. This unique character will be demonstrated through pedestrian friendly streets, neighborhood pocket parks, trail systems and homes that are energy efficient, built with environmentally friendly products and designed with architectural features to enhance the natural beauty of this site. Our challenge as developers, homebuilders and homeowners is to preserve the natural beauty of this site while creating a community that defines what it means to live in Colorado.

Inherent in these concepts is the understanding that all the homes will be designed within the parameters of these guidelines in order to maintain design compatibility throughout the project and achieve the highest architectural and landscaping quality for the Hawk Ridge Estates Community.

The intent of these Guidelines is to accomplish a community development that achieves harmony among dwellings and between each dwelling and its surrounding landscape, yet allows individual identity to a dwelling. The Guidelines apply primarily to:

- a. Conforming the plans and specifications to the purpose and general plan and intent of the community design, building forms, massing, scale, style, landscaping and architectural detail.
- b. Assuring compatibility and harmony of exterior color materials and design so the exteriors of buildings are subdued in a manner to avoid negative contrast within the neighborhood.
- c. Relating proposed improvements to the natural features of the land, and to neighboring structures and other improvements.

Design Guidelines

A. Site Considerations

The Committee will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. The basic objective is to achieve compatibility of the building and other

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improvements with subject lot and the immediate surroundings. The site consideration review is, in summary, specific to the site itself. Location of the main buildings should consider:

1. Natural and proposed final grade contours.
2. Street grades as installed.
3. Presence of vegetation trees and shrubs.
4. Existing and final views.
5. Privacy of subject and surrounding lots, including building improvements on adjoining lots.
6. Access driveways and off-street parking.
7. Setback requirements.
8. All four elevations must reflect mass and scale proportional to the overall design. All four elevations must include Architectural details required by these guidelines.
9. Site grading and drainage which minimize required natural grade alterations; drainage accommodation from adjoining lots or onto adjoining lots in such a manner that does not cause soil erosion or impede drainage flows or result in excessive drainage onto adjacent lots.
10. Site grading, which does not require extensions of cut or fill slopes onto adjoining lots, roads, drives, or open space.

B. Main Building

1. Setback Requirements

Setback requirements shall be approved Hawk Ridge Estates setbacks as interpreted by the City of Lafayette with final review by Architectural Review Board.

2. Building Size

The following are minimum building sizes:

Single story/ranch	2,500 square feet on main level not including area in the basement
Two-story or multi-story	3,000 square feet

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Garage size

Three car minimum

3. *Building Height*

“Shear” wall elevations without Architectural detail, special trim details, intersecting roofs or elevation “relief” will not be allowed.

Key features include simple roof systems, dormers and attached porches. The result will be a group of residences with the essential characteristics of a village.

4. *Roofs*

The following are specific roof criteria:

All major roofs shall be either gable or hip with a pitch of a minimum of 5/12 and a maximum of 12/12. Porch roofs and secondary roofs could be of a lesser pitch. Numerous roof plans that create an extremely “busy” roof design will not be allowed.

All roofs shall be required to appear as if the center of the structure is the tallest point and the roofs shall appear to “cascade down” to lower plate heights.

In order to achieve an interesting character, expansive roof areas shall be “broken” by varied elevations, heights, and/or other elements such as dormers, porches, clerestory, or ridgeline breaks, etc. Covered front porches are required.

Roof vents and flashing shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact.

Consideration will be given to use of roof forms that incorporate solar collection panels; such considerations will evaluate the total architectural and roof form designs.

Roof colors are subject to the Architectural Review Committees written approval.

Roof overhangs shall be in proportion with the scale of the structure.

All roofs shall be 40 year composite or flat “tile” roofing materials.

6. *Siding and Exterior Walls*

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The exterior wall proportions shall be appropriate to the scale of the residence. Houses with extensive areas of unbroken two-story (or greater) walls on front and side elevations will not be acceptable. All rear elevations that have two story unbroken walls must have additional exterior trim or architectural details to "soften" the two story elements. Covered front porches are required. By breaking up extensive areas of two-story or greater walls, the residences will better conform to the site and individual lots. The height and length of the exterior walls will control the proportions of the residence and whether the structure is properly related to the natural topography of the lot and the adjacent open space.

All wall materials shall consist of stone, stucco and siding. No brick is allowed. No siding shall have more than 5" to the "weather" without written approval by the Design Review Committee. Stone shall cover the lower portions of walls but may extend to the roof eave if it is continuous from the grade.

All houses must have natural wood exterior accents on front elevations (for example, beams, posts, soffits, fascia, window and door trim, etc.). These accents and other details are to be included to enhance the architectural theme of the "Colorado Country" image.

All exterior elevations shall have a minimum of 20% stone. The intention of this guideline is to assure a continuity of material to tie the houses together. If a lot owner or Architect can demonstrate that this goal can be accomplished with less stone or brick, the percentage may be modified with written approval from the Architectural Committee.

7. *Exterior Colors*

All exterior textures, colors and materials for all homes at Hawk Ridge Estates must be assembled by a design professional or person or persons specialized in exterior elevation design. All design professionals shall submit references and professional profiles. Siding materials may be left natural, but a preserving finish such as CWF or linseed oil etc., must be used on the natural siding. Fascia, trim, columns, entry doors, and beams may have accent colors.

8. *Miscellaneous*

- a. Foundations – No more than 12 inches of exposed concrete may be visible on any elevations.

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- b. Garage – Visual impact of garage doors shall be minimized by such measures as, but not limited to, siting of the building, protective overhangs or projections. All garage doors for single-family detached houses shall be specialty doors. No “production” garage doors, i.e. Overhead Doors or Ankmar Doors will be allowed. Cut sheets of garage doors must be provided for design review. A variety of garage door designs will be required along the streetscape.
- c. Windows – Window frames, if metal, shall be anodized aluminum or painted a color consistent with the design character of the building. Window design shall be consistent with architectural design statement in size, proportions, detail and placement on the elevation.

No mirrored or bronze glass will be allowed.

- d. Elevation and Exterior Treatments – Architectural design shall incorporate a consistent level of architectural interest in all elevations. Detail sheets *must* be provided for the following items:
- Porch columns
 - Exterior hand rails
 - Fascia trim
 - Soffit details, no plywood soffits under front porch roofs must use individual boards or planking
 - Window and door trim details
 - Custom front door, provide design/cut sheet
 - Upgraded front door hardware – cut sheet
 - Driveway and walk details – color, joint and pattern design
 - Gutter and downspout details/design
 - Exterior lighting: provide cut sheets; all lights must be on a photo cell
 - Garage door design and trim – cut sheets provided
 - Each house must have one “full length” chimney and chimney cap detail
 - List of “Built Green Details”
 - List of standard “tech” products being included with house
 - House address number-detail/design
 - Stone ledge detail
 - Window design/style
 - Exterior color board per approved presentation
 - Dormer(s) detail(s)
 - Bay window

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- All back yard patio's, deck's or porches to have one of the following items:
 - Trellises
 - Special deck or patio design feature
 - Covered porch
- All fence details and locations per approved Hawk Ridge Estates Guidelines

All the detail above shall not be of a "production" level quality but must be well thought out and drawn by a design professional.

C. Other Improvements

1. Driveway and Private Lanes

All driveways and private lanes shall be concrete. Asphalt or colored stamped concrete may be used upon approval of the Architectural Committee. Driveways and private lanes shall be constructed to specifications, which consider vehicle load such as trash trucks and moving vans; appropriate measures must be taken to contain edges and control erosion and washouts. The committee must approve all driveway designs. All curb cuts, driveway entrances and driveway culverts shall be designed directly from the Hawk Ridge Estates Guidelines.

2. House Address Numbers

All address numbers shall conform to Hawk Ridge Estates Guidelines.

3. Antennas

All TV, radio or special communication antennas or aerials shall be concealed and must be approved in writing by the Architectural Committee.

4. Exterior Mechanical Equipment

All exterior mechanical equipment or tanks shall be either incorporated into the overall form of the dwelling or be permanently enclosed by a material, other than plant material, approved by the Architectural Committee.

5. Accessory Structures

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Accessory structures shall be architecturally compatible with the dwelling. Dog runs or enclosures for other pets shall be installed in accordance with guidelines. If deviation from these guidelines is intended for such construction, prior approval by the Architectural Committee is required.

6. *Exterior Lighting*

The exterior lighting incorporated in each residence must avoid impact on adjacent lots and the surrounding areas. The intention is for the development to blend in with the existing character by not creating a brightly lit complex contrasting with the adjacent open space and streetscape.

All exterior lighting shall be sharp cut-off design so the light source is not visible from adjacent property owners. Direct source lighting is not allowed (i.e., the actual light bulb is visible). Where the homeowner's desires direct source lighting only low voltage fixtures are acceptable.

Exterior lighting which is subdued, and whose light source is not visible from adjoining dwelling shall be allowed without Architectural Committee approval for purposes such as illuminating entrance decks, driveways, and parking areas. Fascia mounted floodlights are not allowed due to glare into adjoining properties.

7. *Parking Areas*

Off drive parking bays and circular driveways shall be approved by the Architectural Committee.

8. *Basketball Backboards*

All Basketball backboards must have written approval by the Architectural Committee.

9. *Landscaping*

All landscape plans shall be prepared by landscape design professional with their title block included on the drawing.

The Architectural Committee shall approve landscape plans. Each owner is responsible for landscaping and landscape maintenance of the lot. This responsibility includes the area between the lot

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property line and street paving; at the front, side or rear of a lot; since these areas may be used for surface water runoff, landscape improvements should not restrict water flow and should prevent erosion in these areas.

In lots, which adjoin open space or greenbelts, landscape plans should provide for a transition between the natural landscape that exists in the open space or greenbelt area and the improved landscape areas constructed by the owner. Existing trees shall be retained.

Landscaping is the preferred method for screening undesirable areas and providing privacy for decks and yards.

Irrigation systems shall be included in all landscape designs to promote efficient water use and assure the ongoing maintenance of plant material.

Consideration should be given to use of plant materials that do not require excessive moisture and to maintaining separation between plants and sod and building foundations to avoid excessive moisture conditions near foundations.

The landscape design shall help blend the architecture into the design using plant material appropriate for the setting and environmental conditions.

Homeowners shall maintain all plant material as long as they own the property. Any plant material appearing dead, diseased or damaged must be replaced within one growing season.

Each single family home shall include installation by Homeowner of the street trees approved by the City of Lafayette. The front yard minimum requirements, not including street trees, is as follows:

three	2 ½" deciduous trees
two	6' – 8' evergreens
forty	5-gallon shrubs

Back yard minimum is as follows:

three	2 ½" deciduous trees
two	6' – 8' evergreens
forty	5-gallon shrubs

10. Decks

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Deck design, materials and color shall be integral to the overall house design. Decks shall be adjacent to the residence and continuous with at least two exterior walls. Freestanding decks will not be allowed unless they are integrated into the site. Large upper level-decks are discouraged.

11. Fences

The Architectural Committee has adopted fence designs for Hawk Ridge Estates. Fence must be built to the approved designs.

12. Future Improvements

Future improvements or modifications that alter or affect the exterior appearance of a dwelling or yard must be submitted to and approved by the Architectural Committee. Approval includes, but is not limited to:

Room, porch, or garage addition to main house.

Repainting

Play house, dog house, or other separate building or structure exceeding 5'0" in height or visible to an adjacent lot, road, or open space.

Decks, or patio extensions and deck/patio covers.

Free standing flagpoles.

Volleyball courts, hot tubs, swimming pools.

II. Review Rules and Procedures

A. Purpose

The review and approval procedures are not intended to impose unreasonable or excessively costly control nor to duplicate the functions normally provided by public agencies, such as the City of Lafayette Planning and Building Department, but rather to coordinate the design and construction of buildings by many different owners, architects, engineers and contractors so as to achieve a pattern of continuous quality and identity, as contemplated and required by Hawk Ridge Estates Covenants, Conditions, and Regulations. The role of the Architectural Committee is directed toward review and approval of exterior design, appearance, architectural vocabulary, landscape design and esthetics. The Committee assumes no responsibility with regard to structural, mechanical, electrical or other details.

B. Organization

1. Architectural Committee

The Architectural Committee is the Architectural Committee referred to in the Hawk Ridge Estates Covenants, Conditions and Restrictions.

2. Address

Architectural Committee
Hawk Ridge Estates Homeowners Association
C/O Markel Homes, Inc.
5723 Arapahoe Ave. #2A
Lafayette, CO. 80303
(303) 449-8689

3. Date and Time of Meetings

The Committee may hold meetings as deemed necessary by the Architectural Committee Chairperson.

Date, time and place of meetings subject to change. A member of the committee will notify all parties.

C. Review and Plan Submittal Procedure

1. General

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The Review and Plan Submittal Procedures have been written to accommodate the most complex conditions that may exist in the variety of development activities that may occur in Hawk Ridge Estates.

2. *Architects*

An architect licensed in the State of Colorado must prepare all preliminary drawings and working drawings. The Committee reserves the right to waive this requirement based on the background and experience of the applicant or his agents and if the submittal is complete and adequate.

3. *Pre-Design Review*

It is mandatory that each owner and his/her architect meet at a mutually convenient time with an Architectural Committee Member in a "pre-design review." The purpose of such a conference is to establish an early understanding with respect to design concept and architecture philosophy and to avoid unnecessary and costly changes in preliminary and/or working drawings.

4. *Preliminary Drawings Submittal*

The submittal of preliminary drawings is mandatory. It is the Committee's opinion that such a submittal will save the applicant time and expense plus unnecessary revisions of the working drawings. The drawings must be submitted with a check for \$750.00 to review the architectural and landscape drawings and cover the expenses for the process. The monies are non-refundable and final.

a. Timing for Submittal

In order for submittal to be reviewed by the Committee at a regularly scheduled meeting, a complete set of preliminary drawings as described herein must be received 14 days in advance of such meeting. The owner or his/her designated representatives is encouraged to be present at the meeting.

b. Number of Sets of Drawings and Contents.

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A total of two (2) sets of preliminary drawings are required to be submitted to the Committee, each set to consist of the following items:

1. Site and Grade Plan

Location and finished floor elevations of main buildings on the lot, at a scale of not less than 1" = 20', and including:

- a. Legal description; north arrow; name, address and telephone number of owner.
- b. Property Lines
- c. Building Envelopes dimensions with envelopes established in relation to property lines.
- d. Front, rear, and side yard dimensions to buildings from property line.
- e. Drives, parking areas (if any) and walkways.
- f. Square footage of the building footprint for each building.
- g. Topography of site at two-foot (2') intervals showing existing contours and drainage courses, and proposed changes to contours and draining courses and cut/fill areas.
- h. Location and elevation of access road and off-street parking lot design, if any, including ingress and egress points.
- i. Location and elevation and square footage of other improvements such as tennis and basketball courts, swimming pools and patios.
- j. Reference to adjoining properties, streets, utility and other easements, drainage courses; and reference to buildings on adjoining properties and their uses.
- k. Fencing, mailboxes, columns, entry columns, culvert crossings.

2. Building Plan

Indicate for all buildings the following at a scale of 1/8" = 1' or 1/4" = 1'.

1. Roof Plan

Pitch, valleys, hips, materials and overhangs

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2. Floor Plan

Main structures and all accessory structures, including balconies, decks and square footage of each floor within the main building and square footage of each accessory out-building.

3. Exterior

All exterior elevations with materials, dimensions, final and original grade lines; and finished floor elevations clearly indicated.

4. Sections

To include finish grade, finish floor and maximum roof height.

5. Committee Action

Following review of preliminary drawings, the committee will:

- a. Conditionally approve the drawings with requirements and suggestions for changes to be included in the working drawing submittal.
- a. Disapprove the drawings as submitted.

One set of drawings and the committee's comments will be returned to the applicant within 21 days of the Committee meeting.

3. *Working Drawings Submittal*

All working drawings must be approved by the Committee prior to submittal to the City of Lafayette Building Department for a building permit prior to any construction. Under no circumstance may a house or landscaping start construction without a written approval by the Hawk Ridge Estates Design Review Committee.

A. Timing for Submittal

In order for plans to be reviewed by the Committee at a scheduled meeting, they must be received 14 days in advance of such meeting.

B. Number of Drawings and Content

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A total of three (3) sets of working drawings and specifications must be submitted to the Committee, each set consisting of the following items:

- a. All of the completed and revised drawings required under preliminary drawing submittal.
- b. Sufficient exterior construction detail to allow the Committee to review finish design characteristics.
- c. Exterior colors, materials and finished shall be presented in the form of a white, rigid 1/8" board approximately 24" x 24" displaying each material in sufficient size to evaluate its final use and appearance. Proper paint or stain finishes shall be applied to the trim and siding materials in the same manner as will be done on the building. A colored drawing of the front elevation must be included with the exterior color board. Finishes shall identify product brand and color identification. Such sample board must indicate the name of the applicant and legal description of the property. See included approved format.

C. Committee Action

Following review the Committee will:

- a. Approve the working drawing in which case the applicant may proceed with development.
- b. Conditionally approve the working drawings in which case the applicant must revise the plans to comply with the stated conditions and file the drawings with the Architectural Coordinator and receive written approval prior to beginning development.
- c. Disapprove the working drawings in which case the applicant will be required to resubmit new plans and fees as requested by the Committee.

Two sets of drawings with the Committee's comments and action will be returned to the applicant within 14 working days of the meeting. One set of the approved drawings must be kept on the construction site at all times.

D. Construction Procedures.

a. Changes During Construction.

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Changes during construction affecting the finished grade of the site, exterior appearance of any structure or landscaping require approval of the Committee prior to execution of the change. Such changes may necessitate submittal and approval of revised drawings; this requirement will depend on the complexity of the change and is at the discretion of the Committee.

b. Right of Entry

When construction work requires the use of an adjoining property for any purpose, such as transporting labor or materials for the work, the applicant shall obtain written permission from the adjoining property owner (including the Master Association or any Sub Association of the adjoining property if so owned) for "Right of Entry" during the course of construction.

c. Workmanship

All workmanship affecting the exterior appearance of a structure must be executed in a manner that is consistent with acceptable industry standards.

d. Inspection

Upon completion of the work as indicated on the drawings and specification approved by the Committee, the owner shall notify the Committee in writing for final inspection. The Committee will inspect the property and notify the owner within 10 days following the next regularly scheduled meeting of the Committee indicating its acceptance or noting deficiencies requiring corrective action.

e. Additions or Alterations

1. Any additions or alterations after completion affecting the finished grade of the site, exterior appearance of any structure, or landscaping may require approval of the Committee.
2. The Architectural Committee Member should be contacted to determine if the addition or alteration as submitted is consistent with approved guidelines for the site. If so, he/she may approve the plans without Committee review. The Architectural Committee Member will advise the applicant if Committee approval is required and what information is needed for Committee review.

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E. General Provisions

a. Conditions Not Defined

Any matter, condition or material not defined herein shall remain a matter of discretion on the part of the Committee.

b. Variances

The committee reserves the right to vary at any time from procedure or standards as established herein. The Committee further reserves the right to amend, supplement or repeal these Guidelines and Review Procedure at any time.

c. Zoning Ordinance and Declarations

Addition standards and requirements are set forth in the applicable subdivision plat and the Master Declaration. Each owner must read and become familiar with all such documents so as to avoid violating the standards and requirements set forth therein. Copies of all such documents are available at the offices of Hawk Ridge Estates.

F. Enforcement

Failure to conform to these guidelines or obtain necessary approval from the Committee will constitute a violation of the Hawk Ridge Estates Covenants, Conditions and Restrictions, and shall require modification or removal at the expense of the owner.

G. Effective Date

These guidelines, as may be amended or supplemented from time to time, are adopted and effective as the date shown.

III. Construction Regulations

The Architectural Committee has established certain construction and safety regulations for the benefit of all Hawk Ridge Estates owners, residents, and builders in order to ensure safe, neat and orderly activities during the construction period.

It is of the utmost importance that anyone conducting construction activities in Hawk Ridge Estates exerts extreme care in preventing conditions that are unsafe or that could constitute fire, wind or other hazards.

A. Construction Trailers, Portable Field Offices, Etc.

Any owner or contractor, who desires to bring a construction trailer, field office or the like to Hawk Ridge Estates, shall first obtain written approval from the Architectural Committee who will work closely with the owner or contractor to determine the best possible location. Such temporary structures shall be located only in an approved location and shall be removed upon completion of construction. The portable office shall only conduct business for the home under construction in Hawk Ridge Estates and not for a "general" field office for other projects or houses.

B. Storage of Materials and Equipment

Owners and contractors are permitted to store construction materials and equipment on the construction site during the construction period. It shall be neatly stacked, properly covered and secured. Storage of materials or construction equipment outside the approved construction site (owner's or builder's lot) will be done only with the approval of the Architectural Committee.

Any storage of materials or equipment shall be the responsibility of the owner or contractor.

Owners and contractors will not disturb, damage or trespass on other lots or the open space. Should any such damage occur it would be restored and repaired at the offender's expense.

C. Debris and Trash Removal

Owners and contractors shall clean up all trash and debris on the construction site at the end of each day. A trash container shall be located at each building site at all times for containment of lightweight materials,

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packaging, or other trash materials, which may blow off the site. Trash and debris shall be removed from each construction site located off the project. Lightweight materials, packaging and other items, shall be contained in the trash container to prevent wind from blowing such materials off the construction site. Owners and contractors are prohibited from dumping, burying, or burning trash anywhere on Hawk Ridge Estates.

All excess concrete shall be removed and washed out of concrete chutes and equipment shall be done on the owner's lot.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, affecting other lots and the open space. Any trash picked up by the Developers shall be billed and promptly paid by the responsible builder/contractor/owner.

Dirt, mud, oil, or debris resulting from activity on each construction site shall be promptly removed and cleaned up from public or private roads, open spaces and driveways or other portions of Hawk Ridge Estates every Friday afternoon or contractor/builder/owner will be billed and charged for this clean up.

D. Sanitary Facilities

Each owner and contractor shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the construction site.

E. Parking Areas

Construction crews will not park on, or otherwise use other lots or the open space. Private, construction vehicles and machinery will be parked only on the construction site not on the public streets.

F. Conservation of Landscaping Materials

Owners and contractors are apprised of the fact that the lots and open spaces may contain valuable native plants and other natural landscaping materials that should be salvaged before and during construction, such as topsoil, shrubs and trees.

G. Excavation Materials

Excess excavation materials will be hauled off the project or placed in areas designed by the Committee, if any. No excess excavation material

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shall be stockpiled even temporarily on other lots or open space without approval of owner. If any blasting is to occur, the Architectural Committee shall be informed far enough in advance to allow it to make such investigations as it deems appropriate to confirm that all appropriate measures, including protective actions, have been taken prior to the blasting.

H. Restoration or Repair of Other Property Damaged

Damaged and scarring to other property, including, but not limited to other lots, open space, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it will be repaired and/or restored promptly at the expense of the person or entity causing the same.

Upon completion of construction, each owner and contractor shall clean the construction site and repair all property which was damaged, including but not limited to restoring grades, planting grass and trees as approved by the Architectural Committee, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

Trash clean up of all streets, common areas and adjacent properties to Hawk Ridge Estates shall be shared by all houses under construction and landscaping in an equitable formula, i.e. pro rata of total expense of clean up to the number of houses under construction/landscape.

I. Miscellaneous and General Practices

1. The following practices are prohibited at Hawk Ridge Estates:
 - a. Changing any fluids on any vehicle or equipment.
 - b. Allowing concrete suppliers and contractors to clean their equipment other than on an owner's lot.
 - c. Removing any rocks, plant material, topsoil, or similar items from any property of others within Hawk Ridge Estates.
 - d. Carrying any type of firearms on the property.
 - e. Use of spring or surface water for construction.
 - f. Careless disposition of cigarettes and other flammable material

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- g. Builders, contractors and subcontractors shall not bring pets, particularly dogs, onto the property.
- h. All excess "wheel" mud or dirt must be removed from the public roads within 2 hours or the Homeowner will be charged for the clean up of the street.
- i. Work hours shall be 7:00a.m. to 7:00 p.m. on weekdays and 8:00a.m. to 7:00p.m. on weekends.

In the event of any violation of this regulation the Hawk Ridge Estates Homeowners shall have the right to contact the City of Lafayette authorities to impound the pets, or the refuse to permit such contractor or subcontractor to continue work at Hawk Ridge Estates, or to take such other action permitted by law or the Hawk Ridge Estates Covenants, Conditions, and Restrictions.

All lot owners in Hawk Ridge Estates will be responsible for the conduct and behavior of their representatives, builders, contractors, and subcontractors.

All applicable Occupations Safety and Health Act (OSHA) regulations and guidelines and applicable Lafayette County codes and regulations will be strictly observed at all times.

J. Pre-Construction Conference

Prior to commencing construction, the builder/contractor will meet with the Architectural Coordinator or a member of the Architectural Committee or its representatives to review procedures and coordinate his activities in Hawk Ridge Estates. The Homeowner before commencement of construction shall provide a copy of this guideline to the builder.

K. Builder/Developer Meetings

All Builders, Salespersons and Developers shall meet on a regular basis to discuss issues such as construction clean up, sharing of common expenses, and other related subjects.

I, understand, acknowledge the receipt of the above Design Guidelines, Plan Approval Process and the Construction Regulations.

HAWK RIDGE ESTATES FENCE GUIDELINES

DOG RUN FENCE

PAGE 4

MAX. LENGTH - 24'-0"
MAX. WIDTH - 12'-0"

LOCATION: REAR & SIDE
YARD ONLY.

DOG RUN MAY NOT BE
ATTACHED TO PERIMETER
FENCE. KEEP AT LEAST
20' FROM P.L. OR
PERIMETER
FENCING.

DRIVE

24'
MAX.

PATIO

40'
MAX.

10' MIN. FROM
SIDEWALKS
15' MIN. FROM
STREET

OWNER'S PRIVACY FENCE

PAGE 2A & B

10' MIN. SETBACK FROM
PROPERTY LINES

LOCATION: REAR & SIDE
YARD ONLY. MAX. LENGTH
40'-0"

PERIMETER FENCE

PAGE 3

4x6" POSTS AT EACH
PROPERTY LINE
INTERSECTION.

LOCATION: ALONG
PROPERTY LINES &
SIDE YARDS.

FENCE MUST BE SET
BACK FROM PRIMARY
FRONT CORNERS OF
RESIDENCE, AS SHOWN.

(NTS)

Hawk Ridge Estates, Fence Guidelines

Unanimously approved by the Board of Directors on November 21, 2024

Background

The Marshall Fire in late December 2021 destroyed almost 1,100 homes in Superior and Louisville. The investigations following the fire led to a number of lessons learned and recommendations. Two essential lessons learned were that privacy fences were dangerous fuel sources and that fence returns (fences attached directly to homes) acted as fuses, providing a fire path directly to the home. Our common area borders Hawk Ridge Estates to the south, agricultural land to the east, and open space to the west. The danger from a Marshall Fire-like situation is very real. There is nothing we, the Hawk Ridge homeowners, can do to eliminate the threat, but things can be done to harden our homes against fire. The following Fence Guidelines are intended to establish precise requirements and recommendations concerning fence design and construction.

Guidelines

Hawk Ridge Estates was developed with a single consistent fence design that is in force today:

- Three-rail fences
 - Rails 2x8 rough-cut
 - Posts 4x8, 8-foot on-center with 1" chamfered tops
 - Posts anchored in concrete footings with galvanized nails
 - Con Heart redwood or cedar
- Weld-wire animal control fencing permitted on the residence side of the three-rail fence.
- Privacy fences: rear and side yard only.
 - No longer than 40 feet.
 - Ten-foot minimum setback from the property lines.
- Fence returns to the house are permitted.
- Perimeter fence must be set back a minimum of 10 feet from the sidewalk and 15 feet from the street.

Proposed New Guidelines

- No solid privacy fences permitted to reduce the danger of rapid wildfire spread within HRE.
- Three-rail fences as initially described (above) with the additional allowance for:
 - Return Fence
 - Because of the Marshall Fire and the changes to Colorado law, the HOA will allow an alternate fence design for the section of fencing that leads up to, and/or connects to a home, known as a return fence. One recommendation from the analysis of the fire

Hawk Ridge Estates, Fence Guidelines

Unanimously approved by the Board of Directors on November 21, 2024

was that return fences be non-combustible materials to prevent drawing fire up to the homes.

- Precast concrete fencing (posts and rails), with the appearance of wood, matching in dimension and color to existing fencing (surface stains and paints are not authorized as they require high maintenance).
- Metal fencing (posts and rails) with the appearance of wood matching in dimension and color to existing fencing.
- Metal fencing that mimics the look of a wrought-iron fence.
 - Fence sections come with vertical 1/2" to 5/8" square cross-section pickets.
 - Picket spacing shall be a maximum of 5".
 - Fence sections shall be a nominal 48" high to the top rail.
 - Top rails shall be flat, with pickets stopping at the top rail. No picket spikes or finials will be allowed.
 - Three rails are preferred, two in the upper section of the pickets and one lower rail.
 - Metal finishes shall be black.
 - Gates in fire-resistant return fencing may be of any appropriate material that conforms to the look and feel of the fence overall – including wood.
 - Posts shall extend not more than 4" above the top rail and be capped with a beveled cap or a simple ball finial.
 - Posts shall be spaced 96" or less on center. The even distribution of fence posts can be achieved by reducing the spacing where needed.
 - If mesh wire is desired to keep pets in, it shall be installed on the side of the fence facing the yard.
 - Mesh wire shall be a 2" x 4" welded wire mesh, installed so that the long dimension of the mesh is vertical.
- Homeowners may replace all wooden fencing associated with their lot with new wood or replace the existing fence returns (fence that returns to the house) with concrete or metal fencing to harden their home against fire.
- Replacement of existing fencing is not mandatory.
- Replacement of existing fence returns with fire-resistant fencing is recommended but not mandatory.

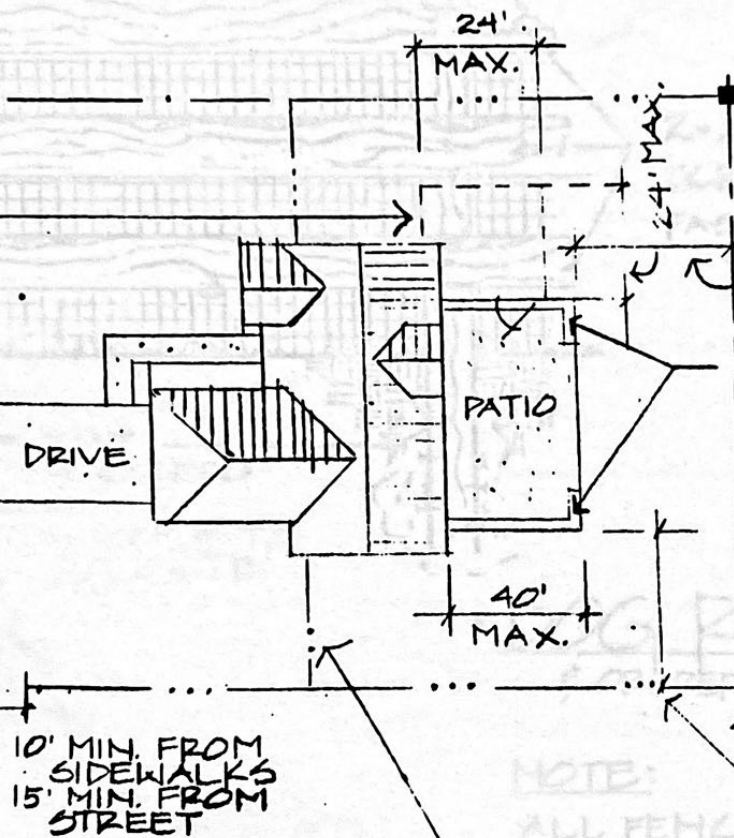
HAWK RIDGE ESTATES FENCE GUIDELINES

DOG RUN FENCE PAGE 4

MAX. LENGTH - 24'-0"
MAX. WIDTH - 12'-0"

LOCATION: REAR & SIDE
YARD ONLY.

DOG RUN MAY NOT BE
ATTACHED TO PERIMETER
FENCE. KEEP AT LEAST
20' FROM P.L. OR
PERIMETER
FENCING.



OWNER'S PRIVACY FENCE PAGE 2A & B

10' MIN. SETBACK FROM
PROPERTY LINES

LOCATION: REAR & SIDE
YARD ONLY. MAX. LENGTH
40'-0"

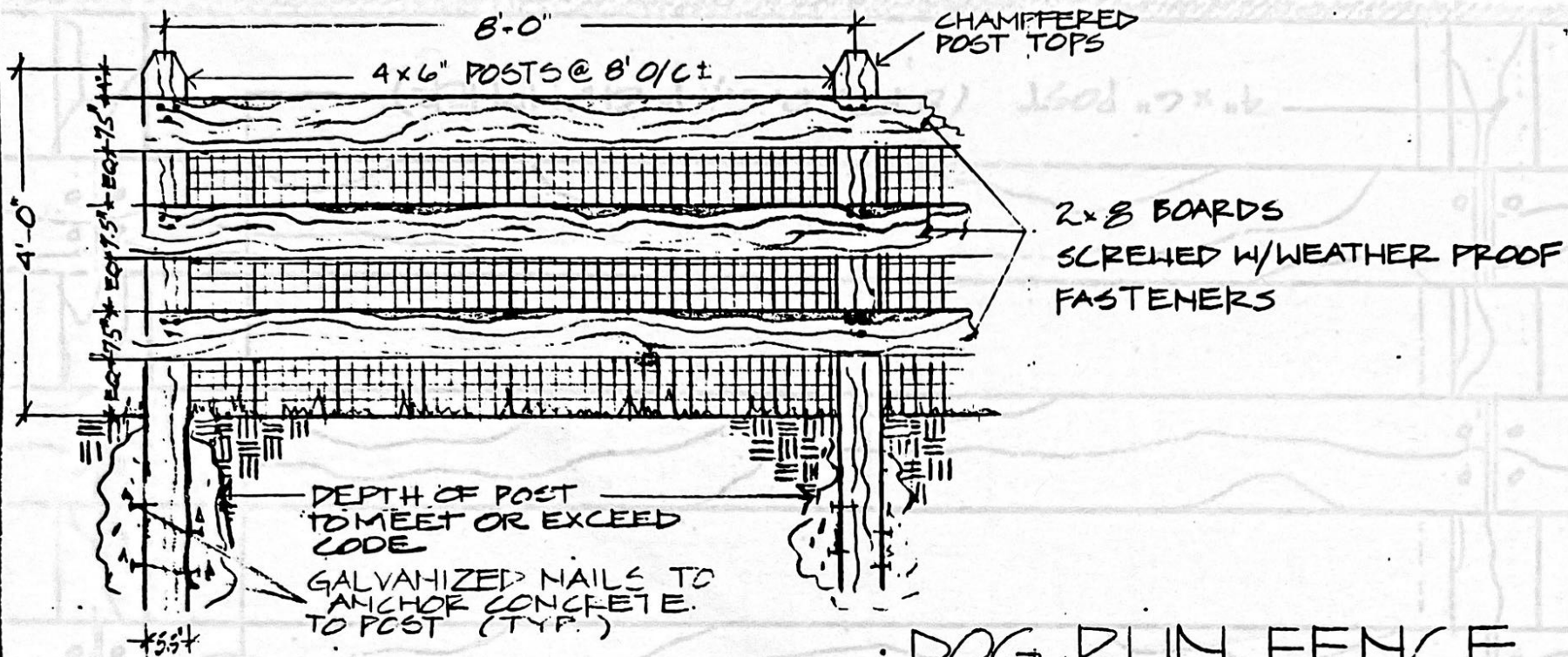
PERIMETER FENCE PAGE 3

4x6" POSTS AT EACH
PROPERTY LINE
INTERSECTION.

LOCATION: ALONG
PROPERTY LINES &
SIDE YARDS.

FENCE MUST BE SET
BACK FROM PRIMARY
FRONT CORNERS OF
RESIDENCE, AS SHOWN.

(NTS)



2x4" STOCKYARD WELDED WIRE
FENCING MAY BE INSTALLED ON
THE HOUSE SIDE OF FENCE.

DOG RUN FENCE OR PERIMETER FENCE

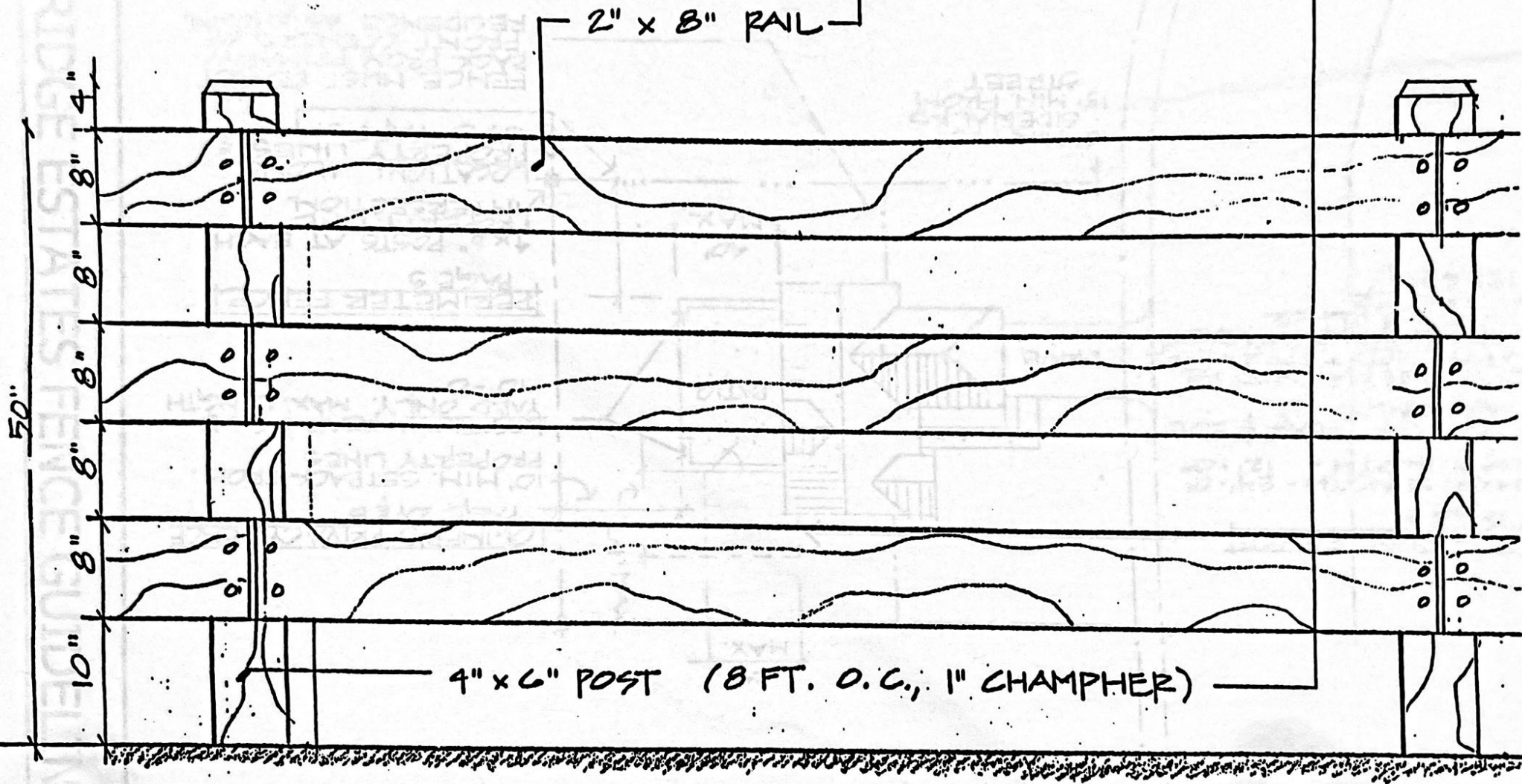
1/2" = 1'-0"

NOTE:

ALL FENCING SHALL BE OILED OR
STAINED. STYLE & COLOR MUST
BE DRAWN AND SUBMITTED FOR
APPROVAL TO THE ARCHITECTURAL
COMMITTEE. USE CON-HEART
REDWOOD OR CEDAR.

HAWK RIDGE ESTATES DOG RUN FENCE

HAWK RIDGE ESTATES APPROVED PERIMETER FENCING



3 RAIL PROJECT FENCE - LOT

SCALE: 1" = 1'-0"