

STARGATE SUBDIVISION

Montrose, Colorado

Architectural Standards and Guidelines

Introduction and Design Philosophy.

In order to achieve the highest quality of development and construction and to ensure lasting value within the Stargate community, all property Owners within the Stargate community will benefit from the application of certain architectural standards and guidelines. These standards and guidelines have been adopted by the Architectural Control Committee (ACC) and are intended to facilitate harmony from one dwelling to another and from each dwelling to the surrounding landscape. Further, it is the purpose of these guidelines to promote good design, quality of workmanship, the appropriate use of materials and the thoughtful selection of colors.

Any question or inquiries regarding these guidelines should be made to
Stargate HOA Inc.

C/O Coldwell Banker Commercial Prime Properties

c/o 131 N. 6th St., Suite 300

Grand Junction, CO. 81501

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1) Building Setbacks and Minimums.

- a) All Lot corner monuments have been set to establish dimensions for the required building setbacks. Building setbacks must be adhered to.
- b) No principal Dwelling shall be nearer than 12 feet to any other principal Dwelling on an adjacent lot.
- c) All Dwellings are required to have enclosed garages to accommodate a minimum of two cars and a maximum of three cars, plus a concrete surface for additional cars, which may also be used for garage access from the street.
- d) The total finished living area of any main structure shall be a minimum of 1,250 square feet for single story dwellings and a minimum of 1,600 square feet for two story types, excluding open porches, garages and basements. All measurements shall be on outside dimensions of the wall.

2) Geotechnical Requirements.

Prior to commencement of the construction of any improvements on any Lot, the owner shall submit a written confirmation from a Colorado licensed engineer that the foundation is adequate for the proposed improvements. The written confirmation shall be submitted to the ACC for review and approval along with the balance of the plans and specifications required. No construction shall commence without written approval by the ACC.

3) Roofs, Patio, Deck and Trellis Structures.

The roofs shall have a minimum of 3.5 in 12 and a maximum of 8 in 12 pitch. Roof materials shall be covered with Architectural asphalt shingles. Mission red tile roofing is prohibited along with brightly colored tile roofs, specular, white or predominately light colored roofing materials of any type. All patio structures installed shall blend with and complement the principal Dwelling. Aluminum awnings and patio covers must be approved by the ACC. Applications for approval must contain plans and specifications of the proposed improvement.

All attached or detached trellis or exterior deck structures shall require ACC approval. Deck or trellis vertical posts and supports shall be a minimum 6 inches square although larger support sizes are encouraged.

Roof Finish Materials.

Architectural style roof shingles with a minimum 25-year warranty.

Other roofing materials may be considered with ACC approval.

Eave Projection, Fascia and Soffits.

Roof eaves shall be a minimum of 12 inches in depth. Exceptions may be approved by the ACC.

Fascia shall be at least 6 inches in width.

Soffits may be finished with wood, stucco, manufactured hardboard or metal soffit materials including vents.

Windows and Doors.

Window and door design and detail shall be consistent in their horizontal and vertical elements.

Manufacturer, material and color shall be included in ACC submittal information.

Brick or Stone

At least 150 square feet of brick or stone will be placed on the street elevation of each home. The placement and color of the brick or stone shall be approved by the ACC. As a replacement for brick or stone as much as 80% of this requirement can be substituted with hardy board, cedar or similar type of wood product to be approved by the ACC, the remaining 20% will consist of brick or stone.

4) Color.

The color of all exterior materials will be subdued earth tone colors that will blend with the colors of the natural landscape. Muted earth tone, primarily in hues of heather, brown, tan, or warm gray, are recommended, however, occasional accent colors used judiciously and with restraint may be permitted. All window and gutter/downspout colors shall be submitted for ACC approval. Exterior trellis structures, deck railings, spindles and visible deck trim boards shall be stained or painted to blend or compliment the field color of the house or left untreated to weather naturally. Colors which unduly contrast with the surrounding landscape may be prohibited by the ACC.

5) Accessory Buildings.

All accessory building/storage structures must be located within the rear building envelope and may not encroach on any easement. Walls and roof materials and color shall be the same as the principal Dwelling. All storage units must be free standing set on gravel or cement slab, with a maximum

footprint of ten (10) feet by twelve (12) feet. The height at the peak shall not exceed nine (9) feet.

No metal storage sheds are allowed.

6) Fencing.

- a) General – Fences are not required, but if used, must match the existing material and style currently in place. Whenever possible, it is encouraged that plant materials are incorporated into the fencing scheme. No fence of any type shall exceed 6 feet in height above finished grade. All fences shall be constructed in a professional manner and shall be properly maintained.
- b) Privacy Fences – White vinyl is the only material allowed for fencing, in order to keep a cohesive look throughout the subdivision. All privacy fencing shall be supported by a minimum 4”x4” vertical post set in concrete. **No** metal fencing shall be allowed for perimeter fencing visible from public streets, common areas and adjoining lots.
- c) Front yard fencing – no front yard fencing is allowed, unless explicitly approved by the AAC.

7) Trash Enclosures/Flag Poles/Basketball Boards/Gazebos.

- a) All permanent trash enclosures shall be attached to the Principal Dwelling and shall be screened from public view.
- b) A temporary trash container shall be required for construction waste, shall be properly maintained during the entire construction period and removed upon completion of construction period. Construction projects shall be kept clean and clear of all debris and trash on a nightly basis.
- c) All flag poles, basketball boards, gazebos and similar structures shall require ACC approval including, but not limited to, design, color and height. All flagpoles and gazebos shall be within the rear portion of the lot.

8) Building Projections.

- a) All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall be painted or stained to match or blend with the color of the surface from which they project, and shall be an approved color.
- b) Building eave projections shall not exceed three (3.0) feet beyond any setback restrictions. All main entry porch setback encroachments shall be subject to the City of Montrose regulations.
- c) All gas and electrical meters and utility panels shall be located at least six (6) feet back from the front yard corner of the principal Dwelling and painted to match the adjacent wall surface.

9) Site Drainage and Grading.

- a) A site drainage and grading plan shall be prepared by a Colorado Licensed Engineer. This plan shall be developed so as to minimize disruption to the natural drainage patterns of the Lot. Discharge shall not be directed to adjoining Lots, unless approved by the ACC, nor shall any condition be created that could lead to soil erosion on the Lot, Common Areas or Open Spaces. All lots shall maintain the original drainage pattern and flows.
- b) The Owner and Owner’s contractors are required to prevent any erosion to occur to any adjoining Lots, Common Areas or Open Spaces.
- c) A required minimum to maximum top of foundation elevations are noted in Exhibit A to these guidelines and shall be adhered to and noted on the site plan and architectural plans submitted to the ACC.

10) Landscaping.

No landscaping will be installed until a detailed drawing is submitted to and approved by the ACC and Board of Directors. Each lot in Stargate will be irrigated with domestic water. The landscape guidelines are developed to minimize water usage while promoting an aesthetically pleasing neighborhood.

The front and rear yards of the home are to be landscaped within one (1) year of purchase.

Each lot shall have at least two (2) deciduous trees of 1.5" diameter or greater, with one at least one tree in the front yard. If a tree dies, it must be replaced.

Each owner shall keep all shrubs, trees, grass and planting of every kind on his lot and all planted areas between his lot and adjacent streets, if any, neatly trimmed properly cultivated and free of trash, weeds, and other unsightly materials. Shrub beds and plantings are encouraged.

If xeriscaping is utilized, the guidelines in Exhibit A must be followed.

11) Garages.

Visual impact of garage doors shall be minimized by such measures as, but not limited to, setting of the Dwelling, garage orientation to the structure, protective overhangs, projections, special door facing materials, color, architectural design and/or landscaping. No garage door shall exceed twelve (12) feet in height without a variance granted by the ACC. The color of the garage door shall be the same as the primary field color of the house unless a variance is granted by the ACC.

12) Foundation Walls.

Any exposed foundations or foundation walls shall be painted or finished to match the upper exterior field color of the Dwelling unit. Exposed foundations shall not exceed twelve (12) inches in height unless approved by the ACC.

13) Exterior Mechanical Equipment.

All exterior ground level mechanical equipment shall be either incorporated into the overall form of the Dwelling or be permanently screened from public view by a material approved by the ACC. The incorporation of plant materials or other landscape elements is encouraged. Roof-mounted mechanical equipment shall be located at the rear of the home and enclosed so as to be completely screened from public view by vented dormers on pitched roofs or by parapets on flat roof systems. Where compliance with this section of the Guidelines is impractical the ACC may, at its discretion, provide an exemption on a case by case basis.

14) Exterior Lighting.

Decorative building lighting shall not cause unreasonable glare when viewed from the street, adjacent property, or common areas. Glazing in lighting fixtures shall be frosted, smoked, screened or louvered so as to minimize glare to the greatest extent possible. Exterior building down lights shall be encouraged to minimize or eliminate light source glare. Manufacturer's colored light fixture cut sheet shall be provided, by owner or owner's contractor, with application.

15) Realtor/Builder Signs and Pennants.

All Realtor and builder signs shall comply with the recorded Covenants, Conditions and Restrictions. Use of temporary or permanent pennants or streamer flags is prohibited within Stargate.

All construction and improvements shall comply with pertaining rules and regulations of the City of Montrose, and other regulatory entities; nothing contained herein shall be construed a variance thereof.

All construction shall be completed within eight (8) months of commencement.

EXHIBIT A – Xeriscaping Guidelines

For the homeowner who wishes to use the method of Xeriscaping for their **visible yard****, it is important and educational that they, and any landscaper they may hire, read pages 2 and 3 completely, before proceeding with this page. The reader will learn exactly WHAT Xeriscaping is, and, assist in understanding of the following guidelines.

Each lot in Stargate will be irrigated with domestic water. This means that water delivered to the trees and plants will operate from your house water. Xeriscaping requires much less water than normal grass (turf).

****VISIBLE YARD** *is defined as any area visible from the street, including side and rear yards if a fence is not installed*

GUIDELINES – The Goal - Xeriscaping is a new, alternative form of landscaping in our culture which can enhance our homes and yards by creating a beautiful outdoor environment. A well-designed and well-planned xeriscape can also provide additional year-round interest and beauty to our yards and neighborhood.

All plans must include the following:

- Balance – Symmetry – Flow – Color – Variety of heights
- Irrigation plan
- Minimum of 25% grass or other drought resistant ground cover.
- No more than 50% decorative/landscape rock using high grade weed barrier
- No more than 25% organic mulches
- Minimum of 2 deciduous trees at least 1.5” in diameter and at least 8’ tall at planting (1 must be in the front yard)
- Minimum of 1 (one) (5-gallon) plant/shrub/grasses for every 25 sq. ft. of decorative rock or mulch. (Perennials may be substituted for 20% of these)
- All plans must have dimensions and square footage calculations for different components (grass, decorative rock, mulch, etc.)

NOTE: For educational purposes and resources for appropriate trees, plants, grasses, soils and more, consult pages 2-3. **This policy is part of the Stargate Architectural Standards and Guidelines, and does not negate guidance in that document.**

Xeriscaping in Stargate HOA

This policy serves to address Xeriscape – a new landscaping concept.

With the new homes now being built in Stargate, some owners are asking about a new trend of landscaping called Xeriscape (pronounced Zee-reh-skape). Due to its popularity, the Board of Directors of Stargate HOA introduces this document establishing Guidelines and Standards for the purposes of planning and installation of Xeriscaping visible yards in Stargate. **All owners must submit the Stargate Architectural Advisory Committee Submittal form in full, (to the management company) and receive approval before the project begins.**

Unfortunately, too much information regarding this method has been filled with MIS-information creating a great deal of MIS-understanding among the public.

WHAT IS XERISCAPE? Its name, the combination of two Greek words, “xeros” (dry) and “scape” (describing a scene) leads to the first mis-understanding. This new method of landscaping includes a specific design plan to include slow-growing, drought-resistant, native trees, shrubs, and plants to conserve water and reduce yard-trimmings.

WHAT IT IS NOT: It is not dry ONLY! - not just rocks and gravel – not native plants only nor a mono-culture of spiny plants. It is a myth that xeriscaping is simple, cheap, quick, requires “No Irrigation”, and is “Maintenance Free”.

Xeriscaping is a new, alternative form of landscaping in our culture which can enhance our homes and yards by creating a beautiful outdoor environment. A well-designed and well-planned xeriscape can also provide additional year-round interest and beauty to our yards and neighborhood. Xeriscaping is a system of 7 fundamental components.

7 Principles of Xeriscape are listed below.

1. Plan and design for water conservation
2. Improve the soil
3. Limit turf area
4. Irrigate efficiently
5. Select appropriate plants/shrubs/trees and hydrozone
6. Mulch to reduce evaporation
7. Maintenance of xeriscape

In your planning process, consider the following elements: variety of height in plants, shrubs, and trees, their color/s and their character (e.g. needles/leaves/spiny/smooth). Are they a vine or bushy, or are they perennials, a groundcover or grasses? Designs are created in sections, segments, and sequentially aligned with the micro-climates (eg. where is the sun? shade? winds? daytime and night temperatures) within the area to be used. Plans show the entire area to be included and the style (how they are to be organized).

DESIGN Process: 3-Styles – Formal – Informal – Natural

Formal - Orderly, balanced grouping of elements to complement one another or as an accent or a focal point.

Often includes straight paths to the front door with symmetrical plantings on each side. Plants selected use a drip system for adequate watering.

Informal - Has few or no linear lines using curved, flowing beds, less defined edges or forms, and uneven masses that blend into each other. Water conservation is readily integrated into informal styles.

Natural – Elements are selected for design features such as form, texture, balance, and color, and are grouped according to their natural association, compatibility, water needs, and/or the ability to meet a specific niche.

“Sensing the site:” Indoor / Outdoor Relationship

How will the project area look? From inside the house? From the outside?

A. From inside your home, look outside and visualize if that is what you want to see when looking outdoors.

B. Then, go outside to the front sidewalks and look toward your home. Ask yourself if what you have planned will appeal to your family and friends? Do I feel comfortable?

C. Further Outdoor Views--From this view, does my site blend in with the neighborhood esthetically and ecologically? Does it look barren? How will this yard look during each season, especially in winter?

Mulches

Choosing from a large variety of mulch products (colors, sizes, textures) not only aids in the control of evaporation, but adds large swaths of color. Using unique specimen-rocks or boulders also adds interest, increases color and distinction to your yard.

Irrigation -

Implementing an irrigation system including drip lines will provide the appropriate amount of moisture to each tree and plant, using minimum amounts of water.

Remember, in developing your design, the goal is for balance, flow, and symmetry using those elements listed above. In the selection of trees and other plants for xeriscaping, as well as selecting appropriate soils, it is important to remember this Rule-of-thumb:

“Plants do what they need to survive. . . The more similar to the growing conditions are to the plant's natural environment, the more likely the plant will be healthy in cultivation.” (Gayle Weinstein pg. 9)

Suggested Resources –

Xeriscape Handbook - *A How to Guide to Natural Resource-Wise Gardening* – Gayle Weinstein

Xeriscape Plant Guide – *100 Water-Wise Plants for Gardens and Landscapes* – Introduction by Rob Proctor

Colorado Trees and Wildflowers – *An Introduction to Familiar Species* – Kavanagh/Leung (A POCKET NATURALIST GUIDE)

Montrose Botanical Gardens

Colorado State Wall Calendars showcasing flora and fauna in our state