

Evans, Colorado
Townhome
Architectural Guidelines
Liberty Draw

The following pages are the detailed guidelines for Liberty Draw
Subdivision Filing No. 1 Phases 1a/1b/2.

- The guidelines are general regulations; the architectural review committee may grant variances to any of the guidelines based on architectural merit. If you would like to alter the exterior of your home in a way that is not approved in the guidelines, you may submit a plan to the committee for review and potential approval.
- These guidelines are not designed to limit your freedom as a homeowner, but to protect your property value and investment in the community.

Liberty Draw
Architectural Guidelines

August 10, 2023

Architectural Review Committee (ARC)

- a. **The Governing Board of the Liberty Draw Residential Metropolitan District shall appoint the members of the Architectural Review Committee. There shall initially be three (3) members of the ARC. Members of the ARC may be, but need not be, directors of the Governing Board. The Governing Board may also appoint a second ARC to review Improvements that are subsequent to the Improvements originally constructed on any Lot.**
- b. **The members of the ARC will receive all submittals and make sure the submittal is complete and in an email-able form. The ARC will also coordinate the meeting to review the submittal, take detailed minutes of the meeting, and communicate in writing to the applicant the findings of the ARC.**
- c. **The ARC will meet upon two weeks' notice from any member(s) of the ARC or Governing Board.**
- d. **The ARC will be allowed to grant variances to guidelines and master approvals based upon architectural merit or other redeeming qualities of the submittal. Variances do not change the overall guidelines.**

General. The following is an alphabetical list of a wide variety of specific types of improvements which homeowners and builders typically consider installing, with pertinent information to each, or procedures that must be followed in order to complete the construction process. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Architectural Review Committee (ARC) for Liberty Draw, and written approval of the ARC is required. These guidelines can be changed from time to time, as allowed for in the covenants of this subdivision.

ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE ARCHITECTURAL GUIDELINES. THESE GUIDELINES ARE ADOPTED PURSUANT TO ARTICLE II OF THE DECLARATION OF COVENANTS FOR LIBERTY DRAW. ALL OWNERS AND BUILDERS SHOULD REFER TO THE DECLARATION IN ADDITION TO THESE GUIDELINES.

1. **Additions and Expansions.** Are not allowed.
2. **Air Conditioning Equipment.** Only central air conditioning is permitted. Air conditioning equipment installed in any front, side or rear yard should be reasonably screened from view of adjacent property owners. Installation of air conditioning equipment on the roof of the house, in a window of the house or through the wall of a house is not permitted.
3. **Antennae.** Not permitted. No exterior radio antennae, television antennae, or any other antennae may be erected. Television dishes are permitted as long as they do not exceed 3 feet in diameter and are screened from view from any angle with landscaping, privacy wall or fence approved by the ARC. If the antennae or dish is installed on the roof of the home, it shall be placed on the rear elevation of the roof if signal can be reached from rear elevation.

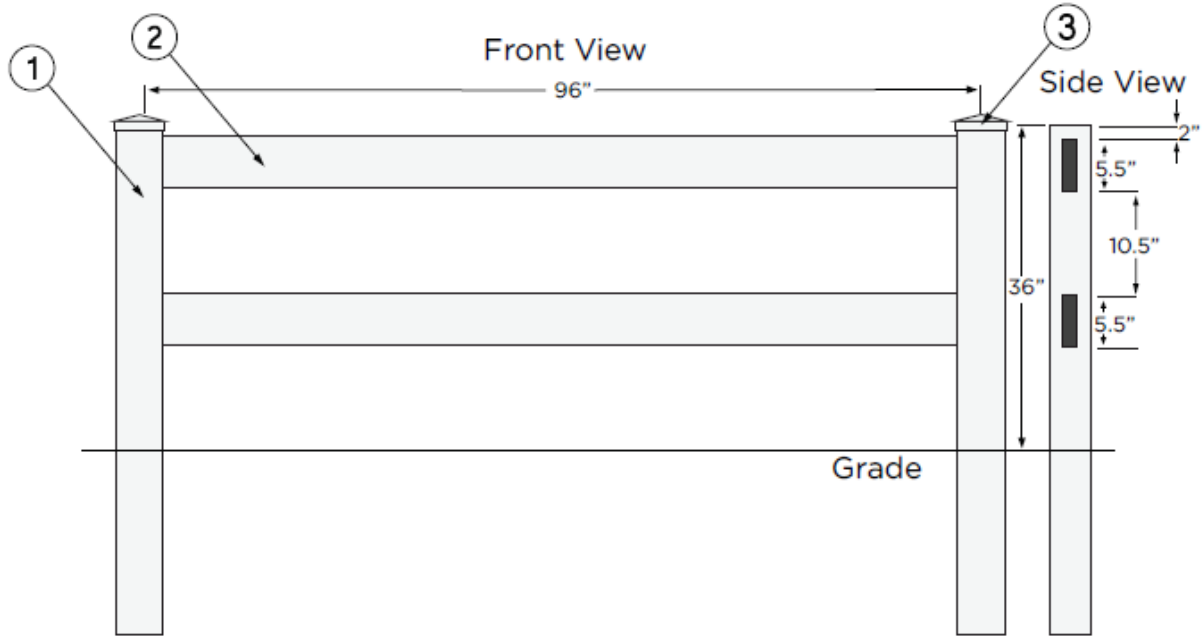
- 4. Building Plans.** The review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of development activities that may occur in Liberty Draw. There will be cases where any of the step-by-step procedures will not have to be followed or certain listed submittal items may not be required. The ARC should be consulted to determine what information will be required for review by the ARC prior to making the submission. EVERY SUBMITTAL SHOULD INCLUDE THE NAME, EMAIL ADDRESS, MAILING ADDRESS AND TELEPHONE NUMBER OF THE BUILDER.
- a. Submittal fee. A fee payable to the Liberty Draw Residential Metropolitan District must be paid with the submittal to the ARC. The fee for the original building is \$150.00. The ARC may not require the fee on every submittal if there is a builder master approval in place.
 - b. Fee adjustments. The ARC may need to increase the fee based upon the actual costs. All Liberty Draw property owners will be given 30 days' notice of said fee increase prior to the increased fee taking effect.
 - c. Construction Documents Submittal. All construction drawings must be approved by the ARC prior to the start of any construction. Construction drawings are required to be submitted to the ARC in electronic format. Scale for the drawings should be either $1/8'' = 1'$ or $1/4'' = 1'$. Construction drawings should include the following:
 - Roof plan, showing pitch, valleys, hips, materials and overhangs
 - Floor plan for each level of the home, showing main structures, accessory structures, including balconies, decks, and square footage of each floor within the main building, square footage of each accessory, and total square footage.
 - All exterior elevations showing materials, dimensions, final and original grade line, and finished floor elevations clearly indicated.
 - Sections, including finished grade, finished floor and maximum roof height.
 - Applicant shall identify all exterior finishes with brand names, color names and numbers in electronic format. THE EXTERIOR FINISHES MUST BE PRESENTED FOR REVIEW BY THE ARC WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
 - The ARC will attempt to respond to all submittals within seven calendar days from receipt of submittal, but in any event, no later than 30 calendar days from receipt of submittal.
 - d. Site and grading plans. Are to be submitted with the construction drawings, and should be at a scale of not less than $1''-20'$ and should include the following:
 - Legal description, north arrow, name, address, email address and telephone number of the current property owner.
 - Property lines
 - Building envelope dimensions with the location of the envelope established in relation to property lines, if applicable.
 - Drives, parking areas and walkways
 - Square footage of the building footprint, without any accessory structures
 - Reference to adjoining properties, streets, utility and other easements, drainage courses, arrows, and references to buildings on adjoining properties and their uses.

- Top of foundation elevation and drainage plan as it relates to final development grade per engineering plans for development.
- e. **Landscaping & Driveway Plans.** Landscaping and driveway plans must be submitted with the construction drawings. ARC approval must be obtained by the applicant prior to commencement improvements. Plans must depict fences, decks, sod, seeded areas, retaining walls, rocks, railroad ties, sprinkler system, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the builder's plans. Builders and homeowners will not alter the city approved drainage or grading plans.
 - f. **Review and Architectural Review Board Action.** Following the review, the ARC will either:
 - Approve the construction drawings in which case the applicant may proceed with construction.
 - Conditionally approve the construction drawings in which case the applicant must revise the plan to comply with the stated conditions and file the drawings with the ARC coordinator and receive written approval prior to beginning construction.
 - Disapprove the construction drawings, in which case the applicant will be required to re-submit new plans as requested by the ARC.
 - g. **Additional Submittals.** There will be an additional \$50 charged for additional submittals to the ARC. For example, color charts or samples, plans for additions or exterior changes, re-submission following a disapproval by the ARC, or anything else not included in the original submittal.
5. **Carports.** Are not allowed.
 6. **Colors.** Generally, earth tone colors are required; but ALL color and color combinations must be approved by the ARC prior to the application. Repainting when existing color is changed shall require approval by the ARC. All projections including but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing, and exterior stairways shall closely match the permanent color on the surface from which they project or shall be of an approved color. Duplicate color schemes shall not be allowed on adjacent buildings.
 7. **Decks.** Not allowed.
 8. **Detached accessory buildings.** Not allowed.
 9. **Driveways.** There shall be no extension or expansion of driveways without prior written ARC approval. All driveways and private lanes shall be constructed entirely of grey concrete surface from the entrance of the garage doors to the property line.
 10. **Fences.** ARC approval is required. The following are general guidelines regarding fence specifications:
 - Home builders must install fencing in the front yard of each residence.
 - Fences shall be 2 rail, three (3') feet tall and white vinyl, see Exhibit A for fencing detail
 - A permit from the City of Fort Evans may be required prior to the installation of any fence.
 11. **Fireplaces.** Outdoor fireplaces are not allowed.
 12. **Flagpoles.** One wall-mounted bracket per home shall be allowed.
 13. **Garages.** There shall be a minimum of two car spaces in a garage that is attached and fully enclosed. Minimum dimensions for each space are 10 feet by 10 feet.
 14. **Garage collection and containers.** Only one trash removal company, which shall be designated by the City of Evans will be permitted to pick up trash in subdivision.

- 15. Gardens.** Are not allowed to be planted in the ground. Homeowners may use raised garden boxes within the fencing in their front yards. ARC approval is required.
- 16. Greenhouses.** Are not allowed.
- 17. Height.** The maximum building height is 35 feet.
- 18. Hot tubs.** Are not allowed.
- 19. Irrigation systems.** All common area landscaping shall use irrigation systems belonging to the Metropolitan District as the only source of water. All landscaping within the front yard fencing must be watered only by the spigot at each residence.
- 20. Landscaping.** Home builders will install all landscaping as soon as weather permits, but in any event no later than one year after a home receives a certificate of occupancy. No grass, sod or any other types of plants shall be planted in the ground within the front yard fencing; all plants shall be in pots, planters or raised garden beds. Artificial turf is allowed within the fenced in front yards and ARC approval is required.
- 21. Latticework.** ARC approval is required.
- 22. Lights and lighting.** All light fixtures shall be of a conventional style with illumination patterns which do not cause a nuisance to neighboring properties.
- 23. Outside storage.** Outside storage of boats, trailers and recreational vehicles is not allowed.
- 24. Overhangs cloth or canvas.** ARC approval is required. The color must be the same as or generally recognized as complementary to the exterior color of the residence. The covering may be used on the patio only. No aluminum or fiberglass awnings are allowed.
- 25. Painting.** All houses shall be kept well painted in the color approved with the original plans. Color changes must be approved by the ARC.
- 26. Patio covers.** Are not allowed.
- 27. Paving.** ARC approval is required, regardless of whether for walks, driveways, porches, patio areas or other proposes and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate pavers are used as the paving material. Must be located so as not to block any existing drainage patterns.
- 28. Pets.** Household pets are defined as dogs and cats. No more than 3 dogs or 3 cats with a total number of 4 household pets will be allowed. All pets shall be leashed when outside a home and when they are in common areas.
- 29. Play and sports equipment.** Are not allowed.
- 30. Playhouses.** Are not allowed.
- 31. Roofs.** The roof pitch shall be consistent with the architectural style of the proposed building and a minimum of 3/12 pitch. Roof vents shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact. Colors are to be approved by the ARC. As much as possible, all roof vents, plumbing vents, HVAC vents are to be located at the rear or the roof peak as viewed from the street.
- 32. Rooftop equipment.** Are not allowed.
- 33. Setbacks.** All homes must be built within property lines.
- 34. Siding.** ARC approval is required for all exterior finish materials. Exterior siding may be of cedar or redwood, brick, stone, wood shingle, synthetic stucco, architectural concrete or synthetic stone. Quality hardboard and strandboard material siding products with 7-inch or less reveals may be allowed but must be approved by ARC. Metal, aluminum or vinyl soffit or fascia will be allowed.

- 35. Signs.** ARC approval is required for all signs except temporary real estate “for sale” signs. Temporary signs, advertising property for sale which are not more than five square feet may be installed on the lot without ARC approval. All other signs, including address number and name plaque signs must be approved by the ARC. No lighted signs are permitted.
- 36. Solar energy devices.** ARC review board is required for all passive and active solar systems. They must be designed to appear as if they are integral part of the roof.
- 37. Square footages.** The minimum square footage of a home shall be 600 square feet.
- 38. Swamp coolers.** Not allowed.
- 39. Swing sets.** Are not allowed.
- 40. Temporary structures.** Not allowed unless approved by the ARC for construction and/or sales trailers.
- 41. Vehicles.** Only those vehicles in good running condition, which are currently licensed and registered are permitted on the street. Inoperable vehicles of any kind, as determined at the sole discretion of the ARC shall be towed immediately at the homeowner’s sole expense.
- 42. Walls (retaining).** Are not allowed.
- 43. Wells.** Are not allowed.
- 44. Windows.** Windows shall be wood frames, vinyl- clad or metal-clad, or solid vinyl. Window frames shall be consistent with the character of the building. Window designs shall be consistent with the architectural design statement in size, proportions, detail and placement on the elevation.

EXHIBIT A
Fencing Detail



Cut List				
NO.	DESCRIPTION	PROFILE SPECIFICATIONS	QTY	DETAILS
1.	POST 5x5x60 - .135 Wall		1	Holes are routed per dimensions provided in the diagram. Route as needed for lines, ends, and corners, etc.
2.	RAIL 1.5x5.5x95 (Or 192") - .080 Wall		2	Use a 95" or 192" rail. Using a 192" allows for two sections to be done at a time.
3.	CAP 5X5		1	N/A