

ARCHITECTURAL DESIGN GUIDELINES

As Established via Section 4.5 of Recorded Covenants

JULY 1, 2009

EXHIBIT "E"

RANGE VIEW ESTATES
AURORA, COLORADO

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I. RESIDENTIAL ARCHITECTURE - SINGLE FAMILY

INTENT

It is the intent of Range View Estates to build according to the architectural requirements of the City of Aurora utilizing selective exterior stone and stucco or stone and siding which allows for an expression that characterizes a distinctive community. It is the duty of the architect or designer to have knowledge of and be sympathetic to architectural styles found in the Front Range region of Colorado. However, older styles are not to be imitated, but tempered by modern interpretation. The styles promoted by the development include but are not limited to Tudor, Euro Cottage and Upbeat Traditional. Range View Estates seeks to establish a strong and consistent community design vision.

BUILDING HEIGHT

The maximum building height limit is established by the City of Aurora Zoning Regulations. Compliance with these regulations is required.

BUILDING MASS AND FORM

Buildings need to be residential in scale and character. Exterior volumes should express the nature and organization of interior spaces and provide some articulation of walls and roofs.

Two elevations minimum per floor plan are required for all house plans that will be built in a repetitive nature. The Architectural Control Committee (ACC) will not permit the same house plan and elevation to be built on adjacent lots.

The relationship of buildings to one another and the street is especially important at corners. Buildings on corner lots should address both streets. Side elevations should incorporate some of the elements listed in the Bays and Projections section of this document in order to achieve a more welcoming sense for pedestrians and street traffic.

BUILDING PROJECTIONS

The use of porches, balconies, courtyards, and patios for climate control and/or outdoor living and circulation is encouraged. Such projections add interest to the overall character of the building. These elements must be designed as integral to the identity of the building using compatible forms and materials, and should be appropriate to the architectural style.

- **Bays and Projections**

Bays and projections should have a minimum of three sides. They may cantilever or extend to the ground. If the projection is cantilevered, it should appear to be supported by substantial brackets appropriate to the size of the projection.

- **Porches**

Whenever pedestrians interact with the house, attempts should be made to establish human scale through the use of one-story elements. Porches at entries or arcades adjacent to pedestrian routs are encouraged.

Front porches may be either appended or recessed, and should reflect the building's particular architectural style. Each porch element should be expressed, with clear articulation of the deck platform, railings, columns, header trim surround, porch ceiling, soffit, fascia, gutter and roof. Porch rafters and/or ceiling joists shall be enclosed by a porch ceiling.

Most front porch slabs will be above grade. Porch skirting will consist of masonry or stucco and shall enclose the area underneath the porch. Porch steps shall be of solid appearance, constructed of concrete or masonry. Open risers are not allowed.

Porch railings shall have a top cap, top and bottom rails, and balusters or pickets at a spacing that does not exceed four inches (4").

The use of column brackets, railing pickets, trim and moldings, entry door design, transoms, sldelights and front door trim surrounds are encouraged, and should appropriately reflect the architectural style of the building.

- **Roof Dormers**

All roof projections including flues, vents, satellite dishes, swamp coolers and other equipment are encouraged to penetrate the roof behind the ridge or towards the rear of the lot to minimize visibility from public streets. These projections must be compatible in height and material with the structure from which they project and/or be painted to match the roof color. Stucco or stone chimneys should be compatible with the building's architectural style, and are not required to be painted.

- **External Equipment**

Freestanding external pad-mounted equipment such as required for garbage can storage areas must be screened from the street side view through the use of walled or fenced enclosures. Air conditioning units may be visible, but screened with landscape bushes.

Section 3.18 of the Range View Estates Declaration of Covenants, Conditions and Restrictions regarding Heating and Cooling Apparatus: No type of refrigerating, cooling or heating apparatus (e.g. swamp coolers, air conditioning units, etc.) shall be permitted on a roof, and no such apparatus shall be permitted elsewhere on a Lot, except when appropriately screened and approved by the Architectural Review Committee.

ROOFS

Roof will have a great impact upon the overall image of Range View Estates from many public viewpoints, community spaces and individual lots. For this reason, roof forms should be carefully considered in the design phase of residential buildings.

Large unbroken expanses of single pitch roof are discouraged. A simple main roof mass shall be used in conjunction with complimentary mirror roof forms and elements such as dormers, gable ends and eyebrows. These minor roof elements shall be proportional to the spaces they cover as well as the overall roof form. Gable and hip roof forms are encouraged. Flat and mansard roofs will be not approved. Internal volumes and groups of uses within the building should be expressed by changes in roof planes.

Porch or other entry elements exceeding one story in height are not permitted.

Overhangs and eaves shall be appropriately detailed and proportioned to the architectural style of the building.

Roof materials are to be Composition shingles. Roof colors should be coordinated with the building's wall colors and architectural style and be compatible in the community.

Roof pitches shall be appropriately proportioned to the style of the building. A roof pitch of 6:12 for main roof structures and 4:12 for porches and other accessory forms shall be the minimum pitches for all residential units.

DOORS AND WINDOWS

Window type, composition and proportion are key elements that add character to the building façade.

The following window types are permitted: double hung, single hung, casement, awning, and fixed. Horizontal sliding windows are not permitted. Permitted window materials are as follows: wood, metal or vinyl clad wood, vinyl, enameled metal or aluminum. Mill finished aluminum windows are not permitted.

Dividing light windows are allowed. Dividing lights and window grid patterns and proportions should be appropriate to the architectural style of the building.

Exterior shutters shall be sized in proportion to the window opening.

Specialty windows, such as arches, half rounds, quarter circles, diamonds and rounds may be used as accents as approved by the ACC.

Glass may be coated or tinted to control solar heat gain, but a reflective mirrored appearance will not be approved. All glazing is to be double-pane as a minimum for its energy conservation characteristics.

Doors create a human scale for buildings and serve as a welcoming signature for each home. Consequently care should be given to the type, scale and quality of the selection. Decorative or custom entry doors incorporating sidelights, transom and/or trim are encouraged as distinctive design elements. Permitted door

materials are painted or stained wood, painted hardboard or painted metal. Door color selection should be coordinated with overall house composition and architectural style.

EXTERIOR WALLS AND FINISHES

The City of Aurora has established guideline requirements for exterior wall finishes. It is important to follow these guidelines. Range View Estates has added requirements that all houses are to be stone and stucco or stone and siding. Stone is the collective base material all Range View Estates houses. Brick, cedar, vinyl or metal siding is not allowed. To this end, it is strongly encouraged that all elevations of a principal building be built of the same one or two materials in similar configurations. Care should be taken to ensure that any ancillary structures on the lot remain compatible with the primary structure.

Homes shall be finished in material palettes that reflect the styles of Range View Estates. Stone, stucco, painted hardboard, painted fiber cement board are all encouraged.

When using masonry products, care should be taken to apply them in a logical and structural position within the overall elevation. A rule of thumb is lighter materials should be placed above those of heavier weight.

To encourage the use of masonry, application of stone or stucco on all visible sides including the rear is preferred.

Trim elements like windows and doors contribute to a building's expression of style and quality. Windows and doors shall be trimmed in a manner appropriate to the architectural style of the building. Materials should be compatible with the palette chosen for the main body of the house. Suggested materials are painted wood or hardboard, or stone. When the primary material of the building is stucco, the trim may be a minimum one inch (1") deep stucco raised relief around windows or doors. Rake and eave trim shall be consistent with the building's architectural style.

Minimum exterior column dimensions are 6 x 6 nominal size. Columns and their details should reflect the architectural style of the building.

Exposed foundation walls should not exceed thirty-six inches (36") above grade. When more than twelve inches (12") of foundation is visible, walls should be covered with masonry, painted or finished with stucco or cement wash.

COLOR

The skillful use of color variation is especially important, as it can complement a build's architecture as well as contribute to the overall variety of the neighborhood.

Monotonous color palettes and high gloss paints are strongly discouraged. Variety in color schemes should be used to create visual interest and should acknowledge color schemes used by other Range View Estate houses.

Bright color hues should be used sparingly as accents, and should be appropriate to the building's architectural style.

Corner trim should be of similar or compatible value than the main body color.

All color schemes shall be approved by the Architectural Control Committee.

DETAIL

Details are to be incorporated throughout a structure in order to create a variety of light and shadow at all scales. While the building mass should express simple forms, the use of various material textures is encouraged to add interest and character to the buildings identity. Attention should be paid to architectural details such as columns, brackets, corners, eaves, railings, doors and trim.

ENERGY CONSERVATION

All homes in Range View Estates are required to meet or exceed existing building code requirements. Range View Estates encourages the use of appropriate passive energy technologies and the utilization of products made from recycled materials. The current issue of the Green Building Program should be used as a guideline, for energy conservation standards. Information is available from the Green Building Program Administration office at 303-778-1400.

Passive and active solar applications are encouraged and should be integrated into the overall design of the building. Components should not appear as afterthoughts or add-ons to the structure. Non-reflective components are to be used wherever possible. Fireplaces and wood-burning stoves must conform to current State of Colorado, City of Aurora and EPA standards.

AWNINGS

Fixed or retractable awnings are permitted. Canvas is the preferred material, although other waterproofed fabrics may be used. Metal or aluminum awnings will not be approved.

SCREENING

All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements and landscaping. In addition, all trash facilities, shall be placed in the garage or shall be properly screened.

BUILDING SITING

Although the orientation and configuration of lots in Range View Estates are prescribed, attention should still be given to local climatology and general principles of solar site planning. On lots 1, 2, 3, 6, 7, 10, 11, and 12 the houses need face the west. On lots 13 and 14 the houses need face the south.

BUILDING SETBACKS

Building setbacks for single family residential lots are required by the City of Aurora Zoning to have a four foot (4') offset between the front faces of buildings on adjacent lots. All setbacks are measured from lot lines. Set back for all single family homes in Range View Estates are as follows:

- Front – 25 feet
- Sides – 10 feet
- Side facing street i.e. corner lot – 15 feet
- Rear yard – 20 feet

Houses with attached garages facing the street:

“A recessed garage configuration shall be defined as a home design having all its street-facing garage doors recessed at least five feet (5') behind the home's front building line. A front building line shall be a home's most forward non-garage wall plane at least ten feet (10') wide. It may include the front line of a front porch, provided the porch has a roof and is at least five feet (5') deep.”

Adjacent setbacks:

Per the City of Aurora in single family detached residential subdivisions of four lots or more, platted after February 21, 1997, no two single family detached dwellings adjacent to one another shall have the same front yard setback. On adjacent lots, the front yard setback of each home shall vary by a minimum of four feet (4'). This requirement may be fulfilled when housing designs incorporate the required four-foot (4') staggered into the plane of the front elevation of the home.

Repetitive design prohibited:

Per the City of Aurora in single family residential subdivisions of four (4) lots or more, platted after February 21, 1997, dwellings placed adjacent to or directly across the street from other dwellings shall have significantly different front elevations. For the purposes of this subsection, front elevations will be considered “significantly different” from one another if at least three (3) of the eight (8) design conditions set forth in Table 13.4 are met as determined by the Director of Planning.

DRIVEWAYS

Alternative to standard gray concrete for driveway surfaces must be approved by the Architectural Control Committee. Some options are colored concrete, stamped or scored concrete.

DRAINAGE EASEMENT

Section 3.17 of the Range View Estates Declaration of Covenants, Conditions and Restrictions regarding Restriction on Drainage Easement: Except a fence constructed pursuant to Section 3.18 below, no Owner shall construct any improvement within the Drainage Easement as identified on the Plat.

FENCING

Section 3.18 of the Range View Estates Declaration of Covenants, Conditions and Restrictions regarding Restriction on Fences: Except as specifically provided for herein, no Owner may construct a fence on any

portion of their Lot. Approved fences shall be three (3) split rail fences which shall be forty-eight inches (48") in height. No fence may be constructed on the front portion of the yard. Fences may be constructed commencing at the front corner of the home constructed upon the Lot extending laterally to the Lot line then running along the side Lot line rearward to the rear Lot line and along the rear Lot line. At no point in the community may double fences be constructed. Owners may attach 2" x 4" black in color welded "dog wire" meshing to the fence to contain dogs or other pets.

Fences or walls shall be no more than forty-eight inches (48") high between the front building line and the front property line and no more that forty-eight inches (48") high if located on a side yard line in the front yard.

As there are underground drainage pipes in many easements the location of each fence must be approved by WBC Engineering Company.

GARAGE LOCATION

- **Side Drive Garage**

Garages that face the street but are set toward the rear of the lot (a minimum of thirty feet [30'] from the front plane of the house) are also classified as alternately loaded.

The side drive shall be a single lane drive with a twelve foot (12') maximum width. At a distance of not less than thirty feet (30') from the front property line the drive may widen to a maximum of twenty feet (20') to provide access to the garage. Garages may be attached or detached. The widened driveway when properly designed can become a valuable and protected play space for children or an additional outdoor living area.

No two (2) side drives may be placed adjacent to one another except for cul de sac lots. A minimum of twenty feet (20') between curb cuts should be provided to allow parking for at least one car on the street between driveways.

When a side drive is incorporated into the lot design, the side elevation of the building shall be of an enhanced nature. Refer to the Building Mass and Form section of this document.

II. SIGNAGE

COMMUNITY SIGNAGE AND PERMITTED SIGN TYPES

The City of Aurora has refused to allow monument signs at the primary entry to Range View Estates residential subdivision to provide an overall project identity.

No sign or devices shall be located within the road right of way or within the sight triangles of an intersection. Only real estate size signs are allowed and only one (1) per site.

III. RESIDENTIAL LANDSCAPING DESIGN - SINGLE FAMILY

INTENT

Landscape improvements will work together with the architecture to help establish the character of Range View Estates. Establishing tree-lined street define pedestrian friendly public places and are required by the City of Aurora. Additional trees, shrubs and ground cover will define the outdoor rooms that will make up the neighborhood and provide transitions from public to private places on each lot. Front yards will provide inviting transitions from the street to the home. Side yards and rear yards will provide semi private and private places for the residents. Water conservation will be integrated into the design and installation of all landscape elements utilizing Xeriscape principles.

Please note the City of Aurora has a landscape ordinance, Article 14 of the Zoning Code that must be adhered to.

PRIVATE YARDS

Each lot has three (3) planting zones.

- The **Front Yard** will provide the transition from public to private space. It will create an inviting entry to the home and reinforce the character of the neighborhood.
- **Side Yards** will create transitions between homes. Landscape improvements may provide areas of screening and privacy between homes but should not be used to completely hide homes from adjacent properties. Landscaping installed in side yards should consider the mature size of all plantings and how they will impact the adjacent homes.
- **Back Yards** will provide private, outdoor living spaces. Landscape improvements may be used to screen portions of the yard from adjacent homes.

MINIMUM PLANTING REQUIREMENTS

Each new home is required to install landscaping prior to receiving a Certificate of Occupancy from the City of Aurora. Installation will be accepted by homeowner or approved landscape contractor. Front yard landscaping and side yards facing public streets should include a combination of trees, shrubs, grass and other live ground cover.

TREE LANDSCAPING I.E. TREE LAWN AREAS BETWEEN CURB AND SIDEWALK

Street trees shall be installed consistent with the master tree planting plan approved with the final plat. Each homeowner is responsible for maintenance of the area from the back or curb to the front of the home, including irrigation. Corner lot owners shall also maintain the side yard right of way area.

SITE GRADING AND DRAINAGE

All grading and drainage shall be consistent with the approved grading and drainage plan on file with the City of Aurora. Surface drainage shall provide adequate drainage from the home and should not drain onto adjacent lots except as provided in the approved drainage plan. Compliance with the approved drainage plan shall be the responsibility of the homeowner. The established drainage in Range View Estates must be adhered to and not changed or blocked by fences or any out buildings.

EXTERIOR SERVICE AREAS

Outside equipment, work and storage areas must be integrated into the landscape through the use of a combination of wall, fences, berming and plantings. Walls and fences should be incorporated into the design of the building to screen mechanical equipment from off site views.

PATIOS, DECKS, OUTDOOR STAIRS, AND TERRACES

Patios, decks, outdoor stairs and terraces should be an extension of the architecture and provide the transition from indoor to outdoor living spaces.

See also porches.

EXTERIOR LIGHTING

Landscape lighting may be utilized to provide for safety and easy identification of entrances and accent plantings and other landscape features. All lighting should be designed and installed to minimize off site glare and impact on adjacent properties. Flood lights and up lights that are visible from adjacent properties and public spaces are to be minimized.

IV. LANDSCAPING

INTENT

Landscape improvements will work together with the architecture to enhance the character of Range View Estates. Tree lined streets will help to define the public spaces and integrate the different types of residential structures within the neighborhood. All improvements should consider the people who will use the site, travel through or by the site and adjacent land uses.

Landscape improvements should be an integral part of the overall site design for each site. They should anchor structures in the landscape to create inviting outdoor rooms that reinforce the entry to each building and create semi private and private places for the residents. The size and intensity of plantings should be appropriate to the size and context of the improvements. Landscape improvements should help to integrate adjacent land uses of different intensities.

PRIVATE IMPROVEMENTS

- Landscape improvements should be designed to complement and enhance the character of the neighborhood and should follow these guidelines:
- Landscaped areas should be configured to *maximize their interconnectivity* with the site, to natural areas and to landscaped areas adjacent to the site. Small, isolated islands of landscaping should be avoided.
- Enhance functional open space through the *creation of outdoor rooms* appropriate to the location and purpose of the open space within the site. This can be accomplished through a combination of plantings, fencing and berms and be using natural features on the site.
- Landscape design should *enhance natural features, drainage ways and environmental resources*.
- All landscape improvements should be designed for mature landscapes and should provide appropriate *visibility for cars and pedestrians*.
- Preserve and *frame views* both into and out of the neighborhood.
- Incorporate the elements of *gateway, path and destination* into the design of landscapes. Gateways are entries that provide transitions from one space to another. Pathways are routes that lead to a destination. Destinations are focal points that can include anything from a garden bench at the end of a bath to a civic building at the end of the street.

MINIMUM PLANTING REQUIREMENTS

Landscaping shall be established within the first growing season after structures are built. Front yard landscaping and side yards facing public streets should include a combination of trees, shrubs, grass and other live ground cover. It is the owner's responsibility to maintain the landscaping and control growth to be compatible with the Range View Estates neighborhood.

SITE GRADING AND DRAINAGE

All grading and drainage shall be consistent with the approved grading and drainage plan on file with the City of Aurora. Surface drainage should provide adequate drainage from the buildings and should not drain onto adjacent lots except as provided in the approved drainage plan. Compliance with the approved drainage plan shall be the responsibility of the builder.

PATIOS, DECKS, OUTDOOR STAIRS, AND TERRACES

Patios, decks, outdoor stairs and terraces should be an extension of the architecture and provide the transition from indoor to outdoor living spaces. Natural materials including rock, stone and wood are recommended for these areas.

V. BUILDER CONTRACT

CONTRACT ADDENDUM A

Range View Estates Subdivision
Builder Contract

Lot _____
Block _____
Filing _____

1. Purchaser(s) acknowledge receipt of Declaration of Covenants, Conditions and Restrictions, Informational Brochure for Design Guidelines and Preliminary Soil Investigation. Purchaser(s) shall have three days from the date of this agreement to approve said documents. If written notice of disapproval is not received by Seller or Seller’s agent within three days, Seller will consider documents approved by Purchaser(s).

2. Purchaser(s) understand and agree that this property is subject to the Declaration of Covenants, Conditions and Restrictions of Range View Estates Subdivision and owners of such property shall abide by the Covenants and Design Guidelines.

3. Purchaser(s) understand and agree that approval by the Architectural Control Committee (ACC) of Range View Estates regarding plans and specifications of the residence to be constructed on the property is required, prior to applying for the building permit.

Purchaser(s) further acknowledge that any improvement, alteration or addition to the exterior of the building or outbuildings including decks, fences, patios and landscape must have approval of the Architectural Control Committee prior to installation.

4. When submitting for ACC approval, \$2,000.00 shall accompany the plans and application (make check payable to Rangeview LLC). Upon completion of the home, the builder must submit an ILC showing grades, compliance with approved drainage plan and visual proof that the home was built according to the original approved ACC application. After conclusion of construction and review and approval of these items, a refund of \$1,500.00 will be issued.

5. Purchaser(s) acknowledge that any special assessments or impact fees imposed by any municipality or any governing authority, prior to obtainment of a building permit, shall be the responsibility of the Purchaser(s).

6. Should Purchaser(s) sell the lot referenced in this contract prior to constructing a residence, any proceeds from said sale in amounts over the original cost and associated selling expenses of said lot shall be paid directly to Range View Estates, LLC.

7. Purchaser(s) acknowledge that purchase price does not include building permit fees or tap fees.

8. Builder is responsible for any damage to utility boxes, concrete curbs and concrete walkways on and adjacent to the subject property.

9. Pursuant to the terms and conditions of the participating Building Program, Purchaser(s) hereby agree to list any proposed residence constructed on the subject lot with Prudential & Brokers Guild.

10. Seller makes no representation concerning zoning or future plans for any adjacent development. Should purchaser(s) express any interest in such planning, appropriate information may be obtained from local government agencies.

11. The parties agree that the Purchaser(s) has received from the Seller a copy of a soils test performed within Range View Estates. The Purchaser(s) understand that the soils test(s) provided by the Seller may not be specific to the lots or lots being purchased by the Purchaser(s). The Purchaser(s) understands that the soils tests are being provided to provide information of general soils conditions only, and not for use in determining the best foundation type for a specific lot. In providing the general soils test, the Seller makes no representation as to the proper foundation type and recommends that the Purchaser (s) perform an independent test on each lot being purchased prior to basement and foundation construction. The Purchaser (s) agrees that it shall be solely responsible for providing all necessary soils disclosures to subsequent Purchaser(s) and the proper design and construction of basement and foundations, and shall indemnify and hold the Seller harmless from all liability thereon. It is expressly agreed that this paragraph shall survive the Closing and conveyance of the property by deed.

12. Pursuant to the terms and conditions of the Range View Estates Participating Builder Program, Purchaser(s) hereby acknowledges that a marketing fee will be paid by the Builder upon the successful closing of the residence to be constructed.

13. Purchaser(s) have reviewed fence restrictions and property line set backs.

14. Purchaser(s) understand that Range View Estates students will attend Cherry Creek Schools. Because boundaries are periodically altered by the school district, Purchaser(s) should obtain information regarding specific school locations from the Cherry Creek School District.

15. Purchaser(s) must substantially complete construction of a house on the lots in accordance with plans and specifications approved by the Range View Estates Architectural Control Committee within one year from the closing date (The Construction Period). A dwelling is substantially complete if it would meet the requirements of the City of Aurora for obtaining a certificate of Occupancy. If Purchaser(s) fails to construct a home on the lot in accordance with approved plans and specifications within the Construction Period, then Seller shall have the right to repurchase the lot. Seller may, upon written notice to the Purchaser(s), extend the Construction Period for an additional year.

16. Purchaser(s) understand and agree that contract extension terms are as follows, solely at Seller's discretion:

- An extension of no more than 45 days may be granted with an additional holding charge of \$50.00 per day. Earnest money shall become non-refundable upon granting extension.
- The date of proration will be calculated from the original date of closing on the original contract to purchase a site.

17. During Purchaser(s) ownership of the Property, Purchaser shall maintain the Property in good, healthy and slightly order, condition and repair. Without limiting the generality of the foregoing, Purchaser shall, during the period of construction on the Property, maintain a trash bin on the Property, insure that all trash is placed in such bin, and insure that such bin is emptied whenever full. Purchaser shall also control any erosion on the Property and control and mow any weeds. After completion of construction of any improvements, Purchaser shall promptly clean all portions of the Property, and shall thereafter maintain the improvements in good, healthful and slightly order, condition and repair.

