

Parking Areas

Off-drive parking bays or areas and circular driveways shall require approval by the ARC. Construction shall be according to the provisions of "Driveways, walks and patios" outlined above. Recreation vehicles may not be stored on site unless fully screened from public view from street or adjacent lots. Prior ARC approval is required.

Culverts

Culverts used as part of a driveway or other landscape improvements shall be sized for the drainage quantities expected to pass through them. The ends of such culverts shall be cut on a diagonal to match final slopes; these ends shall be treated with rock or stone rip-rap, or wood, stone or concrete retaining walls to prevent erosion of the slope and channel. No metal flared end sections shall be allowed for use in culvert end treatments.

Entry monumentation, mailboxes and house numbers.

There may be only one entry monument/mail box per lot. This structure must be architecturally compatible with the design of the house in terms of materials and detail, and may incorporate a mailbox, street number and appropriate illumination. There shall be no more than 2 sets of house address numbers for each dwelling unit. These address numbers may be used at the driveway entry but one set shall be placed on the dwelling unit. The address numbers shall be numeric, and shall not exceed 4" in height. Address numbers used at the driveway entry shall be approved by the ARC.

Fencing design and materials.

Walls and fences shall be constructed of high quality materials and shall be an integral part of and complimentary to the architecture of the house. Security Fencing or walls in connection with any swimming pool or tennis court must have the prior approval of the ARC as well as meeting all code requirements. Chain link fences are prohibited. Where interior (lot line) fencing is desired, wood or ornamental wrought iron fencing may be used. Other applications may be considered, with the ultimate goal being compatibility with the architecture of the home and adjacent properties.

Exterior Lighting.

Exterior lighting which conceals the light source and illuminates walks, gardens, walls or other features indirectly is encouraged. Illumination of roofs or features on roofs is prohibited. Lighting which exposes the light source to view is to be minimized. Lighting which is directed in such a manner as to create an annoyance to adjoining properties is prohibited. General high wattage area lighting or "yard lights" are prohibited.

Exterior Mechanical Equipment

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

Basketball Backboards

Standard-sized basketball backboards shall not be erected upon the roof of a garage structure. Free-standing backboards, back boards attached to side of house, garage, etc., require approval by the ARC.

Vegetable gardens

Vegetable gardens are permitted if integrated into the original landscape plan and/or screened as required to minimize their impact on adjacent properties

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 ARC. A partial sample list of such improvements or alterations requiring approval includes, but is not limited to:

- « Room, porch or garage additions to main house
- « Repainting a different color.
- « Play house, dog house, or other separate building or structure exceeding 5 feet in height or visible to an adjacent lot, road or open space
- « Decks or patio extensions and deck/patio covers
- « Free-standing flag poles

3. REVIEW RULES AND PROCEDURES

The review and approval procedures are not intended to impose unreasonable or excessively costly controls or to duplicate the functions normally provided by public agencies such as the City of Cherry Hills Village Building Department, but rather to coordinate the design and construction of buildings by many different builders, architects, engineers and homeowners so as to achieve a pattern of continuous quality and identity, as contemplated and required by the Declaration.

NOTE: The role of the Architectural Review Committee is directed toward review and approval of exterior design, appearance, architectural vocabulary and aesthetics. The ARC assumes no responsibility with regard to structural, mechanical, electrical or other construction details.

Committee Staff

The Architectural Review Committee has appointed an Architectural Administrator to act as liaison between applicants and the ARC. The responsibility of the Administrator is to assist applicants in assuring conformance with approved guidelines and procedures.

Address for Submittals:

Covington at Cherry Hills Village
c/o Decker & Associates, Architects
303 East 17th Avenue, Suite 780
Denver, Colorado 80203
Tel: 303 894 8442
Fax: 303 894 8443

Design of structures

All preliminary drawings and working drawings must be prepared by an architect licensed in the State of Colorado, or other experienced design professional.

Review and Submittal Procedure

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 Covington at Cherry Hills Village.

There will be cases where many of the step-by-step procedures will not have to be followed or a certain list of submittal items may not be required. The Architectural Administrator should be consulted to determine what information will be required to the ARC's review.

Pre-Construction Conference

Prior to commencing construction, builders may meet with the Architectural Administrator, a member of the ARC or its representative to review procedures and coordinate their construction activities in Covington at Cherry Hills Village.

Submittal Fee

A Submittal Fee in the amount of \$250 shall accompany each builder's **initial submittal** for each lot. Checks for this fee shall be made payable to the Architectural Review Committee at the address shown above. For resubmittal fees and/or Architectural Review fees for other purposes, see Section 15.8 of the Declaration of the Covenants, Conditions and Restrictions of Covington at Cherry Hills Village

Number of Sets of Drawings & Contents

A total of 2 sets of drawings is required to be submitted to the Committee, with each set to consist of the following items:

Site & Grading Plan

Location and finished floor elevations of main building on the lot at a scale of 1" = 10', and including:

- Builder name, address and telephone number
- Legal description
- Street address
- North arrow
- Building envelope dimensions in relation to property lines
- Front, rear and side yard dimensions to buildings from property lines
- Drives, parking areas (if any) and walkways
- Square footage of each building footprint
- Topography of site at 1-foot intervals, showing existing contours and drainage courses, and proposed changes to contours and drainage courses and cut/fill areas

Location and elevation of access road and off-street parking lot design, if any, including ingress and egress points

Location, elevation and square footage of other improvements such as tennis and basketball courts, swimming pools and patios

Reference to adjoining properties, streets, utility and other easements, drainage courses, and reference to buildings on adjoining properties and their uses

Building Plan

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

Roof Plan

Pitch, valleys, hips, materials and overhangs

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.

Exterior Elevations

All exterior elevations with materials, dimensions, existing and proposed grade lines and finished floor elevations clearly indicated

Sections

To include finish grade, finish floor and roof elevation

Exterior Construction Detail

Sufficient exterior construction detail to allow the ARC to review finish design characteristics

Exterior Materials, Finishes and Colors

Exterior color, material and finish samples shall be presented to the ARC in a form sufficient in size to evaluate their final use and appearance

Proposed paint or stain finishes shall be applied to trim and siding materials in the same manner as will be done on the building. Finishes shall identify product brand and color identification.