

LINCOLN CREEK VILLAGE DESIGN GUIDELINES

Approved October 3, 2013
by resolution of the Lincoln Creek Metropolitan District

Lincoln Creek Metropolitan District
www.lincolncreekvillage.com

I. Lincoln Creek Village Design Review Committee

The members of the Design Review Committee are appointed by the governing board of the Lincoln Creek Metropolitan District (“District”). The Design Review Committee is responsible for the ministerial administration and application of the Design Guidelines. The Design Guidelines may be promulgated, amended, varied, repealed or augmented from time to time in the sole discretion of the District. The Design Guidelines are intended to govern good planning and design for the aesthetic, architectural and environmental harmony of Lincoln Creek Village.

II. Design Review Required

All new construction and landscaping and all exterior changes and modifications to Units and landscapes are to be approved by the Design Review Committee (DRC), or if none the Lincoln Creek Metropolitan District. Types of changes or modifications most often subject to approval include, but are not limited to:

- The construction of a new structure.
- Additions to existing structures, including rooms, patios, decks and garages. Approvals of this type require the submission of an architectural plan, preferably from a licensed architect.
- Hardscape modifications such as fire pits, retaining walls, outdoor kitchens and lighting.
- Landscape modifications such as trees, shrubs, water features, boulders and sod.
- Improvements such as hot tubs, play sets, sculptures, basketball hoops, and invisible dog fences.

In addition to these Design Guidelines, the Master Declaration of Covenants, Conditions and Restrictions for Lincoln Creek Village and any supplemental declarations which may be applicable to a specific neighborhood, should also be consulted on all design-related matters. In almost all cases the application process begins with a written submittal to the DRC. The DRC Application can be found on our website (www.lincolncreekvillage.com). The application process includes a request to make a change or modification, as well as a detailed description of the specific change or modification intended to be made.

In a small number of cases a written submittal is not required. Instances where approval may not be necessary include such things as the removal of dead or diseased trees and shrubs, repainting with the same color paint, or replacement of an existing

driveway or apron with no change to size or material. Typically, a change not requiring approval will not appreciably alter the appearance of a property. The DRC, however, must be notified of and concur that no approval is necessary, prior to the commencement of any work.

III. Commencing the Application Process

- For changes to existing structures, complete a DRC Application which can be found on the Lincoln Creek Village website at www.lincolncreekvillage.com. The completed form along with necessary plans, materials and/or samples should be submitted to the Design Review Committee in care of the Lincoln Creek Metropolitan District at 11655 Colony Loop, Parker, CO 80138 or emailed to lincolncreekboard@lincolncreekvillage.com

- For new construction, contact the Lincoln Creek Metropolitan District to schedule a time on the DRC agenda, appointments may be scheduled at lincolncreekboard@lincolncreekvillage.com.

The DRC will evaluate all development proposals in accordance with the Design Guidelines, applicable recorded Declarations and the overall plan for and appearance of the Lincoln Creek Village.

Note: 24 hour notice is needed to cancel a scheduled appointment with the DRC. If notice is not given, a charge of \$100.00 will be assessed.

IV. Design Guidelines

A. Roofs

Roof shall consist of 30 year composition shingles, in colors consistent with the approved color palette and with existing roofs.

B. Siding and Exterior Trim

1. Siding may consist of either LP Smart Side, 5½” – 7½” reveal or stucco to match the approved color palette. The approved color palette is Sherwin Williams Warm Neutrals. The selected siding material shall not cover more than 75% of the exterior of the structure, the remaining 25% (or more) shall be covered by stone veneer by Environmental Stoneworks in a matching or complementary color.

2. All exterior trim shall be Truwood Hardboard Trim.

C. Exterior Railings

All exterior railings shall be primed or iron rails of the same type and color

as is presently installed on properties in Lincoln Creek Village.

D. *Garage Doors*

Garage doors shall be constructed of wood or wood appearance in the approved color palette (Sherwin Williams Warm Neutrals).

E. *Driveways*

Driveways shall be 12 feet wide maximum. Driveways are to be constructed of concrete consisting of minimum four inch, 4000 PSI (per soils engineering).

F. *Fences*

All Wood fences shall be 72 inches tall and have 4 x 4 posts with 2 x 4 rails and 1 x 4 trim. Vinyl (PVC) fences may be approved but only to the extent the proposed fence matches standard fences in the immediate area. Approval of vinyl fences is within the sole discretion of the DRC.

G. *Landscaping*

New trees and shrub plantings in the front of a Unit shall include at least one 1.5" caliper tree and a minimum of three shrubs. At least five feet of rock shall be installed around the foundation of a structure. Xeriscaping may be approved if in conformance with regulations adopted by Douglas County.

V. Fees

In most cases a fee is levied for reviewing plans. The fee varies depending on a number of factors, including but not limited to:

- Whether the home is a custom, semi-custom or spec home.
- Whether the landscape plan is new or a remodel of previously installed landscape.
- The value of the new home.
- The cost of the modification.

A. *Architectural Review Fees*

1. New Construction

a. Single Family Residential

For review of custom/semi-custom plans \$ 1,100.00

For review of each lot specific plan \$ 440.00

b. Multi-Family

0.1% of cost up to a fee of \$50,000.00

2. Modifications to Existing Homes – Scaled by Cost of Modification

<u>Cost of Modification</u>	<u>Review Fee</u>
\$500 to \$5,000	\$ 55.00
\$5,000 to \$50,000	\$ 110.00
\$50,000 to \$100,000	\$ 165.00

3. Plans that have DRC Approval but Require Revision Prior to Commencement of Construction

Minor revisions to approved plans \$ 55.00

Major revisions to approved plans \$ 110.00

Whether a proposed revision is minor or major shall be determined by the DRC in its sole discretion.

New home construction is expected to be completed as evidenced by issuance of a Certificate of Occupancy within 12 months from receipt of building permit.

B. *Landscape Review Fees*

For new landscaping, the deadline for submission of a landscape plan is 90 days from issuance of Certificate of Occupancy to submit plan with installation of landscaping to be completed within 180 days from issuance of the Certificate of Occupancy.

1. Modifications to Existing Landscape

<u>Cost of Modification</u>	<u>Review Fee</u>
Minor modifications up to \$5,000	\$ 55.00
Modifications up to \$15,000	\$110.00
Modifications from \$15,000 to \$25,000	\$165.00

All rates contained herein were approved by the Design Review Committee and/or the District effective January 1, 2013.