

# Design Review Guidelines

## Purpose

The guidelines set forth below are meant to enhance the Covenants in such way as to add detail and clarity for owners and builders preparing submittals to the Architectural Control Committee (ACC) in preparation for building improvements on the lots of West Canyon Subdivision and to give the Committee objective guidelines to be used in evaluating submittals. The guidelines may be amended as needed from time to time at the sole discretion of the Board of Directors of the Association.

### I. Zoning, Bulk Standards, and Setbacks for West Canyon Subdivision

- a. West Canyon Subdivision is located in the City of Fruita and is zoned CR. All Buildings shall meet or exceed setbacks, standards and requirements shown on the plat.
- b. Minimum Setbacks (Measured from the Property Line):

#### Standard Front

For all facades with garage opening facing the street	25'
For elevations other than garage opening	20'

#### Standard Rear

Primary Structures	15'
Accessory Structures	3'

#### Sides Residential Detached

Primary Structures	5' with a total of 16'
Accessory Structures	3'

#### Sides Residential Attached (Duplex)

Primary Structures	5' (0' common wall)
Accessory Structures	3'

- c. Max Building Height 35' for primary structures and 12' for accessory structures.

### II. Design Standards for West Canyon Subdivision

#### 1. General Requirements

- a. The ground floor area of a single family detached residence on any Lot, exclusive of open porches and garages, shall not be less than one thousand four hundred fifty (1,450) square feet, outside measurement; provided, however, the following exceptions shall be applicable:

- b. If said residence shall have a full basement, the ground floor area of the main structure, exclusive of open porches and garages, shall not be less than one thousand four hundred fifty (1,450) square feet, outside measurement.
- c. If the residence shall have a second story, the ground floor area of the main structure, exclusive of open porches and garages, shall not be less than one thousand one hundred (1,100) square feet, outside measurement, with a total living space on the first and second floor of one thousand four hundred fifty square feet, outside measurement. The floor area of the second floor shall not be greater than eighty percent (80%) of the floor area of the ground floor, except that the ACC may waive this requirement at its sole discretion. The intent of this section is to promote buildings that are designed with more architectural interest. The ACC shall have the right to deny approval of structures which meet the floor square footage requirements of this section, but do not in the opinion of the ACC meet the intent of this section.
- d. If the residence shall be a split-level residence, the greatest outside measurement, exclusive of open porches and garages, shall be used to determine the square footage and, therefore, different floor levels which are superimposed upon each other shall be included only once in such measurement.
- e. “Basement” as used herein shall mean a floor space, the floor of which is seven (7) feet or more below the grade of the surface at all exterior elevations of the Building. Floor space below the grade of the surface which is exposed four (4) feet or more at one or more of the exterior elevations, such as walkout basements, shall not be deemed basement structures. Split-level structures having a living
- f. Based on soil reports, per ACC, no structure shall have more than two stories above ground.
- g. Each residence will include a minimum single car attached enclosed garage, and a maximum three car attached enclosed garage.
- h. Once the construction of a Building has begun, construction of the Building must be completed and a certificate of occupancy must be obtained within twelve (12) months.

## 2. Permitted Materials and Finishes

All exterior building materials used must be approved by the ACC

### i. Roofing

Only pre-textured composite asphalt shingles, metal roofing as provided below, or such other materials as approved by the ACC are permitted, except that membrane roofing such as asphaltic membranes, EPDM, TPO, or equal may be used on low slope roof, of

less than 3/12 pitch where the membrane is not visible from ground view, or if the membrane shall be completely covered with a ballast material so that the bare membrane is not visible this will qualify as an approved material. Metal roofing, such as standing seam or similar may be used. Metal roofing styles the use of which would allow fasteners to be visible is prohibited. Slate, clay, and concrete roofing materials are also prohibited.

j. Exterior Finishes

Exterior, street facing elevations shall consist of a minimum of two of the following: stucco, masonry including cultured stone or brick, cladding; including board and batt, lap siding, composite siding, wood elements, or such other material as approved by the ACC. The use of four (4) foot by eight (8) foot sheet siding such as T- 111 is prohibited. Logs and log siding are prohibited.

k. Exterior Colors

The exterior color scheme must blend with the natural surroundings of the area. Garage doors shall be colored to blend and be complementary to the color scheme of the house.

l. Flashing and Sheet Metal

All exterior flashings, vent stacks, pipes, and sheet metal shall be colored to match the material to which they are attached or from which they project. Samples of material and colored chips are to be included at the time of planned submittal for the design review.

### 3. Outbuildings

- a. Outbuildings shall be painted the same color as the primary structure and shall resemble the primary structure in architectural style. Location of outbuildings and accessory structures shall be to the rear of the primary structure and a maximum of three feet from the property and not exceed 12' in height. No outbuildings shall be constructed prior to written approval from the ACC as to location, size, use and materials.
- b. Accessory structures including, but not limited to, hot tubs, in-ground and above-ground pools, decks and patios shall be placed to the rear of the primary structure and shall not encroach on any easement. No accessory structures shall be constructed prior to written approval from the ACC as to location, size, use and materials.
- c. Recreational vehicles, boats, campers, trailers, snowmobiles and vehicles used for

business (other than passenger automobiles) may be stored behind an ACC approved fence in a side yard on the garage side only, behind the front of the house, but not beyond the rear of the house, and no nearer than two (2) feet to any lot line. ACC approved plantings or other screening may also be used to minimize public view.

#### 4. Driveways

Driveways shall be surfaced with concrete.

#### 5. Exterior Lighting

Exterior lighting shall be shielded so as to shine light up or down in the vertical plane, but not allow light to shine out in the horizontal plane. Lighting for security may be accomplished by use of motion detectors or other sensors. Flood lighting is not allowed.

#### 6. Fences

- a. No fence shall be erected on a Lot without the prior approval of the ACC. The City of Fruita also requires an approved permit prior to construction. Fences may not encroach on any Tract or open space. Fences shall be tan vinyl or wood split-rail.
- b. Perimeter fencing shall be limited to fences not exceeding six (6) feet in height and shall not extend beyond the front of the residential Building as approved by the DRC. Perimeter or front yard fencing must be in color tan if constructed of vinyl. Front yard perimeter fencing shall be fencing not exceed three (3) feet in height and shall be “open” fences. Black or bronze wire mesh may be used in conjunction with a wood split rail fence to contain pets.
- c. Fences shall follow the natural grade of the land. Fence height for the purposes of this section shall be measured from the natural grade of the Lot exclusive of earth berms, retaining walls and similar artificial changes in the natural grade of the Lot.
- d. Fence Materials – All fences shall be of wood if split rail or tan if vinyl, as approved by ACC.

#### 7. Landscaping

- a. During the course of construction, all precautions shall be taken to provide for a minimum disturbance of the land. During the course of construction each Owner shall cause all trash and materials to be contained on site. Further, each Owner shall take steps to prevent dust from the site from impacting the surrounding Owners or residents of neighboring subdivisions.
- b. Each Owner shall grade, landscape and plant those portions of his Lot not graded,

landscaped or planted on the date such Lot was first conveyed to the Owner by Declarant within sixty (60) days after receiving a Certificate of Occupancy (CO) of any Building on the Lot. All grading, landscaping, and planting performed on behalf of or conducted by the Owner shall be first approved by the ACC. The approval process begins with submittal of a Landscape/Fence Request form available on the website; [www.westcanyonfruits.com](http://www.westcanyonfruits.com) prior to installation. In addition to the form, Owners requesting approval of plans for landscaping shall submit a site plan of the lot showing all easements present, the location of all structures, and the details of the plantings and hardscapes desired.

- c. A desert style landscape consistent with the subdivision's open space is desired. One tree and ten shrubs are required to be planted in the portion of the Lot with street frontage. All trees must be 20 feet or less in height at maturity to preserve the views. Drought tolerant plants are encouraged. All trees and shrubs must be included on the City of Fruita's Development Standards, Appendix Landscaping Standards approved plant list available at; [www.fruita.org/media/38526](http://www.fruita.org/media/38526). Areas with turf shall not exceed 10% of the Lot area for single family attached (duplex) and 25% of the single family detached lot area. Front shall incorporate a minimum of 150 square feet of turf for single family attached and 400 square feet for single family detached. Ground cover may be that of ½" tan granite rock mulch, gray Gunnison boulders, and Kentucky Blue grass. Curbing material shall be concrete. No metal edging is accepted. The Design Review Committee will take the time needed to make a thorough review of the plans and/or request additional information. Once the ACC has the information it needs a decision shall be made within three calendar weeks.
- d. No lot shall be "cut down" or the contours of the Lot altered materially without prior approval of the Project Engineer. A written communication from the Project Engineer, such as email or drawing, will need to be submitted to the Design Review Committee prior to the commencement of any work to alter the grading of the Lot. Consultation with Project Engineer is at Owner's expense. Re-grading work which adversely affects the grading and drainage of an adjacent Lot may cause Owner of the Lot where regrading is to take place additional expenses, such as for retaining walls and or other work, to address any negative impacts on adjacent Lots.
- e. Until such time as landscaping is accomplished, the Owners of vacant Lots shall be responsible for maintaining their Lots to be weed free as defined by City Ordinance, and shall maintain the storm water BMPs that were installed on the Lot at the time the Lot was purchased from Declarant or others
- f. If an Owner hires contractors or laborers to perform landscape work, it is the responsibility of the Owner of the Lot to manage the workers so as not to cause harm or nuisance to neighboring lots. Owners shall secure approval from Owners of vacant Lots prior to allowing workers to stage materials or equipment on a vacant Lot. It is the responsibility of the Owner to note on their landscape plan the location of any

easements on their property. Irrigation lines running through the property shall be located and marked prior to fence construction as per the Association Plat maps and requesting private locate services at Owners expense. Only hand digging within five (5) feet of any line are allowed. If any irrigation lines are broken, the homeowner shall notify the HOA immediately. Irrigation system shutdowns for repair can be lengthy and a nuisance for all other Owners. There is a \$150.00 service fee for the shutdown and restarting of the irrigation system. This service fee shall be levied against the Owner of the Lot where the break occurred. Owners shall keep all areas of disturbance whether on their Lot or a staging Lot watered to prevent dust from being windblown. No sediment shall be permitted to leave the site and allowed to be deposited on sidewalks or in the gutters.

- g. All irrigation water shall be furnished to the property by the Association and City of Fruita. All Owners of Lots with lawns shall be required to install sprinkler systems to maintain their lawns. The Association shall have the right to limit the use of irrigation water as it determines in its sole discretion to the Lots and Common Elements and may institute and enforce rules regarding which days irrigation may be used for any given Lot.
- h. Once landscaping has been installed in accordance with the approval of the Design Review Committee it shall not be changed from its appearance except by permission of the DRC. All vegetation shall be properly cultivated (including watering) and neatly trimmed. Should the Owner of any Lot fail to comply with landscaping guidelines as set forth herein, the Association may, at its sole discretion, cause such landscaping to be completed upon subject Lot and assess the Owner for all costs incurred.