

**SUBMITTAL FORM
FOR
ARCHITECTURAL REVIEW BOARD SUBMISSIONS
PARADISE VALLEY ESTATES
LOT# _____**

BUILDER: _____ PHONE: _____

OWNER: _____ PHONE: _____

MAILING ADDRESS: _____

_____ \$250.00 REFUNDABLE DEPOSIT for clean-up, payable to Paradise Valley HOA
PO Box 1004 Longmont, CO 80502.

_____ ~~\$250.00~~ check payable to Kenney Leff Arch. Group, 209 E. 4th Street,
\$375.00 Loveland, CO 80537 for Architectural Review of building and construction
drawings, plot plan, colors, building materials, out buildings, fencing,
landscaping, etc.

SITE AND GRADING PLANS

- _____ Two sets, scaled no less than 1"=20'
- _____ Legal Description, north arrow, name and address of owner
- _____ Property lines and building envelope location and dimensions
- _____ Front, rear and side yard dimensions to property lines
- _____ Drives, parking areas, walkways
- _____ Square footages as required by guidelines
- _____ Topography lines 1' maximum intervals, drainage courses & cut-fill areas
- _____ Location and elevation of driveway and off street parking
- _____ References to adjoining properties, streets, utilities, easements
- _____ Top of foundation elevation as it relates to sewer invert elevation

CONSTRUCTION DRAWINGS

- _____ Two sets, scaled no less than 1/8" = 1'
- _____ Roof plan, showing pitch, valleys, hips, material and overhangs
- _____ Floor plan, showing main structures
- _____ Exterior elevations: show materials, dimensions, existing/final grading, floor elevations
- _____ Sample Boards for exterior finishes identifying brand and color names/numbers including, Roofing, Exterior Wall Finishes, Windows and all color schemes. (Samples will be retained)

NOTE: Anything missing from above will require a resubmission.

THIS FORM MUST ACCOMPANY SUBMITTAL

Comments:

OWNER/AGENT FOR OWNER

DATE

PARADISE VALLEY ESTATES ARCHITECTURAL 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 Board for Paradise Valley Estates and written approval of the Architectural Review Board obtained before construction of the improvement can begin. If you are considering an improvement not listed below, Architectural Review Board approval is still required. These guidelines can be changed from time to time, as allowed for in the Covenants for this subdivision. ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE ARCHITECTURAL GUIDELINGS.

ADDITIONS AND EXPANSIONS Architectural Review Board approval is required. Additions, alterations or expansions to homes will require submission of detailed plans and specifications.

AIR CONDITIONING EQUIPMENT Central air conditioning is permitted. Air conditioning equipment installed should be appropriately screened, or architecturally integrated into and fully contained within exterior of dwellings and shall not significantly project from the surrounding building facade. 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.

ANTENNAE Architectural Review Board approval is required. No exterior radio antennae, television antennae, or any other antennae may be erected without specific approval by the Architectural Review Board. Microwave and/or satellite television dishes are permitted as long as they are screened from view from any angle with a privacy wall or fence approved by the Architectural Review Board. See also "SATELLITE DISHES".

AWNINGS See "OVERHANGS"

BALCONIES See "DECKS" and "PATIOS"

BOATS See "VEHICLES"

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 Paradise Valley Estates. There will be cases where many of the step-by-step procedures will not have to be followed or certain listed submittal items may not be required. The Architectural Review Board Coordinator should be consulted to determine what information will be required for review by the Architectural Review Board prior to making submission. EVERY SUBMITTAL SHOULD INCLUDE THE NAME; ADDRESS AND TELEPHONE NUMBER OF THE BUILDER AND OWNER.

\$375.00

- A. Submittal Fee ~~-\$250.00~~ - Architectural Review of building schematic drawings and construction drawings, plot plan, colors, building materials, out buildings, fencing, landscaping, etc.
- B. Clean Up - All submittals will be accompanied by a \$250.00 clean up deposit; Construction site shall be kept (at all times) free of rubbish, refuse, trash, litter, lumber, junk, boxes, bottles, cans, garbage, and other solid, semi-solid, and liquid waste, etc. All of the above shall be kept within sanitary containers, shall not be allowed to accumulate, and shall be disposed of in a sanitary manner.
 - 1). Upon issuance of a certificate of occupancy, Builder will request a site visit from the Architectural Review Board for deposit refund. (Periodic inspections of the dwelling construction due to lack of maintained and contained construction debris on building site by the Architectural Review Board will be a factor for refund amount).
- C. Architects - All schematic drawings and constructions drawings shall be prepared by an architect licensed in the State of Colorado. The Architectural Review Board reserves the right to waive this requirement based on the background and experience of the applicant or his agents and if the submittal is complete and adequate.
- D. Submittals for fencing, accessory structures and landscaping after approval of the building plans, do not have a review fee.
- E. Schematic Drawings Submittal - the submittal of schematic drawings is optional. It is the Architectural Review Board's opinion that such a submittal will save the applicant time and expense plus unnecessary revisions of working drawings.
- F. Construction Drawing Submittal - all construction drawings must be approved by the Architectural Review Board prior to submittal to Larimer County Building Dept. for a building permit and prior to any construction. A total of two sets of construction drawings are required to be submitted to the Architectural Review Board. Scale for the drawings should be either 1/8" - 1' or 1/4" + 1'. Each set should consist of the following:
 - 1. Roof plan, showing pitch valleys, hips, materials and overhangs.
 - 2. Floor plan, 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.
 - 3. All exterior elevations, showing materials, dimensions, final and original grad line, and finished floor elevations clearly indicated.
 - 4. Sections, including finished grade, finished floor and maximum roof height.
 - 5. Finished shall identify product brand and color of a 1 foot by 1 foot sample board with identifying brand names, color names and numbers. THE SAMPLE BOARD MUST BE PRESENTED FOR REVIEW BY THE ARCHITECTURAL REVIEW BOARD WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
- G. Site and Grading Plans - are to be submitted with the Construction Drawings, and should be at a scale of not less than 1" = 30' and should include the following:
 - 1. Legal description, north arrow, name, address and telephone number of owners.
 - 2. Property lines.

3. Building envelope dimensions with the location of the envelope established in relation to property lines.
 4. Drive, parking areas and walkways.
 5. Square footage of the building footprint, without any accessory structures.
 6. Topography of site at 1' maximum intervals showing existing contours and drainage courses, and proposed changes to contours and drainage courses as well as any cut-fill areas.
 7. Location and elevation of access road and off-street parking area design, if any, including ingress and egress points.
 8. Location, elevations and square footage of any other improvements, such as swimming pools and patios.
 9. Reference to adjoining properties, streets, utility and other easements, drainage courses, arrows, and references to buildings on adjoining properties and their uses.
 10. Top of foundation elevation as it relates to final development grade of Edge of drip line/roof overhang per engineering plans for the development.
- H. Review and Architectural review Board Action - following the review, the Architectural Review Board will either:
1. Approve the Construction Drawings in which case the applicant may proceed with construction.
 2. 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 Architectural Review Board Coordinator and receive written approval **PIROR TO BEGINNING CONSTRUCTION**.
 3. Disapprove the Construction Drawings, in which case the applicant will be required to re-submit new plans as requested by the Architectural Review Board.
- I. Additional Submittals - there will be no charge for one additional submittal to the Architectural Review Board. For example, color charts or samples, plans for additions or exterior changes - or anything else missing from the original submittal.

CAMPERS See "VEHICLES"

CLOTHES LINES AND HANGERS Not allowed.

COLORS See "BUILDING PLANS D & G"

CONSTRUCTION DEBRIS See "CLEAN UP"

DEBRIS CONTAINMENT See "CLEAN UP"

DECKS Architectural Review Board approval is required. Must be wood, Trex or other material similar to the material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view for adjacent property owners.

DOG HOUSES Architectural Review Board approval is required. Must be painted and roofed to match residence.

DRAINAGE Architectural Review Board approval is required for any changes affecting drainage. Drainage plans for all houses and lots must be submitted and approved prior to any construction. There can be no interference with the established drainage pattern over any property except as approved in writing by the Architectural Review Board. When landscaping is installed, it is very important to insure that water drains away from the foundations and driveways, and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. Water should flow over the walkways, sidewalks, or driveways and into the street.

DRIVEWAYS There shall be no extension or expansion of driveways without prior written Architectural Review Board approval. All driveways shall be constructed entirely of concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors 20' out, with the remainder of the driveway to be constructed of concrete or asphalt, extended and connected to the existing asphalt street with a 20 feet minimum width apron, 10 feet in length off existing paved street.

A. Driveways & Parking Areas -

Driveways and parking areas to be of "hard surface" material

1. Concrete or Asphalt
2. Minimum width of driveway to be 12 feet, with a 20 foot minimum width apron, 10 feet in length off existing paved street.
3. All vehicles, cars, boats or R.V.'s are be stored on a hard surface pad.
SEE VEHICLES (location of hard surface pad to be approved by the Architectural Control Committee).
- 4.

B. Driveway Entry - Lighted entry columns marked with address to be locate on each side of driveway.

1. Specifications -

- a). Approved materials
Stone, Rock, Brick, Stucco (matching home exterior)
- b). Lighting to be automatic turn on- turn off (dusk to dawn)
- c). Size to be 24" x 24" square, 4.5' tall
- d). Columns to accommodate a mail box (mailbox per USPS guidelines)
- e). Placement of Columns
 - (1). Columns to be placed approximately 1' off the hard surface roadway
- f). Columns must be at least 20 feet apart

ELEVATION TREATMENTS Architectural design shall incorporate a consistent level of architectural interest in all elevations. The use of garden-level basements, architectural features such as cantilever, window projections, roof elements, decks, etc. shall be used to add articulation to elevations. To encourage different architectural styles, all designs will be considered on a site-specific basis.

EXTERIOR LIGHTING See "LIGHT AND LIGHTING"

FENCES Architectural Review Board approval is needed prior to construction of any fencing.

- A. **Perimeter fencing** - to be two (2) or three (3) rail round post and dowel, natural treated non-painted (style and material to match Paradise Valley Estates parameter fencing). For containment within perimeter fencing, metal or wire mess material may be attached only to the interior wall of above mentioned pole fencing.
- B. **Screen fencing** - 6 foot (maximum height) privacy fencing to be used for screening purposes is allowed for dog pens, patio and R.V.s. Material and location to be approved by Architectural Review Board.

FOUNDATIONS No more than 12 inches of exposed concrete may be visible on any elevation.

FIREPLACES Gas fireplaces must either be housed within the contours of the exterior wall, or if protruding to the outside, they must be housed and vented in a chase/chimney-like structure to the roof, and finished with a decorative top in keeping with the architecture of the home.

GARAGES Visual impact of garage doors shall be minimized by such measures as siting of the building, protective overhangs or projections, special door facing materials, landscaping or door design which blends with or enhances the overall architectural statement. Garage doors must be kept closed when not in use.

GARAGE WINDOWS It is recommended that all garage windows facing the street be covered with a suitable window covering so that the interior of the garage is not visible from the street.

HEIGHT See "ROOF"

HOT TUBS Architectural Review Board approval is required. Hot tub must be an integral part of the deck or patio area or hot tub enclosure and of the rear or side yard landscaping. Hot tub must be installed in such a way that it is not immediately visible to adjacent property owners and does not create the potential for noise disturbance for adjacent property owners. Top of the tub shall not extend above fence level.

IRRIGATION SYSTEMS All homes must have a buried sprinkler system for at least the front yard.

LANDSCAPING Architectural Review Board approval is required. Each Lot shall have the front yard established in approved ground cover and plant materials within nine (9) months of issuance of a certificate of occupancy for the dwelling. A minimum of 15,000 square feet to be landscaped with sodded and/or seeded Blue Grass or turf-type fescue mixture, with the remained of the lot put into a dry land pasture mix grass.

- A. All front yards shall be irrigated by a buried sprinkler system.
- B. All front yards shall have a minimum of two trees of at least 2-inch caliper.
- C. Landscaping may not interfere with adjacent property owners view corridor.

LATTICEWORK Architectural Review Board approval is required.

LIGHTS AND LIGHTING All lighting fixtures shall be of a conventional style with illumination patterns designed so as not to unreasonably interfere with the use and enjoyment of other Lots. No

mercury vapor or sodium or high-wattage incandescent or similar types of bright, broad-area or flood or spot lighting shall be installed on a Lot, and no exterior lighting shall be allowed to be on continuously or during significant portions of the evening hours other than low wattage porch, patio, walkway or other similar lighting which has been specifically approved for the Lot for that purpose by the Architectural Review Board.

MAINTANCE OF LOTS & IMPROVEMENTS See "Clean Up"

OUTBUILDINGS Architectural Review Board approval is required. One (1) detached utility outbuilding not to exceed 150 square feet and a height not to exceed twelve (12) feet at the roof peak and one structure such as a gazebo, pool house, dog house or hot tub enclosure and a detached garage are allowed.

OVERHANGS - ROOF To be consistent with the style of the house.

OVERHANGS - CLOTH OR CANVAS Architectural Review Board 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 over the patio only. No aluminum or fiberglass awnings are allowed.

PAINTING All houses shall be kept well painted in the color approved with the original plans. Color changes must be approved by the Architectural Review Board.

PATIO COVERS Architectural Review Board approval is required. Must be construction of wood or material generally recognized as complementary to the home and must be similar or generally recognized as complementary in color to the colors of the home.

PATIOS (ENCLOSED) See "ADDITIONS AND EXPANSIONS"

PAVING Architectural Review Board approval is required, regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as the paving material. Must be located so as not to block any existing drainage patterns on the Lot.

PLAY AND SPORTS EQUIPMENT Architectural Review Board approval is required.

POOLS Only in-ground pools will be allowed, and Architectural Review Board approval is required.

ROOFS The roof pitch shall be consistent with the architectural style of the proposed building. Roof vents and flashing shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact. Roof materials shall be high-profile designer series asphalt (at least 40- year warranty), slate or tile. Colors are to be approved by the Architectural Review Board. All roof vents, plumbing vents, HVAC vents are to be located at the rear of the roof peak as viewed from the street.

SATELLITE DISHES Microwave and/or satellite television dishes are permitted as long as they are 24 inches or less in diameter, located between the ground and the roof overhang, and are

screened from view with landscaping, a privacy wall or fence approved by the Architectural Review Board. No such devices or other similar objects shall be placed on the roof of any building.

SETBACKS All lots shall generally have a minimum front yard setback of 50 feet and rear yard setback of 30 feet. Side yard setbacks will be a minimum of 30 feet on both side yards.

EXTERIOR FINISH Architectural Review Board approval is required for all exterior finish materials. Exterior siding may be of cedar, stone, rock, stucco, brick, log or approved siding. Finish 360° exterior finish is required,

SOLAR ENERGY DEVICES Architectural Review Board approval is required for all passive and active solar systems. They must be designed to appear as if they are an integral part of the roof. No exterior plumbing may be visible.

SPRINKLER SYSTEMS All street facing landscape improvements must be permanently irrigated

SQUARE FOOTAGES Minimum square footage requirements are as follows (excluding basements):

One Story = 2600 square feet living space

Multi Level = 3000 square feet living space; 1500 sq. ft. main floor minimum

SWAMP COOLERS See "Air Conditioning Equipment"

TELEVISION ANTENNAE Not allowed.

TEMPORARY STRUCTURES See Antennas.

TRAILERS See "VEHICLES"

TRASH AREAS Any exterior trash areas must be screened from view w/a permanent screen wall matching building exterior finish.

VEHICLES No trailer, motor home, house car, junk car, car that is not capable of moving on its own power, bus, camper, large commercial-type vehicle, including vehicle-mounted camper, whether chassis or slide-in, or pickup coach, tent, boat or truck (except pickup) shall be parked, placed, erected, maintained, or construction on any lot or common area for any purpose. This provision is intended to be broadly interpreted to cover almost any type of vehicle or structure not intended for every-day use.

- A. However, one trailer, camper, motor home, pickup coach, tent, or boat which is stored both on a hard surface pad completely behind approved fencing or screening with current license, and are not used for living purposes will not be in violation of these restrictions. The fact that a vehicle of the above description may be licensed by the State of Colorado or any other state as a passenger vehicle shall in no way exempt it from this provision or the general intent of this provision.