



EFFECTIVE AS OF APRIL 16, 2020

Severance, Colorado

Architectural Control Handbook with Design Guidelines

Vision

The neighborhood vision is to have a rural country lifestyle and feel. Home sites have extended front and side yard setbacks along with wide lot frontage widths. Homes will have a mix of architectural styles including country farmhouse, craftsman and prairie and shall include front porches. Compatible yet diverse designs, styles, colors and materials will be acceptable so that each home has its own unique yet complimentary character.

Architectural Review Committee (“ARC”)

- a. **The ARC serves under the Board of Directors. The ARC shall be appointed and continue their term at the pleasure of the Board. ARC members do not need to live in the Districts to serve.**
- b. **The ARC has appointed Centennial Consulting Group, District Manager, to oversee the ARC review process. All applications, fees, and submittal forms shall be sent through their office to:**

**Golden Eagle Acres Metropolitan District
2619 Canton Court, Suite A
Fort Collins, CO 80525
E-mail: goldeneagle@ccgcolorado.com
Phone: (970) 484-0101
E-Fax: (970) 300-1042
Website: www.goldeneagleacres.com**

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 ARC and written approval from the ARC is required. These guidelines can be changed from time to time, as allowed in the covenants of this subdivision. **ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE GUIDELINES. THESE GUIDELINES ARE ADOPTED PURSUANT TO THE DECLARATION OF COVENANTS FOR GOLDEN EAGLE ACRES. ALL OWNERS AND BUILDERS SHOULD REFER TO THE DECLARATION IN ADDITION TO THESE GUIDELINES**

Additions and Expansions:

- ARC approval is required. Additions or expansions to homes will require submissions of detailed plans and specifications.

Accessory Buildings:

- Accessory buildings shall be limited to two (2) total buildings and may include a detached garage, shop, hobby space or a smaller outbuilding for the storage of lawn furniture, yard equipment, gardening equipment, and similar type items. The size, design, and location of such a structure must be approved by the ARC. The smaller building shall not exceed more than one hundred and twenty (120) square feet in size and a maximum of 14' in height. All accessory buildings must be similar and complementary to the primary homes design and colors. Lots 62 and 63 have exceptions to this rule, as listed later in the Guidelines.
- Accessory Buildings Setbacks: Any approved accessory buildings shall be located at least fifty feet (50') from the back-lot line, twenty feet (20') from the side yard and at least twenty feet (20') recessed from the homes front setback. The larger of the two buildings shall not exceed fifteen hundred (1500) square feet in area or height of 30' in height.
- A Review Fee of \$50 will be charged to the owner for each Accessory Building review, made payable to Golden Eagle Acres Metropolitan District.

Animals:

Given all the lots are greater than one acre the expanded allowance of small farm animals is acceptable as long as additional precautions are made to assure that these animals do not affect the owner's neighbors or the farm and horse properties that are adjacent to this neighborhood.

It is important that the homeowner keep all animals under control and within their lot. An owner is expected to reasonably do what is necessary to keep the noise and smells from their animals from negatively impacting the neighborhood or the neighboring properties.

Even though these are large lots, animals must be confined and managed thoughtfully. If animals were to enter a neighbor's yard or a neighboring farm or horse property, then damage could occur to property and harm could be caused to the neighbor's animals and children.

- Household pets are defined as dogs and cats. No more than 3 dogs or 3 cats with a total number of 4 household pets will be allowed.
- Small farm animals include chickens, goats, and sheep.
 - Up to 6 chickens per household may be allowed. The Town of Severance also requires that the homeowner obtain written approval from the Town regarding chickens living on the property. Roosters will not be allowed on any lot in Golden Eagle Acres. The homeowner must submit an animal care plan that addresses

- fencing, grazing and method of confinement.
 - Two goats or two sheep may be allowed. Other similar sized 4H animals can be approved by the board.
- For animals other than household pets, ARC approval is required. A small farm animal care plan that addresses the following items must be submitted.
 1. **Method of Confinement, including Fencing & Gates:** Wood post fencing with smooth wires is allowed, no barbed wire is permitted. Gates will be wood.
 2. **Lighting:** Lighting shall not interfere with other property owners.
 3. **Grazing & Maintenance of Pasture:** Pastures shall be maintained and have a vegetated ground cover
 4. **Treatment of Manure:** Manure may be used for compost fertilizer and spread over pastures; otherwise, all manure shall be removed from any property monthly. Manure cannot be stored or piled in an area within 20' of a property line and cannot exceed more than 3 yards in size.
 5. **Storage of Feed and Equipment:** All feed being stored on the property shall be screened from view and at least 20' from the back or side property line. All trailers and other equipment shall be stored inside an outbuilding.
- Kennel and/or animal boarding facilities are not permitted.
- Town and County ordinances regarding the limitations on numbers and types of animals shall be followed.

Building Plans: See Construction Guidelines.

Colors: See Construction Guidelines.

Driveways:

- There shall be no extension or expansion of driveways without prior written approval of the ARC.
- All driveways and private lanes shall be constructed entirely of natural tone concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors to the property line.
- Secondary access points on any lot will require ARC approval prior to installation.
 - Each driveway will have its own direct access to the road. The secondary driveway must be separated a minimum of 12 ft. from the existing driveway with a soft landscape buffer between. Depending on lot configuration variances to this buffer can be granted.
- Any variance from this overall theme will need to have written approval from the ARC.

Dwelling Size: See Construction Guidelines.

Exterior Elevations and Floor Plans: See construction Guidelines.

Fencing:

- ARC approval is required for all fencing additions or modifications.
- All perimeter lot line fencing shall be 48” high, three-rail cedar wood fencing. Perimeter lot line fencing is not required except on the rear lot lines of Lots 1-30 and Lots 34-39 and the northern side yards of Lots 1 and 34. Three-rail cedar fence must be built using 2 x 6 rails on 4 x 6 posts. Black metal mesh-type material is permitted to be installed on the inside of the fence. See the fencing diagram in Appendix A.
- Interior fencing shall be solid cedar fencing and installed on or within the building envelope. Solid fencing must be 6-feet high and shall be built using 1” X 6” dog-eared style fence. Such internal screened fencing can only be located on or within the building envelope.
- Wing fencing must be set back a minimum of 5’ from the front corners of the Dwelling Unit and garage constructed upon such Lot.
- The stain color for all fencing will be Sherwin Williams SW3511 Cedar Bark or a matching cedar color from another manufacturer.
- Fencing between lots is required to be placed on the property line. Each owner shall maintain all fencing on their property. Shared fencing shall be maintained on each side of the fence by the corresponding property owner. No double fencing shall be permitted. Cost sharing for new fencing between adjacent homes is encouraged.

Fireplaces:

- If exterior chimney stacks are used, they must look “grounded” and supported by extending up from a foundation or by extending framing down from actual chase and as close to finished grade as possible. If a roof projecting flue is used, it is recommended that it be in an appropriately sized framed chimney stack or be located out of view.
- Per the Declaration of Covenants, no open fires are permitted. Fires on the property must be fully contained within the fireplace.
- Gas or wood fire pits are allowed. Detailed drawings of said fire pits must be shown on the landscape plan and receive approval from the ARB before they can be installed.

Garages and Garage Doors: See Construction Guidelines below.

Landscaping: See Landscape Guidelines below.

Lighting:

- Exterior lighting shall be subdued, understated, and residential in nature.
- Area lighting shall be concealed light sources and shall be either all white or all pale yellow.

- In all cases excessive glare to the neighboring properties or bright continuous yard lighting shall be avoided.
- The approval of the exterior lighting design must be approved by the ARC.

Non-Potable Irrigation System:

- Property Owners living within the Golden Eagle Acres Subdivision or any of the Golden Eagle Acres Metropolitan Districts shall be required to utilize the Golden Eagle Acres Non-Potable Water System and abide by the Districts' Water Rules and Regulations which are attached to this document.

Outside Storage:

- Outside storage of boats and trailers may be allowed, however, the storage area must be screened from sight with approved fencing or landscaping and is subject to prior ARC approval.
- Recreational Vehicles and other objects that are too tall to be fully screened by approved fencing and landscaping must be stored inside an approved accessory building or garage.

Porches and Balconies: See Construction Guidelines below.

Roofs: See Construction Guidelines below.

Satellite Dishes:

- DBS antennas that are one meter or less in diameter may be installed. Antennas larger than one meter are prohibited.
- MDS antennas one meter or less in diameter may be installed. MDS antennas larger than one meter are prohibited.
- Antennas designed to receive television broadcast signals, regardless of size, may be installed.
- Installation of transmission-only antennas are prohibited unless approved by the Board of Directors.
- **All antennas not covered by the FCC rule must be submitted for approval by the ARC.**
- No more than one antenna for each type of service may be installed by an owner.
- All satellite/antennas are recommended to be installed on the rear elevation, back corners, or the side of the house. Should it become necessary for a satellite/antenna to be installed on the roof or front of the home in order to receive adequate signal, a variance request should be submitted and approved by the ARC.

Setbacks: See Construction Guidelines below. For accessory structures, see Accessory Structures.

Signs:

- Temporary real estate “for sale” signs which are not more than five square feet may be installed on the lot without ARC approval.
- No lighted signs are permitted.
- All other signs, including address number and name plaque signs must be approved by the ARC.

Skylights and Solar Collectors/Devices:

- When designing the location of skylights, consideration shall be given to the exterior appearance of the residence. Location shall also be coordinated and aligned with window and door locations.
- Solar collectors shall be integrated into the overall roof design and shall be placed flush with the slope of the roof or wall of the building.
- ARC 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 or be screened from view.

Temporary Structures:

- Temporary structures are not allowed unless approved by the ARC for construction and/or sales uses.

Walls and Siding: See Construction Guidelines below.

Vehicles:

- Inoperable vehicles, which include vehicles without current license plates and tags, may not be stored within view of the street or neighboring properties.
- No street parking is permitted, except for temporary expedient matters including loading, delivery, or emergency services.
- Trailers, recreational vehicles, boats, tractors, campers, camper trailers, commercial vehicles, and other vehicles of a similar nature shall be parked only in enclosed garages or specific areas which may be designated by the Governing Board.

Windows and Doors: See Construction Guidelines below.

Livestock Management Plan, Additional Site Design Guidelines and Requirements
for Lots 62 and 63

- A. Outbuildings:** The large outbuildings may be increased to be a maximum of 3,000 square feet. The small outbuildings may be increased up to 600 square feet. All outbuildings will have a 50' minimum setback from any property line.
- B. Animals:** No more than one large animal per every 3 acres will be allowed. Approved large animals include horses, cows, sheep, llamas, alpacas, goats and pigs. Other 4H animals can be approved by the board. Up to 12 chickens will be allowed per residence but no roosters are allowed.
- C. Fencing & Gates:** Wood post fencing with smooth wires is allowed, no barbed wire is permitted. Gates will be wood. Fencing that is contiguous to the rural lots or the internal streets must be the approved 3 rail fences. Fencing along the existing home sites and County Roads 74 and 27 may be 3 rail pole fences.
- D. Lighting:** Lighting shall not interfere with other property owners.
- E. Maintenance of Pasture:** Pastures shall be maintained with grass or crop cover and irrigation water.
- F. Treatment of Manure:** Manure may be used for compost fertilizer and spread over pastures; otherwise, all manure shall be removed from any property on a monthly basis.
- G. Storage of Feed and Equipment:** All feed being stored on the property shall be screened from view. All trailers and other equipment shall be stored inside an outbuilding.
- H.** Residents shall not maintain any **kennel or animal boarding facility** and shall be required to comply with the Town ordinances regarding the limitations on numbers and types of animals.
- I.** It should be known that **uncontrolled weeds** will not be permitted. Both the Town of Severance and Weld County do not allow unmaintained weed areas and will levy fines if the areas are not maintained.

Landscaping Guidelines & Submittal Instructions

Landscaping:

- A Landscape Review Fee in the amount of \$50, made payable to Golden Eagle Acres Metropolitan District is required with the submission of landscaping plans.
- ARC approval must be obtained by the applicant prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rocks, railroad ties, sprinkler system, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the builders. Builders and homeowners will not alter the city approved drainage or grading plans.
- Landscaping designs will have three zones and shall be in accordance in general with the attached Landscape Plans and illustrated typical lot layout. **All landscaping plans must be approved by the ARC.**
- In general, Zone #1 will be surrounding the home and feature trees, shrubs, flower beds and irrigated grass. Irrigated sod should not exceed more than 10,000 sq. ft. to ensure maximum water allotment is not exceeded. Front yard landscaping shall be made up of sod, 3 trees of at least 2-inch caliper, five 5-gallon shrubs or bushes and ten 1-gallon perennials as illustrated in the typical lot layout.
- Zone #2 is generally located at the sides and rear of the lot and connects Zone #1 to the neighboring lots.
Zone #2. The plantings will be a mix of irrigated native grasses, plants and trees.
- Zone #3 will be located in the back of the lots and be either a drought tolerant fescue or a native prairie grass and may also include trees and planting.
- Deciduous street trees must be planted 3 feet from the back edge of the curb every forty feet in addition to the 3 trees located in the front yard, location of street trees will be determined by the subdivision landscape plan. Said street trees will be provided by the developer, a "street tree certificate" shall be issued to each lot owner upon purchase of the lot. Each street tree certificate shall be lot specific regarding the type and location of each tree. The certificate shall be from a local landscaping company and will include the trees and installation of said trees at no additional cost to the homeowner. To view the approved landscaping plan including street trees, please visit www.goldeneagleacres.com.
- Xeriscaping will be permitted on a case-by-case basis in accordance with Colorado law. Plans must be professionally designed, incorporating different materials (i.e. mulch, breeze, river rock, cobble, etc), edging, trees, and plants into the plan.
- All landscaping must be completed within 6 months after the certificate of occupancy has been issued. If the certificate of occupancy is issued between April 1 and October 1; if said certificate is not issued between such dates, then such landscaping shall be installed by such Owner by the following October 1.
- It should be known that uncontrolled weeds will not be permitted. Neither the Town of Severance or Weld County allow unmaintained weed areas and will levy fines if

the areas are not maintained.

Construction Guidelines & Submittal Instructions

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 Golden Eagle Acres. There will be cases where any of the step-by-step procedures will not have to be followed or certain listed submittal items may not be required. The managing members of the ARC should be consulted to determine what information will be required for review by the ARC prior to making the submission. A submittal form including the name, email address, mailing address, and telephone number is required with the plan submission.

- a. Submittal Fee. A fee payable to the Golden Eagle Acres Metropolitan District must be paid with the submittal to the ARC. The fee for the original building is \$150.00.
- b. Compliance Deposit. A separate compliance deposit of \$500 made payable to Golden Eagle Acres Metropolitan District shall be submitted. The compliance deposit will be returned upon completion of the residence according to the plan, less any damages to property or proportional withholdings due to delays in completion.
- c. Clean Up Fee. All ARC submissions must be accompanied by a \$200.00 payment for a Clean-Up Fee. These funds will be used to maintain the overall appearance of the subdivision during the dwelling construction period i.e. keeping the open spaces, vacant lots still owned by the developer, etc. free from windblown construction debris and the like and the mowing of weeds. The maintenance of all other lots that are owned by builders and others will be the responsibility of the lot owner.
- d. Fee adjustments. The above fees are intended to cover the cost associated with staffing the ARC and keeping the community and surrounding open space free of trash. The ARC may need to increase the fees based upon the actual costs.
- e. Construction Documents Submittal. All construction drawings must be approved by the ARC prior to the start of any construction. Construction drawings are required to be submitted to the ARC in electronic format. Scale for the drawings shall be either 1/8" = 1' or 1/4" = 1'. Construction drawings must include the following:
 - Roof plan, showing pitch, valleys, hips, materials and overhangs
 - Floor plan for each level of the home, 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.
 - All exterior elevations showing materials, dimensions, final and original grade line, and finished floor elevations clearly indicated.
 - Sections, including finished grade, finished floor and maximum roof height.
 - Applicant shall identify all exterior finishes with brand names, color names and numbers in electronic format. THE EXTERIOR FINISHES MUST BE

PRESENTED FOR REVIEW BY THE ARC WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.

- ARC reviews may take between 15-45 days to complete. Please plan accordingly.
- f. Site and grading plans. Are to be submitted with the construction drawings, and shall be at a scale of not less than 1''-20' and must include the following:
 - a. Legal description, north arrow, name, address, email address and telephone number of the current property owner.
 - b. Property lines
 - c. Building envelope dimensions with the location of the envelope established in relation to property lines, if applicable.
 - d. Drives, parking areas and walkways
 - e. Square footage of the building footprint, without any accessory structures
 - f. Location, elevations and square footage of any other improvements, such as swimming pools, patios and outbuildings.
 - g. Reference to adjoining properties, streets, utility and other easements, drainage courses, arrows, and references to buildings on adjoining properties and their uses.
 - h. Top of foundation elevation and drainage plan as it relates to final development grade per engineering plans for development.
- g. Review and Architectural Review Committee Action. Following the review, the ARC will either:
 - a. Approve the construction drawings in which case the applicant may proceed with construction.
 - b. 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 ARC coordinator and receive written approval prior to beginning construction.
 - c. Disapprove the construction drawings, in which case the applicant will be required to resubmit new plans as requested by the ARC.
- h. Additional Submittals. There will be an additional \$50 charged for additional submittals to the ARC. For example, color charts or samples, plans for additions or exterior changes- or anything else missing from the original submittal.

Colors:

- A wide range of color schemes will be permitted including historical farmhouse color schemes; however, the colors will need to be deemed appropriate and non-obtrusive by the ARC. Three color samples must be submitted for approval, including body, trim and accent color. The submittal must also include a masonry sample. The same color combinations for body, trim and brick are not allowed on houses next to each other in

either direction or across the street. All color schemes, including changes to color must be approved by the ARC.

Dwelling Size:

- The dwelling space of a one-story home shall be a minimum of 1,500 square feet of finished above ground living space (exclusive of the garage) and 1,700 square feet a two-story dwelling.
- No building shall exceed 40 feet in height and no building shall exceed two stories and loft as viewed from the street side.
- Earth sheltered homes are not allowed and all dwellings must be constructed on site.

Exterior Elevations and Floor Plans (Monotony Section):

The same floor plan with the same exterior elevation will not be allowed across the street or within two doors either side from a home that had been built or is being build. The same floor plan with different exterior elevations may be built across the street but not adjacent to a home that has been built or is being built.



Garages and Garage Doors:

- Each residence shall include an attached garage having space for no less than two automobiles. An additional garage may be constructed if approved by the ARC (see Accessory Buildings).
- Windows on the front elevation of the garage and the garage doors themselves to make them more visually appealing are preferred.
- Quality built steel or better doors are preferred, insulated (not required), with a raised panel look or detailed(required). Higher grade insulated doors are preferred.
- Trim should be similar in design to other exterior doors or window trim.

Porches and Balconies:

- Every home shall include a back patio/deck that is a minimum of one hundred twenty (120) square feet.

- Porches and balconies must be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations.

Roofs:

- All roof overhangs must have a 12-inch minimum. Major roof slopes shall be 4:12 pitch or greater.
- Flat roofs, mansard roofs, pseudo-mansard roofs, curvilinear roofs, and A-frame roofs are not allowed.
- The roofing material must be at least a premium architectural grade laminated shingle (3 tab is not allowed).

Setbacks: See Construction Guidelines below. For accessory structures, see Accessory Structures.

- Home setbacks:
 1. Front property line setbacks shall be 40 feet for homes that have a protruding garage.
 2. Front property line setbacks shall be 30 feet for homes that have side load or recessed garages.
 3. Side property line setbacks shall be 20 feet for all homes.
 4. Back property line setbacks shall be 50 feet for all homes.
 5. Side property line setbacks shall be 30 feet for corner lots that are adjacent to the street.

Walls and Siding:

- The front elevation of the house will have masonry facing of brick, stone or other similar masonry material equal to at least 30% of the total finished front facing wall area excluding roof, doors and windows. When a masonry facing comes to an outside corner it must be wrapped to the nearest inside corner or a minimum of two feet.
- Stucco or equal is an acceptable siding material however the corner and trim details must be shown in clear detail on the building plan elevations.
- Premium grade wood, Cementitious and strand board sidings are acceptable in combinations that create an interesting and appealing visual appearance including simulated shingles and the use of board and batt applications where the batts are 12 to 16 inches on center.
- Horizontal lap siding exposures (reveal) greater than 7" inches are not acceptable unless specifically approved in a combination with other lessor reveals.
- Exterior wall surfaces over the garage should be no longer than 25 feet in length without the introduction on a minimum 2-foot recess, 2-foot projection, or change in orientation.
- Two story exterior wall forms must be interrupted by minor roof forms or horizontal visual breaks or banding at each floor level. Changes in siding exposure/ material/

texture on upper levels and gable ends is required to the extent that the elevation is attractive and balanced

- Exposed concrete foundation walls between ground level and exterior wall siding shall be designed and constructed to expose a maximum of 12 inches. Foundation exposure over 12 inches shall be finished with approved siding or masonry materials. Side walls on sloping lots shall have frequent breaks in foundation elevation to keep exposed concrete to a minimum. The limitation does not apply when exposed foundations are covered with masonry veneer.
- Exterior House structure Lighting: Lighting which is designed to complement the home's architecture and appropriately sized and spaced front elevation lighting is required.
- Exterior Trim shall include 4'' window, garage door openings and corner trim, 8'' garage door header and garage gable band trim.
- Fascia shall be a minimum of 8''
- Vinyl fascia, soffit and siding is not allowed
- **Minimum side elevation requirements.** No sidewall shall exceed 26 feet in length on any level of a home without including at least one (1) of the following in at least two (2) locations.
 1. Change in wall plane of at least six (6) inches
 2. Change in material or masonry pattern
 3. Change in roof plane
 4. Windows
 5. Doorways
 6. An equivalent element that subdivides the wall and provides architectural interest
- **Minimum rear elevation requirements.** Rear wall shall be articulated using at least one (1) of the following elements.
 1. Porches/ Decks
 2. Balconies
 3. Bay/ Bow Windows
 4. Change in roof plane

Windows and Doors: See Construction Guidelines below.

- Windows and doors shall be trimmed and painted the selected trim color. Window trim must be a minimum of 4 inches of wood trim on windows with a brick mold, or a minimum of 6 inches for windows that do not have a brick mold.

Also See: Driveways, Lighting

Exhibit A
Property Line Fence Specifications

3-Rail Cedar Wood Fencing



SW 3511 Cedar Bark
Exterior Semi-Transparent Stain

FOR ALL INTERIOR SCREENING CONSTRUCTED ON OR WITHIN BUILDING ENVELOPE

6' Dog Eared Cedar Fencing





