



Design Guidelines & Architectural Standards

Including Water Valley North,
Water Valley South, Marina Dóce at Water Valley,
Pelican Hills & The Harbors Addenda

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DESIGN GUIDELINES & ARCHITECTURAL STANDARDS
**(PLEASE NOTE, ATTACHED ADDENDA, THE TERMS OF WHICH ARE
INCORPORATED HEREIN, APPLY TO WATER VALLEY SOUTH/MARINA DOCE
AT WATER VALLEY/PELICAN HILLS/HILLTOP ESTATES & THE HARBORS,
CONTAIN ADDITIONAL GUIDELINES AND STANDARDS SPECIFICALLY
APPLICABLE TO THOSE AREAS IN THE WATER VALLEY SUBDIVISION.**

In the event of a conflict between the attached Addenda and this base document, the terms of the attached Addenda shall control).

In accordance with the Water Valley Covenants the members of the Design Review Committee are publishing these Guidelines to assist Owners and Builders in complying with the covenant provisions. These guidelines have been approved by the Association and are being provided to encourage all residential construction to be completed in conformity with the provisions for architectural control. These are guidelines only and the Design Review Committee has final approval of the comprehensive design package. Thus individual items may be waived or other requirements increased at the sole and absolute discretion of the Design Review Committee for any reason whatsoever, including, without limitation, to produce an aesthetic package or varied by location and lot to provide compatible home values on a block.

Section 1 – Statement of Purpose. Any plan submitted to the Design Review Committee will be evaluated and building approval will generally be granted based upon conformance with the submittal requirements, architectural standards and the construction regulations described herein.

Section 2 – Intent of Design Guidelines. The intent of the submittal requirements, architectural standards and construction regulations for the Water Valley Subdivision is to ensure that each home has individual design quality and integrity while remaining compatible with the neighborhood as a whole.

Section 3 – Submittal Requirements. Before construction begins, each builder must submit two (2) sets of building plans to the Design Review Committee for review which must include:

- a) Site plans at 1"=20' scale indication:
 - 1) Building location, dimensioned to property lines
 - 2) Setback and easements
 - 3) Driveway location
 - 4) Utility connections (sewer, gas, electricity and phone)
 - 5) Grading and drainage plan showing existing and proposed grades
 - 6) Finished floor elevations including garage.

- b) Complete working drawings including:
 - 1) Floor plans at no less than 1/8" – 1' – 0"
 - 2) All exterior elevations with exterior materials noted
 - 3) Exterior details, including chimneys, exterior stairs, decks, railings and deck columns
 - 4) At least one cross section of the structure indications roof pitches and height
 - 5) Electrical plans indicating location of all exterior lighting.

- c) Samples of all exterior materials and colors, including cut sheets of exterior light fixtures.
- d) Complete landscape plan, including driveway, retaining walls (including material), erosion control, decorative features and lighting.
- e) Any ancillary improvements contemplated on the lot (dog runs, storage areas, fences, etc.).
- f) A completed Submittal Application Form (included at the back of this booklet) and fee submitted.

All plans and samples must be clearly marked with the date, Owner's or Builder's name, Lot and filing number.

The Design Review Committee may occasionally request additional information in order to be able to visualize the proposed residence. One set of the plans and samples may be kept by the Design Review Committee, and the other set of plans will be returned to the Builder when approval is granted. The submittal fee, currently \$300.00, must be included with the final submittal.

Additional Construction and/or Exterior Changes after Completion of original Construction

Additional construction to a home, landscaping or other improvements to a home after completion of an approved home must be submitted to the Design Review Committee for approval prior to initiation such changes and/or additions. A submittal fee of \$50.00 must be included for any proposed changes, additional construction, landscaping or other improvements to the home. \$20.00 of this fee is refundable upon final approval of the requested item(s). The committee may allow partial approvals or construction commencement which **DO NOT** constitute approval of every item on the home.

Section 4 – Preliminary Submittals. Although preliminary submittals are not required, they are strongly encouraged. The Design Review Committee will review any Builder's or Owner's plans, sketches or conceptual drawings at any stage before final submittal and without requiring a submittal fee. This is intended to help lot Owners avoid the expense and frustration of possible Design Review Committee disapproval of a formal submittal.

Section 5 – Submittal Review. Upon receipt of all required documents, the Design Review Committee will review the plans and will provide a written response to the owner within sixty (60) working days after a complete submittal.

Section 6 – Resubmittal of Plans. In the event of disapproval by the Design Review Committee of the final submittal, any resubmittal of plans will follow the same procedure as an original submittal.

Section 7 – Ancillary Improvements. All proposed ancillary improvements to existing homes in the Water Valley Subdivision must be submitted to the Design Review Committee for approval prior to commencement of construction. Such improvements include, but are not limited to: additions, decks, exterior lighting, dog runs, fencing, basketball hoops, play equipment, antennas, restaining/painting of the home or fencing in a new color and solar collectors.

Submittals should follow these general procedures:

- a) Review the Architectural Standards for applicable design criteria
- b) Complete the Ancillary Improvement Submittal Form included herein and submission of that form to the Design Review Committee
- c) Provide plans showing site location and proposed materials, plus sample sheet for lights, play equipment, and solar collectors. Color samples, where appropriate, must accompany the submittal. Plan can range from a simple sketch to professional drawings, depending upon the complexity of the project.

The Design Review Committee will review ancillary improvement plans and will provide a written response to the Owner within sixty (60) working days after complete submittal.

Section 8 – Time Limitation of Approvals. Final approval of plans is valid for twelve (12) months. Construction must begin within this period. If not, plans must be resubmitted and reviewed again without further submittal fees. A submittal of a different dwelling on the same lot required a new review fee.

Section 9 – Building Code. Any residential structure shall be required to conform to the applicable building code and ordinance of the Town of Windsor. Any approvals by the Design Review Committee of plans submitted to them does not expressly or implicitly suggest compliance with any building code or ordinances. The Owner and Builder shall be required to obtain any building permit from the Town of Windsor and obtain the necessary inspections for Certificate of Occupancy to be issued by the Town of Windsor.

ARCHITECTURAL STANDARDS

Section 1 – Diversity of Architectural Styles. It is the intent of these guidelines to insure that each home remains generally compatible with the neighborhood as a whole. Domes, hyperbolic parabolas, mansard roofs and flat roofs will not be permitted in Water Valley Subdivisions unless specifically approved by the Design Review Committee.

Section 2 – Minimum Square Footage and Building Height. The minimum living area of any residence constructed on a single family lot within Water Valley Subdivision shall be 1,500 square feet for a ranch floor plan or 1,700 s.f. for multi-level but only in certain areas. Square footage minimum may be waived on a case by case basis with addition of architectural features which may include a third car garage. Patio homes, condos, townhomes shall be reviewed on a

case by case basis. Each residence shall have a minimum of two-car garage. The maximum building height of any residence constructed within Water Valley Subdivision shall be 30 feet measured from the top of the foundation to the crest of the highest roof line (excluding chimneys, cupolas, etc.). Houses along Water Valley Parkway will be limited to a single story or if approved by the Review Board, single story stepping up in height away from the Parkway.

Section 3 – Building Design. Designs which are low around the perimeter and high towards the center of the residence will be preferred by the Design Review Committee. Wings, sheds, porches and walls which visually tie the residence to the lot and plans which produce exterior courtyards and semi-enclosed patios will be preferred by the Design Review Committee.

Section 4 – Roof Pitches. The roof on any residence must be between 6/12 and 12/12. Porches and shed elements may have roof pitches as low as 4/12.

Section 5 – Exterior Elevations of Residences. Any residential plan should be designed to look attractive from all four sides. Decorative elements (masonry veneer, shutters, dormer windows, etc.) should not be limited to the front side of the residence. Fireplaces and full height of any chimney must be fully enclosed with compatible materials to exterior siding of the residence.

Section 6 – Residence Window and Door Placement. The placement of windows and doors within the residence on flat walls should align vertically and horizontally and should not be randomly located.

Section 7 – Standards Regarding Use of Exterior Materials. Exterior materials shall be limited as follows:

- a) Wood Siding shall be restricted to natural wood boards or shingles, stained or painted, with a minimum recommended 20% pigment. Lap board siding must have a maximum exposed board width of 6" unless approved by the committee.
- b) Hardboard Siding shall be restricted to prefinished painted with natural colors as defined in Section 8. Certain high quality vinyl siding may be allowed.
- c) Masonry Siding shall be mandatory on the front of any residence constructed within the subdivision. Masonry Siding shall be restricted to stone, brick or stucco (no rottled patterns). Masonry Siding shall be required for a minimum of ten percent (10%) of the entire residence and minimum of 25% of the front of the house. If stone or brick are used on the front of the residence, the stone or brick shall be extended a minimum of four (4) feet on both sides of the residence at the same height as the brick or stone on the front of the residence.
- d) Roofing shall be restricted to tile, slate, or certain brands of 40 year heavy textured, shadow asphalt shingles such as Tamco Shadowtone series. Cement tile, and metal roofs may be approved, provided they are necessary to the architectural style of the residence and they are a natural color as defined in Section 8. Standard asphalt shingles are NOT acceptable in the Water Valley Subdivision.

- e) Simulated materials require approval of the Design Review Committee.
- f) Window frames shall be painted wood, natural wood, painted steel, anodized painted aluminum or vinyl cladding.
- g) Foundation walls shall not be exposed, except 6" above grade at house.
- h) Unless otherwise approved, all fascia shall be a minimum of 8" and all soffits shall be a minimum of 16".

ALL EXTERIOR COLORS MUST BE APPROVED BY THE Design Review Committee PRIOR TO CONSTRUCTION

Section 8 – Color of Exterior Materials. The color of exterior materials used in the residence must be subdued and blend with the colors of the natural landscape. Earthtones generally muted, are recommended. Whites are allowed. Accent colors on exterior doors, window frames, fascias, soffits and trim, used with restraint and in a manner which does not exceed 10% of the surface of the residence, may be approved by the Review Board. Unless otherwise waived, the builder must paint a 10'x10' section of the house and accompany trim for color approval.

Roofing colors must be limited to natural material colors or earthtones.

All projects, including but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing and exterior stairways shall match the color of the surface from which they project and shall be approved by the Design Review Committee.

Section 9 – Standards Relative to Decks, Patio Porches and House Numbers. Decks must be within allowable building setbacks.

- a) No deck may be greater than 4 feet above grade. Second floor balconies must be of the same materials as the home siding, cantilevered without column supports, and specifically approved by the Design Review Committee. Deck columns less than 6' high must have a minimum dimension of 5-1/2".
- b) Walls constructed out of brick, stone, wood and stucco or concrete faced with brick, stone, wood or stucco will be allowed within the building setbacks. They may be used for retaining changes in grade.
- c) Front porches and steps may be constructed of brick, stone, colored or exposed aggregate concrete or plain concrete.
- d) House numbers must be between 5" and 7" high, brass or black and lighted by the porch light or some other method at night. Other designs or colors require specific approval of the Design Review Committee.

Section 10 – Setbacks. The setbacks which will be enforced by the Design Review Committee are the same building setbacks that are required by the Town of Windsor, Colorado except for the home setback from the back lot line shall be 20' unless otherwise approved. Lots along Water Valley Parkway setbacks must allow for planned landscaping.

Section 11 – Site Grading. Exterior grading shall be adequate for drainage away from the house and adjacent houses; however, the grading shall not be forced to allow basement garden level or walkout windows and doors, except through the use of area walls. Houses shall be sited to complement existing or planned houses on adjacent sites. Grade level decks, patios and outside living areas are encouraged and large elevated decks or patios are discouraged. The fencing and screened standards (Section 14) are intended to create an open feeling and to minimize the area enclosed or partially surrounded by privacy fences, service yards or pet enclosures.

Section 12 – Landscaping. The intent of the approval process for landscaping is to encourage an open flowing relationship between lots. Any plan which defines a rigid property boundary is discouraged while plans which bend one yards through the use of similar planting materials and random clumps of trees along the property lines are encouraged. **Landscaping from curb to 16' behind sidewalk will be as specified by the subdivision landscape plan and is the responsibility of the owner or builder.** Visible front landscaping must be primarily grass and be completed within one year from building permit on front yards and on any back yard adjacent to or visible from open space, beaches, or trails. All landscape must be watered with an automatic sprinkler system and such system must be hooked up to the Water Valley raw water tap. All hose bibs must be hooked up to the Town of Windsor's potable system.

Section 13 – Paved Areas. Hard-surfaced private driveways and parking areas are required and designed per ACC specs. Asphalt or concrete is required and existing sidewalk must be replaced where the driveway crosses. Any material used to create a special paving pattern requires prior approval of the Design Review Committee.

Section 14 – Screening and Fencing. Boundary fencing or screening fencing will require approval from the Design Review Committee and must meet the following minimum standards:

- a) No fence or screening material may exceed six feet (6') in height, and no fence or screening material shall be wire or chain link. Solid fencing must have a cap board or trim for finish (no exposed dog ears, angled edges, or boards).
- b) All privacy fencing along side lot lines shall be 6' certain solid PVC materials. The front wings connecting to the house shall be of the same material and set back from the front corner of the home at least 4'. No boundary or screening or fencing will be permitted in the front yard of a lot. Open Design fencing as defined hereafter is allowed along side lot lines.
- c) Open Space Lots – Side lot 6' privacy fencing on any lot which backs to open space, beaches, or trails shall not extend to within 24' of the back lot line. All fencing parallel with the back of the house and within 24' of the back of the lot must be Open Design and on the side or back lot lines. Open Design is a two rail fence of ACC

approved gray two board PVC material (certain wire mesh between the rail may be acceptable). However, there may be a private fenced area extended from the home enclosing a deck, pool, or barbecue area which must be of the same materials and colors of the house siding and trim. **All such lot owners must complete and maintain visible back landscaping within one year of home completion.**

- d) All lots along Water Valley Parkway shall install fencing in the specified areas using materials specified in the subdivision landscape plan unless already installed.
- e) Dog Runs – Any fenced area in the back yard in which a dog is loose and unattended at any time is a Dog Run. Dog Runs must be connected to the house and be of the same or similar material as the house. i.e. gray PVC privacy fence may be acceptable on a gray sided house. Dog runs must be contained within a privacy fenced area as described in 14.c. above. Dog Runs must be at least 5' from side lot lines and 25' from the back property line. If Dog Runs are chain link, the chain link fence must not be visible from any open space, streets, or neighboring yards. Dogs in a dog run must not be visible from open space, neighboring yards, or the street. Barking must be controlled per the covenants. Dog runs must be clean and maintained to eliminate any odors, flies, or disease hazard to neighbors.

Section 15 – Standards for Exterior Mechanical Equipment. All exterior mechanical equipment shall be either incorporated into the residence that is constructed or be permanently enclosed by some screening material as described in Section 14. No visible satellite dishes or rooftop antennas will be allowed.

Section 16 – Accessory Structures. Accessory structures, including dog runs and exterior storage, shall be submitted to the Design Review Committee and approved by the Board prior to construction. Such structures will not be allowed unless attached to the home and be of similar materials. No dog runs will be allowed which butt up against a bordering lot.

Section 17 – Exterior Lighting Standards. The design standard for exterior lighting shall be such that it will not interfere with the use and enjoyment of other residential houses within the subdivision. The light source should shine downward and not be directly shine at the street or into adjoining dwellings, and the location of all exterior lighting shall be approved by the Design Review Committee. All exterior lighting shall be a design compatible with the structure and should be used for purposes such as illuminating entrances, decks, driveways and parking areas. Exterior flood lights are not allowed.

Section 18 – Misc. Basketball – Certain basketball hoops may be installed with portable base or on a free standing pole along the driveway between the sidewalk and the house (caution, there are underground electric, gas, water, and sewer lines). No basketball hoops may be attached to the front of the house or garage.

Storage Buildings – No outside storage buildings or storage sheds are allowed on any lot whether imported or built on site.

Playground Equipment – Playground equipment should be located near the house and away from open space and lot lines so as to not interfere with neighbors quiet yards. Such equipments shall be properly painted, stained and maintained to be attractive from other homes and shall not have large canopies or structures which would block neighbors views of open space or lakes.

Views of Lakes and Open Spaces – Landscaping shall be full and attractive and the Design Review Committee will encourage the minimization of view blockage of lake and open spaces from your neighbors. Thus a large blue spruce on the back edge of the lot between your neighbors picture window and the lake would not normally be acceptable.

Section 19 – Homebuilders, Construction Procedures & Misc. Builders shall not cross vertical curbs with heavy equipment without first bridging the curb with material and then driving over shall be minimized. Then the curb crossing shall be at the driveway entrance point. The driveway pan construction must match the standard cut sheets and sidewalk must be removed where the driveway crosses. Sidewalks should not be scraped with loaders. All paving, concrete, fencing, and services must be protected from damage. Damages will be charged to the builder.

Excess material shall not be deposited on adjacent lots without the owner's permission. All excess material from basement excavation shall be removed from the lot within 30 days and deposited by builder east of the Water Valley subdivision in the designated area north of old scale house area.

Location and elevation of sewer service, water service, and possible ground water must be verified by builder prior to construction of foundation and final determination of finished floor elevations.

Final Lot grading shall be such that drainage falls away from the foundation in all directions, not adversely affect adjacent lots, and gently slope to the final grading per subdivision plans. Erosion control must be provided by owner or builder.

Builders must take reasonable care to prevent dirt and mud from being tracked onto paved streets. Construction debris must be contained and site kept clean. Blowing trash and debris will not be tolerated.

Builders and Owners shall comply in all respects with the provisions and requirements of the Soils Reports and Construction Packet provided at closing including TST Basement Letter, Sample Lot Drainage, Driveway Construction, Curb Crossing & Damage letter, Raw Water System, Building Fees, Landscape Planting Schedule and Plans, and Lot Topo and Finished Floor Elevations.

Addendum to Design Guidelines & Architectural Standards for Hilltop Estates/Pelican Hills

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Ranch Minimum:	1800 Square Feet
Multi-Level/First Floor Minimum:	1500 Square Feet
Masonry (<i>Brick, Stucco, Stone</i>)	40% Minimum of Front of House (<i>excluding openings</i>) 20% Minimum on all others sides
Roof Pitch	Minimum 6/12
Roof Material	40 Year Architectural Grade Asphalt Shingle or Tile
Set Backs	As Per Town Code
Fencing	3 Rail Grey PVC with Masonry Pillars at Pivot Points
Garages	3 Stall Minimum
Height	35' Maximum as per Town Code
Color	Earth Tones (<i>Must be approved by Architectural Committee</i>)
Overhangs	Minimum of 12"
Design Scheme	Traditional/Contemporary
Privacy Walls	Privacy walls and fence shall be made of same siding or masonry material as the house and cannot be installed along any property lines.
Landscaping	To be prepared by landscape design professional, showing locations and type of fencing, all planting bed locations, edging and mulch types, storage, lay areas, deck, etc. Shrubs, minimum 5 gallon. Lot trees, minimum of four (4) shade of minimum 1 ¾ in. caliber, with at least two (2) in the front yard and two (2) in the rear yard. Minimum two (2) 6' Coniferous per lot. Front yard to be sod. Consistent with approved Final Landscaping Plan. Maximum of 20,000 square foot of irrigated sod per lot. Irrigation system must connect to Water Valley Raw Water System and must be metered. Playground Equipment to be located from rear and side lot lines a minimum distance equal to the tallest height of the equipment, but not less than 5 ft.

Addendum to Design Guidelines & Architectural Standards for Hilltop Estates/Pelican Hills

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Antennas and Satellite Dishes	Antennas must be located in the attic space. Satellite dishes over 18 inches in diameter are not allowed. No satellite dishes on front elevation.
Plumbing & Furnace Vents	Locate on the backside of the ridge facing the street where practical. Painted to match roof color.
Windows & Rear Decks	Double hung/casement or slider, wood printed or vinyl. a) 1-story deck: Support posts to be min. of 12" in width. b) 2-story deck: Support Post to be min. of 18" in width. c) Color: Stained the same color as house and/or trim <i>(excluding floor)</i>
Out Building	Must be the same architecture, color and material quantity as house, must be submitted with site plan to be approved by A.C.C.
Completion	Completed construction within 2 years of lot purchase. Completed landscaping within 12 months of certificate of occupancy.
Items That Need Approval	Storm Doors, Basketball Hoops, Playhouse, Dog Runs & Enclosures, Playground Equipment, Swing Sets, Sign, House Numbers, Cloths Lines, Site Lighting, Window Air Conditioners, Swamp Coolers, Firewood Storage, Change in Color Scheme, RV, Boat and Additional Vehicle Parking, Storage Sheds, Landscape Plan and other items at the sole discretion of the A.C.C.

Addendum to Design Guidelines & Architectural Standards for The Harbors

Square Feet Minimum:	2,000 Ranch / 2,500 Two-Story
Roof/Material:	Minimum 6-12 Pitch / Tile or Slate
Masonry / Stucco:	Minimum 70% All Sides
Fence:	Black Wrought Iron along rear with architectural pillars to match house
Boat House (Optional):	Same architectural materials as house
Landscape:	Must complete front and back within 8 months of occupancy and installed by professional landscaping company. \$10,000 deposit returned upon satisfactory completion.
Resale of Vacant Lot:	Water Valley has first right of refusal.

ADDENDUM TO DESIGN GUIDELINES & ARCHITECTURAL STANDARDS FOR WATER VALLEY SOUTH

This Addendum to Design Guidelines & Architectural Standards for Water Valley South (the “**WVS Addendum**”) has been promulgated and adopted by the Design Review Committee (collectively, “**DRC**”) and the Executive Board of the Master Association effective the 17th day of November, 2004 in accordance with Article 8 of the Master Declaration of Covenants, Conditions and Restrictions for Water Valley by Trolco, Inc., recorded on November 3, 1995 at Reception No. 2462325 of the Weld County records (the “**Master Declaration**”), and shall apply to that certain portion of the Real Estate legally described on Exhibit “A” attached to the Third Supplement to the Master Declaration recorded on the 17th day of November, 2004 at Reception No. 3236098 of the Weld County records (hereinafter referred to as “**Water Valley South**”).

The terms and conditions of this WVS Addendum, which are in addition to and supplement the terms of the existing Design Guidelines & Architectural Standards, are as follows:

1. Minimum Square Footage and Building Height. The minimum living area of any residence constructed on a single family lot within Water Valley South shall be:

a. 1,500 square feet for a ranch floor plan and 1,900 square feet for a multi-level floor plan for any residence constructed in Sections J, and K within Water Valley South.

b. 1,700 square feet for a ranch floor plan and 2,100 square feet for a multi-level floor plan for any residence constructed in Sections I, T and interior lots in Q and R within Water Valley South.

c. 2,200 square feet for a ranch floor plan and 2,600 square feet for a multi level floor plan for any residence constructed in Sections Q and R exterior lots within Water Valley South.

The maximum building height of any residence constructed within Water Valley South shall be thirty five (35) feet, measured from the top of the foundation to the crest of the highest roof line (excluding chimneys, cupolas, etc.).

2. Color of Exterior Materials. The color of all exterior materials used on a residence or other improvements within Water Valley South must be approved in advance by the DRC. Earthtones generally muted are recommended.

3. Masonry Siding.

3.1 *Approved Materials.* As used herein, “Masonry Siding” shall be restricted to stone, brick or stucco (with no rottled patterns).

3.2 *Front of Residence.* Masonry Siding shall be mandatory on the front of any residence constructed within Water Valley South. For any residence constructed north of New Liberty Road, a minimum of 50% of the front of the residence must be comprised of Masonry Siding. For any residence constructed south of New Liberty Road, a minimum of 25% of the front of the residence must be comprised of Masonry Siding.

3.3 *Sides and Back of Residence.* Any side or back of a residence within Water Valley South which faces immediately upon open space, a public street, a private street, and/or a lake shall be comprised of at least 25% Masonry Siding.

3.4 *Wrap Requirements.* If stone or brick are used on the front of any residence within Water Valley South, the stone or brick shall be extended a minimum of four (4) feet on both sides of the residence at the same height as the brick or stone on the front of the residence. If such residence is on a Lot which has three (3) sides which face immediately upon open space, a public street, a private street, and/or a lake, the stone or brick shall be extended on both sides and the back of the residence at the same height as the brick or stone on the front of the residence. The requirements of this Section 3.4 are not in lieu of the requirements of Section 3.3 hereof, but rather are in addition thereto.

4. Roofing Materials. Except as otherwise provided herein, roofing materials within Water Valley South shall be restricted to tile, slate, or certain brands of 40 year heavy textured, shadow asphalt shingles. Cement tile or metal roofs may be approved by the DRC, provided such materials are necessary to the architectural style of the residence and are an approved color. Standard asphalt shingles are NOT acceptable in Water Valley South.

5. Garage Doors. Garage doors within Water Valley South must have a wooden appearance, and must be constructed of wood, wood façade, or other materials pre-approved in the sole and absolute discretion of the DRC.

6. Screening and Fencing.

6.1 *Pre-Approval Required.* The design, color, materials, and location of any screening and fencing in Water Valley South must be approved by the DRC prior to construction or installation.

6.2 *Materials.* Subject to the pre-approval of the DRC as referenced in Section 6.1 above, wood, masonry or wrought iron are encouraged as fencing materials, and must create a design consistency with the fencing scheme as installed by the developer.

6.3 *Design.* Subject to the pre-approval of the DRC as referenced in Section 6.1 above, the following are general principles applicable to screening and fencing within Water Valley South provided to assist Owners in the preparation of their fence plans:

6.3.1 No screening or fencing shall exceed six (6) feet in height.

6.3.2 No screening or privacy fencing shall be allowed in front yards.

6.3.3 Privacy fencing, where allowed, shall be a maximum of six (6) feet in height, and shall be constructed of certain approved pressure treated and stained wood materials.

6.3.4 No privacy fencing shall be allowed on any portion of a Lot which faces a lake, open space, or a public street.

6.3.5 Open design two rail wood fences are preferred along the portion of Lots adjacent to lakes, trails, or open space areas. Side or back lot line fencing must convert to the open design fence within 24 feet of open design two rail wood fencing which is used along lakes, trails or open space areas.

6.3.6 Privacy fencing constructed of approved materials may adjoin developer installed perimeter fencing in areas which are privacy (non-open design) in nature. Privacy fencing must convert to the height of the developer installed perimeter fencing within 24'. In areas where the developer installed perimeter fencing is of an open design, side or back lot line fencing must convert to the open design fence within 24 feet.

6.4 *Dog Runs.* The design, color, materials, and location of any dog run in Water Valley South must be approved by the DRC prior to construction or installation. Subject to the pre-approval of the DRC as referenced in this Section 6.4, the following are general principles applicable to dog runs within Water Valley South provided to assist Owners in the preparation of their dog run plans:

6.4.1 Dog runs shall not be visible from open space, a public street, a private street, and/or a lake.

6.4.2 Dog runs shall not be located within five (5) feet from any property line.

6.4.3 Dog runs shall be screened by approved materials so that the dog therein is not visible from neighboring Lots.

6.4.4 "Invisible" electric fences shall generally be permitted along property lines.

7. Utility Boxes. No utility boxes shall be located in the front yards of single family residential Lots within Water Valley South.

8. Basketball Hoops. Unless otherwise approved by the DRC, the following restrictions as to basketball hoops shall apply in Water Valley South:

8.1 *Attached/Detached.* No basketball hoops may be attached to a residence or garage. Certain basketball hoops may be installed on a free standing pole along the driveway between the sidewalk and the residence.

8.2 *Portable.* Portable basketball hoops are prohibited unless they are stored inside an enclosed garage when not in use.

9. Landscaping. Unless otherwise approved by the DRC, all landscaping within Water Valley South shall be installed by professional landscaping companies which are either bonded or insured and must adhere to published Water Valley landscaping design requirements.

10. Irrigation Systems. The Poudre Tech Metropolitan District (the “Metro District”) owns and maintains a raw water irrigation system which provides a ¾” tap at the back of each Lot. The Metro District, the DRC and the Declarant have experienced an inordinate number of problems with individual homeowners connecting to the raw water irrigation system. Accordingly, the following restrictions shall apply to all irrigation systems within Water Valley South:

10.1 *Pre-Approval Required.* The design, materials, specifications and location of any irrigation system in Water Valley South must be approved by the DRC prior to construction or installation.

10.2 *Professional Companies.* The design and installation of all irrigation systems within Water Valley South must be conducted by professional irrigation companies approved in advance by the DRC. For convenience, the DRC shall maintain at its office a list of pre-approved companies. If an Owner desires to use a company not appearing on such list, the Owner must submit the name and qualifications of the company to the DRC for pre-approval.

10.3 *Connection/Disconnection.* The actual connection or disconnection of an irrigation system within Water Valley South to the Metro District’s raw water irrigation system shall be conducted only by authorized personnel of the Declarant or the Metro District approved in advance by the DRC. The Owner shall pay in advance a reasonable connection or disconnection fee to the Declarant or the Metro District, as the case may be, which fee shall not exceed One Thousand Dollars (\$1,000.00) unless otherwise approved by the DRC.

12. Multifamily Projects.

12.1 *Separate Review Process.* Multifamily projects within Water Valley South shall be subject to a separate review and approval process by the DRC, and the terms and conditions of this WVS Addendum, other than this Section 12, do not necessarily apply to such multifamily projects. Any developer or builder of a multifamily project should contact the DRC directly to facilitate and coordinate such review and approval process.

12.2 *One Water Bill for Subassociations.* The Master Association shall submit one water bill to each Subassociation within Water Valley South for use of the Metro District's raw water irrigation system. Each Subassociation shall then be responsible to assess and collect from each member of the Subassociation for the water bill, and the Subassociation shall be responsible for paying the water bill to the Master Association. The requirements of this Section 12.2 do not waive or release any collection rights which the Metro District or the Master Association may have against individual Owner's.

12.3 *Maintenance of Open Space.* Each developer of a multifamily project within Water Valley South must form a Subassociation to maintain the open space and common areas within and immediately adjacent to the multifamily project, save and except where the Metro District assumes the responsibility for such maintenance.

13. General and Miscellaneous Provisions.

13.1 *Capitalized Terms.* The Capitalized terms used in this WVS Addendum shall have the same meaning as ascribed in the Master Declaration.

13.2 *Design Guidelines.* The Design Guidelines & Architectural Standards of the Master Association (the "**Design Guidelines**") remain in full force and effect. This WVS Addendum is in addition to and supplements the terms of the Design Guidelines. If there is a conflict between this WVS Addendum and the Design Guidelines, this WVS Addendum shall govern with respect to Water Valley South.

13.3 *Incorporation by Reference.* Pursuant to Section 8.4.1 of the Master Declaration, this WVS Addendum, as the same shall be amended from time to time, shall not be recorded, but shall be considered incorporated into the Master Declaration by reference and shall be enforceable as though set forth in full therein.

13.4 *Headings.* The headings in this WVS Addendum are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this WVS Addendum or any provision hereof.

13.5 *Severability.* If any provision of this WVS Addendum or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this WVS Addendum and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.

14. Overriding Principles.

14.1 *Sole and Absolute Discretion.* Subject to any constraints in the Master Declaration and the Colorado Common Interest Ownership Act, C.R.S. 38-33.3-101 *et seq.* (“CCIOA”), any determinations or approvals to be made hereunder by the DRC shall be in its **sole and absolute discretion**, and such determinations shall be final and binding upon the Owners.

Variances. Subject to any constraints in the Master Declaration and CCIOA, the DRC **shall have the power and authority, in its sole and absolute discretion, to grant variances from the requirements of this WVS Addendum to any one or more Owners.** Approval of plans or improvements shall not be deemed to constitute a waiver of the right to withhold approval as to similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

ADDENDUM TO DESIGN GUIDELINES & ARCHITECTURAL STANDARDS FOR MARINA DÓCE AT WATER VALLEY

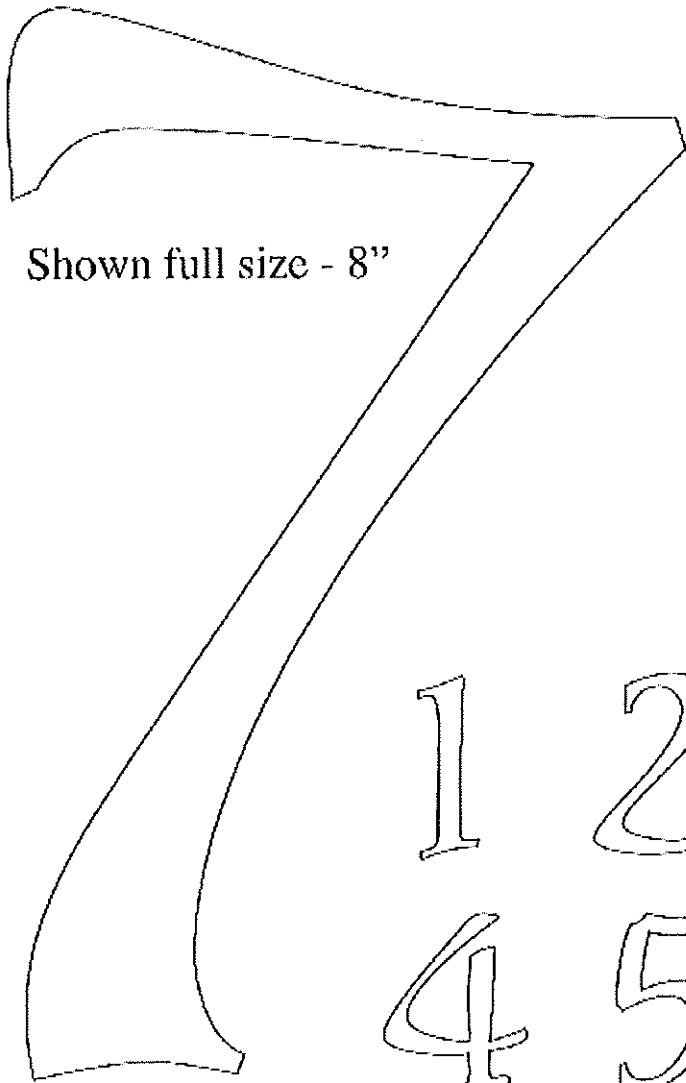
This Addendum (the “**Marina Doce Addendum**”) is promulgated and adopted by the Executive Board of the Marina Doce at Water Valley Subassociation, effective the 18th day of September, 2006, in accordance with the Subassociation Declaration of Covenants, Conditions and Restrictions for Marina Doce at Water Valley, recorded on September 26, 2006, at Reception No. 3422195, of the Weld County records (the “**Subassociation Declaration**”), and shall apply to the real property described in the Subassociation Declaration.

This Marina Doce Addendum to the Design Guidelines & Architectural Standards for Water Valley has been approved by the Design Review Committee (collectively, “**DRC**”) and the Executive Board of the Water Valley Master Association effective this 18th day of September, 2006, in accordance with Article 8 of the Master Declaration of Covenants, Conditions and Restrictions for Water Valley by Trolco, Inc., recorded on November 3, 1995 at Reception No. 2462325 of the Weld County records (the “**Master Declaration**”).

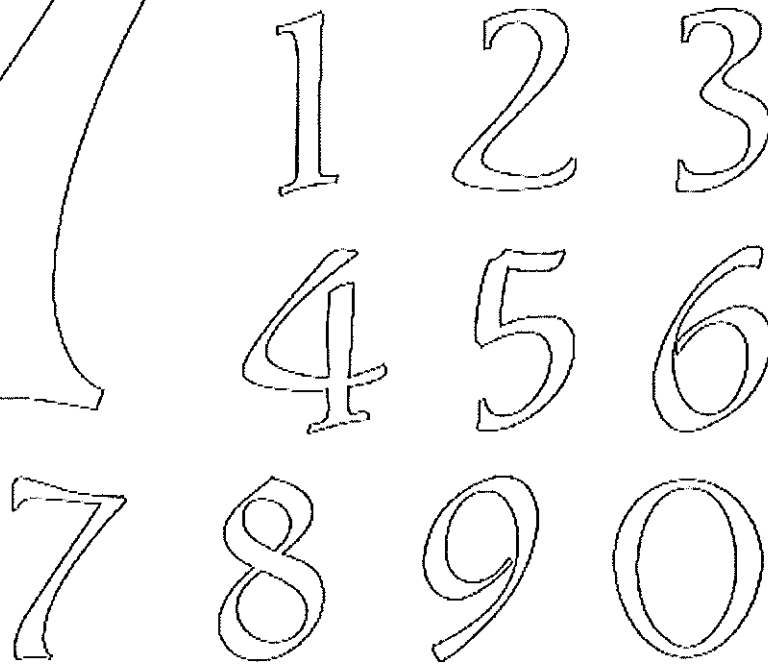
The terms and conditions of this Marina Doce Addendum, which are in addition to and supplement the terms of the existing Water Valley Design Guidelines & Architectural Standards, are as follows:

- | | |
|----------------------|---|
| Square Feet Minimum: | Minimum of 3,000 for main/ground level of residence (air conditioned structure) not including garage or patio areas |
| Roof/Material: | Recommended 6/12 pitch, slate or tile - asphalt or shake shingles not allowed. Variances will be granted on roof pitch if the roof is engineered to meet Colorado building codes. Minimum 10% of roof surface area to feature authentic copper visible from all elevations. All gutters and downspouts to be copper |
| Masonry/Stucco: | Minimum 70% all sides, masonry design elements to wrap around entire structure, ie. stone wainscoat use on front to continue around all elevations. All-stucco exterior design will require a variance based on employment of increased architectural design and/or features. |
| Fence: | Perimeter fencing to be black wrought iron with masonry pivots/corners. Deck railing/privacy fencing to be architecturally designed/constructed to match architectural design/materials of residence. |
| Garage: | Minimum 4 vehicle, tandem configuration acceptable. Garage doors to architecturally tie in with overall exterior design scheme and materials. Handcrafted appearance is necessary. |

House numbers:	Address numbering on residence to be 8" high, hammered copper numbers per approved type font.
Landscape:	To be designed and installed by a professional landscape company. At least (1) 10' coniferous tree in front yard and at least (1) 2" caliper deciduous tree to be in front yard. Xeriscape plans acceptable if water feature is incorporated in front yard design. Otherwise, majority of front yard to be sod. \$20,000 deposit required at closing to be returned after landscaping is installed to meet requirements. Landscaping to be completed within 12 months of construction completion.
Resale of Vacant Lot:	Water Valley has first right of refusal at original purchase less 10%.



Shown full size - 8"



**CONSTRUCTION & RESIDENCE
FORM SUBMITTAL CHECKLIST**



Construction Address: _____

WVN WVS PH

Initial Submittal Date: _____

Applicant's Name: _____

Tel: _____

_____ **Site Plan (8.5" x 11" Paper) showing:**

- Building Location dimensioned to all property lines
- Setbacks and Easements
- Driveway Location
- Utility Connections
- Grading and Drainage Plan & Lot Corner Elevations
- Finished Floor Elevations (per TST Engineers)
- Existing and Proposed Topography
- Finished Floor Elevations

_____ **Construction Drawings (11" x 17" Paper) showing:**

- Floor Plans
- Exterior Elevations
- Indications of exterior materials and colors
- Location of Brick and Masonry (must meet min. standards per neighborhood)
- Exterior details
- Cross section
- Roof pitches
- Building height
- Location of exterior lighting
- Cut sheets of exterior light fixtures

_____ **Exterior Materials & Colors**

- Samples of all exterior materials and roof shingles/tile
(must meet min. standards per neighborhood)
- Exterior colors submitted and approved

_____ **Completed New Construction Submittal Form**

_____ **Irrigation tap activated/meter installed** _____ (Date)

_____ **Landscaping Plan (8.5" x 11" Paper) showing:**

Includes location and species of all plantings, sod, ground cover and other features

_____ **Installed landscaping inspected and meets minimum standards**

Landscape deposit reimbursed if applicable \$ _____

_____ **Fencing Plan Submitted and approved**

_____ **Ancillary Improvements:**

_____	_____
_____	_____
_____	_____

LANDSCAPING REQUIREMENTS

Landscaping and fencing plans are required to be submitted and approved by the Water Valley Architectural Control Committee prior to installation of any materials. Please use the following check-list as a guide to preparing your plan. All yards must be landscaped to the minimum requirements within one year of completion of construction.

Landscape Check-list:

1. Front yard trees: minimum of one (1) deciduous of minimum 1in. caliber placed between sidewalk and street where applicable; minimum one (1) 6' coniferous per front yard. Shrubs, minimum 5 gallon. Front yard to be 51% sod unless Xeriscape plan is submitted and approved for a special variance. Installation must be consistent with approved Final Landscaping Plan. Irrigation system must connect to Water Valley Raw Water System and it must be connected by authorized Water Valley personnel. Playground equipment to be located from rear and side lot lines a minimum distance equal to the tallest height of the equipment, but not less than 5 ft.

Recommended and Approved Front Yard Deciduous Trees:

Red Sunset Maple, Linden (American, Greenspire or Redmond,) Marshall Seedless Ash

Recommended and Approved Front Yard Coniferous Trees:

Austrian Pine, White Fir, Colorado Blue Spruce, Scotch Pine, Bristlecone Pine

2. If possible, use the "plot plan" or "improvement survey" contained in your closing documents. This is a map that shows the location of your structure and all of the distances from your structure to the lot lines. When submitting to the Water Valley Office, please be sure to include your name address and phone number on the plot plan.

3. Make sure you show at least one deciduous (loses its leaves in autumn) and one coniferous (keeps it's foliage in the winter, such as pine and juniper) trees in the front yard – this is a minimum requirement of all residents.

4. Include on your Landscaping Plan:

- The common names for your trees and shrubs, to be planted or existing. Names are not required for individual plantings in flower beds. Simply identify as a "flower bed".
- Designate areas of ground cover and label accordingly, cedar mulch, 1" river rock, decorative lava rock, etc.
- Designate areas of rock trim or elevated retaining walls, their height and materials used.
- Designate play equipment location (must be 8' from property line and non-obstructive to your neighbors).
- Designate the location, materials and height of any fencing or dog runs to be installed.
- Designate location of new decks or structures to be constructed, including distances from lot lines.

5. We suggest that you draw your plan the way you would like to have it. The Architectural Control representative will contact you if there are any obvious landscaping problems. Water Valley discourages the use of Cottonwood, Russian Olive, and large coniferous trees, such as Colorado Blue Spruce, in small landscape openings. Other colorful trees are available and will have a better chance of survival if planted in an appropriate area.

6. It takes 48 to 72 hours to research and approve your landscaping, fencing or deck plan. Longer if there is unidentified or missing information. Please do not submit a plan on a Thursday and expect to be planting on Friday evening.

REMINDER: If you intend to build a new deck, porch, sun room, hot tub room or attached storage shed you must first submit the plan to the Water Valley Office for approval. Once approved, you will need to apply for a building permit from the Town of Windsor. If you have any questions, please contact Architectural Control Office at 970-686-5828.

Landscape Feature Notes:

1. Fencing to be "Country Estate" (grey) PVC, two-rail with posts & caps at 8' O.C. matching existing fencing in North phase, or light grey or white PVC per requirements.*

2. Water Valley South fencing which is constructed of wood, must be made of approved pressure treated and stained lumber which can be purchased only from an approved and designated local fence company. Fencing materials can be purchased wholesale from this company by other fencing contractors as well as full service retail installation services.

3. Unless otherwise indicated on drawings, all areas disturbed during construction shall be re-vegetated with native grass seed mix.

4. Individual landscape features plans shall be submitted for each multi-family, office/commercial, business/technical park, and community commercial parcel.

*Fence height should match fence on Water Valley Parkway, New Liberty Parkway, WCR17, HWY257 or open space fencing.

**AMENDMENT TO DESIGN GUIDELINES & ARCHITECTURAL STANDARDS
for WATER VALLEY SOUTH, TRACT T**

In accordance with the Water Valley Covenants, the Design Review Committee, at the recommendation of the Executive Board of the Water Valley Master Association, hereby revises the Design Guidelines and Architectural Standards for Tracts I and T in Water Valley South.

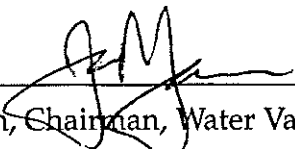
Item 1.b. 1,500 square feet for a ranch floor plan and 2,100 square feet for a multi-level floor plan for any residence constructed in Sections I and T. Interior lots in Q and R shall be 1,700 square feet for a ranch floor plan and 2,100 square feet for a multi-level floor plan for any residence.

This revision has been approved by the Water Valley Design Review Committee as a means to foster the continuation of construction of new homes by homebuilders in the midst of a very difficult economic period during which the construction of new homes has almost ceased in Water Valley South.

Other existing Design Guidelines and Architectural Standards will remain in place so as to comply with the intended goal of preserving the value of homes and design integrity of the subdivision and individual Tracts.

Signed this 2 day of November, 2009.

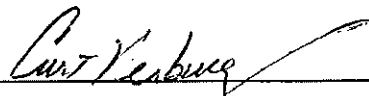
By:



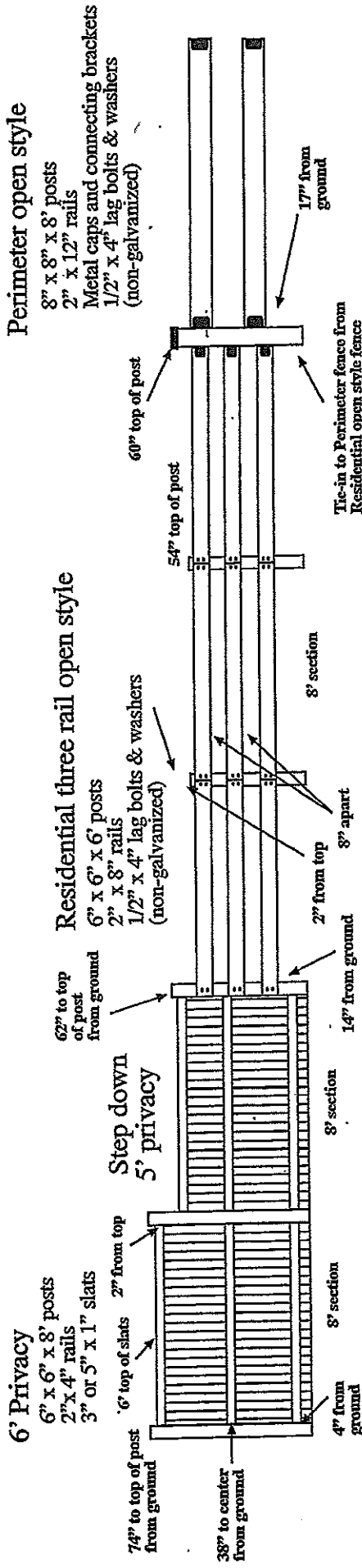
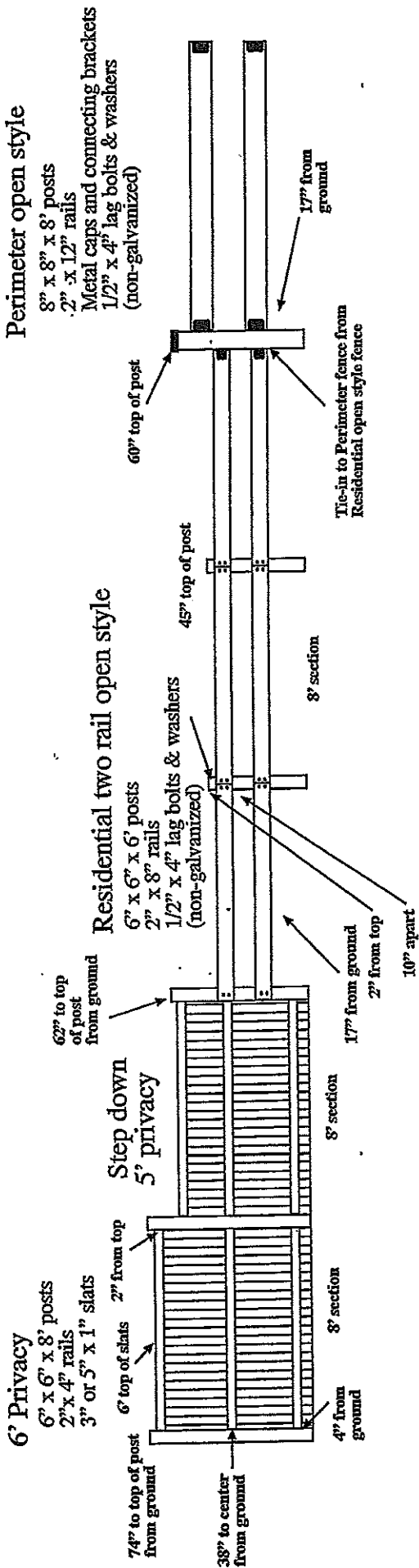
Jim Jensen, Chairman, Water Valley Design Review Committee
Member, Water Valley Master Association Executive Board



Ivan Adams, Member, Design Review Committee



Curt Nesburg, Member, Design Review Committee



Stained and treated lumber to match specifications on file with RDS Fencing & Landscaping, LLC. Contact Jeff Trupp - 970-214-1684.

SPECIAL STAIN COLOR

Home Depot - Greeley, Co. has the special stain color on file under WATER VALLEY MASTER ASSOCIATION File # 970-686-5828 (office phone number). This product may be purchased over the counter.



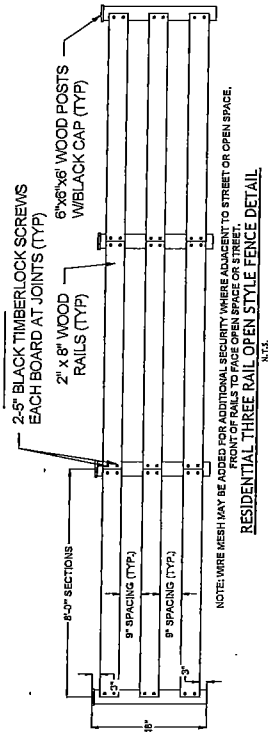
WATER VALLEY SOUTH
 Fence Design Standards

WATER VALLEY FENCING TYPES EXHIBIT 'A'

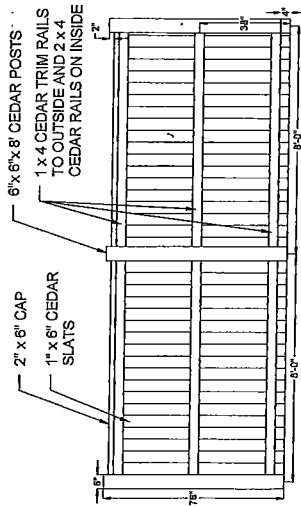
THE APPROVED FENCING TYPE FOR EACH NEIGHBORHOOD IS LISTED ON WATER VALLEY FENCING EXHIBIT 'B'. NOT ALL FENCING TYPES ARE APPROVED FOR ALL NEIGHBORHOODS. A FENCING PLAN SHOWING TYPE AND LOCATION OF ALL FENCES MUST BE SUBMITTED AND APPROVED BEFORE FENCING CAN BE INSTALLED. PLEASE ALLOW ONE WEEK FOR THE APPROVAL PROCESS.

ALL WOOD FENCING MUST BE CEDAR AND STAINED AT TIME OF INSTALLATION, AND MAINTAINED AND RE-STAINED REGULARLY. THE APPROVED STAIN IS ON FILE AT KWAL PAINT IN GREELEY, AS WELL AS ACE HARDWARE IN WINDSOR, UNDER WATER VALLEY. THE BRAND IS SUPERDECK SEMI-SOLID #2600 STAIN, DARK BROWN.

TYPE 1

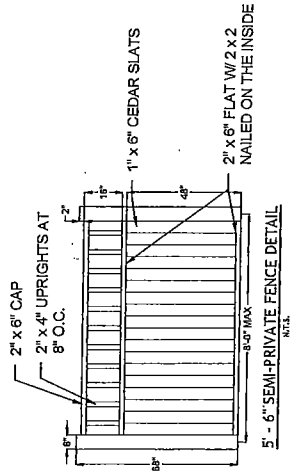


TYPE 2

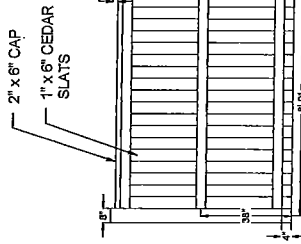


RESIDENTIAL 6 FOOT PRIVACY FENCE DETAIL
N.T.S.

TYPE 3

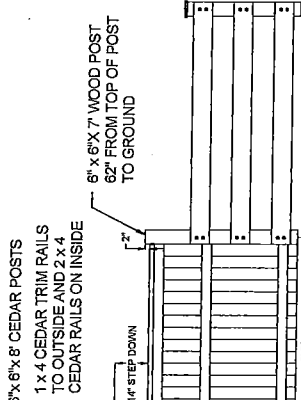


TYPE 2



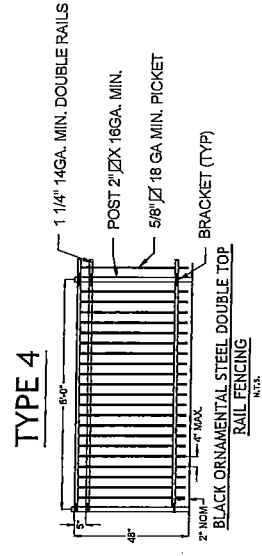
RESIDENTIAL 6 FOOT PRIVACY FENCE DETAIL
N.T.S.

TYPE 1



TYPE 1

TYPE 4



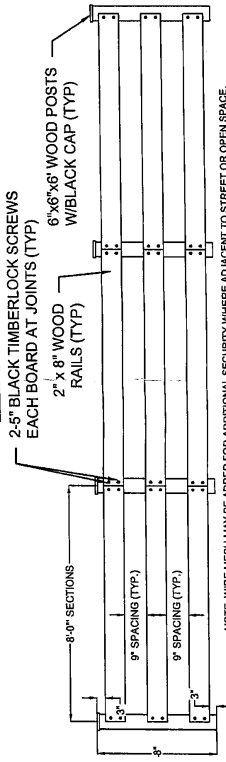
FENCING EXHIBIT
DATE: APRIL 2014
JOB NO. 0732,0111,00
SHEET 1 OF 1

TST TST, INC. CONSULTING ENGINEERS
700 Western Way, Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.228.0207
Fax: 970.228.0207

WATER VALLEY SOUTH FENCING TYPES EXHIBIT 'A'

THE APPROVED FENCING TYPE FOR EACH NEIGHBORHOOD IS LISTED ON WATER VALLEY FENCING EXHIBIT 'B'. NOT ALL FENCING TYPES ARE APPROVED FOR ALL NEIGHBORHOODS. A FENCING PLAN SHOWING TYPE AND LOCATION OF ALL FENCES MUST BE SUBMITTED AND APPROVED BEFORE FENCING CAN BE INSTALLED. PLEASE ALLOW ONE WEEK FOR THE APPROVAL PROCESS.

TYPE 1



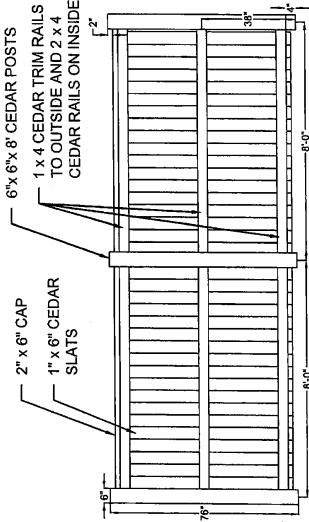
NOTE: WIRE MESH MAY BE ADDED FOR ADDITIONAL SECURITY WHERE ADJACENT TO STREET OR OPEN SPACE. ALL FENCES MUST BE SET BACK FROM STREET OR OPEN SPACE.

RESIDENTIAL THREE RAIL OPEN STYLE FENCE DETAIL

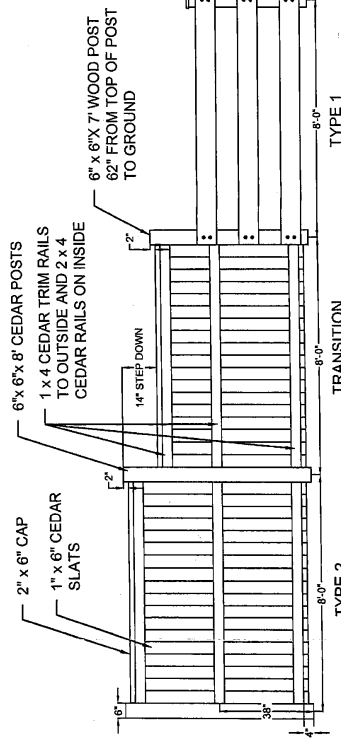
ALL WOOD FENCING MUST BE CEDAR AND STAINED AT TIME OF INSTALLATION, AND MAINTAINED AND RE-STAINED REGULARLY. THE APPROVED STAIN IS ON FILE AT KWAL PAINT IN GREELEY, AS WELL AS ACE HARDWARE IN WINDSOR. ASK FOR THE CUSTOM FENCE COLOR KNOWN AS WATER VALLEY BROWN. THE BRAND IS SUPERDECK SEMI-SOLID #2600 STAIN, B2 OZ. 36, F40/ONE GALLON.

USE SIMPSON FB 242 BRACKET TO ATTACH ALL 2 X 4 RAILS INTO POSTS

TYPE 2



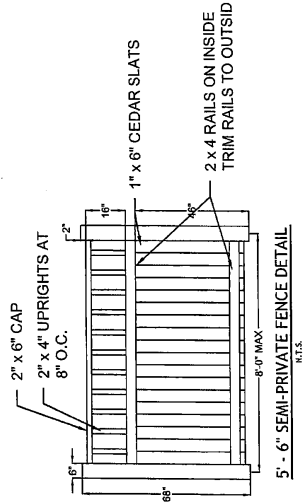
RESIDENTIAL 6 FOOT PRIVACY FENCE DETAIL



RESIDENTIAL 6 FOOT PRIVACY FENCE DETAIL

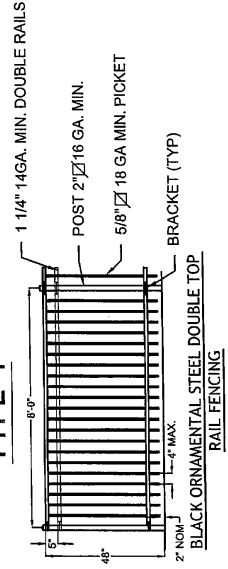
ANY COMMENTS

TYPE 3



5'-6" SEMI-PRIVATE FENCE DETAIL

TYPE 4



RESIDENTIAL 6 FOOT PRIVACY FENCE TRANSITION DETAIL



FENCING EXHIBIT
DATE: APRIL 2014
JOB NO. 0732.011.00
SHEET 1 OF 1

TST, INC. CONSULTING ENGINEERS

760 Meador Way, Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.228.0251

Improvement & Exterior Change Request Form



Name of Home Owner _____

Address _____

- Water Valley North Water Valley South Pelican Hills Harbor Walk Stonewater
 Sunset Bay Lakes Condos Lighthouse Point Pelican Nest

Important If you live in an area that is governed by a sub-association, this request will be forwarded to your sub-association for their decision. If approved by your sub-association, we will move forward with the approval process. Please submit to hannah@advancehoa.com Completed submissions should take no more than 14 days for response. Please email questions to hannah@advancehoa.com.

Improvement and Exterior Change Review for the following (please check)

Start Date _____ Planned completion date _____

- | | | |
|---|--|---|
| <input type="checkbox"/> Home remodel/expansion* | <input type="checkbox"/> Landscaping* | <input type="checkbox"/> Fencing* |
| <input type="checkbox"/> Driveway/walkway addition* | <input type="checkbox"/> Basketball hoop* | <input type="checkbox"/> Deck/patio/slab* |
| <input type="checkbox"/> Patio/window cover | <input type="checkbox"/> Roofing | |
| <input type="checkbox"/> Exterior paint | <input type="checkbox"/> Other (be specific) _____ | |

***Plans required; plans must clearly show location of improvement**

Please provide full product description, colors, photos or manufacturers brochure

If colors, grade & quality of materials will remain the same, initial for faster approval _____

Additional information _____

*I, the homeowner, understand that written approval must be received from the Water Valley Master Association Design Review Committee **and** from my sub-association (if applicable) **prior** to commencement of work for any improvements and that ACC approval does not constitute approval of local city/county building departments and I may be required to obtain a building permit. I will maintain proper drainage swales when installing landscaping or building improvements. I agree to complete improvements in a timely manner after approval of the Committee. I understand it is Colorado law to get locates before digging and that it is my responsibility to establish and verify all property lines.*

Homeowner Signature

Date

Committee Action (for office use only)

Date request rec'd _____

- Approved as submitted
 Approved subject to the following requirements _____

- Declined for the following reasons _____

Committee Member Signature _____

SH04202015 ACC FORMS