

Banbury Cross

Design Guidelines

Building materials, including but not limited to roofs, shall be in accordance with the following Design Guidelines. Criteria for evaluation will consider massing, proportion and scale in relation to home site; structural expression and detail; use of shadow lines to break up large unbroken flat planes of walls. A minimum of 20 percent of the exterior wall plane at ground level should employ porches, trellises and arbors, verandas and arcades to add the play of shadow on exterior walls. Deep eaves, thick walls, recessed windows and offset wall planes will also offset wall planes. Siding and trim should be used consistently around the building. Garage orientation should be oriented so that access is indirect and views of the garage door openings are minimized.

GRADING, EROSION CONTROL, AND REVEGETATION: The grading of building sites shall remain as close to original grade as possible, no excessive grading shall be done to any tract without written consent of the Architectural Control Committee. No tract owner shall allow siltation, erosion, changes in drainage of water, obstruction of ditches to impact any adjacent tract easement or common area. No natural drainage ways shall be disturbed. All road cuts for private driveways and all excavations and site disturbances shall be landscaped, restored and revegetated to be in harmony with surrounding undisturbed property within twelve months from the date of disturbance.

DWELLING SIZE: The dwelling house shall occupy a ground floor area of a minimum of 2,400 square feet. Two story dwellings shall have no less than 2,200 square feet of ground floor area. In computing such minimum areas, the area of open porches, carports, and garages, shall not be included.

FIRE PROTECTION: The dwelling house shall be equipped with an internal automatic fire sprinkling system.

ROOF: Material for roofs shall be concrete, clay tile or asphalt shingle. The Architectural Control Committee may approve other roof material, of like kind. Roof material shall be in earthtone or muted color to blend into the surrounding landscape.

EXTERIOR WALL SURFACES: Exterior siding shall be primarily of natural materials such as wood, stone, stucco, synthetic stucco or brick.

COLORS: All colors of exterior materials including those which are to be finished, painted or stained shall be in earthtone colors, specifically those which echo or blend with the natural environment. Bright colors are not acceptable. All projections, including flues, vents, gutters, downspouts and flashings shall match the surface color from which they project or a trim color which is compatible.

BUILDING LOCATION: No building shall be located on any building site nearer to the front lot line or nearer to the street than one hundred (100) feet. No building shall be located on any building site nearer to the side lot line than fifty (50) feet. No building shall be located on any building site nearer to the rear lot line than fifty (50) feet. No building shall be located on any building site nearer to a 115+KV power line than one hundred (100) feet. No dwelling shall be erected within five hundred (500) feet of the Banbury Cross Farm horse barn located on lot 1 to the east of Lot 9. No Dwelling shall be erected within 150 feet of the southwestern intersection of Lots 7 and 8. No Dwelling or accessory structure shall be located within the Wildlife Corridor or no build areas. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a building site to encroach within the restricted areas or upon another building site. The Design Review Committee may change building location when unusual circumstances prevail. No further subdivision or re-subdivision of any tract or combination of tracts as shown on this plat shall be permitted without the express approval of the Design Review Committee.

DRIVEWAYS: All driveways must hard surface asphalt is recommended but concrete will also be approved. Areas adjacent to the residence may be concrete, masonry pavers or similar material. Driveways should establish a sense of arrival using natural contours or visual events as a procession to the home.

EASEMENTS: No shrubbery, trees or plantings shall be placed on utility easements. No buildings or structures of any kind shall be built over or across said easements, but such easements shall remain open and readily accessible for service and maintenance of utility facilities unless terminated in the manner provided in said plat or by other appropriate proceedings. Additionally, all tracts and common areas are subject to existing easements.

ACCESSORY STRUCTURES: Accessory structures such as stables, gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc. shall adhere to site development standards and are required to be shown on a site plan and submitted to the Design Review Committee. It is important that massing and scale, forms, materials and other detailing should be coordinated with the main dwelling structure. No temporary sheds are allowed. Any accessory structure must be located in a secondary location to the residence and shall never be placed in the front of any lot.

TEMPORARY RESIDENCES: No structure of temporary character, trailer, basement, tent, or accessory building shall be used on any tract as a residence, temporarily or permanently, and no used structure of any sort shall be moved on to any tract.

WATER: All tracts shall be serviced by individual wells. The tract owner shall apply for individual well permits through the Colorado State Division of Water Resources. All tract owners agree under this covenant to locate individual wells six hundred (600) feet or less from adjacent wells on the subject property. By this agreement, owners are specifically waiving any objection to the issuance of a well permits at or nearer than 600 feet apart of from their own. In agreeing to waive a 600-foot minimum well spacing, owners also specifically waive their right to participate in a hearing before the State Engineer pursuant to Section 37-90-137, C.R.S. All tract owners also agree to sign and comply with the 600 FOOT WELL SPACING STATEMENT from the Colorado State Division of Water Resources, form GWS-38 attached to and made a part of these covenants.

CLEARING OF TREES: Setbacks, wildlife corridors and no build areas have been established at Banbury Cross to protect site features, vegetation, and wildlife. Approval shall be obtained from the Design Review Committee to cut down, clear, or kill any trees, scrub oak or other native vegetation on any tract. Further, each and every grantee agrees that all the trees cleared by him will be disposed of in such a way that all tracts, whether vacant or occupied by dwellings, shall be kept free of accumulations of brush, trash or other materials which may constitute a fire hazard or render a tract unsightly, provided, however, that this shall not restrict grantees from storing fireplace wood in neat stacks on their tract.

LASCAPING REQUIREMENTS: Each owner is required to plant a minimum of five (5) trees of no less than 4 inches in diameter within one growing season following the completion of the residence.

GRASSLAND AND WEED MANAGEMENT: The Association shall implement and follow a program of noxious weed control in Common Areas. Individual tract owners are responsible for the management and control of noxious weeds on their tract. All tract owners shall keep grasses cut to a length no greater than 6 inches on all parts of the tract lying within 100 feet of the roadway.

FENCING: Fencing along the perimeter of any lot must be either a 2 or 3 rail natural wood rail fence and must be approved by the Design Review Committee. Evaluation will be based upon materials and harmony with the community and the natural environment. Paddock or horse fencing shall be of a nature and color scheme to blend with the color and character of the residence and any associated accessory structure and must be reviewed by the Design Review Committee. There are fencing limitations specific to wildlife corridors or no build areas as detailed on the plat notes attached to this Declaration as Exhibit. Absolutely no barbed wire or other wire fencing shall be permitted. Any existing wire fencing may remain or be removed by such lot owner. Any replacement of this fencing must comply with Design review guidelines and the limitations specific to wildlife corridors or no build areas. Trail easements may not be fenced. Privacy fencing is permitted adjacent to the dwelling house with Design Review Committee approval.