

MASTERS CLUB HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE

~~June 19, 2002~~ Dec 3 2002

Dear Masters Club Homeowner:

Members of the Architectural Control Committee received several inquires from homeowners about the installation of permanent deck and patio covers. The Committee members reviewed :

The Masters Club HOA Covenants
The Plum Creek Master HOA Covenants
The Town of Castle Zoning and Building Codes
Covenants and Restrictions in other similar communities

We also examined patio and deck covers constructed and in use in other similar communities. The attached Design Guidelines represents to policy and procedures we will apply in reviewing and applications for patio and deck covers. If you wish to install a patio or deck cover, we recommend the use of retractable awnings. They are in use in other Plum Creek neighborhoods, are unobtrusive when not in use, and provide shade when extended.

Any modifications to the exterior of your home including paint colors and landscaping must be approved by the Masters Club Homeowners Association Architectural Committee as well as the Plum Creek Master Homeowners Association. In addition some changes will also require approval of the Town of Castle Development Review Department. We promise prompt turn around of any submittals, but please plan on sufficient time for all concerned to complete a proper review.

It is important that we work together to maintain a quality neighborhood.

Sincerely,
Masters Club Homeowners Association
Architectural Control Committee

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DESIGN GUIDELINES PATIO AND DECK COVERS MASTERS CLUB HOMEOWNERS ASSOCIATION

Masters Club is a development of 74 patio homes constructed on small lots, most of which either back on to the Plum Creek Country Club Golf Course or Mount Royal Drive, a secondary arterial street that runs through the Plum Creek Community. Patio homes are generally characterized as being low maintenance with small front and rear yards and very little space between the homes. Homes are generally all similar in design and color so that they blend together. Landscaped common areas surround the development and fences are used to provide a unifying design and help provide limited rear yard privacy.

Since the homes are located close together, visually each home is viewed in relationship with the neighboring homes. Maintenance of attractive design and quality maintenance standards by each homeowner will have a direct effect towards maintaining high economic property values and a favorable quality of life for all residents.

All exterior changes and lot landscaping must be approved by the Masters Club Homeowners Architectural Control Committee and are also subject to review and approval of the Plum Creek Master Homeowners Association Architectural Control Committee. In the case of structural improvements, plans must be approved by the Town of Castle Rock Development Review Department for adherence to Town Building and Zoning Codes. Plans submitted for review must include, at a minimum, the following information in writing:

Plans (drawn to scale) and Specifications showing design, color, height, materials, location of the structure or addition in relation to the existing structure, plotted both horizontally and vertically, location and size of driveways, general plan of landscaping, fencing walls, and windbreaks and the grading and drainage plan; as well as such other information as may be required by the Committee to reach an informed decision. If the plans include structural additions or changes, they should be accompanied by certification from a qualified engineer that the building will meet necessary snow load and wind shear requirements. The form required by the Plum Creek Master Homeowner Association and available from the Management Company offices are a good starting point.

An important consideration before planning any exterior modification is "will it fit within the space available". Certain minimum front, side and rear yard sizes and setbacks from lot lines must be maintained. They are as follows:

Front Yard: Minimum setback from the front property line of 15 feet except where a garage or carport enters directly from the street, and in such case, 20 feet for such garage or carport.

Rear Yard: Minimum setback from the rear property line of 10 feet.

Side Yard: Minimum set back from side lot lines shall be 3 feet, however a minimum of 10 feet must be maintained between buildings. A minimum 5 foot separation must be maintained between adjacent roof overhangs and other building accessories.

The Town of Castle Rock Zoning Code provides that all minimum yards and setbacks shall be open and unobstructed except:

Architectural features such as cornices, canopies, eaves, fireplaces, and bay windows may extend in the required yard by not more than 2 feet.

Open, unenclosed, uncovered porches and decks up to 30 inches above ground level may extend into a required minimum yard by not more than 6 feet. All other porches and decks shall not extend into any required minimum yard

The Committee guarantees that it will review the submission and respond within 30 days of the submission but it is important to plan for adequate time for review by the appropriate review authorities including the Plum Creek Master Association and the Town of Castle Rock Development Review Department, before commencing work on the proposed changes. Work completed without proper prior approval is subject to removal and demolition at the property owner's expense and may expose the homeowner to fines and penalties..

The general criteria used to evaluate requested changes to homes and lots are as follows:

1. Compliance with Covenants. All applications are reviewed to confirm the proposed improvement is in conformance with the Declaration of Covenants for both Masters Club and Plum Creek.
2. Relation to the Natural Environment. Non standard fencing can have damaging effects of the feeling of open space. Other factors, such as disruption of the natural topography and changes in the rate or direction of storm water runoff can also affect the natural environment.
3. Validity of Concept. The Basic idea must be sound and appropriate to the surroundings.
4. Design Compatibility. The proposed improvement must be compatible with the architectural characteristics of the applicants, adjacent houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

5. Location and Impact on Neighbors. The proposed improvement should relate favorably to the landscape, the existing structure and the neighborhood. Primary concerns are access, drainage, sunlight, ventilation and maintenance of view corridors. When a proposed improvement has possible impacts on neighboring properties, the Architectural Control Committee may require that the applicant discuss the proposal with neighbors prior to making a decision on the proposal. It may also be appropriate and expedient, in some cases to submit neighbor comments along with the application.

6. Scale. The size, in all three dimensions, of the proposed improvement should relate well to the adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate/

7. Color. Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house, such as roofs, siding and trim, must be matching in color.

8. Materials. Continuity is established by the use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal wood siding on the original house must be reflected in an addition or freestanding structure.

9. Workmanship. Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing owner problems, can also cause safety hazards. The Architectural Control Committee and the Associations assume no responsibility for the safety of new construction by virtue of its review and decision on a proposed improvement.

10. Timing. The majority of all improvements can be built or installed by residents themselves, rather than a contractor. However, approved improvements which remain incomplete for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include estimated completion dates. If an improvement remains incomplete for longer than three month, or such shorter period as specified in writing by the Architectural Control Committee, then the improvement will be considered to be in non-compliance.

Recently the members of the Committee have been asked by several homeowners about the possibility of adding permanent covers or roofs over decks or patios. The Committee would suggest that homeowners consider the use of retractable awnings. They can provide the shade when extended and are unobtrusive when retracted. They should be the same color as the home and will also require review by the Architectural Control Committees. The costs are generally reasonable and they have been used in other areas of the Plum Creek community.

In the review of any formal applications for permanent covers or roofs the Committee will apply the above general criteria as follows:

1. Application of Town of Castle Rock Zoning and Building Codes. The Town zoning code and subdivision plat restrictions will apply in all cases with particular attention on minimum set-back requirements. Given the small lots inherent in a patio home development, patio and deck covers may not work within the space available on many lots in the Masters Club development.

2. The design should be compatible with the existing structure. Compatibility should be attained with matching color, materials, roof pitch, roof lines and size with the existing structure to avoid an addition that has a "tacked on" appearance. Decks must be stained to match the house field color, house trim color, wood tone color, or with a clear protective finish. Covers or roofs must be painted the same color as the existing structure and roofing material must be the same as that used on the existing structure. Decks that sit high off the ground or at the second floor level are not acceptable since they have the "tacked on" appearance, the under side of the deck is very visible from public areas, and do not appear to be compatible with existing structures. The few existing second story decks were based on one time variances at the time the homes were originally built.

3. Visibility (Location and Impact on Neighbors). The deck or patio along with proposed cover or roof should relate favorably to the existing patio area, landscape and the home. The visual impact of the addition will consider any potential neighbor view sight lines, as well as mitigation of visual impacts through the existing or proposed new landscaping. The underside of decks should be screened with approved screening so that it is not visible from the street, common areas, golf course, or neighboring residences. The space under the decks should not be used for storage.

4. Permanence. Decks and covers are permanent additions to the house and should be designed as such. Wood decks in particular require frequent applications of preservatives to retain the "as new" character.

5. Materials. Acceptable materials include materials similar to those used in the existing house. Unacceptable materials include, but are not limited to, plywood sheeting, corrugated plastic or metal, concrete blocks, rough poles, logs or slab wood.

Homeowners are encouraged to discuss conceptual plans with the committee members before engaging in extensive formal design work. Final approval however, will be contingent upon review of all required plans and specifications.

APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE JUNE 19, 2002