

Inspiration Point Architectural Guidelines Summary

Established 12/02/2015, subject to change

These guidelines have been prepared pursuant to the Architectural Control provisions, of the Declaration of Covenants, Conditions and Restrictions for Inspiration Point and are intended to assist the applicant in preparing plans for submittal to the Architectural Control Committee. Notwithstanding these guidelines the applicant must meet the requirements of the Declaration, as well as the objective, standards, and criteria contained in the Declaration of Covenants, Conditions and Restrictions for Inspiration Point Subdivision.

These are guidelines and not absolutes. The Inspiration Point Architectural Control Committee is receptive to a range of architectural variation, provided that compatibility of style, detailing, quality and color are achieved. The Architectural Control Committee (hereafter referred to as "ACC") is intent on preserving the quality of appearance and property values, and this involves the avoidance of repetitive design and the encouragement of complimentary variety.

ITEM:	GUIDELINES-SINGLE FAMILY**
Design Scheme:	Farmhouse Craftsman
Height:	Maximum of 35' height measured from top of foundation.
Setbacks (from County):	(a) Front yard: 50 ft. minimum (b) Side yard: 25 ft. minimum, and/or minimum of easement width (c) Rear yard: 40 ft. minimum, and/or minimum of easement width
Gross Square Footage:	(a) 1-story: 2,250 sq. ft. minimum (b) Multi-story: 3,200 sq. ft. minimum
Roof Materials:	30 yr. dimensional asphalt shingle. Higher quality material may be allowed by special ACC review.
Roof Pitch:	The roof pitch on any residence must be between 6/12 and 12/12. Attached porches and shed elements may have roof pitches as low as 4/12. Any residential plan should be designed to look attractive on all four sides. Multiple roof pitches and plane changes are encouraged.
Overhangs:	Minimum of 12".

Rear & Side Elevations:	Rear and side elevation to include architectural relief as bay window, deck, chimney, roof gable, height reduction, corner extending 4' minimum or other design element providing architectural relief acceptable to the ACC.
Garage:	Minimum of 2-Car Garage, maximum of 4-Car Garage
Siding:	Maximum 8" exposure, a 7" reveal and 1' overhang.
Trim:	1" x 4" minimum at the windows (all around). 1" x 4" minimum at the corners.
Masonry:	50% of front elevation will be masonry of some kind.
Fascia:	1" x 8" minimum with a 1" x 4" trim or gutter.
Exterior Vents:	To fit exterior design.
Colors:	Color boards from each builder will be submitted to : ELA LLC. (Developer's office). ACC Will review and be open to creative color schemes.
Windows:	Double hung/casement or slider, wood primed or vinyl clad (non-white), or vinyl (non-white).
Trash/Cleanliness:	One (1) construction dumpster per house. Be cognizant of cleanliness of construction sites- especially on Friday afternoons (we all want neighborhood to look great on the weekends for potential homebuyers). Once construction is complete homeowners shall not store any garbage outside in plain site.
Fences:	Individual homeowners may install perimeter fencing that complies with Exhibit A. No fencing other than perimeter fencing is allowed, including dog runs.
Landscaping:	Plan to be prepared by landscape design professional, showing locations and type of fencing, all planting bed locations, sod and seed locations, edging and mulch types, storage, play areas, decks, etc. Shrubs, minimum 5 gallon. Lot trees, minimum four (4) shade trees of 2-1/2" caliper, with at least four (4) in the front yard. Maximum sod coverage shall not exceed 10,000 sq. ft.

Landscaping Completion:	All landscaping for lots on which residence has been substantially completed between January 1 and August 30 of any year shall be landscaped in the same year. If the residence is completed after August 30, such landscaping shall be completed by May 31 of the following year. All landscaping plans must include the required fencing.
Painting:	ACC approval is required for all exterior painting. Submittal of colors, chips, brand names for field, trim and accent colors shall be included. Submittal of colors is not required if proposed color scheme is the same as existing. ACC may, in its discretion, require repainting of residences which have not received advance approval, if the colors are not acceptable. Painting of fencing must comply with Exhibit A.
Play Equipment:	Playground equipment to be located from rear and side lot lines of 25’.
Outbuildings:	Allowed if approved by the Arch. Review Committee.
Antennas and Satellite Dishes:	Antennas to be located in the attic space and satellite dishes over 1 meter in diameter are not allowed.
Items needing additional approval:	Storm doors, basketball hoops (portable basketball hoops must be stored when not in use during September through May), playhouse, dog enclosures, electric dog fences, hot tubs, pools, patio enclosures, patio roofs and trellises, awnings, decks, driveways, siding, security bars for windows and doors, window tinting, painting, playground equipment, swing sets, signs, house numbers, clothes lines, site lighting, window air conditioners, swamp coolers, firewood storage, change in color scheme and landscape plan revisions.
Variances:	Variances from these guidelines must be granted on a case-by-case basis. The intent of these guidelines is to provide a high-quality custom look with a great deal of variety. If additional high-end features are added such as brick or stone on all elevations or pillars, etc., then variances may be considered.

Submittals:

All submittals should be delivered to:

ELA LLC.
20210 E. Smoky Hill Road
Aurora, CO 80015

**Architectural Review
Submittals:**

Two (2) sets of paper plans (non-electronic) should be submitted to ACC. Inspiration Point Architectural Review Submittals should be addressed to:

ELA LLC.
20210 E. Smoky Hill Road
Aurora, CO 80015
FEE: \$2,000/ plan payable to “ELA LLC

**Landscape Plan
Submittals:**

Two (2) sets of paper plans (non-electronic) should be submitted and should be addressed to:

ELA LLC.
20210 E. Smoky Hill Road
Aurora, CO 80015
FEE: \$1,000/ landscape plan payable to “Marmac Development Corp.”

**All guidelines herein are to comply with the Douglas County’s Development Code and Building requirements.

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