

ENCORE

RESIDENTIAL DESIGN GUIDELINES

DESIGN GUIDELINES INTRODUCTION

It is the intent of these guidelines to promote both high quality construction and a cohesive neighborhood design. The guidelines, although specific, are broad enough that homeowners, architects, builders, and landscape designers still have great flexibility for innovation and creativity. All architectural and landscape designs must be reviewed and approved by the DRC. The DRC reserves the right, at its sole discretion, to deny approval based on design and/or style, even though minimum square footages and other requirements may have been met.

IMPORTANT NOTE: TO ENSURE A SUCCESSFUL DESIGN/BUILD PROCESS, ALWAYS REQUEST AND USE THE MOST CURRENT REVISION OF THE DESIGN GUIDELINES.

1) ARCHITECTURAL DESIGN

All residential designs must fall into one of three specific motifs or styles: Modern Farmhouse, Colorado Craftsman, Transitional European, Prairie, and Modern. These are all styles that fit well with the character of Encore. See Appendix C.

ARCHITECTURAL GUIDING PRINCIPLES

- A. Architectural styles must be Modern Farmhouse, Colorado Craftsman, Transitional European, Prairie, and Modern.
 - Present day interpretations of traditional styles are encouraged.
 - Homes should be different than, but compatible with, the neighboring homes.
 - Architecture should encourage indoor-outdoor relationships.
- B. Building mass should provide interest and depth.
 - The profile should start low at the edges and mass towards the center.
 - The upper story should have a variety of orientations and locations.
 - The upper story should have less bulk than the lower level.
 - Exterior elements should be scaled in relationship to each other.
 - Covered entries, porches, decks, and patios should be used to balance and transition to the upper story.
- C. Garages should not dominate the home or streetscape.
 - Garage location and orientation should be integrated with the home.
 - Garage layout shall vary within the development.
 - Side loaded and angled garages are allowed and encouraged when appropriate.
 - Avoid excessive freeboard above the garage.

- Masonry can extend above the garage doors and is encouraged, not just along the sides.
- The garage roofline should be integrated into the main roof using similar form and pitch.
- Use garage doors with deep trim, decorative panels and potentially windows.
- Individual carriage-style garage doors are encouraged.
- Wood garage doors are encouraged.

D. Roof forms should be simple.

- In general, there should be a simple, dominant roof form with complimentary, secondary or minor roof forms.
- Roof breaks shall be provided on all homes.
- Roof pitch shall be a min of 4/12 and a max of 14/12, on main roof lines.
- Minor roof forms, gable ends, and dormers should be proportional to the spaces they cover, as well as to the main roof size and form.
- In general, roof overhangs must be a minimum of 12" and in proportion to the pitch and style of the home.
- Eaves, fascia, and soffits shall be appropriately sized and detailed according to the individual architectural style.
- Flashing and vents shall be painted to match the roof color.

E. Articulation should be used to provide variety and visual interest.

- Avoid long expanses of blank walls and windowless elevations.
- Provide façade articulation on all four elevations to avoid a box-like appearance.
- Architectural elements and finishes used on the front elevation should be carried through on side and rear elevations for a more uniform look.
- Use covered entries, porches, dormers, bays, cantilevers, and other projections to add interest.
- Provide horizontal and vertical building off-sets in proportion to the elevation or wall plane.
- On walk-out lots, incorporate elements such as covered porches or decks, bay windows, and skirt roofs on the three-story rear elevation.
- Masonry materials should create depth.
- Masonry materials must "wrap" the corners.

F. Covered entries, porches, and decks should be integrated into the home design.

- They should be human scale.
- They should act as a transition to the upper story, with materials, roof forms, and pitches, which complement the main structure.

- Columns and supports should be substantial and in proportion to the overall building mass.
 - Materials should be consistent and complementary to the home.
- G. Windows and doors should be proportionate to wall size, complementing the roof form and overall architectural style.
- Windows should emphasize the room in which they are located, with special windows incorporated as accent features.
 - Window groupings should generally be centered on the building mass on which they are located.
 - Windows should be trimmed with a material that complements the architectural style of the home.
 - Garden-level and walkout basement doors and windows should receive the same consideration for placement, size, and detailing as the doors and windows on the main levels.
- H. Building projections should be integrated with the main house in terms of materials, colors, and proportions.
- Projected elements should not appear to “float” but should be supported by substantial brackets or corbels, or they should be anchored to the ground.
- I. Building materials and colors should create visual depth and detail.
- Strong textures and rich earth-tone colors are encouraged.
 - Materials and colors should be in keeping with the architectural style of the home.
 - A variety of materials should be used to add interest. However, frequent changes in materials and colors should be avoided.
 - Exterior selections should be compatible with adjacent homes.
- J. Roof material and colors should reflect the architectural style of the home.
- 30-year high-profile designer series fiberglass/asphalt shingles, slate, standing seam metal, copper, and concrete tile are acceptable materials depending on stylist demands.
 - Acceptable roof colors will be complementary to the architecture of the home.

ELEMENTS APPROPRIATE TO STYLE (See Appendix C)

- Interior courtyards and private patios
- Extensive covered porches
- Porch supports are large posts, timbers, or massive piers of stone
- Porch rails and balustrades (no “turned” balustrades)
- Windows aligned both vertically and horizontally
- Window surrounds are simple and frequently asymmetrical
- Multiple windows and multi-paned windows

- Vertical windows with double hung sashes
- Clerestory windows
- Prairie-style window grids
- Window shutters (that are proportional to the size of the window)
- Board and batten and vertical siding
- Low-pitched gable roofs with substantial roof overhangs
- Exposed rafter tails
- Corbels and brackets
- Belly bands
- Standing seam metal, composition, and copper roofs
- Dormers
- Individual carriage-style garage doors with style appropriate hardware
- Natural-looking stone or brick
- Stone and brick masonry foundations

2) SITE PLANNING

GARAGES, ACCESSORY BUILDINGS, and HARD SURFACING

Garages and accessory buildings should be an integral part of both the residence and the overall site. Garages and garage doors should be designed so that they are not the dominant architectural features of the residence.

GRADING, DRAINAGE, and EROSION CONTROL

Final lot grading and drainage must comply with the overall development grading plans as they have been approved. The builder must provide a copy of the Grade Certification to the DRC upon issuance of a Certificate of Occupancy. Grading should be graceful and natural looking, designed to work with the existing contours. Cuts and fills should feather into the surrounding landscape, thus avoiding sharp, unnatural looking angles. Steeper slopes might require the use of retaining walls, which shall be constructed of natural materials. Storm water runoff from driveways, roofs, and other hard surfaces shall drain away from foundations into natural looking drainage channels or swales. Drainage patterns that adversely impact adjoining lots are not permitted. During construction, it is important to use erosion control devices and barriers to prevent damage to the site and to the adjoining environmentally sensitive areas.

3) LANDSCAPE DESIGN

LANDSCAPE GUIDING PRINCIPLES

- Xeriscape and synthetic turf is encouraged as long as approved by DRC.
- It is highly encouraged to design landscaping so that trees and/or large shrubs do not block neighboring line(s) of sight to open space and/or the Rocky Mountains, (please do not block neighbors views with trees and/or shrubs). This is not a requirement but highly recommended to maintain a good neighborhood community.
- The location of trees and shrubs must be carefully planned so that mature sizes do not interfere with fences, landscaping, or structures on adjacent lots.
- Landscaping adjacent to native open spaces should blend and harmonize with the natural landscape.
- Retaining walls should be low, visually attractive, and made of natural materials to complement the architectural style of the home.

SPECIFIC REQUIREMENTS

- Landscape plans must be approved by DRC prior to starting installation.
- Landscape plans are recommend to be designed by a professional landscape designer, if not designed by a professional designer an equivalent drawing and design is required.
- Landscaping shall be installed as soon as weather permits, but in any event no later than 6 months after a Certificate of Occupancy is issued.
- All yards must have an automatic, clock-activated, buried sprinkler system throughout.
- Trees shall be minimum 2" caliper and shrubs shall be minimum 5 gallon.
- Turf shall be a high quality Kentucky bluegrass or an approved drought tolerant fescue. An optional alternative includes synthetic turf but the specific turf and install method must be approved by the DRC.

IV. TYPICAL IMPROVEMENTS

The following list contains a wide variety of typical types of improvements which homeowners frequently consider installing. Unless otherwise specifically stated, drawings and/or plans for a proposed improvement must be submitted to the DRC and written approval of the DRC obtained PRIOR TO commencement of construction of the improvement. If a proposed improvement is not specifically listed below, the homeowner, architect, builder, or landscape designer must still make a request to the DRC for review and approval. Again, make sure the most current revision of the guidelines are being used, as they can change from time to time as allowed by the Encore Conditions, Covenants, and Restrictions (CCR's). Also, submittal fees

may be adjusted from time to time by the DRC. DRC approval is required for, but is not limited to, the following typical improvements:

1. **ACCESSORY BUILDINGS and STORAGE BUILDINGS.** Accessory dwelling units (ADU's) are allowed following city approval. Sheds are only allowed under very specific requirements. See attached shed detail for requirements. You cannot have a shed and a playhouse on the same lot.
2. **ADDITIONS and EXPANSIONS.** They will be considered if they look like an integral part of the residence, rather than "tacked on" or an "after thought".
3. **ADVERTISING.** See "SIGNS".
4. **AIR CONDITIONING EQUIPMENT.** Only central air conditioning is permitted. Air conditioning equipment must be installed only in a side or rear yard and should be reasonably screened from view of adjacent property owners. Installation of air conditioning equipment on the roof, in a window, or through the wall of a residence is not permitted.
5. **ANTENNAE.** Not permitted. Exterior radio (including amateur "ham" radio), television, or other types of antennae may not be erected. Microwave, internet, and/or satellite television dishes are permitted on side and rear elevations only.
6. **AWNINGS.** Type and location require DRC approval. The color must be similar or complementary to the exterior color of the residence. The covering may be used over the rear patio only. No aluminum or fiberglass awnings are allowed.
7. **BALCONIES.** See "DECKS" and "PATIOS".
8. **BASKETBALL BACKBOARDS.** DRC approval is required for placement and design.
9. **BIRD HOUSES and FEEDERS.** DRC approval is not required if limited to 1- foot by 2-feet and if not more than two in number are installed on any lot. They must be located within the front or back yards, but not within 10 feet of the side and/or back property lines.
10. **CARPORT.** Carports are not permitted. However, porte cochere will be considered on an individual basis.
11. **COLORS.** All colors and color combinations must be approved by the DRC PRIOR TO their application. Repainting when existing color changes requires DRC approval. All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing, and exterior stairways shall be of an approved color and shall closely match or complement the permanent color of the surface from which they project. Duplicate color schemes shall not be allowed on adjacent lots or on lots across the street from each other. Bold colors may be used only with written approval of the DRC.

- 12.**DECKS.** Deck posts that extend to the ground from the main floor on walkout basements must be 6" X 6" or larger. Final sizes and materials can vary with DRC approval.
- 13.**DOG HOUSES and DOG RUNS.** Materials, colors, and location must be approved by the DRC.
- 14.**DRAINAGE.** There can be no interference with or change to the established drainage pattern over the property. When landscaping is installed, it is very important to insure that water drains away from foundations, sidewalks, and driveways, and that the flow patterns prevent water from flowing under or ponding near or against foundations, sidewalks, and driveways. Changing drainage patterns so that adjoining lots are adversely impacted is not permitted. Final lot grading must comply with the overall development grading plans as they have been approved, i.e. it is not permitted to make a walkout lot out of a garden-level lot, a garden-level lot out of a "B" lot, etc. The builder must provide a copy of the Grade Certification to the DRC upon issuance of a Certificate of Occupancy.
- 15.**DRIVEWAYS.** Extension or expansion of driveways requires DRC approval. All driveways and private lanes shall be constructed entirely of concrete, stamped and/or colored concrete, brick, or pavers from the entrance of the garage doors to the existing street. Colors must be approved by the DRC.
- 16.**ELEVATION TREATMENTS.** Architectural design shall incorporate a consistent level of interest in all elevations. The use of walkout or garden-level basements and architectural features such as cantilevers, window projections, roof elements, decks, etc. shall be used to add contrast and interest to all elevations. There must be at least two variations on the front elevation. Stagger should be a minimum of two feet. Exposed foundation walls above eight inches from grade should be covered with similar materials to the wall above.
- 17.**FENCES.** In order to maintain a consistency throughout the community, perimeter fencing for individual side and rear yards shall be a privacy fence. See fence detail for specifications. Front yard fencing is not permitted. Interior lot privacy fencing is allowed for additional privacy around hot tubs and patios but design, materials and colors must be similar or complementary to the residence.
- 18.**FLAGPOLES.** One wall-mounted bracket (painted as required) per residence shall be allowed.
- 19.**GARAGES.** There shall be a minimum of one and a maximum of four car spaces in a garage that is attached and fully enclosed. Minimum dimensions for each space are 9 feet by 19 feet. Garage doors must be kept closed when not in use. Garage doors must be of such a design that complements the architectural style of the residence. Articulate

wood doors are highly encouraged. Detached garages and/or porte cochere will be considered on an individual basis.

20. **GARBAGE COLLECTION and CONTAINERS.** At the discretion of the DRC, one single trash collection company will be permitted to pick up trash in Encore. All homeowners must use uniform container designated by said company and place these container outside only on the day they will be emptied. All containers must be moved back inside the same day, after they are emptied. This procedure limits garbage trucks to one day per week, thereby increasing safety, reducing wear and tear on the streets, reducing noise, and allowing for discount pricing.
21. **GARDENS.** Type and location require DRC approval.
22. **GREENHOUSES.** Type and location require DRC approval.
23. **HARD SURFACING.** Type and location require DRC approval regardless of whether for walks, driveways, porches, patio areas, or other purposes and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, or paver stones are used as the hard surfacing material. Hard surfaces must be located so as not to block any drainage patterns.
24. **HEIGHT.** Maximum height for a single-story residence is 28 feet above the engineered top of foundation. Maximum height for a two-story residence is 35 feet above the engineered top of foundation. See Appendix B.
25. **HOT TUBS.** Must be an integral part of the deck or patio area and of the rear or side yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and does not create the potential for noise disturbance for adjacent property owners.
26. **HOUSE MODELS.** No model with the same elevation shall be built within three of itself, including across the street. Builder may elect to vary to an alternate elevation if a model is desired to be built within in two of itself.
27. **IRRIGATION SYSTEMS.** See "SPRINKLER SYSTEMS".
28. **LANDSCAPING.** Landscaping shall be installed as soon as weather permits, but in any event no later than 6 months after a Certificate of Occupancy is issued.
29. **LATTICEWORK.** Type and location require DRC approval.
30. **LIGHTS and LIGHTING.** Exterior and landscape lighting shall be Dark Sky compliant or equivalent if approved by the DRC and intensities which do not create a nuisance for adjacent property owners. Flood lights are not allowed.
31. **MASONRY.** It is recommended that 20% (min) of the street-facing elevation shall be masonry, i.e. brick, stone, or stucco. The area is calculated based on the square foot of the siding walls of that elevation, but exclude the sf of windows, doors, garage doors, and roof. All outside corners of street-facing elevations will require "wrapping" of corners (inclusive of garage walls) a minimum of eighteen inches. The DRC highly

encourages the wrapping of masonry to a point that it “dies” into an adjacent appendage. The recommended masonry can but not installed if offset with additional details on the structure that are consistent with the style of home.

32.**OVERHANGS.** See “AWNINGS”.

33.**PAINTING.** All residences, accessory buildings, storage buildings, play houses, and play equipment shall be kept well-painted in the color originally approved by the DRC. Color changes must be approved by the DRC.

34.**PATIO COVERS.** Type and location require DRC approval. Must be constructed of wood or a material that is generally recognized as complementary to the residence. They must be similar or complementary to the exterior color of the residence. They should look like an integral part of the residence, rather than “tacked on” or an “after thought”.

35.**PATIOS (OPEN).** Type and location require DRC approval. Patios must be an integral part of the residence and/or landscaping. They must be similar to and complementary in color and design to the design of the residence. They must be located so as to not create the potential for noise disturbance for adjacent property owners, and they must not block any drainage patterns.

36.**PAVING.** See “HARD SURFACING”.

37.**PLAY and SPORTS EQUIPMENT.** Type and location require DRC approval.

38.**PLAY HOUSES.** Type and location require DRC approval. In general, they are to be less than 8 feet in height at the peak and have less than 64 square feet of floor space. Basic design, materials and colors must be similar or complementary to the residence. Play houses should be incorporated into the landscape and it is recommended to partially screen by landscaping features so as to not create the potential for noise disturbance for adjacent property owners. You cannot have a shed and a playhouse on the same lot.

39.**POOLS.** Only in-ground or indoor pools are allowed.

40.**RETAINING WALLS.** Type, materials, and location require DRC approval. Retaining walls must not block any drainage patterns. Retaining walls that change drainage patterns so that adjoining lots are adversely impacted are not permitted.

41.**ROOFS.** The roof shall be a minimum of 4/12 pitch and a maximum of 14/12 pitch. As much as practical, roof vents, plumbing vents, and HVAC vents shall be located on the backside of the roof peak as viewed from the street. Roof vents and flashing shall be painted to match the permanent roof color or trim color, whichever lessens the visual impact. It is encouraged to locate roof vents and stacks in a “chimney” feature. If used, fiberglass/asphalt shingles shall be a minimum 30-year high-profile designer series. Other roofing materials may be approved by the DRC if necessary for architectural integrity. All roof colors are to be approved by the DRC. Roof overhangs

shall be a minimum of 12 inches, although stylist demands may be accepted by the DRC if found necessary to keep architectural integrity.

- 42.**SATELLITE DISHES.** Microwave, internet, and/or satellite television dishes are permitted on side and rear elevations only.
- 43.**SAUNAS.** See “ADDITIONS and EXPANSIONS”.
- 44.**SEASONAL DECORATIONS.** Do not require DRC approval. Refer to covenants.
- 45.**SETBACKS.** See APENDIX B for setback requirements. For variety down the street, a greater front setback may be encouraged and/or required, depending on individual house plans and lot size.
- 46.**SHINGLES.** See “ROOFS”.
- 47.**SIDING.** Exterior siding may be of cedar, redwood, brick, stone, synthetic stone wood shingle, stucco, architectural concrete, hardboard, or other compressed material siding products. Other stylist products may be allowed by the DRC if found necessary to keep architectural integrity. All siding materials submitted to the DRC will be highly scrutinized for conformity to architectural style, type, and color to maintain the highest sense of conformity and cohesiveness in the neighborhood.
- 48.**SIGNS.** DRC approval is required for all signs, including address numbers and nameplates. One temporary real estate “for sale” sign (per lot) does not require DRC approval, provided it is not more than 5 square feet in size. Lighted signs of any kind are not permitted.
- 49.**SOLAR ENERGY DEVICES.** All passive and active solar systems require DRC approval. They must be designed to appear as if they are an integral part of the residence. No exterior plumbing may be visible.
- 50.**SPRINKLER SYSTEMS.** All yards must have an automatic, clock-activated, buried sprinkler system throughout.
- 51.**SQUARE FOOTAGE.** See APENDIX B for square footage requirements. See Appendix B.
- 52.**SWING SETS.** Type and location require DRC approval.
- 53.**TRASH CONTAINERS AND ENCLOSURES.** See “GARBAGE COLLECTION and CONTAINERS”.
- 54.**TREES.** See “LANDSCAPING”.
- 55.**VENTS.** All wall vents including, but not limited to, dryers, cook-tops, range hoods, gas fireplaces, and plumbing must be painted to match the permanent residence color or trim color, whichever lessens the visual impact.
- 56.**WINDOWS.** Windows shall be wood, vinyl, or vinyl-clad or metal-clad frames. Metal-clad window frames shall be anodized aluminum in a color consistent with the design character of the residence. Window design shall be consistent with the architectural design statement in size, proportion, detail, and placement on the elevation. Any wall facing a public street should include at least 10% of the façade in windows.

The following items are NOT PERMITTED under any circumstances:

1. CLOTHESLINES and HANGERS.
2. EVAPORATIVE COOLERS.
3. RADIO ANTENNAE.
4. ROOFTOP EQUIPMENT.
5. STORAGE TANKS.
6. SWAMP COOLERS.
7. TELEVISION ANTENNAE.
8. TEMPORARY STRUCTURES.

V. DESIGN REVIEW COMMITTEE SUBMITTAL PROCEDURE

The design review submittal procedure has been written to accommodate most of the conditions that could be encountered in the wide variety of development activities that might occur in Encore. However, there may be cases where many of the step-by-step procedures can be streamlined at the discretion of the DRC. The applicant may request, in writing, for an application withdrawal without prejudice from the DRC; however, application fees may be forfeited at the sole discretion of the DRC.

DRC review and approval of plans is for conformance for stylistic cohesion of the neighborhood only, and is not intended as approval for conformance to Local, County, State, and Federal codes, ordinances, and regulations.

DRC Approval Process

Requests for DRC approvals and waivers shall be made electronically DRC. The DRC shall make every effort to notify the applicant of either approval or denial within 30 calendar days following its receipt of the waiver request. Should the DRC fail to respond to the applicant's waiver request within 30 calendar days, the applicant should resubmit to the DRC. Should the DRC fail to respond to the applicant's resubmission within another 30 calendar days, the waiver request, shall be deemed to be approved by the DRC.

The DRC shall review and approve the plans PRIOR TO applicant's submission to the Town of Johnstown for their issuance of a building permit. The Town of Johnstown will return any submission without DRC approval to the applicant, without the issuance of a building permit.

On behalf of the DRC, all architectural plans will be reviewed for conformance by:
(Firm providing Architectural Review will be determined prior
to final Town of Johnstown approval.)

It may be beneficial to the applicant to contact _____ early in the architectural design process, thereby ensuring that all of the provisions of the Encore Design Guidelines are met.

1. CONSTRUCTION PLAN SUBMITTAL

Site Plan

- Name, address, and telephone number of builder
- Legal description of property (address, lot, and block)
- North arrow
- Property lines, setback lines, and easement lines with dimensions
- Building footprint with porches, balconies, patios, decks, tennis courts, pools, etc.
- Drives, parking areas, walkways, accessory buildings
- Top of engineered foundation
- Water, sewer, electric, natural gas, and phone services

Grading Plan

- Proposed driveway gradients
- Proposed drainage arrows
- Elevations of all building pads

Floor Plan

- Overall dimensions
- Total enclosed square footage
- Exterior walls dimensioned

Elevations

- Overall height from top of engineered foundation
- Height of each floor and roof peak
- Building façades and roofs
- Roof pitch
- Exterior material sample cut sheet (if requested by DRC physical samples must be supplied) identified by brand name, color, and number
- Porches, balconies, patios, decks, windows, and doors
- Extensive labeling and callouts are expected

Roof Plan

- Building footprint outline superimposed onto roof plan
- Roof pitches, pitch directions, valleys, hips, materials, chimneys, and overhangs

2. LANDSCAPE PLAN SUBMITTAL

Landscaping Plan

- Name, address, and telephone numbers of homeowners and landscape designer
- Location, size, quantity, and species of trees and shrubs
- Location and species of turf areas
- Location and type of mulch areas
- Location of planting beds
- Location and type of edging
- Retaining wall location, height, and materials
- Community and lot fencing location (to be constructed per required fence prototype)
- Privacy fence location, height, and materials
- Location and materials for decks, patios, pools, spas, hot tubs, saunas, playground areas, rock, timbers, fountains, or any other special landscape features
- Exterior and landscape lighting
- Dog houses and dog runs

3. DRC REVIEW

Following DRC review, the DRC will either:

- a) Approve the Construction or Landscape Drawings, in which case the applicant may proceed with permitting and construction,
- b) Conditionally approve the Construction or Landscape Drawings, in which case the applicant must revise the drawings to comply with the stated conditions. Permission to proceed with permitting and construction may be granted by the DRC for those items that are not affected by the revisions. Revised drawings must be resubmitted to the DRC coordinator, and the applicant must receive written approval PRIOR TO commencing construction of those items that were affected by the revisions, or
- c) Deny the Construction or Landscape Drawings, in which case the applicant will be required to resubmit new plans. Construction cannot commence.
- d) Approval is contingent upon the submittal of materials and payment of any designated fees or expenses, and favorable review. A letter from the DRC will be sent to each applicant within a maximum of thirty (30) days after the date of the submittal. This notice will state whether approval or disapproval has been granted and outline any conditions associated with the ruling.

4. CONSTRUCTION AND DRC INSPECTIONS

Permitting and construction may commence upon written approval from the DRC. The homeowner or builder shall be responsible for obtaining all jurisdictional permits prior to construction. The DRC reserves the right to conduct field inspections for compliance during any stage of construction. The DRC shall be empowered to enforce the Design Guidelines pursuant to the provisions of the Encore CCR's. The builder must provide a copy of the Grade Certification to the DRC upon issuance of a Certificate of Occupancy.

APPENDIX A – CONFLICTS:

Improvements installed by homeowners, architects, builders, and landscape designers shall comply with all Local, County, State, and Federal codes, ordinances, and regulations. All improvements shall also comply with the Encore CCR's.

The Encore Design Guidelines do not modify or supersede any Local, County, State, or Federal codes, ordinances, or regulations. In the event of conflicts or discrepancies, jurisdictional regulations shall take precedence, and the most restrictive standards shall apply.

VARIANCES and WAIVERS

The DRC shall have the right to grant variances and waive any provisions of the Encore Design Guidelines at its sole discretion. No such variance or waiver shall be construed to be a variance or waiver of any or all of the provisions of the Encore Design Guidelines, and shall not apply to any other party.

AMENDMENTS

From time to time, the Encore Design Guidelines may be amended as allowed by the Encore CCR's. It is the responsibility of the homeowner, architect, builder, and landscape designer to use the most current revision of the Encore Design Guidelines.

APPROVALS and DENIALS

Approvals may be granted or denied at the sole discretion of the DRC, and shall be in writing. Approvals or denials pursuant to the Encore Design Guidelines do not constitute any representations, warranties or assurances by the approving/denying party and the approving/denying party shall have no responsibility by virtue of such approval or denial.

APPENDIX B – REQUIRED MEASUREMENTS:

MINIMUM FINISHED SQUARE FOOTAGES

Single Family Detached	Single Story	1050 Square Feet
Single Family Detached	2-Story	1300 Square Feet
Duplex	Single Story	930 Square Feet
Duplex	2-Story	1200 Square Feet
Single Family Detached	ADU	450 Square Feet

MAXIMUM HEIGHTS (Above Engineered Top of Foundation)

Single Story	28 Square Feet
2-Story	35 Square Feet

MINIMUM SETBACKS

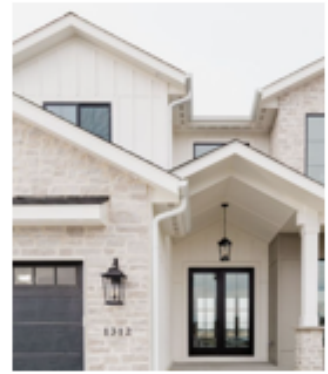
Single Family Detached	Front	15 Feet
	Rear	10 Feet
	Side	5 Feet
	Corner	8 Feet
Duplex	Front	15 Feet
	Rear	10 Feet
	Side	5 Feet
	Corner	8 Feet
All Lots, Driveway length		20 Feet

APPENDIX C

The following images are meant only as illustrations of building elements that may be accepted and/or rejected by the DRC. These images represent both positive design solutions as well as negative design solutions only as they pertain to the desired Architectural image and presence of Encore.

The images were taken from a variety of sources. Any resemblances to local construction should be considered coincidence only. The design elements represented in these images may or may not be acceptable design solutions in any other development, but also may or may not be acceptable design solutions in Encore.

Style: Modern Farmhouse



Style: Prairie



Style: Colorado Craftsman



Style: Transitional European



Style: Modern

