

Crestone Mesa Subdivision Design Guidelines

Overall Scheme

The goal of the Crestone Mesa subdivision (“Crestone Mesa”) is to create and preserve a tranquil and relaxing living environment by maintaining the traditional aspect of the historic Salida neighborhoods. This will be done by encouraging varying sized houses around a central park, mandating front porches and character in designs, using the preferred street profile that allows for tree-lined streets, and placing detached garages off alleys in the rear of lots when feasible. Crestone Mesa will have a compact development pattern and architectural diversity centered around Mesa Park, a public park that invites community activities and which shall be dedicated to the City of Salida. This vision underlies the Design Guidelines. We invite you to embrace this vision and welcome your creativity within the following parameters.

Objective and Mission

The Design Review Committee (“Committee”) has prepared the following Guidelines to supplement the Crestone Mesa Subdivision Declaration of Covenants, Conditions, Restrictions and Easements (“Declaration”) in order to assist property owners in designing, building and improving their homes. These Guidelines are not intended to be all-inclusive, but should serve as a guide as to what improvements may be made in Crestone Mesa.

The mission of the Committee is to work on behalf of the Crestone Mesa Homeowners’ Association Board of Directors (“Board”) to represent the interests of the community as a whole. The Committee exists in order to regulate the external design, appearance, and locations of the property and improvements. In the absence of a Committee, the Board shall act in all instances to carry out the duties and responsibilities of the Committee.

Approval

In order to ensure a consistent, high quality design throughout all phases of the project, the Committee will review and approve all proposed development plans and submittal documents that require a permit prior to submission to the City of Salida Building Department.

The Committee’s purpose in plan review is to meet the intent of these guidelines and supporting documents. Neither the Declarant nor the Committee assumes responsibility for plan review of, or conformance to, applicable local codes or ordinances. These Guidelines are subject to interpretation by the Committee and may be amended, as stated in the Declaration, from time to time to meet specific site or functional requirements consistent with the objectives of these Guidelines, as well as the Declaration.

These Guidelines do not supersede or modify any existing applicable City or County codes or regulations. Any requests for variances to the laws, regulations, or standards adopted by the City or County shall be submitted to the appropriate agency according to established procedures following review and approval by the Committee. In the event of any conflict or discrepancy between these Guidelines and any other lawful authority, including the Declaration, the most restrictive standards shall apply. Any issue that arises that has to do with the design,

construction, improvement or maintenance of any Lot not explicitly provided for in these Guidelines will require prior approval from the Committee.

The Guidelines are not the exclusive basis for decisions of the Committee and compliance with the Guidelines does not guarantee approval of any application.

Procedures

Except as otherwise specifically provided in these Guidelines, no activities shall commence on any portion of the Project until an application for approval has been submitted to and approved by the Committee. Such application shall include plans and specifications showing site layout, exterior elevations and building heights on each elevation, exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, and other features of proposed construction, as applicable. The Committee may require the submission of such additional information as may be reasonably necessary to consider any application. In reviewing applications, the Committee shall consider the harmony of external design with surrounding structures and environment and decisions may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of particular improvements. The Committee shall have the sole discretion to make final, conclusive, and binding determinations on matters of aesthetic judgment and such determinations shall not be subject to review so long as made in good faith, not arbitrarily, without prejudice or malice, and in accordance with the procedures set forth herein. The Committee shall make a determination on each application within 30 after receipt of a completed application and all required information. The Committee may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; (iii) request additional information from the applicant; or (iv) disapprove the application. The Committee shall notify the applicant in writing of the final determination on any application within 10 days after the approval of said application. In the case of disapproval, the Committee is obligated to specify the reasons for any disapproval or objections and should offer suggestions for curing any objections.

In the event that the Committee fails to respond in a timely manner, approval shall be deemed to have been given. However, no approval, whether expressly granted or deemed granted, shall be inconsistent with the Guidelines unless a written variance has been granted as outlined in section (*Variance section*). Notice shall be deemed to have been given at the time the envelope containing the response is deposited with the mail carrier. Personal delivery of such written notice shall, however, be sufficient and shall be deemed to have been given at the time of delivery to the applicant. If construction does not commence (defined as footings and foundations poured or otherwise installed) on a project for which plans have been approved within one year after the date of approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply for approval before commencing any activities. Once construction is commenced, it shall be diligently pursued to completion. All work shall be completed within eighteen months of commencement unless otherwise specified in the notice of approval or unless the Committee grants an extension in writing, which it shall not be obligated to do. If approved work is not completed within the required time, it shall be considered nonconforming and shall be subject to enforcement action by the Association, Board, or DRC. The Committee may, by resolution, exempt certain activities from the application and approval requirements of this Article, provided such activities are undertaken in strict compliance with the requirements of such resolution.

Variances

The Committee may authorize variances from compliance with any of its Guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. A request for a variance shall be submitted only in writing and shall be submitted at the time of submission of the complete application to the Committee. No variance shall (a) be effective unless in writing; (b) be contrary to this Declaration; or (c) stop the Committee from denying a variance in other circumstances. For purposes of this Section the terms of any financing shall not be considered a hardship warranting a variance.

Architectural Design Principles

These guidelines encourage various styles of architecture; this is not a theme park. As in other traditional areas of the R-2 district within Salida, the owner has the right to choose his/her own style. However, the relationships in massing, scale, texture, and color of the residence within the style chosen shall be considered in determining approval of applications.

General Design Principles: The general design principles and features proposed to achieve the desired architectural character for Crestone Mesa include an architectural design which reflects the diverse character of Salida --- eclectic, but interesting. We encourage the following guidelines:

1. Usable front porches and covered entryways that yield a sense of entry.
2. Avoid large unbroken wall planes and windowless elevations. Wall planes shall not be longer than 30 feet without permission of the Commission.
3. Mitigate the impact of garages. The layout of the subdivision dictates that the following lots will share a driveway easement, the garages will be side-loading and the wall facing the public street shall contain a window(s) and have architectural interest: Lots 1&2, lots 3&4, lots 5&6, lots 21&22. The garages for all other lots shall be located off the alley at the rear of the lot.
4. Roofs: interesting roofs are encouraged, roofs with several ridges or planes.
5. Single story and 1-1/2 story houses are encouraged over 2-story houses.
6. We discourage a ranch style track home look without character and interest.
7. We forbid a 2-story stucco box.
8. The massing shall be designed so that the structure is visually more massive or “heavier” below, and less massive and visually “lighter” above. A second story should not appear as heavy or heavier and have disproportionately greater bulk than that portion of the structure that supports it. This can be accomplished with the use of covered decks and porches and stepping a 2nd story in from the footprint of the 1st level; avoid two story walls without a softening element. Accordingly, all exterior building elements should be appropriately scaled in size and in relationship to each other.
9. Use strong and compatible design elements and details, which help articulate building forms and add depth, shadows, visual interest, and relief to individual houses and the street scene. Such elements include covered porches and entryways, balconies, roof overhangs, expressive materials, and the articulation of window and door openings.

10. Use building materials with strong textures and rich colors, including masonry, stucco and siding to provide visual interest, depth, and details. There shall be a mix of building materials required for each house, and a preference for more than one material on any side of the house. Appropriate roof and wall materials and colors are addressed in the following Guidelines.
11. The design of alterations and additions shall be compatible with the existing structure in terms of architectural detail, scale, materials, and colors. Materials for new construction and additions shall have architectural character and should be selected for harmony within a building.

General Design Criteria

Site Planning: No structure or thing shall be placed, erected, or installed upon any lot and no improvements or other work (including staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, or planting or removal of landscaping) shall take place within the Project, except in compliance with these Guidelines. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. Any Owner may remodel, paint, or redecorate the interior of his or her residence without approval. However, modifications to the interior or exterior of screened porches, patios, and similar portions of a lot visible from outside the structure shall be subject to approval.

Size of Residence:

Each residential unit constructed on a Lot shall comply with the R-2 zoning district dimensional standards of the City of Salida that are in effect at time of application for building permit.

Accessory Dwelling Units (ADUs)

An ADU is a separate detached structure that is clearly subordinate to the main structure. ADUs are permitted within the development and shall comply with the City of Salida Code to all matters including size, mass and off-street parking requirements.

On Site Building: All homes shall be built on site. No manufactured or modular homes, trailers, or mobile homes shall be permitted.

Roofs

Roof Form and Design: Roof form and design shall be consistent with the basic architectural style of the home. Color variation of roofing materials is an element in creating architectural interest, and should complement the color scheme of the house. Blended shingle colors rather than a single color look is encouraged.

Roof Materials: Acceptable roof materials include dimensional and standard composition shingles, asphalt, slate, concrete tile, and metal. The use of any other roofing materials must be

approved by the Committee. Each roof overhang shall be detailed appropriately for each architectural style.

Roof Appurtenances: All flashing, sheet metal, vent stacks and pipes shall be colored to match the material from which they project. All stack vents, and attic ventilators shall be located in such a way as to minimize the visible impact from public areas.

Gutters and Downspouts: Gutters and downspouts should be integrated into the designs of buildings and appear as a continuous architectural element. Drainage solutions should be unobtrusive to the overall building. Downspouts should be located on vertical members in inconspicuous locations when possible. The colors of exposed gutters and downspouts should match those of the surfaces to which they are attached.

Satellite Dishes, solar Panels and Antennae: Satellite dishes are permitted in conformance with the Declarations, or other subsequent use restrictions the Board may invoke. Large antennas and wind-powered devices are not permitted. Solar panels are approved, but are to be integrated into roof designs. Frames must be colored to complement roofs to which they are attached. Related plumbing and mechanical equipment must be enclosed and/or screened from view.

Exterior Wall Materials

Exterior Design: The material selection and its detailing should successfully contribute to the creation of the desired architectural style. Multiple wall materials should blend harmoniously with one another.

Exterior Wall Materials: Acceptable wall materials exposed to the elements include manufactured and natural wood siding, cedar shingle siding, painted hardboard siding, fiber-reinforced cement board, stucco, brick, stone, and synthetic stone. Aluminum siding, vinyl siding and plywood sidings such as T1-11, are not permitted.

1. **Manufactured Siding.** Siding shall not exceed an 8-inch lap dimension on all elevations.
2. **Natural Wood Siding.** Wood siding shall be stained or painted in all applications. Board and batten applications are acceptable
3. **Shakes or Shingles.** Both natural wood (true cedar) and manufactured shingles will be permitted.
4. **Stucco.** Two coat and three coat applications are acceptable. Stucco finishes should not be heavy and/or irregular. Stucco substitutes, including staccato board will not be permitted except as approved by the Committee.

Material Changes: Material changes should occur along a horizontal line, such as a floor line or gable end. Horizontal transitions between two different exterior wall materials should be detailed with molding, banding or soffit/eave treatments. Vertical transitions between wall materials, such as siding or stucco, should occur at inside corners only, and should use complementary colors.

Masonry/Brick: Masonry elements such as brick must appear substantial and be integral to the architecture and not merely an applied feature. Masonry or stucco used to express a building's

“base” or to create a wainscot should wrap corners and terminate at a prominent building element on side elevations.

Building Colors: Muted colors are encouraged. Bright, intensely saturated colors are not permitted unless approved by the Committee. Accent colors should be used with discretion. Trim colors should accentuate roof forms, windows, and door openings. Color swatches must be submitted to the Committee for approval.

Exterior Trim and Embellishments

Trim, Rake, and Eave Moldings: Trim, rake and eave moldings should be consistent with the architectural style of the building.

Window and Door Trim: Windows on the first and second stories must not be linked with exterior trim and/or different siding treatments. Siding shall have corner boards or be mitered at outside corners (no metal caps).

Columns and Supports: Columns and supports (for front elevations) should appear substantial, and in proportion to the overall building mass. They shall be a minimum of 6 inches in each section and incorporate relief or built-up elements such as top and bottom trim or masonry bases. The character and detailing of columns and railings should be consistent with the architectural style of the building.

House Numbers: There is no specific standard for house numbers, but special care should be given to their character and finish. Generally, house numbers should be legible enough to be read from the street, but not over-scaled. House numbers must be approved by the Committee.

Accessibility: Accessible units such as ramps, landings and railings must correspond with local, state and federal accessibility requirements, as well as be compatible with the architectural style of the building.

Doors and Windows

Doors: All exterior doors, including storm doors, shall be architecturally compatible and coordinating in color with the individual residence. Acceptable door material shall be wood, hardboard, fiberglass or metal. Wood doors shall be painted or stained in coordination with the colors of the residence. Sliding glass doors are permitted only on rear or interior side yard elevations.

Window Design: Windows are perhaps the single most important element in establishing an image of quality for a residence in the neighborhood. Window quality, detail, and proportion must be consistent on all elevations of the residence. Windows shall be placed to complement the overall building character and scale. Windows with distinctive shapes, sizes or details (such as divided-glass, arches, and bays) shall compliment the architectural style of the building.

Window Material: Acceptable window materials include wood, metal or vinyl-clad wood, vinyl, enameled metal, glass block or aluminum. **However, the window to be used shall be submitted to the Committee for review and approval.** No reflective or colored glazing, or

obscured glass will be allowed on any front or side window which is permanently visible from any public area.

Exterior Lighting

Outdoor Lighting Design and Restrictions: All exterior building lighting shall be designed to avoid spilling onto adjacent properties. Colored, moving or flashing lights are prohibited. Decorative building lighting shall be designed to reduce harsh glares by illuminating downward and minimizing lateral effects. Light fixtures with cut-off or concealed light sources are preferred. This may include wall sconces, recessed lighting, soffit lighting, and directional lighting. Decorative fixtures should be of an understated design and complement the architectural style of the residence.

Garages and Driveways

Garage Design Guidelines:

Heavier and deeper header trim, columns, and other such architectural features to provide shadow lines and depth around garage doors are encouraged. All garage doors shall be sectional roll-up types only. Acceptable materials include manufactured wood, natural wood or metal and glass doors, painted or stained to match the home.

Garage Restrictions: Each residence shall have an enclosed garage for the off-street parking. Detached garages should provide a similar massing, roof, and detail treatment to the residential buildings they serve. All garages shall be used for the parking and storage of vehicles and other customary uses only (eg: finished office or storage space). Finished garages may not exceed 25 feet in height and can in no circumstances exceed the height of the house. The use of a garage as a temporary or permanent residence at any time is strictly prohibited.

Driveways: Those Lots that share a driveway shall share the cost and maintenance of the driveway. The driveway shall be a hard surface for the first 12 feet. Beyond this distance, the owner may choose any surface that is dust free. We encourage driving “strips” with grass or permeable material between. The first owner may choose the material to be used. Any changes or improvements shall be agreed upon between the two Lot owners and the price shall be shared.

Deck and Porches

All deck, porch and patio construction must comply with city or county regulations.

Porches: Porches shall be constructed of materials so as to match the existing structure in color, style and roof. Colors should be consistent with the existing siding and foundation colors.

Fencing

Subdivision Fencing: Any subdivision perimeter fencing that is installed by the developer shall be repaired and maintained by the benefitting lot owners.

Fencing: Design and Location: Perimeter fencing erected along property lines in the rear and side yards shall conform to the Municipal code. The purpose of front yard fencing is not to create a privacy fence. With this in mind, we encourage open style fencing as opposed to solid fencing. Exceptions for fences that compliment specific designs and styles (perhaps a Southwest

style) will be considered by the Committee on a case by case basis. Chain-link fencing is strictly prohibited.

Fencing Height: The height of fences shall comply with City of Salida standards.

Landscaping

Landscaping Guidelines: The goal of landscaping is to blend the physical structure of a house along with structural features such as driveways, walks and retaining walls to its surrounding natural environment, which becomes an integral part of converting a house on a lot into a visually appealing home site. In recognition of this close relationship between the natural and built environments, the Association encourages the use of natural materials, and abundant landscaping with native plants. To that end, homeowners are encouraged to conserve water when landscaping by utilizing methods such as xeriscaping, which creates a visually attractive landscape by using plants selected for their water efficiency and applying the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, use of mulches, irrigation efficiency, and appropriate maintenance.. Xeriscaping should not be confused with “zeroscaping,” however, which is a term used to describe areas landscaped substantially with materials such as gravel, rock or artificially colored mulches. Xeriscaping, gravel, rock and similar materials are approved materials for landscaping so long as they are not used to cover substantial portions of the landscaped area.

City Requirements: All Owners are responsible for complying with the City of Salida ordinances concerning trees, shrubs and other landscaping, as well as watering restrictions.

Landscape Installation Timing: All landscaping shall be installed within 1 year of the date of the Certificate of Occupancy.

Front Yard Landscaping: Front yards shall be fully landscaped using a combination of one or more of the following: turf grass, trees, shrubs, perennials, and live groundcovers. Twenty-five (25) percent of all front yard trees and shrubs shall be evergreen.

Side and Rear Yard Landscaping: Interior side and rear yard landscaping, including material, quantity, and size, shall be at the Owner’s discretion; however, Owner should continue to abide by the Landscaping Guidelines as set forth above.

Street Trees:

Street trees within the parkways shall be planted and maintained by the HOA and shall conform to city regulations: The placement of street trees along the street frontage should be carefully considered in relation to individual homes and lots, as well as meeting the requirements of the City of Salida ordinances.

Compliance with Laws and Regulations:

Each owner shall, at its own expense, comply with all terms and conditions of these Guidelines, the Declaration and all other regulations promulgated from time to time by the Crestone Mesa Board that are applicable to its construction activities.

Each owner shall, at its own expense, comply with all federal, state and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its construction activities.

Non-liability:

Neither the Design Review Committee, the Crestone Mesa Board, nor any member, employee, consultant, or agent, will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith, non-discriminatory, and without malice.