
DESIGN GUIDELINES

The Summit at Vista Mesa

HOME SIZE

The minimum width of the front elevation of all homes constructed within The Summit shall be 50'; minimum square footage of homes shall be at least **1700 sf for a ranch-style home and 1800 sf for a multi-level home** unless lot constraints exist or otherwise variances in writing by the Architectural Committee.

HOME PLACEMENT

When siting a home on the custom homesites, owners are encouraged to push the home back away from the street when the lot allows. Front setbacks shall be varied from adjacent properties by at least five (5) feet.

EXTERIOR MATERIALS

All exterior colors and materials shall be approved by the Architectural Committee prior to application. Front elevations shall incorporate significant architectural detail, in the sole discretionary opinion of the Architectural Committee, or incorporate the use of more than one material, such as stone, brick or stucco, in order to give greater dimension to the front elevation of homes within *The Summit*.

Roof materials may include T-Lock or Dimensional 3-tab shingles or concrete tile, which weigh at least 245 lbs/square and are Class A, B or C fire rated. Other roof materials may be considered on a case by case basis.

Exterior colors shall be approved by the Committee prior to application. High contrast trim colors may be limited to use on the fascia only. Garage doors shall be required to match the body color of the home to minimize the attention to the garage rather than to the home as a whole.

DRIVEWAYS

All driveways shall be constructed of concrete, being limited to a maximum width of 24' at property line. The Architectural Committee reserves the right to reduce the amount of concrete proposed in the front of a residence if, in the Committee's opinion, the amount of concrete overwhelms the streetscape view of the property from the adjacent street.

LANDSCAPE

Within three months of occupancy of the dwelling, landscaping shall be installed according to the approved plan reviewed by the Architectural Committee. Each owner shall be required to install at least two evergreen trees upon their respective lot having a minimum height of 8'. Substantial areas of rock mulch shall be mitigated by plantings in keeping with appropriate presentation within a custom community. Owners shall avoid using black granite, white marble granite and lava rock; caution should be used when considering Gold Ore rock due to its tendency to "bleed" iron on concrete surfaces when contact is made with moisture.

All disturbed native areas shall be revegetated with native grasses immediately upon completion of construction in order to restore erosion control. Landscape improvements may be approved within designated "No Build Areas"; however no landscape changes may be made within a designated "Preservation Area".

Owners shall avoid utilizing buried drains to channel downspout drainage onto the property of others. Buried drains, when used to direct water away from the foundation of the home, shall be daylighted within the sodded portion of the property so that the drainage flow can sheetflow across the sod and be absorbed.

Owners are responsible for the drainage of their property. Swales installed by the builder at the time of construction must be maintained in accordance with the approved Grading Plan for the subdivision as recorded with the City of Colorado Springs. Owners changing the flow of drainage on a lot shall be held responsible and liable for any and all damage caused to adjacent properties. Owners of properties situated at a lower elevation than an adjacent lot shall expect to receive drainage from the upper lot. Owners shall work cooperatively to direct the flow of drainage from the site(s).

FENCING

See restrictions on fencing style and placement given in Sections 119, 120 and 121 of the Declaration of Covenants and on the Development Plan. Specific attention needs to be given to all "No Build Areas" and "Preservation Areas".

Corner lot fencing shall be subject to strict scrutiny in order to maintain an attractive streetscape within the subdivision. Generally, fencing shall not be placed closer than 3' to the sidewalk (at least 7' from the top back of curb); in addition, angling of the fence may be required in order to keep the front yard of an adjacent lot, situated to the rear of a corner lot, visually open.

Fencing shall not be stained with a pigmented stain; owners are encouraged to treat their fencing material with a clear wood sealant in order to preserve the life of the wood material. Pigmented stain shall be prohibited in order to maintain a consistency in fence material throughout the subdivision.

Dog runs shall be screened from primary views at ground level and shall be approved prior to installation for location, material and size.

ACCESSORY STRUCTURES

Accessory structures shall require the approval of the Architectural Committee prior to installation or construction. Generally, accessory structures shall be placed in the rear yard and shall have minimal visual impact to adjacent properties at ground level. The overall height of a structure may be restricted depending upon the visual impact in the sole discretion of the Committee.

Garden sheds shall consist of no more than 150 sf and stand a maximum height of 8 feet; sheds shall be constructed of wood material, painted to match the residence. Whenever possible, garden shed placement shall be held in close proximity to the primary residence in order to minimize the impact upon adjacent properties. Homesites which adjoin the preservation area or no build area shall be strictly scrutinized for placement of accessory structures due to the limitation of privacy fencing.

PLAY/SPORTS EQUIPMENT

All play and sports equipment, whether permanent or portable, shall be approved by the Architectural Committee prior to installation. Consideration shall be given in regard to color, height, mass, and placement. Generally wood structures are preferred; metal equipment may be required to be painted to reduce the visual impact to the property.

At no time shall play or sports equipment be placed within the City right-of-way or in the street within the subdivision, maintaining the street for the conveyance of traffic only.

PLAN SUBMITTAL REQUIREMENT

A site plan of at least 20-scale and a full set of construction plans, including elevations and floor plans, shall be submitted to the Architectural Committee prior to the commencement of any construction activity on the lot, accompanied by a submittal fee of \$150. **Unauthorized construction shall be subject to payment of the submittal fee, plus an additional assessment of up to \$200.**

TRASH

All containers used for the purpose of collecting trash and debris for individual households shall be required to include a lid for the purpose of maintaining the debris within the container until collected by the trash removal provider.

Furthermore, trash containers shall not be placed at the curb for collection service prior to 6 p.m. on ~~the~~ day before service.

VEHICLES

No commercial vehicle shall be parked on any street or within any Lot, except in a completely enclosed Structure or in a fully screened manner approved by the Architecture Control Committee.

A commercial vehicle is defined as any type truck (greater than 3/4 ton) or a truck that is used solely for commercial purposes. It is the owner's responsibility to provide evidence that a truck is being used for private purposes, e.g., tax records that reflect percentage of private and business use.

Additionally, the Board retains the right to disapprove any vehicle not meeting the aforementioned definition of a commercial vehicle, but that is detrimental to the overall appearance of the neighborhood.

Amended October 21, 1997

Amended November 10, 1998

Amended October 15, 1999