

**The Woods of Beaver Creek**  
**Building Standards**  
Date of issue: October 8, 1999  
Revised May 2005

**1. GENERAL**

- A. These standards have been prepared by the Woods Owners Association Architectural Review Committee (ARC) and Board of Trustees. They have been prepared to assist builders, architects, engineers and homeowners in planning the development of each parcel of land.
- B. The Architectural Review Committee is empowered by the covenants of the association and the board of trustees to exercise their judgment in applying the building Standards. The ARC may grant exceptions to the following requirements in cases it deems appropriate.
- C. The building standards are intended to protect the property values of all residents and to preserve the character and integrity of the Woods as a planned housing development according to the Covenants Article XIX, Sect 1. In the same Article, Sect 3 indicates that the Trustees or Architectural Review Committee shall arbitrate any and all disputes that may arise from the terms and provisions of the Declaration.
- D. Review by the ARC is for exterior aesthetic purposes only. It is in no way intended, and should not be relied upon, as a review or approval of structural integrity, construction quality, or any other building safety matter. The ARC in no way warrants that the approved improvements will be built as approved. This action is solely intended as a review of whether the submitted plans comply with the established building standards of the Woods. The builder of the improvements is responsible for all applicable government permits and approvals.

**II. SUBMISSION REQUIREMENTS**

- A. Prior to commencement of construction, the builder shall submit two sets of the following items for review and approval by the Architectural Review Committee (ARC):
  - 1. Plot plan (to be submitted prior to lot closing)
  - 2. Construction drawing's including front, side and rear elevations,
  - 3. Landscape plans,
  - 4. Samples of materials for color and texture,
  - 5. Should adjacent lots have previously approved plans, builder shall show relationship between the proposed plan and existing plan, emphasizing foundation elevations, final grading, setbacks, driveways locations, color selections, and home styles.
- B. The ARC requires that a lot be staked for the purposes of review of an approval by the Committee. In such case, excavation shall not commence

until the lot has been staked out, and the ARC has toured the lot and issued its approval.

- C. If landscaping plans and exteriors colors are not available prior to construction, the builder may submit them no less than 45-60 days prior to construction completion.. These items must be submitted prior to installation. The ARC may require that these items be submitted based on a schedule determined prior to any construction commencing.

### **III. LANDSCAPE REQUIREMENTS**

- A. The ARC will evaluate all landscape plans to insure minimum disturbance of the existing ecological systems and to preserve existing drainage and vegetation. Preservation of all trees more than 6 in. in diameter is required, if practical.
- B. All homes must have a landscape plan approved by the ARC submitted at least 45-60 days prior to *home* completion. This plan will include sod in the front yard and the side yard extending to the rear of the house. Rear yard landscaping and screening may be required by the ARC. The landscape plans shall include proof of the following minimum expenditures on *additional* plant and landscape materials:

Estate lots    \$2,500 (lots 1-7 and 39-45)

Patio lots     \$1,500 (all lots in section 1-5 except lots 1-7 and 39-45)

Note: the above minimum expenditures are for plant and landscape materials *over and above* the cost of required sod. Sweat equity may be considered, not to exceed \$1,000 on Estate Lots and \$750 on Patio Lots upon approval.

### **IV. MISCELLANEOUS REQUIREMENTS**

- A. No antenna or satellite dishes larger than 3' are permitted without prior approval of ARC.
- B. No basketball poles or backboards of any type are permitted except on Association-owned properties.
- C. Fences must be approved by the ARC prior to installation. Fencing "Statement of Preference" - The Woods homeowners would prefer to be an open community without fences isolating our neighbors. Electronic collar (in-ground wire) fences are the preferred method for homeowners to contain pets on their property. See VI-F for further requirements.
- D. Storage sheds are not permitted.
- E. Any swing sets or playground equipment, if approved, must be approved by the ARC prior to installation. All play equipment will be placed to be visually inconspicuous from the street and to minimize its impact on the views of the neighbors. Landscaping should be used to minimize this impact. The equipment will be constructed mainly of wood or good quality preferably unpainted wood products. If not unpainted, the color and finish shall meet the

same standards as the home colors. That is they will be of rich, subtle earth tones (browns, tans, dusty greens, warm grays and rusty red, which will blend well with the natural surroundings). A minimum of canvas roof material may be used but it must meet these same color standards. The equipment shall be maintained in good condition and removed as soon as it is no longer used. Even if it was approved before installation, the ARC reserves the right to require that it be removed if it is not properly maintained.

## V. GENERAL BUILDING REQUIREMENTS

### A. Design Requirements

No two homes of the same base exterior appearance design shall be built within close site distance of each other unless the ARC determines that the changes to the house elevations are sufficiently significant enough to consider the homes to be of different appearance in the opinion of the ARC. Close sight distance shall include, but not be limited to, immediately adjacent lots and the lot directly across from the proposed home. In no case shall the ARC approve a home with the same front exterior elevation as a previously built home if the homes are to be located on immediately adjacent lots or on lots directly across a street from each other.

The Architectural Review Committee will consider the character, design, style, colors and location of any posed home in relation to the surrounding homes as criteria of approval. Houses are expected to have architectural interest as viewed from the street. Examples include *three or more* gables, "architectural" windows, such as large windows with transoms, palladium, etc., unique porch and or multiple facades.

### B. Exteriors Colors

All exteriors building materials and colors are subject to review and approval. Rich, subtle earth tones (Browns, tans, dusty greens, warm grays, and rusty red will blend well with the natural surroundings). White windows are discouraged.

### C. Chimneys

All brick or stone, except where other materials would be more aesthetically compatible with house design and material (as determined by the ARC).

### D. Lighting

Porch and garage lights are required. Post lights are required on all lots to be built. Accent landscape lighting is recommended.

### E. Exterior materials

Cedar wood siding (or wood composite siding), brick, stone or stucco type. No vinyl siding is permitted. Brick or stone on at least part of the front elevation is strongly encouraged.

## VI. SECTION SPECIFIC REQUIREMENTS

The following requirements vary for separate neighborhoods within The Woods.

Section numbers correspond to Lot numbers as follows:

Section 1: lots 1 - 45

Section 2: lots 46- 71

Section 3: lots 72 - 85

Section 4: lots 86 - 100

Section 5: lots 103 - 134

Section 6: lots 136 – 175

Note: lots 1-7 and 39-45 are estate lots

### A. Living Area

Living area of homes will be calculated exclusive of basements, garages and porches. The ARC may waive the following minimum requirements if the quality of the home exceeds homes of similar size and price in the surrounding area. The minimum finished living area requirements are:

#### 1. Sections 1 - 4

##### Estate Lots

Ranch 2100 s.f.

1½ Story 2300 s.f.

Two-Story 2500 s.f.

##### Patio Lots

Ranch 1600 s.f.

Two-Story 1900 s.f.

#### 2. Section 5

Ranch 1800 s.f.

1½ Story 1900 s.f.

Two-Story 2200 s.f.

#### 3. Section 6

Ranch 1500 s.f.

Two-Story 1800 s.f.

### B. Driveways and Walkways

All driveways shall be a minimum of 16 ft. in width. Material requirements are as follows:

#### 1. Sections 1- 4

Driveways and walkways are to be brick pavers only.

(A design of pavers and concrete may be considered by the ARC for long driveways, e.g. on larger lots, the ARC will accept a design that includes the first 40 ft. of the driveway as pavers with the remainder as concrete.)

#### 2. Sections 5-6

Driveways and walks may be pavers or stamped concrete.

(A design of pavers and concrete may be considered by ARC for long driveways, e.g. on larger lots, the ARC will accept a design that includes the first 40 ft. of the driveway as pavers with the remainder as concrete.)

### C. Roofs

All Roof overhangs (soffits, eaves, etc.) shall have a minimum projection from the House of 12 in. Shingles on all homes shall be dimensional shingles. Roof pitches may vary as follows:

1. Sections 1-4  
Minimum pitch of 9/12 on front facing gables and 7/12 on the other gables.
2. Sections 5-6  
Minimum pitch 6/12.

#### D. Garages

All garages shall accommodate a minimum of two cars. Configuration requirements are as follows:

1. Sections 1-4  
Side entry garages are strongly encouraged. (Unless lot configuration requires front entry, as determined by ARC).  
Screening may be required for front entry garages.
2. Section 5  
No more than two lots in a row may have a front entry garage.
3. Section 6  
Front entry garages are permitted.

#### E. Windows

1. Sections 1-4  
Wood framed windows required, such as Pella, Anderson, Marvin, or equivalent. Wood framed with vinyl or aluminum cladding is acceptable.
2. Sections 5-6  
High quality windows of all vinyl or aluminum construction are permitted.

#### F. Fences

Barrier fencing may be permitted on select lots in the rear portion of a lot where sight lines and the landscaping permit. On such lots by exception, barrier fencing may be no more than 48" tall and needs to be of open construction, visually inconspicuous and aesthetically pleasing (no chain link fences). Specifically no such fence area may obstruct more than 50% of the area covered; the rest of the area must remain open. It is up to the discretion of the Architectural Committee to determine on which lots fencing might be permitted by exception.