

Architectural Re- view Committee

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Table of Contents

INTRODUCTION

DEFINITIONS

ADDITIONAL RESOURCES

GENERAL ARC PROCEDURES

1.1. GENERAL

1.2. COMMUNICATIONS AND NOTICES

1.3. RELATED APPROVALS

1.4. IMMUNITY FROM LIABILITY

1.5. NON-COMPLIANCE

**1.6. SUBMITTALS, REVIEW AND
RESUBMITTALS**

1.6.1. General Requirements

1.6.2. Submittal Requirements

1.6.3. Review of Submittals

1.6.4. Resubmittal of Documents

1.6.5. Access to Property

**1.7. NOTIFICATION OF INTERESTED PARTIES
AND POSTING**

- 1.8. COMMUNITY COMMENT
- 1.9. COMMENCEMENT OF CONSTRUCTION
- 1.10. TIME LIMITATION OF APPROVALS
- 1.11. COMPLETION OF CONSTRUCTION
- 1.12. IMPROVEMENTS (INCLUDING LANDSCAPING) NOT NEEDING ARC APPROVAL

DESIGN ELEMENTS

2.1. GENERAL PROVISIONS

2.2. SITE DEVELOPMENT

2.2.1. Location of Improvements

2.2.2. Conservation and Protection of Existing Natural Features

2.2.3. Tree Removal and Fire Mitigation

2.2.4. Grading and Drainage

2.2.5. Retaining Walls

2.2.6. Utilities

2.2.7. Site Restoration and Revegetation

2.3. BASIC DESIGN GUIDELINES

2.3.1. Height Restrictions

2.3.2. Relationship to Existing Dwellings

2.3.3. Floor Space, Architectural Style, Scale and Massing

2.3.4. Colors and Materials

2.3.4A Color of Windows, Doors and Garage Doors

2.3.5. Roofs

2.3.6. Building Projections

2.3.7. Decks/Railings/Stairways

2.3.8. Garage/ Garage Doors

2.3.9. Foundation Walls

2.3.10. Exterior Equipment

2.3.11. Exterior Lighting

2.3.12. Paved Surfaces

2.4. LANDSCAPING

2.4.1. Protection of Views

2.4.2. Trees, Shrubs and Ground Covers

2.4.3. Turf Grass Seed and Sod

2.4.4. Landscape Irrigation

2.4.5. Water Features

2.4.6. Yard Ornaments and Exterior Wall Art

2.5. ANCILLARY IMPROVEMENTS

2.5.1. “Invisible” Dog Fences

2.5.2. Dog Runs

2.5.3. Play Equipment

2.5.4. Antennas and Satellite Dishes

2.5.5. Fences

2.5.6. Outdoor Hot Tubs

2.5.7 Outdoor Fireplaces, Grills, Kitchens and Fire Pits.

NEW OR REPLACEMENT DWELLINGS

3.1. OVERVIEW

3.2. PRE-DESIGN CONFERENCE AND MEETING

3.2.1. Optional Conference for Interested Owners

3.2.2. Mandatory Pre-Design Meeting

3.3. SKETCH PLAN SUBMISSION

3.4. PRELIMINARY SUBMITTAL

- 3.5. FINAL SUBMITTAL**
- 3.6. DWELLING FOUNDATION SURVEY
CONSTRUCTION OF IMPROVEMENTS**
- 4.1. OVERVIEW**
- 4.2. RECLASSIFICATION OF SUBSTANTIAL
SUBMITTALS**
- 4.3. SUBMITTAL REQUIREMENTS
CONSTRUCTION REGULATIONS**
- 5.1. GENERAL**
- 5.2. GENESEE WATER AND SANITATION
DISTRICT REQUIREMENTS**
- 5.3. SAFETY AND HEALTH COMPLIANCE**
- 5.4. DUMPSTERS, CONSTRUCTION TRAILERS,
PORTABLE FIELD OFFICES AND SANITARY
FACILITIES**
- 5.5. LIMITS OF CONSTRUCTION SITE
DISTURBANCE**
- 5.6. STORAGE OF MATERIALS AND
EQUIPMENT AND PARKING**
- 5.7. DEBRIS AND TRASH REMOVAL**
- 5.8. CONSTRUCTION HOURS**
- 5.9. CONSERVATION OF EXISTING OR
NATURAL LANDSCAPE MATERIALS**
- 5.10. EXCAVATED MATERIALS**

5.11. BLASTING

5.12. ROAD CLOSURES

**5.13. RESTORATION AND REPAIR OF PROPERTY
DAMAGE**

**5.14. GENERAL CONSTRUCTION
REQUIREMENTS**

5.14.1. Conduct and Behavior

5.14.2. Fire Extinguishers

5.14.3. Prohibited on Site

5.15. WORK IN PROGRESS

DEMOLITION OF EXISTING DWELLINGS

6.1. OVERVIEW

6.2. GENERAL REQUIREMENTS

**6.3. USE OF DWELLING FOR TRAINING PRIOR
TO DEMOLITION**

GLOSSARY OF TERMS

INTRODUCTION

A condition of Jefferson County's approval of the development of Genesee required the developer to preserve the natural appearance of the foothills environment. An important goal of the Declaration and these Standards is to minimize the disruption of the existing natural environment through thoughtful and sensitive design and construction. The Standards were developed to help Owners, architects, designers and builders formulate design concepts that complement and enhance the natural environment and existing Improvements.

According to Article IV of the Articles of Incorporation of the Genesee Foundation, the Genesee Foundation was formed "to provide for maintenance, preservation and architectural control of the residential Lots and common area within" Genesee. The Genesee Foundation Declaration of Covenants, Conditions, and Restrictions states:

"No improvements shall be constructed, erected, placed, altered, maintained or permitted on any Lot or on the General or Special Common Properties, nor shall any construction or excavation whatsoever be commenced or materials, equipment or construction be placed on any Lot, until plans and specifics with respect thereto in manner and form satisfactory to the Architectural Review Committee showing the proposed improvements, plat layout and all exterior elevations, materials and colors, landscaping, grading, easements and utilities, and

such other information as may be requested by said Committee have been submitted to and approved in writing by the Architectural Review Committee.” (Declaration, VI.1.b.)

When allowed by the Governing Documents, the ARC may set limitations more or less restrictive than otherwise suggested by the Development Guide, plat and other Jefferson County zoning restrictions. The ARC shall not arbitrarily or unreasonably withhold its approval of plans and specifications. Because no two Lots are exactly alike, the ARC reviews each Submittal in relation to the specific characteristics of that Lot and the surrounding natural environment and Improvements. What might be considered acceptable for one Lot might not be acceptable for another. For this reason, the Declaration, Supplementary Declaration, Development Guides and Architectural Standards permit flexibility in decisions made by the ARC.

As provided in Article VI, Section 1(c) of the Declaration, the ARC bases its decisions on, among other things:

- the “conformity and harmony of exterior design, colors and materials with neighboring structures;”
- the “relation of the proposed improvements to the natural topography, grade and finished ground elevation of the structure to that of neighboring structures and natural features of” Genesee; and
- the “conformity of the plans and specifications to the purpose and general plan

and intent” of the Protective Covenants.

Some specific items which may be considered, depending on the Lot and the surrounding Lots, roads and Open Space are:

- the general compatibility of the scale, style, height, mass and footprint of proposed Improvements on the Lot with similar Lots and with adjacent Open Space;
- the effect of the proposed Improvement on scenic views from neighboring Lots, roads and Open Space;
- the presence of rock outcroppings, wetlands, legacy trees or other special natural features of the Lot, neighboring Lots and Open Space, and on occasion, animal habitat;
- the privacy of neighboring Lots.

If you have questions about these standards, please contact the Genesee Foundation office before making a Submittal.

DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when capitalized and used in these Standards shall have the following meanings (which may be different than in other Governing Documents):

CERTIFIED DEFENSIBLE SPACE PLAN

A Fire Mitigation plan for tree removal, prepared by a qualified defensible space professional identified by Jefferson County Planning and Zoning, which the Property Owner intends to execute as drafted.

CONSTRUCTION

All construction and site related activities within Genesee, including partial demolition and Demolition (as defined below).

CONSTRUCTION SITE

Such portion of Genesee (including, but not limited to a Lot) on which authority is given by the ARC to construct Improvements or temporarily store materials or equipment including site access and parking.

DECLARATION

Declaration of Covenants, Conditions and Restrictions governing Genesee as recorded by the developer and any of its amendments.

DEMOLITION

The removal of a substantial portion of a Dwelling which results in the Dwelling becoming practically or legally uninhabitable prior to the commencement of Construction.

DWELLING

A residence and/or ancillary structure constructed or proposed to be constructed on a Lot in Genesee.

FIRE MITIGATION

Actions required and/or advised to create defensible space and conditions to reduce fire risk based upon relevant standards established by the Colorado State Forest Service.

GENESEE

Filings in Genesee according to the recorded plat thereof, Jefferson County, Colorado, known as Filings 2, 3, 4 and 6 through 15, Sunrise, Genesee Reservation, Shingle Creek, High Point, Genesee Reservation (Tract O), Bear Creek Highlands and Genesee Grove.

GENESEE FIRE

The Genesee Fire Protection District and/or Genesee Fire Rescue and their Fire Chief, Fire Marshall or other authorized official.

GENESEE FOUNDATION

A non-profit corporate homeowners' association which has succeeded to the rights of the Developer under the Protective Covenants. This is the homeowners' association for all of Genesee except the North Bowl at Genesee (also known as Genesee Village).

GOVERNING DOCUMENTS

The Declaration, Supplementary Declaration, Recorded Plats, Articles of Incorporation of Genesee Foundation, Bylaws of Genesee Foundation and Standards.

IMPROVEMENTS

Any alteration to the exterior of a Dwelling or addition to a Lot including, but not limited to the Dwelling and landscaping, exterior elevation alterations, Construction, excavation, yard ornaments and tree removal.

LEGAL HOLIDAYS

New Year's Day, Presidents' Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and December 25.

LOT

A platted lot or building site within Genesee.

MAJOR ADDITION

A Dwelling addition in excess of 200 sq. ft.

OPEN SPACE

All land, improvements or other property owned or leased by, or from, the Genesee, including but not limited to the General Common Properties and Special Common Properties defined in the Declaration, Article I.

OWNER

The Owner of record of a Lot, whether one or more persons or entities. For the purposes herein, the Owner may act through an Owner's agent, provided that such agent is authorized in writing to act in such capacity.

PROTECTIVE COVENANTS

The Declaration and any Supplementary Declarations, as amended.

REPLACEMENT DWELLING

A Dwelling built on the site of a previously-approved and constructed Dwelling.

STANDARDS

The most recent Architectural Review Committee Standards.

SUBMITTAL

The signed, completed Submittal Form and Check-List(s), including all required documentation, or the submission of all documents to the Genesee Foundation.

SUPPLEMENTARY DECLARATION

The Supplementary Declaration of Covenants, Conditions and Restrictions affecting a particular Genesee Filing as recorded by the developer, and any amendments.

ADDITIONAL RESOURCES

Residents may want to review the following resources, which are available in the Genesee Foundation office or at www.geneseefoundation.org, for additional helpful information prior to making any Submittal.

- Declaration
- Supplementary Declarations
- Recorded Plat for Subject Filing
- Official Development Plan for Genesee
- Articles of Incorporation of Genesee Foundation
- Bylaws of Genesee Foundation
- Colorado State Forest Service Fire Wise Plant List
- Native Plants of Genesee Booklet
- Genesee Tree Removal Policies and Procedures
- Manual
- Roofing Materials Guideline
- Color Guidelines

NEW OR REPLACEMENT DWELLINGS (SECTION 3)

- New Dwelling Submittal Form/Pre-Design
- New Dwelling Submittal Form/Preliminary Design
- New Dwelling Submittal Form/Final Design
- Notice of Commencement of Improvements
- Acknowledgement of Authority of Genesee Foundation
- Dwelling Foundation Survey Submittal Form

- Construction of Improvements (including Landscaping) other Than New or Replacement Dwellings (Section 4)

SUBMITTAL FORM

- Addition Check-List
- Deck and Patio Check-List
- Driveway Open Space Encroachment Check-List
- Fence-Dog Run Check-List
- Landscaping Check-List
- Miscellaneous Check List – Hot
- Tub/Solar/Air Conditioning Unit/Address Signage/Driveway/Exterior Lighting/Windows-Doors/Other
- Open Space Tree Removal Check-List
- Play Equipment Check-List
- Roof Improvement Check-List
- Staining/Painting/Stucco Check-List
- Tree Removal on Private Property Check-List
- Notice of Commencement of Improvements(for Major Additions only)

DEMOLITION OF EXISTING DWELLING (SECTION 6)

- Application for Demolition
- Notice of Completion of Remediation/Demolition

COMPLETION NOTICE – ALL PROJECTS

- Owner’s Notice of Completion SECTION 1

GENERAL ARC PROCEDURES

1.1. GENERAL

The ARC consists of five (5) members: three (3) are members who volunteer their time, two (2) are paid professionals with expertise in landscape architecture, architecture and/or contracting. Of the volunteer members, the members of the Genesee Foundation elect one (1) and two (2) are appointed by the Genesee Foundation Board of Directors. ARC members are subject to the Code of Conduct implemented by the Genesee Foundation Board. A quorum of ARC members must be present at any meeting to make a binding decision. Decisions are made by majority vote of members present.

The Governing Documents do not provide for the review of ARC decisions by the Genesee Foundation Board of Directors.

The ARC reviews Submittals during regularly scheduled meetings, which are usually held twice per month, except in unusual circumstances. Meeting times and agendas are posted on Mondays at noon at the Genesee Foundation office and on the Genesee Foundation website, www.geneseefoundation.org. These meetings are open to the public. Comments of individual ARC members and Genesee Foundation staff are not binding on the ARC.

1.2. COMMUNICATIONS AND NOTICES

To initiate the ARC review process, the fil-

ing of a written Submittal is required. Owners and/or their agents are encouraged to attend the ARC meetings in order to facilitate the review process. Any responses to an ARC decision must be in writing or provided personally by the Owner at an ARC meeting.

Questions regarding Submittals must be made through the Genesee Foundation office. The Genesee Foundation shall grant reasonable access to information relevant to all Submittals to other Owners. Any Owner or their agent may review the ARC file of any Lot. Records of all Submittals and associated documentation are placed in permanent public files in the Genesee Foundation Office.

1.3. RELATED APPROVALS

Approval of Submittals by the ARC shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health, environmental or fire code. It shall be the responsibility of the Owner to ensure such compliance. Nor shall any ARC approval waive or be used as evidence of compliance with other mandatory setbacks, height restrictions or design requirements unless such waiver or variance is specifically requested at the time of submission and provided that the waiver or variance may properly be and is granted by the ARC. Owners should contact the Jefferson County Building Department and a defensible space consultant to obtain any necessary governmental approvals or reports as

early in the development process as possible.

Any Owner who belongs to an additional Homeowner's Association (HOA) must also obtain approval from that HOA according to its published requirements prior to submittal to the ARC.

1.4. IMMUNITY FROM LIABILITY

According to Article VI, Section 1(e) of the Declaration, “[n]either the Architectural Review Committee nor Developer or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner of land affected by this Declaration, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such plans and specifications. Every Owner or other person who submits plans to the Architectural Review Committee for approval agrees, by submission of such plans and specifications, that he will not bring any action or suit against the Architectural Review Committee or Developer to recover any such damages.”

1.5. NON-COMPLIANCE

Non-Compliance with the Declaration, these Standards, any approval or condition of approval by the ARC or failure to submit any Improvement for approval can result in any one or more of the following actions:

1. The ARC may refer the matter to the Genesee

Foundation Board of Directors with the recommendation that legal action be brought to require compliance and/or for damages.

2. The ARC may require the alteration or removal of any unapproved Improvements and/or the restoration of the landscape to the condition of the Lot prior to the unapproved alterations. The Foundation is authorized in Declaration Article VII, Section 1, to enforce the “conditions, covenants and restrictions” by entering onto the property where there is a violation to “abate and remove at the expense of the Owner” whatever is in violation or by bringing a lawsuit for an injunction and/or damages. This right of the Foundation to enforce the Declaration by bringing a lawsuit is limited in time by the Colorado Statute of Limitations. However, under the provisions of the Declaration (Article VII, Section 2), the failure of the Foundation “to enforce any of the conditions, covenants, restrictions or reservations ... shall in no event be deemed to be a waiver of the right to do so for subsequent violations.”
3. The ARC may require remedial actions by the Owner to compensate for unapproved actions.
4. The ARC may take any other action or impose any other penalty, fee, fine, bond, deposit or requirement allowed by law or the Declaration or Bylaws, including, but not limited to the remedies provided in Article IV, Section 3 (c), Article V, Section 1 and Article VII, Section 1 of the Declaration.

1.6. SUBMITTALS, REVIEW AND RESUBMITTALS

1.6.1. GENERAL REQUIREMENTS

All proposed Improvements must be submitted to the ARC for review and approval prior to commencement of Construction. Forms and all other relevant documents are available at www.geneseefoundation.org or at the Foundation office.

1.6.2. SUBMITTAL REQUIREMENTS

Submittals must be complete, signed and in compliance with these Standards.

The ARC will not review incomplete Submittals which will be rejected by staff at the instruction of the chairperson of the ARC. Submittals must include all required items on the appropriate check list or they will not be accepted for review.

If the ARC finds that a Submittal needs significant changes or additional information, it may disapprove the Submittal and determine at that time whether a reposting of the Lot will be required for a resubmittal.

All materials submitted shall become the property of the Genesee Foundation.

1.6.3. REVIEW OF SUBMITTALS

After the posting the ARC will review Submittals and provide a written response to the Owner within ten (10) working days after completing the review but no later than thirty (30) days after receipt. If at the time of the meeting a submittal is deemed incom-

plete or requires additional information, it will be deferred to a future meeting only when all required information has been provided.

Submittals may be approved with no conditions, approved with conditions listed, disapproved, or deferred. Approval to commence with improvements/construction also referred to as a “No green card” will not be issued until all conditions are met. All responses will include a reminder of specific matters which must be followed or completed for all submissions of that type. The Owner may withdraw a Submittal at any time prior to the ARC decision.

1.6.4. RESUBMITTAL OF DOCUMENTS

In the event of disapproval of the Submittal by the ARC, the Owner may request that the documents be re-reviewed or submit modified documents following the same procedure as for an original Submittal.

Reposting the Lot for five (5) calendar days prior to the meeting, at least three (3) of which must be days when the Genesee Foundation office is open, is required for resubmittals. An approval with conditions listed is not considered to be a rejection and will not require reposting unless, in the opinion of the ARC, there may be substantial community or neighbor interest in the manner in which the Owner proposes to satisfy the conditions.

1.6.5. ACCESS TO PROPERTY

By making a Submittal, Owners grant the ARC access to the subject Lot to obtain information relevant to the Submittal and to review Construction progress and completion. The ARC shall attempt to contact the Owner on the site at the time of any site visit. If the Owner is not home, the ARC shall leave a written notice that the ARC has visited the property as part of its review process.

1.7. NOTIFICATION OF INTERESTED PARTIES AND POSTING

The Genesee Foundation staff will post the Lot in a timely manner once the Submittal documents are received at the Genesee Foundation office. For new or Replacement Dwellings (except Sketch Plans) and Major Additions, the posting period is ten (10) days prior to the meeting. For all other Submittals the posting period is five (5) days prior to the meeting, at least three (3) days of which must be days when the Genesee Foundation office is open. See also, Section 1.6.4.

The posting sign will indicate the following:

1. The Lot and filing number of the posted Lot.
2. That documents have been submitted for the Lot and that such documents are available for public review in the Genesee Foundation office.
3. The date the Lot is posted, the final date of the posting period and the date of the ARC meeting at which it is anticipated that the Submittal will be considered.

The purpose of posting is to notify other Owners of pending changes to a Lot. One sign shall be posted on the Lot line near the access point. If the Lot is located on a private drive, a second sign shall be posted at the intersection of that private drive and the nearest county-maintained road. The ARC may require additional signs to be placed on other public access points, such as nature trails or roads from which the Improvements will be visible. With respect to Improvements which require a ten (10) day posting under these Standards, at the time the Submittal is received, the ARC, in its discretion, may notify other Owners who the ARC believes may have a significant interest in the Submittal given the nature of the proposed Improvements.

1.8. COMMUNITY COMMENT

Written comments regarding a posted Lot may be submitted by any Owner or an Owner's agent at the Genesee Foundation office at any time prior to the ARC meeting which immediately follows the posting period.

Owners may also present verbal comments during the ARC meeting at which the Submittal in question is being reviewed. Verbal comments made to Genesee Foundation staff or made at times other than during an official ARC meeting or visit will not be considered.

1.9. COMMENCEMENT OF CONSTRUCTION

Commencement of Construction of exterior Improvements will be deemed an acceptance of any conditions imposed by the ARC.

1.10. TIME LIMITATION OF APPROVALS

Notice of Commencement of Construction must be filed within twelve (12) months after final approval for all new or Replacement Dwellings and all Major Additions.

Construction on new or Replacement Dwellings and Major Additions must be completed no later than eighteen (18) months from the date of the Notice of Commencement.

Construction of all other Improvements and any Demolition must be completed no later than nine (9) months from the date of approval.

The ARC may grant an extension of time to commence or complete Construction or Demolition, upon written request. If Construction or Demolition is not begun within the designated time limitations above including any extensions, plans must be resubmitted and will be reviewed again without further Submittal fees.

1.11. COMPLETION OF CONSTRUCTION

Upon completion of any approved project, the Owner shall submit to the ARC a signed Owner's Notice of Completion Form.

No later than forty-five (45) days following receipt of the Owner's Notice of Completion Form, the ARC shall visit the site and inspect the com-

pleted work. If the ARC finds that the work was not completed or does not comply with the approved final Submittal, including any conditions imposed by the ARC, it shall notify the Owner in writing of such non-compliance. The notice shall specify, in reasonable detail, the particulars of non-compliance. The Owner shall take the remedial action specified by the ARC within the time period set by the ARC. The Owner may propose alternative remedial actions to the ARC, subject to ARC approval. The Owner shall submit an additional Notice of Completion Form after the remediation has been completed.

1.12. IMPROVEMENTS (INCLUDING LANDSCAPING) NOT NEEDING ARC APPROVAL

Submission to and approval by the ARC is not necessary for the following items:

- Moveable planter boxes and plantings in such boxes.
- Hanging flower pots.
- Outdoor furniture, grills and free-standing hammocks.
- The planting of flowers, shrubs or other plants in previously approved areas provided the plants do not exceed six feet in height at maturity.
- Plantings in one area per lot not to exceed 100 square feet which has not previously been approved by the ARC. Notice of said additional area shall be submitted for file documentation purposes within 10 days after planting such an area. Said areas shall not include a

hedge or other plantings which serve as a hedge and shall not include plants which exceed six feet in height at maturity.

- Satellite dishes not exceeding 2 feet in diameter. (See Section 2.5.4.)
- Sealcoating of asphalt driveways.
- The placement of temporary roll-offs, sanitary facilities or storage facilities on the driveway of an existing Dwelling which is expected to be removed within sixty (60) days.
- Seasonal and holiday decorations, subject to the rules of the Genesee Foundation.

Any other landscaping or other Improvement must be submitted to the ARC for review and approval prior to commencing work.

DESIGN ELEMENTS

2.1. GENERAL PROVISIONS

All Improvements shall be made only in compliance with provisions of this Section and the Governing Documents, to the extent applicable, unless explicitly excepted.

2.2. SITE DEVELOPMENT

2.2.1. LOCATION OF IMPROVEMENTS

The location of Improvements shall be in accordance with the requirements of the Governing Documents. All Dwellings and garages shall be within the building envelope specified in the Official Development Plan for Genesee. If no building envelope is specified, then all Dwellings and garages shall be set back a minimum of twenty (20) feet from all public and private road rights-of-way unless this requirement is waived by the ARC. The ARC may require a greater setback.

All Improvements shall be placed where they take advantage of their natural surroundings and minimize their visual impact on the surrounding neighborhood. (See Section 2.3.2.)

2.2.2. CONSERVATION AND PROTECTION OF EXISTING NATURAL FEATURES

Every effort shall be made to conserve, protect and minimize the disruption to the natural environment, including, but not limited

to trees, topsoil, rock formations, topography and unique landscape features, as well as view corridors through thoughtful and sensitive siting, design and considerate Construction procedures. Any proposed Improvement shall make use of these features to complement the design of the Improvement.

2.2.3. TREE REMOVAL AND FIRE MITIGATION

Permission must be obtained from the ARC for the removal of any living tree with a trunk diameter of greater than two (2) inches measured at a height of four and a half (4.5) feet above grade. Refer to the Genesee Tree Removal Policy for further information. Removal of dead tree(s) (other than aspens) requires approval of the Genesee Open Space Manager and there are limited circumstances where tree removal may be approved by the Open Space Manager rather than the ARC. Trees to be removed on the Owner's Lot and adjoining Open Space must be marked with a highly visible ribbon during the posting period. Approval by ARC does not constitute approval by the Genesee Foundation with respect to tree removal on Open Space.

The Genesee Foundation has a policy of encouraging voluntary Fire Mitigation on Lots through the use of fire resistant building materials and the creation of defensible space with respect to vegetation surrounding Dwellings. Homeowners are encouraged to review

Fire Mitigation information available through the Fire District and the Genesee Foundation.

Homeowners wishing to create a Certified Defensible Space Plan must utilize a certified defensible space professional (names available from Genesee Foundation office). At least five business days before having a defensible space professional on site to prepare the plan, the Owner must notify the ARC by email to arc@geneseefoundation.org. The Owner must also notify neighbors ahead of the professional's visit. An ARC member will visit the property either before or at the same time as the qualified defensible space professional for the purpose of marking trees that the ARC would like to save. The qualified defensible space professional will take the ARC markings into account, but shall have the right, in consultation with the homeowner, to overrule the ARC for fire safety purposes. The goal is for the ARC to work with the defensible space consultant to create a plan that will incorporate the aesthetic concerns of the ARC while still meeting Fire Mitigation requirements. Special consideration shall be given to retaining trees that provide screening or contribute to the integration of the home with the site. If the Defensible Space plan includes removal of trees on Open Space, there are additional steps required (see Genesee Tree Removal Policy)

2.2.4. GRADING AND DRAINAGE

Grading work shall be done with minimum dis-

ruption of the Lot. Grading and alteration of drainage patterns resulting from Construction shall not be permitted to create a condition that could lead to soil erosion, depositing of debris or water collection or the diversion of water onto an adjacent Lot or Open Space.

All graded slopes shall be laid back into existing slopes so that no sharp contrast exists between existing and disturbed slopes. Existing or natural drainage paths shall be preserved as much as possible. Where disruption or realignment occurs, reconstruction shall be completed in a natural manner to allow water to flow in a non-destructive course.

When grading on a Lot is proposed to extend beyond the Lot line, including onto Open Space, prior approval shall be obtained in writing from the ARC and the Genesee Foundation Board of Directors. The Owner must promptly restore the disturbed areas at the Owner's expense as directed by the ARC and as set forth in Section 2.2.7.

2.2.5. RETAINING WALLS

Retaining walls shall be as low as possible, preferably three (3) feet in height or less, and integrated into the overall site development plan. Terracing shall be used, where appropriate, to minimize a wall's height. Walls shall complement the natural surroundings, the materials, colors and textures of the Dwelling and the natural landscape. The use of

boulders or large rocks is encouraged. Any masonry material or veneer should match or integrate with that of the Dwelling.

2.2.6. UTILITIES

New site utilities shall be installed with minimum disturbance to existing site conditions and the natural landscape. The Owner should work with utility companies to appropriately locate above-ground utility boxes so they are as unobtrusive as possible.

2.2.7. SITE RESTORATION AND REVEGETATION

Prompt revegetation is very important both for erosion control and to provide a finished appearance. The minimum required restoration shall be:

- to correct any soil compaction
- to fine-grade the land to blend with the original contours
- to re-seed all areas disturbed by Construction activities using the seed mix specifically formulated for Genesee and available through the Genesee Foundation office or an equivalent mix approved by the ARC.

In addition to the required minimum restoration, as specified above, restoration shall include the completion of any and all other landscaping Improvements set forth on the approved landscaping plan and the implementation of any other resto-

ration measures specified by the ARC.

2.3. BASIC DESIGN GUIDELINES

2.3.1. HEIGHT RESTRICTIONS

Height restrictions are set forth in the Governing Documents. To preserve openness and views, building to the maximum height may not be always allowed. The ARC reserves the right to impose lower height restrictions when the proposed Construction of any structure or other Improvement would appear excessive in height when viewed from neighboring Lots, Open Space or roads. Generally, the ARC will not approve a height in excess of twenty-five (25) feet measured from the highest point of the natural grade adjacent to the foundation of the structure.

2.3.2. RELATIONSHIP TO EXISTING DWELLINGS

Height and/or configuration of an Improvement shall respect established views from adjacent Lots. All Improvements shall be designed with consideration of the relative size, architectural style, privacy and views of existing nearby Dwellings. The ARC may request a study showing how the proposed Improvement will impact the affected Dwellings. See also Section 2.4.1.

2.3.3. FLOOR SPACE, ARCHITECTURAL STYLE, SCALE AND MASSING

Floor space shall be in accordance with the

Supplementary Declaration and shall be compatible in scale with neighboring Dwellings and the natural environment. While there is no maximum square footage limit, the proposed mass of a Dwelling or Improvement including height, footprint and impervious coverage, will be considered in relation to the natural features of the Lot and adjacent Dwellings, Lots, Open Space and roads.

Improvements should incorporate an architectural style which is consistent with a premier mountain community. There is no mandatory style of architecture in Genesee, although styles such as Victorian or Tudor may not be appropriate.

Proposed Improvements shall incorporate quality design and materials.

2.3.4. COLORS AND MATERIALS

When selecting a color, it is often helpful if the Owner contacts the ARC and has an on-site consultation with an ARC member. Materials and colors used on any exterior Improvement shall be subdued and blend with the colors of existing Dwellings and the natural landscape. Permitted colors, including trim colors, include muted earth tones of brown, beige, taupe, green (except lighter and bluer toned greens) and gray.

Exterior colors, including trim colors, shall not exceed a light reflectance value (LRV) of sixty percent (60%). In general, pinks, purples, reds

(except for natural cedar color stains), yellows (except for natural yellow tinted stains), oranges, lighter greens, blacks, blues (including cold, slate blue-gray) and whites are not appropriate for Genesee. Base house colors and trim colors shall not be highly contrasting.

There is a color book of approved colors in the Foundation office. Any of these colors may be used, depending on neighboring house colors and roof and trim colors. The ARC assesses color and material choices in the context of their proposed location. Colors and materials on other existing Dwellings may not be appropriate for a structure of different design or location. Adjacent Dwellings (excluding townhomes) may not be allowed to use the same color but may be permitted to use a similar color of a slightly different shade. In determining how colors will look on a particular Dwelling, it is highly recommended that the Owner paint an inconspicuous four (4) foot by four (4) foot section of the Dwelling with the proposed color for review by the ARC.

Whether requested by the Genesee Foundation or by the Owner, a Submittal is required when re-staining or repainting to a new color or opacity. The Submittal should clearly show all of the colors selected, specifically showing which color is to be used for the trim, deck, railing, body and accent colors.

2.3.4A COLOR OF WINDOWS, DOORS AND GARAGE DOORS

Window and doors for new construction and all replacement of windows and/or doors shall follow the provisions for style and color set forth in Section 2.3.4. All window and door colors shall meet the LRV requirements of Section 2.3.4. (for example, white and many light colors will not meet the LRV requirements).

A submittal to the ARC is mandatory when replacing doors and/or windows including all frame colors. Mirrored or reflective glass is not permitted.

2.3.5. ROOFS

The ARC will consider the use of high definition asphalt shingles, cement, tile, metal, stone, composition shingles and appropriate flat roof materials, all of which must be fire resistant. (See Roofing Materials Guidelines). All flashing, drain caps, roof jacks and vents must closely blend with the roof color. Roof vents shall be consolidated wherever practical.

2.3.6. BUILDING PROJECTIONS

All exposed projections, including but not limited to chimney flues, conduit, vents (including gas fireplace vents), caps, gutters, downspouts, utility boxes, porches, railings and exterior stairways, shall match the color of the surface from which they project or shall be finished with a different color, approved by the ARC.

2.3.7. DECKS/RAILINGS/STAIRWAYS

Wood decking may be stained, painted or remain the original natural wood color. Composite materials are permitted. Concrete foundation footers must project no more than six inches above the ground and foundation footers and support beams must be painted or stained to match the deck. If visible, cross beams, support beams and the underside of decks must be painted or stained to match the deck or house.

2.3.8. GARAGE/ GARAGE DOORS

The visual impact of garage doors shall be minimized by such measures as the sensitive or unobtrusive location and orientation of the garage portion of the Dwelling, the configuration of the garage floor plan, the recessing of the garage doors from the front wall of the garage and the utilization of protective overhangs, wall projections and special door facing materials.

2.3.9. FOUNDATION WALLS

The exposed portion of foundation walls and footings shall not exceed six (6) inches of finished grade. Wall finish materials shall cover stepped foundations to within six (6) inches of finished grade. Any exposed portion of foundation walls shall be finished to blend with the general design and painted the color of the Dwelling. In situations where the grade steps pressure treated wood nailing strips (2 x 2) shall be cast integrally within the exterior face to allow the siding to ex-

tend to within six (6) inches of finish grade.

2.3.10. EXTERIOR EQUIPMENT

All utility equipment permanently attached to the exterior walls, including but not limited to gas and electric meters and electrical distribution equipment, shall be incorporated into the overall design of the Dwelling or be permanently enclosed/screened by a material approved by the ARC. In addition, the meters should be located so as not to be visible from roads, Lots and Open Space. Free-standing and other mechanical equipment, such as air conditioning compressors and hot tub pumps, shall be appropriately located, muffled and adequately screened and approved by the ARC. When possible meters should be recessed in the exterior wall.

Adequate screening includes landscaping and enclosure walls to prevent an unreasonable level of noise on adjacent Lots and to conceal the equipment from view from adjacent Lots, roads and Open Space.

2.3.11. EXTERIOR LIGHTING

All exterior lights are subject to the approval of the ARC. Approval will be based on the visual impact of the lights on the Lot, neighboring Lots, Dwellings, roads and Open Space.

Exterior lighting shall be subdued. Subdued lighting is defined as light fixtures with low wattage lamps installed for the purpose

of illuminating entrances, decks and driveways. Acceptable fixture types include fully recessed downlights, low voltage landscape lighting, step lighting or pathway lighting and wall bracket lights with a completely shielded light source. To preserve the dark skies, the upper portion of globe-type or similar fixtures shall be shielded so as to prevent excess light from escaping upwards.

The Supplementary Declaration provides: “No permanent exterior lighting of any sort shall be installed or maintained on any dwelling or other improvement on a Lot, the light source of which is visible from a neighboring Lot or Lots, roads or Open Space or “which lighting is not otherwise in conformity with” these Standards. Flood or spotlights are prohibited. Motion detectors when used should have a timer which automatically turns said lights off within sixty seconds of end of motion. Outdoor lights should be on a timer or turned off when not in use.

2.3.12. PAVED SURFACES

All driveways, private lanes and parking areas shall be of a hard surface and may be composed of asphalt, brick, concrete, pavers, colored concrete or stone in an ARC-approved color. Materials used to create special paving patterns are subject to ARC approval. Driveways and private lanes shall be constructed to design specifications which will allow them to accommodate heavy vehicle loads such as fire trucks, trash trucks and moving vans. Walk-

ways shall be of asphalt, brick, colored concrete, stone, wood or gravel in an ARC-approved color.

Cut and fill slopes are discouraged although when necessary stone retaining walls should be used in a material to blend with the environment and design of the home. To reduce erosion, driveway culverts with stone riprap at both ends may be required.

2.4. LANDSCAPING

Landscaping shall be in accordance with the Governing Documents. The goal is to preserve the natural foothills environment by minimizing disruption through thoughtful, sensitive and context-considerate design and installation. As a general rule, the ARC will exercise more stringent controls on areas visible from roads, Open Space and Lots. Tree removal shall be in accordance with Section 2.2.3. The use of landscaping requiring supplemental irrigation is strongly discouraged.

2.4.1. PROTECTION OF VIEWS

All landscaping shall be sited with respect for adjacent Dwellings and the views therefrom, taking into account the potential impact due to the mature growth of planted vegetation.

2.4.2. TREES, SHRUBS AND GROUND COVERERS

Information regarding acceptable plant material is published in the Native Plants

of Genesee booklet and the Colorado State Forest Service Fire Wise Plant List.

When reviewing landscape Submittals and when requiring the installation of landscaping, the ARC will take into consideration the principles underlying the Fire Mitigation and defensible space guidelines available for our region.

2.4.3. TURF GRASS SEED AND SOD

The use of irrigated and mowed sodded turf grass may be approved in limited areas only. If such sodded turf grass is proposed, it must be part of a landscape design and located where it is less visible from roadways, adjoining Lots or Open Space.

2.4.4. LANDSCAPE IRRIGATION

Any permanent irrigation system must be buried and avoid encroachment into utility or road rights-of-way or Open Space.

2.4.5. WATER FEATURES

When permitted, water features such as ponds, streams, waterfalls and fountains shall be integrated into the natural landscape and shall have limited water usage. Formal fountains must be enclosed within an interior courtyard. Noise shall be minimized so as not to intrude on the neighbors' peaceful enjoyment.

Pumps and mechanical equipment shall be submersible or completely enclosed in a structure approved by the ARC.

2.4.6. YARD ORNAMENTS AND EXTERIOR WALL ART

Yard and wall ornaments including geometric designs, bird baths, sculptures, carved animals or animal sculptures, artificial plants or flowers and other statuary, must be submitted for review and are subject to approval depending upon their size, character, color, location, screening and overall integration with the home and property. Exterior wall art, pictures or hangings which can be seen from other Lots, roads or trails on Open Space will not be approved.

2.5. ANCILLARY IMPROVEMENTS

2.5.1. “INVISIBLE” DOG FENCES

“Invisible” dog fences are strongly encouraged as an alternative to fenced dog runs and do not require ARC approval as long as they are buried at least ten (10) feet inside all property lines. All flags marking the fence must be removed within thirty (30) days of installation.

2.5.2. DOG RUNS

To be approved, dog runs must blend with the character and style of the Dwelling and shall be integrated with the existing topography. Dog runs shall match the material, color and details of the existing Dwelling unless the ARC determines that another material, color or detail would be more appropriate under the specific circumstances. Chain link, tempo-

rary plastic or chicken wire fencing is not allowed. In general, dog runs should be kept to a maximum of a three hundred square feet. In general, dog runs should not extend further than ten feet from existing improvements.

The ARC may require the top of the enclosure to be stepped vertically to follow the natural grade. The height shall be the minimum sufficient to contain the animal(s), but in no event taller than five feet six inches with posts not exceeding six feet. The size of a dog run is variable depending upon the overall visual impact of the enclosure on the Dwelling and the Lot.

Dog runs shall be located in an area which provides the minimum visual and auditory impact on other Lots, roads and Open Space. Only one dog run is allowed per Lot.

2.5.3. PLAY EQUIPMENT

Play equipment includes, but is not limited to swing sets, swings attached to a structure or tree, slides and ramps, climbing structures, forts and play houses, basketball hoops and backboards, trampolines, soccer goals and skate board railings and ramps. Residents are encouraged to use the community play grounds in lieu of individual equipment.

Play equipment shall blend with the natural features of the Lot and complement the existing adjacent structures. Muted, dark, earth-tone or forest-tone colors are strongly encouraged for all play equipment, in-

cluding fabric canopies, slides and accessories. Primary colors are not allowed.

1. Play equipment shall be located away from Lot lines and direct view lines to neighboring Lots, roads or Open Space and should be situated such that they relate visually with the residence or natural landscape.
2. Any Dwelling-mounted basketball backboard shall be either transparent or colored to match the surface to which it is affixed. Free-standing backboards shall be transparent and mounted on a pole painted black or other approved muted, dark color.
3. Pursuant to the Governing Documents, where screening is required to limit visibility from roads, Open Space or neighboring Lots, the Owner shall submit a Submittal Form with Landscaping and Play Equipment Check-List.
4. The ARC shall require that any play equipment be removed when it is no longer in use.

According to the Declaration, play equipment which can be seen from roads, other Lots or Open Space must be “surrounded by fencing, landscaping or other screening approved by the” ARC.

2.5.4. ANTENNAS AND SATELLITE DISHES

All television, radio and special communication antennas or aerials shall be concealed within the structure of the Dwelling. Satellite dishes larger than one meter in diameter must be placed in as unobtrusive a location as possible and additional

screening may be required by the ARC.

To preserve the aesthetics of Genesee, it is highly recommended that satellite dishes with a diameter of less than one (1) meter should be located as low and as unobtrusively as possible when viewed from roads, adjacent Lots and Open Space. No submission is necessary for satellite dishes smaller than one (1) meter in diameter.

All exterior wiring must be buried, concealed within the Dwelling or surface-routed in an unobtrusive manner. All exterior conduit or wiring shall be painted to match the color of the surface on which it is mounted.

2.5.5. FENCES

In order to preserve the natural quality and aesthetic appearance of Genesee, all Lot lines shall be kept free and open to one another. No fences, enclosures, structures, plantings, hedges, barriers (physical or visual) or objects which simulate fences (including wood piles) shall be allowed along property lines. The ARC may permit fences if they are designed as an extension the Dwelling and integrate with the existing topography. Fences shall match the material, color and details of the existing Dwelling unless the ARC determines another material, color or detail would be more desirable under the circumstances. Chain link, temporary plastic and chicken wire fencing is not allowed. Unless otherwise approved, fencing shall be no taller than

five and one-half feet, with posts being no taller than six feet. In general, fences should be kept to a maximum of a three hundred square feet and are not intended to be enclosed back yards. In general, fences should not extend further than ten feet from existing improvements.

The top of the fence shall be stepped vertically to follow the natural grade. Fences shall be located in an area which provides minimum visual impact on other Lots, roads and Open Space.

2.5.6. OUTDOOR HOT TUBS

Outdoor hot tubs must be submitted to the ARC for review. Color must be in accordance with Section 2.3.4. Screening, where appropriate, will be required. Adequate screening may include landscaping and/or enclosure walls to maintain visual privacy and to prevent an unreasonable level of noise which can be heard on adjacent Lots and to conceal the equipment from view from adjacent Lots, roads and Open Space.

2.5.7 OUTDOOR FIREPLACES, GRILLS, KITCHENS AND FIRE PITS.

Outdoor Fireplaces, Kitchens, Grills and Fire Pits are allowed subject to ARC approval. Gas-fired appliances are required.

NEW OR REPLACEMENT DWELLINGS

3.1. OVERVIEW

This section outlines the procedures and requirements for making an application to the ARC for the Construction of a new or Replacement Dwelling and for Additions reclassified under Section 4.2.

Prior to development of plans for a new or Replacement Dwelling it is strongly recommended that Owners contact neighboring property owners to seek their input and understand their concerns about development on the Lot.

A licensed architect must design Submittals for all new Dwellings and Replacement Dwellings. This same architect or members of the same architectural firm must be actively involved with the project during the Submittal process. An Owner may change architects, but this may result in delays.

3.2. PRE-DESIGN CONFERENCE AND MEETING

3.2.1. OPTIONAL CONFERENCE FOR INTERESTED OWNERS

Owners of Lots in Genesee may notify the Genesee Foundation office in writing that they have an interest in any proposed development of a Lot in Genesee. The Genesee Foundation staff shall notify such Owners of the scheduling of any Pre-Design meeting for that

Lot. The interested Owner or Owners may then schedule a meeting with the ARC representatives who will be attending the Pre-Design meeting, to discuss any concerns the interested Owner or Owners may have with development of the Lot. The interested Owner or Owners must reimburse the Genesee Foundation for any professional fees incurred by the Genesee Foundation beyond the first hour.

3.2.2. MANDATORY PRE-DESIGN MEETING

A pre-design meeting is mandatory. A New Dwelling Submittal Form/Pre-Design should be submitted to the Genesee Foundation Office and the meeting scheduled by phone. This meeting shall be attended by at least a quorum of ARC members, including at least one of the professional members, the Owner or agent, the Owner's architect and the Genesee Foundation Open Space Coordinator. The purpose of this meeting is to acquaint the Owner and architect with the ARC's design review process, to review general and unique features of the Owner's Lot that may impact the location and the design of the Dwelling and to discuss issues regarding Improvements in Genesee. The Applicant and their architect should review the Development Guidelines and Plat for that particular Lot to ascertain if there are any covenant restrictions that apply to the Lot, such as height or no-build zones. This informal review is to offer guidance prior to initiating preliminary design and is not intended to review any

specific design concept. The meeting is intended to take place prior to the design and submittal process. If a topographical map of the Lot is available it should be presented to the ARC at this time. If the Owner has a rough conceptual design sketch, it should be brought to the meeting and shared with the ARC.

The ARC, Owner and the Genesee Foundation are not bound by any representations made at the pre-design meeting. An appointment for a pre-design meeting should be made at least one week in advance.

3.3. SKETCH PLAN SUBMISSION

After the pre-design meeting, it is strongly recommended that an informal sketch or design idea illustrating the style of the new or Replacement Dwelling, the placement of that Dwelling on the Lot, the approximate size and height of the new Dwelling and any other ideas about the impact of that Dwelling on the surrounding Lots and Open Space be submitted to the ARC for review before formal blueprints are drawn up. The sketch plan shall be submitted to the Genesee Foundation office.

3.4. PRELIMINARY SUBMITTAL

A New Dwelling Submittal Form/Preliminary Design shall be completed by the Owner at the time of preliminary Submittal and submitted with all required attachments. All Submittals should be in accordance with the Stan-

dards. (See Section 2.) A Submittal review fee as set forth in the Declaration must accompany this Submittal. (See New Dwelling Submittal Form/Preliminary Design.) A Submittal of a different design on the same Lot requires payment of another review fee.

3.5. FINAL SUBMITTAL

A New Dwelling Submittal Form/Final Design shall be completed by the Owner at the time of final Submittal, and submitted with all required attachments. All Submittals should be in accordance with the Design Standards. (See Section 2.)

3.6. DWELLING FOUNDATION SURVEY

Once Construction is begun and a Notice of Commencement has been filed as required by Section 1.10, a surveyor licensed in the State of Colorado shall complete a Dwelling foundation survey which will be filed by the Owner using the Dwelling Foundation Survey Submittal Form.

CONSTRUCTION OF IMPROVEMENTS

(INCLUDING LANDSCAPING) OTHER THAN NEW OR REPLACEMENT DWELLINGS

4.1. OVERVIEW

This section outlines the procedures and requirements for making application to the ARC for all Improvements other than new or Replacement Dwellings.

4.2. RECLASSIFICATION OF SUBSTANTIAL SUBMITTALS

If, in the reasonable judgment of the ARC, proposed changes to an approved Dwelling submitted for approval pursuant to this Section 4 are of sufficient magnitude to significantly change the Dwelling's relationship to its surroundings and adjacent structures, the ARC will require that Submittal be treated as a preliminary Submittal as set forth in Section 3. The Owner will be notified of the ARC's decision and provided with a written explanation of the reason for the decision. No pre-design meeting or Submittal fee will be required in such instances. The fact that the prescribed preliminary Submittal documents under Section 3 are not filed will not serve as the basis for non-consideration of the Submittal. The Owner in such circumstances will, however, be required to submit all applicable preliminary Submittal materials in connection with their final Submittal.

4.3. SUBMITTAL REQUIREMENTS

Plans, specifications and other descriptive documentation, including photographs, shall be submitted to the ARC in accordance with the following Submittal and review procedures.

The Submittal Form and appropriate Check-Lists shall be completed by the Owner at the time of Submittal including submission of all items required by the appropriate Check-Lists. All submittals should be in accordance with the Standards. (See Section 2.)

CONSTRUCTION REGULATIONS

5.1. GENERAL

For the benefit of all Genesee Owners and residents, in order to ensure a safe, clean and orderly Construction Site, the ARC and the Genesee Foundation have established the following Construction and safety regulations. These regulations apply to all Construction and Demolition in Genesee.

It is of the utmost importance that anyone conducting Construction activities in Genesee use extreme care in preventing conditions that are unsafe or that could contribute to a fire or other hazard. No outdoor fires are permitted on any Lot at any

5.2. GENESEE WATER AND SANITATION DISTRICT REQUIREMENTS

Application for water and sewer connection permits and copies of the district specifications for service and meter installation shall be obtained from the Water and Sanitation District by the Contractor. Applicable permits, letters and approvals from Jefferson County and Genesee Fire must be obtained.

5.3. SAFETY AND HEALTH COMPLIANCE

It is the Owner's and Contractor's obligation to strictly observe all applicable regulations and guidelines, including those of OSHA at all times.

5.4. DUMPSTERS, CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES AND SANITARY FACILITIES

Any Owner or Contractor who desires to place a dumpster, construction trailer, field office or sanitary facility in a location other than on the driveway of an existing Dwelling shall first obtain written approval from the ARC. Such facility shall be removed within five (5) days after completion of Construction.

The area where such facilities are located must be restored to the original or approved contour and re-vegetated according to approved plans.

5.5. LIMITS OF CONSTRUCTION SITE DISTURBANCE

The Construction Site disturbance limits as designated on the approved final documents shall be delineated on the site and maintained throughout Construction with properly supported, temporary construction fencing. This fencing shall be maintained in good condition throughout the Construction process. There shall be no disruption of natural conditions or use of any areas outside the delineated limits by Construction related activities.

Owners and Contractors will not disturb, damage or trespass or allow construction debris to fall on other Lots or on Open Space. Any damage must be reported to the ARC and must be restored and repaired promptly at the offending Owner's expense and to the reason-

able satisfaction of the ARC, Genesee Foundation and Owner of the damaged Lot.

5.6. STORAGE OF MATERIALS AND EQUIPMENT AND PARKING

Owners and Contractors are permitted to store construction materials and equipment only within the limits of the Construction Site. Materials shall be neatly stacked and secured as necessary to prevent theft and/or the creation of an unsightly or hazardous condition.

Any storage of materials and equipment shall be the Owner's and Contractor's responsibility. The Genesee Foundation does not provide security for such storage.

PRIVATE AND CONSTRUCTION VEHICLES AND EQUIPMENT SHALL PARK WITHIN THE DESIGNATED CONSTRUCTION SITE AND SHALL NOT PARK ON OTHER LOTS OR OPEN SPACE. PARKING ON ADJACENT PRIVATE DRIVES MUST BE APPROVED IN ADVANCE BY THE ARC.

5.7. DEBRIS AND TRASH REMOVAL

Owners and Contractors must maintain a trash receptacle of substantial construction and sufficient size to contain all trash and debris generated between emptying or replacement cycles. Trash receptacles shall be removed and/or emptied at a legal disposal site outside of Genesee as often as necessary. Lightweight materials and packaging shall be covered or weighted down to prevent wind from

moving such items off site. Owners and Contractors are prohibited from dumping, burying or burning trash anywhere in Genesee.

In order to avoid insect infestation, all trees and branches must be removed from the Lot before submitting the Owner's Notice of Completion or burned in the fireplaces within the Improvements within two (2) years from Construction completion.

During the Construction period, the Construction Site shall be properly kept clean and neat at all times. Dirt, mud, trash or other debris resulting from Construction activity shall be promptly removed from public and private roads, Open Space, driveways and other Lots. Permission should be obtained from Owners of affected Lots before entering and removing debris.

Clean-up costs incurred by the Genesee Foundation as a result of Construction activities including, but not limited to trash collection and mud removal from roadways, will be billed to the offending Owner.

5.8. CONSTRUCTION HOURS

All exterior Construction activities that create noise disturbances, including but not limited to Demolition, excavation, foundation forming and placement, framing, roofing, siding, exterior trim installation and landscaping, shall be limited to the following hours:

Monday – Friday | 7:00 a.m. to 6:00 p.m.
Saturday | 8:00 a.m. to 5:00 p.m.
Sunday | None
Legal Holidays | None

5.9. CONSERVATION OF EXISTING OR NATURAL LANDSCAPE MATERIALS

Owners and Contractors should be aware that many Lots contain valuable native plants and other unique natural landscaping materials, such as topsoil, rock (moss rock and unique rock outcroppings), shrubs, trees, weathered wood and rustic structures, which shall be preserved to the fullest extent possible. The ARC will contact the Genesee Foundation Open Space Coordinator when the pre-design meeting is scheduled. The Open Space Coordinator will visit the site and identify unique and/or valuable plant and landscaping materials and make recommendations regarding their preservation or relocation. Plant and landscaping materials to be preserved must be protected during Construction with special fencing and barriers as required by the ARC.

5.10. EXCAVATED MATERIALS

Materials excavated during Construction and not re-used as backfill or an element of the landscaping portion of the approved final documents shall be removed from the Lot and disposed of legally. Excess excavated material shall be stock piled in a designated area which does not damage existing landscape.

5.11. BLASTING

If any blasting is to occur as a part of Construction activities, the Contractor is responsible for informing the Genesee Foundation office and all residents within five hundred (500) yards of the Construction Site at least 24 hours in advance. No blasting material shall be stored at the Construction Site.

The Owner and Contractor are responsible for the safety of all people and animals and the integrity of adjacent existing structures and natural features during blasting activities.

5.12. ROAD CLOSURES

Access to all neighboring Lots shall be maintained during the entire period of Construction. The Owner and Contractor are responsible for notifying the Genesee Foundation office and all residents affected by the temporary closure of any road or private drive at least forty-eight (48) hours in advance of such closure. Temporary closure exceeding fifteen (15) minutes requires prior approval of affected neighbors.

5.13. RESTORATION AND REPAIR OF PROPERTY DAMAGE

Upon completion of Construction, each Owner and Contractor shall clean the Construction Site. Repair after Construction shall include, but not be limited to damage to roads, driveways, existing structures, Open Space, pathways, culverts, drainage ways, signs, lighting,

fencing, landscape, natural grade and vegetation. Such damage shall be promptly repaired and the Lot restored to the satisfaction of the ARC. If the Owner does not satisfy the ARC within a reasonable amount of time, the Genesee Foundation may complete the repair and restoration at the Owner's expense.

5.14. GENERAL CONSTRUCTION REQUIREMENTS

5.14.1. CONDUCT AND BEHAVIOR

All Owners in Genesee shall be responsible for the proper conduct and behavior of their agents, builders, Contractors, sub-contractors and construction personnel.

5.14.2. FIRE EXTINGUISHERS

At least two (2), five (5) pound capacity, ABC dry chemical fire extinguishers must be operational and conspicuously available at all times on opposite sides of the Construction Site.

5.14.3. PROHIBITED ON SITE

The following practices are prohibited anywhere on the Construction Site:

1. Changing or disposing of oil in or from any vehicle or heavy equipment.
2. Leaving concrete residue and/or waste materials on the Construction Site after completion of Construction.
3. Cleaning concrete trucks and delivery equipment. This practice is strictly for-

bidden anywhere within Genesee.

4. Removing any rocks, plant material, topsoil or other natural feature or stockpiled items from any Lot or Open Space not part of the Construction Site.
5. Using natural spring or surface water for Construction.
6. Carelessly disposing of cigarettes and other flammable materials. On High or Extreme fire risk days, as determined by Genesee Fire, no cigarette smoking is permitted outdoors. On all other days, smoking is permitted, provided that proper and adequate disposal receptacles are provided by the Contractor. At no time are cigarette butts allowed to be left on the ground, even if they have been extinguished. The Owner and Contractor will be held responsible for any damage to other Lots, Open Space or Genesee Foundation property as a result of a fire originating from the Construction Site or from the negligent behavior of the Contractor, subcontractors or other construction personnel.
7. Possessing any pets in violation of Genesee Foundation rules and/or Jefferson County Animal Control Regulations.
8. Playing audio equipment at a level that can be heard from neighboring Lots.

5.15. WORK IN PROGRESS

The ARC may inspect all work in progress and, if necessary, will give notice of non-compliance to the Owner. The absence of such inspection or notification during the Construction period does not constitute either approval by the

ARC of work in progress or a determination of compliance with these Standards or Governing Documents. The Owner and/or Contractor shall provide the ARC notice within three (3) days after a foundation, framing, electrical, plumbing or any other type of building inspection from Jefferson County has been requested.

DEMOLITION OF EXISTING DWELLINGS

6.1. OVERVIEW

This section outlines the procedures and requirements for Demolition of an existing Dwelling prior to Construction of a Replacement Dwelling. If the Construction of a Replacement Dwelling is not commenced within one (1) month after Demolition, the Owner shall submit a revegetation plan to the ARC on a Submittal Form with Landscaping Check-List and shall begin the approved revegetation as soon thereafter as possible.

It is of the utmost importance that anyone conducting Demolition activities in Genesee use extreme care in preventing conditions that are unsafe, that would reasonably be expected to create a nuisance or that could contribute to a fire or other hazard. Demolition must be conducted in accordance with all the regulations contained in Section 5 of these Standards. A request for demolition must be submitted on an Application for Demolition.

6.2. GENERAL REQUIREMENTS

All Demolitions must be submitted to the ARC for review and approval prior to initiation.

Debris generated from Demolition is classified into two categories: inert waste and hazardous waste.

1. Inert waste requires no immediate remedia-

tion. Inert waste includes waste that is unlikely to pollute surface or ground water or serve as food for insects, rats, mice, etc. Inert waste items include wood, bricks, plaster, ceramics, plastic, metal, siding, insulation (except insulation containing asbestos, see Section 6.2.2.), shingles, glass, asphalt and concrete. Inert waste must be disposed of in an appropriate manner and in compliance with all applicable laws and regulations prior to filing a Notice of Commencement of Improvements.

2. Hazardous waste must be identified and removed from the Dwelling prior to Demolition and must be disposed of in an appropriate location immediately upon removal. All regulated asbestos-related material (RACM) that would be disturbed during Demolition must be properly removed and disposed of prior to Demolition by a Contractor certified and licensed for asbestos removal by the state of Colorado. Hazardous waste includes household garbage; food; toxic or dangerous liquids, solvents and paints; maintenance and cleaning chemicals or products; pesticides, fertilizers, and other yard, garden or agricultural chemicals; oil and used oil containers; lead-acid batteries and all appliances; fluorescent light fixtures and bulbs; mercury-containing electrical switches and thermostats; electrical transformers; any item which contains asbestos; and any other item that might contaminate or pollute the water or air, attract insects, rats, mice, etc. or might reasonably be expected to pose a health risk to the Contractor, subcontractors, construction personnel or residents during Demolition.
3. All hazardous waste must be remediated prior to commencement of Demolition. If train-

ing which might disturb RACM is to be performed pursuant to Section 6.3., RACM must be remediated prior to such training. Documentation showing that all RACM has been removed from the structure prior to such training must be provided to Genesee Foundation staff prior to the beginning of any such training.

Upon completion of all remediation procedures, a Notice of Completion of Remediation shall be submitted to the ARC for review and approval. Upon approval, the Demolition may proceed.

6.3. USE OF DWELLING FOR TRAINING PRIOR TO DEMOLITION

The use of a Dwelling immediately prior to Demolition for Genesee Fire, Highland Rescue or Jefferson County Sheriff's Department training purposes is permitted under specific guidelines appropriate to each organization. The Genesee Foundation Board of Directors has pre-approved certain training for Genesee Fire and all such training shall be subject to the conditions set by that Board. Any variance from such approved procedures must be approved by the Genesee Foundation Board of Directors prior to the beginning of training. Any training by entities other than Genesee Fire shall be subject to Board approval and shall be subject to such requirements as the Board shall make. [glossary](#)

A/C:

Abbreviation for air conditioner.

ACCESS:

A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

AGGREGATE:

A granular material such as sand, gravel, crushed rock, stone etc.

ALTERATION:

A physical change in, or modification to, a structure including an expansion or change in use.

APPROVED PLAN:

A plan that has been granted final approval by the ARC, including all standard and special conditions.

ARCHITECTURAL FEATURE:

A part, portion, or projection of a building or structure that contributes to its character or style, that is not necessary for the structural integrity of the building.

ARCHITECTURAL PROJECTION:

Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, including roof overhangs, unenclosed exterior balconies, canopies,

ARTICULATION:

Variation in the depth of the building plane, roof line, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.

AWNING:

A roof-like cover extending over or in front of an opening, such as a window/door or deck.

AWNING WINDOW:

A window that is hinged along the top and swings outward from the bottom.

BALUSTER:

A small moulded shaft, square or circular, in stone or wood, sometimes metal, supporting the handrail of a staircase. A series of balusters supporting a handrail is called a balustrade.

BATTEN:

A narrow strip of wood used to cover a joint along the edges of two parallel boards in the same plane.

BATTER WALLS:

Upwardly receding slope of a wall or column.

BEARING WALL:

A structural or load-bearing wall.

BENCHMARK:

A permanent surveying reference point.

BUILDING ENVELOPE:

A delineated area that identifies where all buildings and structures and other certain improvements shall be located on a property.

BUILDING ELEMENT:

An architectural component of a building or site.

BUILDING FAÇADE:

The outer surface of a building front, side, or rear wall, including windows, doors, and other architectural features.

BUILDING HEIGHT:

The vertical distance measured from any point on a proposed or existing roof to the natural grade or the finished grade, whichever is lowest, located directly below said roof point, excluding chimneys or similar roof elements.

BUTT-JOINT:

A plain square joint between two members in which the surface of each edge are at right angles and fitted squarely against each other rather than lapped.

CALIPER:

The diameter of a tree trunk.

CAMBER:

A slight convex curvature built into a beam to compensate for deflection. It is used also to facilitate drainage on surfaces.

CANOPY:

A roof-like cover that either projects from a building over a door, entrance or window, or a freestanding or projecting roof-like cover above an outdoor area.

CANTILEVER:

A beam or structural member or building element that projects horizontally beyond its vertical support such as a wall or column.

CANT STRIP:

A beveled strip of wood used to transition between horizontal and vertical surfaces or edges.

CAP/COUNTER-FLASHING:

A strip of sheet metal turned down over flashing to prevent water penetration.

CARPORT:

An accessory structure space used for the housing or storage of motor vehicles and enclosed on not more than two sides by walls.

CASEMENT:

A window which is hinged along it's

side and swings open like a door.

CASING:

The exposed trim molding around the perimeter of a door, window or wall opening.

CEMENTITIOUS:

A material that contains cement.

CHAMFER:

A beveled edge of a board or masonry surface.

CHECK:

A small or large crack that runs parallel with the grain of wood due to shrinkage.

CLERESTORY:

Upper portion of a wall near the roof containing a series of windows.

CLEAR-SPAN:

The distance between the two inside faces of support elements such as a wall or column/post.

CORBEL:

A series of projections stepping progressively outward with increasing height usually from a wall or column as support for an overhanging element or as a purely decorative element.

COLLAR TIE:

A horizontal member that connects or ties two opposing roof rafters together.

COMPOSITION BOARD:

A building board which is fabricated with wood fibers and a synthetic binder.

CORNICE:

CMU: Abbreviation for Concrete Masonry Units.

COMPLETE APPLICATION:

An application in the form required by the ARC including all information necessary to decide whether the application will comply with the Genesee Architectural Design Standards.

COLUMN:

A structural element that transmits, through compression, the weight of the structure above to other structural elements below.

COPING:

The capping or covering of the top of a wall.

CORBEL:

A structural piece of stone, wood or metal jutting from a wall to carry a superimposed weight.

CUPOLA:

A small structure on top of a building roof.

DECK:

A roofless outdoor space built as an above ground platform, freestanding or attached, projecting from the wall of a structure and supported by posts or columns.

DORMER:

A structural element of a building that protrudes from the plane of a sloping roof surface. Dormers are used, either in original construction or as later additions, to create usable space in the roof of a building by adding headroom and usually also by enabling addition of windows.

DRIP EDGE:

The termination of the bottom edge of a sloped roof. As the name suggests it serves to direct roof drainage away from the building.

EASEMENT:

A right granted by the property owner, generally created by a real estate deed, a recorded plat or by a written agreement, to permit the use of land by the public, a public agency, a utility, a corporation or a particular person for a specified purpose or use.

EAVE:

The projecting lower edges of a roof overhanging the wall of a building.

EXTERIOR FINISH:

A minor change to the appearance of the outside of a building, including but not limited to, window and door replacements, roofing or siding, or painting or repainting. Does not include changes to building footprint, floor area, height, or any substantial change to the appearance of the building.

FACADE:

An exterior side of a building, usually the front.

FASCIA:

Horizontal board attached to the lower end of rafters at the eaves or along the edge of a deck or projecting plane.

FENCE:

An artificially constructed barrier of any material or combination of materials that encloses, screens, or separates areas, exclusive of earthen mounds or berms.

FLOOR AREA:

The area included within the exterior walls of a building or portion thereof including basements, lofts, usable spaces, and other areas with floors but excluding parking in garages.

FOOT-CANDLE:

A unit of illuminance equivalent to one lumen per square foot.

FOOTPRINT:

The area on a plane directly beneath a structure, that has the same perimeter as the structure.

GABLE:

A triangular portion of an end wall between the edges of a sloping roof.

GARAGE:

An accessory building or portion of a principal building that is intended or used primarily for the storage of motor vehicles, and which is enclosed in such a manner that the stored or parked motor vehicle is contained entirely within the building.

GRADE, FINISHED:

The final elevation and contours of the ground level after development.

GRADE, NATURAL:

The elevation and contours of the ground level in its natural state, before construction, filling, or excavation. See also Natural Grade, Average.

GRADING:

Any stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

HEIGHT, STRUCTURE:

The height of any structure measured in the same manner as building height. See Building Height.

IMPERVIOUS SURFACE:

A surface that has been compacted or covered with a layer of materials that is highly resistant to infiltration by water. Impervious materials include, but are not limited to, surfaces such as compacted sand, rock, or clay; asphalt, concrete, pavers, driveways, retaining walls, walkways, decks and patios at grade level, and other similar structures.

LANDSCAPING:

Any combination of living plants such as trees, shrubs, plants, vegetative ground cover and turf grasses, and may include structural features such as retaining walls, walkways, fences, benches, works of art, fountains, or other similar features.

LATTICE:

An ornamental, lattice framework consisting of small strips in a criss-crossed pattern (?)

LIGHT FIXTURE:

The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast and a refractor (lens).

LINTEL:

A horizontal block that spans the space between two supports usually over an opening such as a window or door.

LOCK-OFF:

A portion of a dwelling unit suitable for short-term habitation, with a separate entrance, containing at least one bathroom but no cooking facilities, and capable of being securely separated from the dwelling unit. (?)

LOT AREA:

The horizontal area of the lot.

LOT COVERAGE:

The percentage of total lot area used for parking, roads, drives; above or below-grade structures or improvements, including but not limited to hot tubs, decks and paved or impervious areas.

LOT LINE:

The legal boundaries of a parcel of land established by a recorded subdivision plat. Lot lines are classified as either front, side, or rear.

LUMEN:

A unit of light measurement. The light emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela.

MULLION:

Vertical bar of wood, metal or stone which separates two or more windows in a series.

MUNTIN:

A vertical or horizontal piece that divides a pane of glass into two or more panes or lites in a window.

NATURAL GRADE:

The average of the existing or natural topography of a site as measured within three feet of the proposed foundation wall location prior to excavation and/or construction.

PARAPET:

The extension of a false front or a building wall above the roofline.

PATIO:

A level hard-surfaced area at finished grade.

PILASTER:

A slightly-projecting column built into or applied to the face of a wall.

PLAT:

A map of certain described land prepared by a land surveyor, licensed in the State of Colorado.

RAKE:

The diagonal outside facing edge of a gable. Rake is equivalent to slope which is the ratio of the rise to the run of the roof.

ROOF OVERHANG:

Eaves or the lower edge of the roof which overhang the walls. This includes the eave or edge of the roof which overhangs the gable end walls.

ROOF SLOPE OR ROOF PITCH:

The ratio of horizontal distance (run) proportional to vertical distance (rise or drop) of a slope, such as a 4:1 slope having one foot of rise for every four horizontal feet.

SITE PLAN:

The development plan on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, landscaping and open spaces; walkways; means of ingress and egress; circulation; utilities; structures and buildings; lighting; berms, buffers, and fences and any other information that reasonably may be required in order that an informed decision can be made by the ARC.

SOFFIT:

The exposed undersurface of any overhead component of a building such as a roof or balcony.

SOIL DISTURBANCE:

Any activity such as, but not limited to, landscaping and vegetation removal, fences, structure or construction that changes the character or topography of the land on which the activity, structure or construction occurs.

SPANDREL:

The space between two arches or between an arch and a rectangular enclosure. In a building facade, the space between the top of the window in one story and the sill of the window in the story above.

WING:

A lateral part or projection of a building or structure such as a wing wall, or a subordinate part of a building connected or separate to the main building