



Updated as of **June 27, 2023**

Adams County, Colorado

Homesite Design Guidelines

Vision

The neighborhood vision is to have a rural country lifestyle and feel. Home sites have extended front and side yard setbacks along with wide lot frontage widths. Homes will have a mix of architectural styles including country farmhouse, craftsman and prairie and shall include front porches. Compatible yet diverse designs, styles, colors and materials will be acceptable so that each home has its own unique yet complimentary character. Given the size of the lots, accessory buildings will be allowed if they are similar to the home in design, colors and materials. Accessory buildings will be limited in square footage, height and location on the lots.

Architectural Review Board (ARB)

- a. **The managing members will receive all submittals and make sure the submittal is complete and in an e-mailable form. They will also coordinate the meeting of the ARB, take detailed minutes of the meeting, and communicate in writing to the applicant the findings of the ARB. The managing members are non-voting members of the ARB.**
- b. **The ARB will be allowed to grant variances to guidelines and master approval based upon architectural merit or other redeeming qualities of the submittal. Variances do not change the overall guidelines.**
- c. **The ARB will be made up of managing members who are appointed by the HOA Board of Directors and voting members that are appointed by the managing members. Voting members may not own a home or lot in Grasslands at Comanche and may not be involved in any way with the subject property being considered by the ARB.**

General: The following is an alphabetical list of a wide variety of specific types of improvements which homeowners and builders typically consider installing, with pertinent information to each, or procedures that must be followed in order to complete the construction process. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Architectural Review Board (ARB) and written approval from the ARB is required. These guidelines can be changed from time to time, as allowed in the covenants of this subdivision. **ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE ARCHITECTURAL GUIDELINES. THESE GUIDELINES ARE ADOPTED PURSUANT TO THE DECLARATION OF COVENANTS FOR GRASSLANDS AT COMANCHE. ALL OWNERS AND BUILDERS SHOULD REFER TO THE DECLARATION IN ADDITION TO THESE GUIDELINES.** *Current Guidelines can be found at www.GrasslandsAtComanche.com

Additions and Expansions:

- ARB approval is required. Additions or expansions to homes will require submissions of detailed plans and specifications.

Accessory Buildings:

- Outbuildings, Detached Garages, and Barns. Two Maximum, not counting to two (2) sheds totaling 200 square feet or less:
 - Must have exterior color similar to residence.
 - Must be located a minimum of 20 feet behind the farthest rear point of the residence and a minimum of 25 feet from any property line.
 - Outside storage around outbuildings is prohibited except feed for animals, covered and/or screened in a manner approved by the ARC.
 - 1,000 square feet/acre of the lot maximum for all outbuildings, including barns and detached garages, to a maximum of three thousand (3,000) square feet for Lots of less than 5 acres, whichever is less, and to a maximum of 5,000 square feet for Lots of 5 acres or more, not counting to 2 sheds totaling 200 square feet or less. The Maximum height of an outbuilding shall be 25 feet or the height of the home whichever is greater. No building shall have a length three times more than the width.
 - Accessory buildings can only be constructed after the home has been completed and Adams County issues a Certificate of Occupancy.

Animals:

Given all the lots are greater than two acres, the expanded allowance of small farm animals is acceptable if additional precautions are made to assure that these animals do not affect the owner's neighbors or the farm and horse properties that are adjacent to this neighborhood.

It is important that the homeowner keep all animals under control and within their lot. An owner is expected to reasonably do what is necessary to keep the noise and smells from their animals from negatively impacting the neighborhood or the neighboring properties.

Even though these are large lots, animals must be confined and managed thoughtfully. If animals were to enter a neighbor's yard or a neighboring farm or horse property, then damage could occur to property and harm could be caused to the neighbor's animals and children.

- Household pets are defined as dogs and cats. No more than 3 dogs or 3 cats with a total number of 4 household pets will be allowed.
- Small farm animals include chickens, goats and sheep.
- Swine may be approved by the ARB based on size and type.
- The homeowner must submit to the ARC and receive approval from the ARC of a small farm animal care plan that addresses fencing, grazing, manure management and method of confinement.
 - Up to 12 chickens per household may be allowed. Roosters will not be allowed on any lot in Grasslands at Comanche. The homeowner must submit an animal care plan that addresses fencing, grazing and method of confinement.

- Two goats or two sheep may be allowed. Other similar sized 4H animals can be approved by the board. If a homeowner chooses to have any hobby livestock on a homesite the following conditions must be met.
 - Two Horses will be allowed on all lots.
 - Three horses will be allowed on lots larger than 3.5 acres.
 - Four horses will be allowed on all lots larger than 5 acres.
- The submittal form required for receiving approval for an owner to have small farm animals is available from the ARC. The Submittal will need to address the following:
 1. **Fencing & Gates:** Wood post fencing with smooth wires is allowed, no barbed wire is permitted. Gates will be wood.
 2. **Lighting:** Lighting shall not interfere with other property owners.
 3. **Maintenance of Pasture:** Pastures shall be maintained and have a vegetated ground cover
 4. **Treatment of Manure:** Manure may be used for compost fertilizer and spread over pastures; otherwise, all manure shall be removed from any property monthly. Manure cannot be stored or piled in an area within 20' of a property line and cannot exceed more than 3 yards in size.
 5. **Storage of Feed and Equipment:** All feed being stored on the property shall be screened from view and at least 20' from the back or side property line. All trailers and other equipment shall be stored inside an outbuilding.
 - Residents shall not maintain any kennel or animal boarding facility and shall be required to comply with Adams County ordinances regarding the limitations on numbers and types of animals.

Building Plans:

The review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of development activities that may occur in Grasslands at Comanche. There will be cases where any of the step-by-step procedures will not have to be followed or certain listed submittal items may not be required. The managing members of the ARB should be consulted to determine what information will be required for review by the ARB prior to making the submission. EVERY SUBMITTAL SHOULD INCLUDE THE NAME, EMAIL-ADDRESS, MAILING ADDRESS AND TELEPHONE NUMBER OF THE BUILDER.

- a. Submittal fee. A fee payable to the Grasslands at Comanche HOA must be paid with the submittal to the ARB. The fee for the original building is \$200.00.
- b. Clean Up Fee. All ARB submissions must be accompanied by a \$300.00 payment for a Clean-Up Fee. These funds will be used by the HOA to maintain the overall appearance of the subdivision during the dwelling construction period i.e., keeping the open spaces, vacant lots still owned by the developer, etc. free from windblown construction debris and the like and the mowing of weeds. The maintenance of all other lots that are owned by builders and others will be the responsibility of the lot owner.
- c. Fee adjustments. The above fees are intended to cover the cost associated with staffing the ARB and keeping the community and surrounding open space free of trash. The ARB may need to increase the fees based upon the actual costs. All Grasslands at Comanche property owners will be given 30 days' notice of said fee increase prior to the increased fee taking effect.
- d. Construction Documents Submittal. All construction drawings must be approved by the ARB prior to the start of any construction. Construction drawings are required to be submitted to the ARB in electronic format. Scale for the drawings should be either 1/8" = 1' or 1/4" = 1'. Construction drawings should include the following:

- Roof plan, showing pitch, valleys, hips, materials and overhangs.
 - Floor plan for each level of the home, showing main structures, accessory structures, including balconies, decks, and square footage of each floor within the main building, square footage of each accessory, and total square footage.
 - All exterior elevations showing materials, dimensions, final and original grade line, and finished floor elevations clearly indicated.
 - Sections, including finished grade, finished floor and maximum roof height.
 - Applicant shall identify all exterior finishes with brand names, color names and numbers in electronic format. THE EXTERIOR FINISHES MUST BE PRESENTED FOR REVIEW BY THE ARB WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
 - The ARB will attempt to respond to all submittals within seven calendar days from receipt of submittal, but in any event, no later than 30 calendar days from receipt of submittal.
- e. Site and grading plans. Are to be submitted with the construction drawings, and should be at a scale of not less than 1"-20' and should include the following:
- Legal description, north arrow, name, address, email address and telephone number of the current property owner.
 - Property lines
 - Building envelope dimensions with the location of the envelope established in relation to property lines, if applicable.
 - Drives, parking areas and walkways
 - Square footage of the building footprint, without any accessory structures
 - Location, elevations and square footage of any other improvements, such as swimming pools, patios and outbuildings.
 - Reference to adjoining properties, streets, utility and other easements, drainage courses, arrows, and references to buildings on adjoining properties and their uses.
 - Top of foundation elevation and drainage plan as it relates to final development grade per engineering plans for development.
- f. Landscaping Plans. An additional \$100 must be paid to Grasslands at Comanche HOA with submission of landscaping plans. Landscaping plans may be submitted with the construction drawings which will eliminate the need for the additional \$100 fee. ARB approval must be obtained by the applicant prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rocks, railroad ties, sprinkler system, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the builders. Builders and homeowners will not alter the county approved drainage or grading plans.
- g. Review and Architectural Review Board Action. Following the review, the ARB will either:
- Approve the construction drawings in which case the applicant may proceed with construction.
 - Conditionally approve the construction drawings in which case the applicant must revise the plan to comply with the stated conditions and file the drawings with the ARB coordinator and receive written approval prior to beginning construction.
 - Disapprove the construction drawings, in which case the applicant will be required to re-submit new plans as requested by the ARB.
- h. Additional Submittals. There will be an additional \$100 charged for additional submittals to the ARB. For example, color charts or samples, plans for additions or exterior changes- or anything else missing from the original submittal.

Colors:

- A wide range of color schemes will be permitted including historical farmhouse color schemes; however, the colors will need to be deemed appropriate and non-obtrusive by the ARC. Three exterior color samples must be submitted for approval, including body, trim and accent color. The submittal must also include a masonry sample **in digital form**. The same color combinations for body, trim and brick are not allowed on houses next to each other in either direction or across the street. All color schemes, including changes to color must be approved by the ARC.

Driveways:

- There shall be no extension or expansion of driveways without prior written approval of the ARB.
- All driveways and private lanes shall be constructed entirely of gravel road base, asphalt, recycled road base, or concrete from the entrance of the garage doors to the property line. Each driveway will have its own direct access to the road.
- Secondary access points on any lot will require ARB approval prior to installation.
- Any variance from this overall theme will need to have written approval from the ARB.
- The first 20' of driveway that connects to the street must be asphalt.

Dwelling Size:

- The dwelling space of a one-story home shall be a minimum of 1,500 square feet of finished above ground living space (exclusive of the garage) and 1,700 square feet for a two-story dwelling.
- No building shall exceed 40 feet in height and no building shall exceed two stories and loft as viewed from the street side.
- Earth sheltered homes are not allowed.
- Modular homes, also known as system-built homes will not be allowed to be built in Grasslands at Comanche. Although, the Architectural Review Board may grant a variance if the modular/system-built home submittal includes interesting and attractive design features and upgraded materials on all exterior elevations. **Exterior Elevations and Floor Plans (Monotony Section):**
- The same floor plan with the same exterior elevation will not be allowed across the street or within two doors either side from a home that had been built or is being build. The same floor plan with different exterior elevations may be built across the street but not adjacent to a home that has been built or is being built.



Fencing:

- All perimeter lot line fencing shall be three-rail fencing. Interior screen fencing can be installed within the building setbacks.
- Privacy fencing shall be solid cedar fencing or white vinyl and installed within the building envelope. The solid fence may be up to 6-feet high and be built using 1" X 6" dog-eared style fence.
- Property line perimeter fencing must be a three-rail wood fence, 54" tall with 2 x 6 rails on 4 x 6 posts, and homeowners may choose to put a black metal mesh type material on the inside of the fence.
- Any fences constructed on a Lot shall be maintained by the Owners of such Lot.
- Fencing must be setback a minimum of 5' from the front corners of the Dwelling Unit and garage constructed upon such Lot.
- The stain color for cedar fencing will be Sherwin Williams SW3511 Cedar Bark or a matching cedar color from another manufacturer.
- No fence shall be erected, constructed, altered or maintained on a Lot without the prior approval of the ARC, considered on a case-by-case basis.

Fireplaces:

- If exterior chimney stacks are used, they must look "grounded" and supported by extending up from a foundation or by extending framing down from actual chase and as close to finished grade as possible. If a roof projecting flue is used, it is recommended that it be in an appropriately sized framed chimney stack or be located out of view.

Garages and Garage Doors:

- Each residence shall include an attached garage having space for no less than two automobiles. An additional garage may be constructed if approved by the ARC.
- Windows on the front elevation of the garage and the garage doors themselves to make them more visually appealing are preferred but not required.
- Quality built steel or better doors are preferred, insulated (not required), with a raised panel look or detailed(required). Higher grade insulated doors are suggested.
- Trim should be similar in design to other exterior doors or window trim.

Landscaping:

- Landscaping designs will have two zones and shall be in accordance in general with the attached Landscape Plans and illustrated typical lot layout. **All landscaping plans must be approved by the ARC.**
- In general, Zone #1 will be surrounding the home and feature trees, shrubs, flower beds and irrigated grass. Front yard landscaping shall be made up of sod, 3 trees of at least 2-inch caliper, five 5-gallon shrubs or bushes and ten 1-gallon perennials as illustrated in the typical lot layout.
- Zone #2 will be located in the front and back of the lots and be either a drought tolerant fescue or a native prairie grass and may also include trees and plants.
- All landscaping must be completed within 6 months after the certificate of occupancy has been issued. If the certificate of occupancy is issued between April 1 and October 1; if said certificate is not issued between such dates, then such landscaping shall be installed by such Owner by October 1 of the following season.
- It should be known that uncontrolled weeds will not be permitted. Adams County does not allow unmaintained weed areas and will levy fines if the areas are not maintained.

Lighting:

- Exterior lighting shall be subdued, understated, and residential in nature.
- Area lighting shall be concealed light sources and shall be either all white or all pale yellow.
- In all cases excessive glare to the neighboring properties or bright continuous yard lighting shall be avoided.
- The approval of the exterior lighting design must be approved by the ARC.

Outside Storage:

- Outside storage of boats and trailers will be allowed, the storage area must be screened from sight with approved fencing or landscaping and is subject to ARB approval.
- Recreational Vehicles and other objects that are too tall to be fully screened by approved fencing and landscaping must be stored inside an approved accessory building.
- Outside storage of boats, trailers, etc. that is not screened from site and visible to neighbors for more than 48 hours will result in a fine.
- Recreational Vehicles can be stored on property if screened behind a 6-foot privacy fence or stored in an outbuilding. They will be limited to 1 RV per property and must be in clean and operable condition.

Porches and Balconies:

- Every home shall include a back patio/deck that is a minimum of one hundred twenty (120) square feet.
- Porches and balconies must be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations.
- Front porches are required on all homes.

Roofs:

- All roof overhangs must have a 12-inch minimum. Major roof slopes shall be 5:12 pitch or greater.
- Flat roofs, mansard roofs, pseudo-mansard roofs, curvilinear roofs, and A-frame roofs are not allowed.
- The roofing material must be at least a premium architectural grade laminated shingle (3 tab is not allowed).

Satellite Dishes:

- Satellite dishes may not exceed 36 inches in diameter and may not be installed on the roof. They may be installed on the rear elevation, on the back corners, or on the side of the house under the peak of the gables away from public view.

Setbacks:

- The location of the home and accessory buildings must be submitted to the ARC on a site plan and approved by the ARC.
- Home setbacks:
 1. Front property line setbacks shall be 50 feet for homes that have a front-loading garage.
 2. Front property line setbacks shall be 40 feet for homes that have side-loading garages.
 3. Side property line setbacks shall be 20 feet for all homes.
 4. Back property line setbacks shall be 50 feet for all homes.

5. Side property line setbacks on corner lots shall be 30 feet from property lines that are adjacent to the street.

Signs:

- ARB approval is required for all signs except temporary real estate “for sale” signs.
- Temporary signs, advertising property for sale which are not more than five square feet may be installed on the lot without ARB approval.
- All other signs, including address number and name plaque signs must be approved by the ARB.
- No lighted signs are permitted.

Skylights and Solar Collectors:

- When designing the location of skylights, consideration shall be given to the exterior appearance of the residence. Location shall also be coordinated and aligned with window and door locations.
- Solar collectors shall be integrated into the overall roof design and shall be placed flush with the slope of the roof or wall of the building.

Solar Energy Devices:

- ARB approval is required for all passive and active solar systems. They must be designed to appear as if they are an integral part of the roof or be screened from view.

Temporary Structures:

- Temporary structures are not allowed unless approved by the ARB for construction and/or sales uses.

Walls and Siding:

- The front elevation of the house will have masonry facing of brick, stone or other similar masonry material equal to at least 30% of the total finished front facing wall area excluding roof, doors and windows. When a masonry facing comes to an outside corner it must be wrapped to the nearest inside corner or a minimum of four feet.
- Stucco or equal is an acceptable siding material however the corner and trim details must be shown in clear detail on the building plan elevations.
- Premium grade wood, Cementitious and strand board sidings are acceptable in combinations that create an interesting and appealing visual appearance including simulated shingles and the use of board and batt applications where the batts are 12 to 16 inches on center.
- Horizontal lap siding exposures (reveal) greater than 7” inches are not acceptable unless specifically approved in a combination with other lessor reveals.
- Exterior wall surfaces over the garage should be no longer than 25 feet in length without the introduction on a minimum 2-foot recess, 2-foot projection, or change in orientation.
- Two story exterior wall forms must be interrupted by minor roof forms or horizontal visual breaks or banding at each floor level. Changes in siding exposure/ material/ texture on upper levels and gable ends is required to the extent that the elevation is attractive and balanced
- Exposed concrete foundation walls between ground level and exterior wall siding shall be designed and constructed to expose a maximum of 12 inches. Foundation exposure over 12 inches shall be finished with approved siding or masonry materials. Side walls on sloping lots shall have frequent breaks in foundation

elevation to keep exposed concrete to a minimum. The limitation does not apply when exposed foundations are covered with masonry veneer.

- Exterior House structure Lighting: Attractive and appropriately sized and spaced front elevation lighting is required.
- Exterior Trim shall include 4" window, garage door openings and corner trim, 8" garage door header and garage gable band trim.
- Fascia shall be a minimum of 8"
- Vinyl fascia, soffit and siding is not allowed
- **Minimum side elevation requirements.** No sidewall shall exceed 26 feet in length on any level of a home without including at least one (1) of the following in at least two (2) locations.
 1. Change in wall plane of at least six (6) inches
 2. Change in material or masonry pattern
 3. Change in roof plane
 4. Windows
 5. Doorways
 6. An equivalent element that subdivides the wall and provides architectural interest
- **Minimum rear elevation requirements.** Rear wall shall be articulated using at least one (1) of the following elements.
 1. Porches/ Decks
 2. Balconies
 3. Bay/ Bow Windows
 4. Change in roof plane

Vehicles:

- Only those vehicles, trailers, recreational vehicles, boats, and motorcycles in good running conditions, which are currently licensed and registered are permitted on the street or driveway of the property. Inoperable vehicles of any kind, as determined at the sole discretion of the ARC shall be towed immediately at the homeowner's sole expense.

Windows and Doors:

- Windows and doors should be trimmed and painted the selected trim color. Window trim must be a minimum of 4 inches of wood trim on windows with a brick mold, or a minimum of 6 inches for windows that do not have a brick mold.

Livestock Management Plan AND Additional Site Design Guidelines & Requirements

- A. Outbuildings:** The large outbuildings may be increased to be a maximum of 3,000 square feet. The small outbuildings may be increased up to 600 square feet. All outbuildings will have a 50' minimum setback from any property line.
- B. Animals:** No more than two large animals will be allowed on lots smaller than 3.5 acres. Approved large animals include horses, cows, sheep, llamas, alpacas, goats and pigs. Other 4H animals can be approved

by the board. Up to 12 chickens will be allowed per residence but no roosters are allowed. Three large animals will be allowed on all lots larger than 3.5 acres and 4 large animals will be allowed on all lots 5 acres or larger.

- C. Fencing & Gates:** Wood post fencing with smooth wires is allowed, no barbed wire is permitted. Gates will be wood. Fencing that is contiguous to the rural lots or the internal streets must be the approved 3 rail fences. Fencing along the existing home sites and County Roads 74 and 27 may be 3 rail pole fences.
- D. Lighting:** Lighting shall not interfere with other property owners.
- E. Maintenance of Pasture:** Pastures shall be maintained with grass or crop cover and irrigation water.
- F. Treatment of Manure:** Manure may be used for compost fertilizer and spread over pastures; otherwise, all manure shall be removed from any property on a monthly basis.
- G. Storage of Feed and Equipment:** All feed being stored on the property shall be screened from view. All trailers and other equipment shall be stored inside an outbuilding.
- H.** Residents shall not maintain any kennel or animal boarding facility and shall be required to comply with Adams County ordinances regarding the limitations on numbers and types of animals.
- I.** It should be known that uncontrolled weeds will not be permitted. Both Adams County of Severance and Weld County do not allow unmaintained weed areas and will levy fines if the areas are not maintained.

Exhibit A- Approved Fencing and Color

FOR ALL FENCING ALONG PROPERTY LINES - Three-Rail Fencing ONLY



SW 3511 Cedar Bark
Exterior Semi-Transparent Stain

FOR ALL INTERIOR SCREENING CONSTRUCTED ON OR WITHIN BUILDING ENVELOPE

6' Dog Eared Cedar or White Vinyl Fencing



