



Evans, Colorado Single Family Detached Home Architectural Guidelines

The following pages are the detailed guidelines for Liberty Draw

- The guidelines are general regulations; the Architectural Review Committee ("ARC") may grant variances to any of the guidelines based on architectural merit. If you would like to alter the exterior of your home in a way that is not approved in the guidelines, you may submit a plan to the ARC for review and potential approval.
- These guidelines are not designed to limit your freedom as a homeowner in Liberty Draw, but to protect your property value and investment in the community.

Architectural Guidelines

Updated September 25, 2024

Architectural Review Committee (ARC)

- a. **The Governing Board of the Liberty Draw Residential Metropolitan District shall appoint the members of the Architectural Review Committee. There shall initially be three (3) members of the ARC. Members of the ARC may be, but need not be, directors of the Governing Board. The Governing Board may also appoint a second ARC to review Improvements that are subsequent to the Improvements originally constructed on any Lot.**
- b. **The ARC will receive all submittals and make sure the submittal is complete and in an emailable form. The ARC will also coordinate the meeting to review the submittal, take detailed minutes of the meeting, and communicate in writing to the applicant the findings of the ARC.**
- c. **The ARC will meet upon two weeks' notice from any member(s) of the ARC or Governing Board.**
- d. **The ARC will be allowed to grant variances to guidelines and master approvals based upon architectural merit or other redeeming qualities of the submittal. Variances do not change the overall guidelines.**

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 Committee (ARC) for Liberty Draw, and written approval of the ARC is required. These guidelines can be changed from time to time, as allowed for 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 ARTICLE II OF THE DECLARATION OF COVENANTS FOR LIBERTY DRAW. ALL OWNERS AND BUILDERS SHOULD REFER TO THE DECLARATION IN ADDITION TO THESE GUIDELINES.

1. **Additions and Expansions.** ARC approval is required. Additions or expansions to homes will require submissions of detailed plans and specifications.
2. **Air Conditioning Equipment.** Only central air conditioning is permitted. Air conditioning equipment installed in any front, side or rear yard should be reasonably screened from view of adjacent property owners and should be installed in such a way that any noise heard from adjacent properties is minimized. Installation of air conditioning equipment on the roof of the house, in a window of the house or through the wall of a house is not permitted.
3. **Antennae.** Not permitted. No exterior radio antennae, television antennae, or any other antennae may be erected. Television dishes are permitted as long as they do not exceed 3 feet in diameter and are screened from view from any angle with landscaping, privacy wall or fence approved by the ARC. If the antennae or dish is installed on the roof of the home, it shall be placed on the rear elevation of the roof if signal can be reached from rear elevation.

4. 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 Liberty Draw. 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 ARC should be consulted to determine what information will be required for review by the ARC 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 Liberty Draw Residential Metropolitan District must be paid with the submittal to the ARC. The fee for the original building is \$150.00. The ARC may not require the fee on every submittal if there is a builder master approval in place.
- b. Fee adjustments. The ARC may need to increase the fee based upon the actual costs. All Liberty Draw property owners will be given 30 days' notice of said fee increase prior to the increased fee taking effect.

- c. Construction Documents Submittal. All construction drawings must be approved by the ARC prior to the start of any construction. Construction drawings are required to be submitted to the ARC 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 ARC WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
- The ARC 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.

- d. 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.
- e. Landscaping Plans. An additional \$50 must be paid to Liberty Draw Residential Metropolitan District with submission of landscaping plans. Landscaping plans may be submitted with the construction drawings which will eliminate the need for the additional \$50 fee. ARC 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 builder's plans. Builders and homeowners will not alter the city approved drainage or grading plans.
- f. Review and Architectural Review Committee Action. Following the review, the ARC 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 ARC 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 ARC.
- g. Additional Submittals. There will be an additional \$50 charged for additional submittals to the ARC. For example, color charts or samples, plans for additions or exterior changes, re-submission following a disapproval by the ARC, or anything else missing from the original submittal.
5. **Carports**. Alley loaded single family detached homes may have carports over parking pads. Car ports shall be stick framed and materials and style consistent with the home, no metal roofing shall be allowed. Car ports shall not be used for storage or any other purpose than parking vehicles. ARC approval is required for all car ports.
6. **Colors**. Generally, earth tone colors are required; but ALL color and color combinations must be approved by the ARC prior to the application. Repainting when existing color is changed shall require approval by the ARC. All projections including but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing, and exterior stairways shall closely match the permanent color on the surface from which they project or shall be of an approved color. Duplicate color schemes shall not be allowed on adjacent lots or across the street from each other.
7. **Corner Lots and Open Space**. Enhanced elevations will be required on lots that side an arterial, collector or local street, as well as public open space. Additional details would be continuing or incorporating credits earned for the front facades (of 16 points) listed in the City Code.
8. **Decks**. ARC approval is required. Must be wood or other material similar to the material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

- 9. Detached accessory buildings.** Accessory buildings will be allowed on single family detached home lots and must adhere to the following guidelines:
- a. The building must be located in the backyard. Accessory building rear yard setback shall be 10 feet. If the homeowner installs a 6-foot-tall privacy fence on the rear and side property lines, the rear yard setback for accessory buildings shall be 5 feet. Side yard setbacks shall be 5 feet.
 - b. Accessory buildings on corner lots shall be setback a minimum of 20 feet from any side street.
 - c. The building must be sided with the same materials and painted the same colors as the home.
 - d. The building must be a one-story structure.
 - e. The maximum square footage of the building will be 10% of the lot size, not to exceed 700 square feet and a maximum height of 10 feet.
 - f. Only one accessory building shall be allowed per platted lot.
 - g. Utility sheds shall not be considered accessory buildings but may not exceed 250 square feet. All sheds must match the color of the home and require ARC approval.
- 10. Dog runs.** Dog runs shall not be located within five (5) feet from any property line, and shall be screened by approved materials so that the dog run is not visible from neighboring lots. ARC approval is required for all screened dog runs. "Invisible" electric fences shall generally be permitted along property lines.
- 11. Driveways.** There shall be no extension or expansion of driveways without prior written ARC approval. All driveways and private lanes shall be constructed entirely of natural tone concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors to the property line. Each driveway will have its own direct access to the road.
- 12. Exterior elevations and floor plans.** No home model elevation shall be repeated more than once every third (3) lots on the same side of the street (i.e. the first and fourth lots in a row may contain the same model elevation but the second and third lot must contain two (2) different models or elevations.
1. A minimum of five (5) different exterior color schemes will be required.
 2. A minimum of three (3) different floor plans with three (3) different elevations per floor plan will be offered.
 3. The same floorplan and same elevation shall not be built within 2 lots of each other or directly across from one another.
 4. Enhanced elevations will be required on lots that side an arterial, collector or local street, as well as public open space. Additional details would be continuing or incorporating credits earned for the front facades (of 16 points) listed in the City Code.
- 13. Fences.** ARC approval is required. The following are general guidelines regarding fence specifications:
- All Fences shall be white vinyl
 - Perimeter Fences shall be six feet (6') solid.
 - Open Space fences delineated as purple in Exhibit A shall be 4' – 3 Rail white vinyl.
 - A permit from the City of Evans may be required prior to the installation of any fence.

- The fencing setback shall be a minimum of 5' from the front corners of the Dwelling Unit and garage constructed upon such Lot.

See Exhibit A for fence details and locations.

- 14. Fireplaces.** Gas fireplaces must either be housed within the contours of the exterior wall, or if protruding to the outside, the gas vent must be screened from site with landscaping and/or fencing. Preferably, the venting will be housed in a chase/chimney- like structure to the roof, and finished with a decorative top, but this option is not a requirement.
- 15. Flagpoles.** One free standing pole per lot is allowed. One wall-mounted bracket per home shall also be allowed.
- 16. Foundations.** No more than 12 inches of exposed concrete may be visible on any elevation.
- 17. Garages.**
 - a. There shall be a minimum of two car spaces in a garage that is attached and fully enclosed. Minimum dimensions for each space are 10 feet by 10 feet.
 - b. All street facing garage doors on garages attached to the principal dwelling structure shall have the ability to be proud of the front façade of the dwelling portion of the structure and/or front porch.
 - c. Alley loaded single family detached homes are not required to have enclosed garages but are required to have a cement parking pad at the rear of the lot that is at least 10 feet by 18 feet. All parking pads shall extend to the rear lot line.
 - d. Alley loaded single family detached homes may have a detached enclosed garage at the rear of the lot, detached garages do not count as accessory buildings and be a maximum of two stories tall. All garages shall be City code compliant.
 - e. All garages shall match the home's building materials and style.
 - f. ARC approval is required for all garages.
- 18. Garage collection and containers.** Only one trash removal company, which shall be designated by the City of Evans will be permitted to pick up trash in the subdivision. All homeowners must use uniform containers designated by said company and place these containers outside only on the day they will be emptied. This procedure limits garage trucks to one day a week, provides for uniform containers and permits discount pricing.
- 19. Gardens.** All vegetable gardens of any type must be shown on the landscape plan and approved by the ARC. No vegetable gardens will be allowed in the front yard.
- 20. Greenhouses.** All greenhouses must be approved by the ARC.
- 21. Height.** The maximum building height is 35 feet.
- 22. Hot tubs.** ARC approval is required. Must be an integral part of the deck or patio area and off the rear or side yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and does not create the potential for noise disturbance for adjacent property owners. Top of the tub shall not extend above fence level.
- 23. Irrigation systems.** All homes must have a buried landscape sprinkler system for at least the front yard. Alley loaded single family detached homes may use a drip system in the front yard for irrigation. All exterior irrigation must be tied into the non-potable system.
- 24. Landscaping.** Landscaping plans shall be submitted and approved by the ARC. Installation shall occur no later than one year after a home receives a certificate of occupancy.
 - a. All front yards shall have a minimum of one tree of at least 1-inch in diameter.

- b. All front yards must have a minimum of 5 shrubs.
- c. Front yards must be sodded; no seeding is allowed in front yards.
- d. Alley loaded single family detached homes are not required to have turf installed.
- e. Artificial turf may be installed in back yards.
- f. All front yards shall have total ground cover the is approved by the ARC.

25. Latticework. ARC approval is required.

26. Lights and lighting. All light fixtures shall be of a conventional style with illumination patterns which do not cause a nuisance to neighboring properties.

27. Outside storage. Outside storage of boats, trailers and recreational vehicles will be allowed if the vehicles are stored in the yard behind approved fencing that is 6 feet tall. No approval is necessary if stored behind approved fencing.

28. Overhangs. Must be a minimum of 12 inches, including gable ends.

29. Overhangs cloth or canvas. ARC approval is required. The color must be the same as or generally recognized as complementary to the exterior color of the residence. The covering may be used on the patio only. No aluminum or fiberglass awnings are allowed.

30. Painting. All houses shall be kept well painted in the color approved with the original plans. Color changes must be approved by the ARC.

31. Patio covers. ARC approval is required. Must be constructed of wood or material generally recognized as complementary to the home, or an approved cloth or canvas covering (refer to "Overhangs Cloth of Canvas").

32. Paving. ARC approval is required, regardless of whether for walks, driveways, porches, patio areas of other proposes and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate pavers are used as the paving material. Must be located so as not to block any existing drainage patterns.

33. Pets. 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. All pets shall be leashed when outside a home and when they are in common areas.

34. Play and sports equipment. ARC approval is required.

35. Playhouses. ARC approval is required. Basic design, materials and colors must match the residence and they are to be incorporated into and at least partially screened by landscaping features or approved fencing.

36. Roofs. The roof pitch shall be consistent with the architectural style of the proposed building and a minimum of 4/12 pitch. Roof vents shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact. Colors are to be approved by the ARC. As much as possible, all roof vents, plumbing vents, HVAC vents are to be located at the rear or the roof peak as viewed from the street.

37. Rooftop equipment. Not allowed.

38. Setbacks.

- a. Front setbacks will be 20 feet.
- b. Alley loaded single family detached lots shall have a front setback of 15 feet to the porch
- c. Side yard setbacks will be 5 feet on all lots.
- d. Corner lot side yard setbacks adjacent to a street will be 15 feet on all lots.
- e. Rear yard setbacks will be 15 feet..

- f. Alley loaded single family detached lots shall have no rear yard setback for garages.
- 39. Siding.** ARC approval is required for all exterior finish materials. Exterior siding may be of cedar or redwood, brick, stone, wood shingle, synthetic stucco, architectural concrete or synthetic stone. Quality hardboard and strandboard material siding products with 7-inch or less reveals may be allowed but must be approved by ARC.
- 40. Signs.** ARC 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 ARC approval. All other signs, including address number and name plaque signs must be approved by the ARC. No lighted signs are permitted.
- 41. Solar energy devices.** ARC approval is required for all passive and active solar systems. They must be designed to appear as if they are integral part of the roof.
- 42. Square footages.** The minimum square footage of the main floor of a one-story home shall be 600 square feet.
- 43. Swamp coolers.** Not allowed.
- 44. Swing sets.** ARC approval is required.
- 45. Temporary structures.** Not allowed unless approved by the ARC for construction and/or sales trailers.
- 46. 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.
- 47. Walls (retaining).** ARC approval is required.
- 48. Wells.** Not allowed.
- 49. Windows.** Windows shall be wood frames, vinyl- clad or metal-clad, or solid vinyl. Window frames shall be consistent with the character of the building. Window designs shall be consistent with the architectural design statement in size, proportions, detail and placement on the elevation.

Exhibit A
Fencing Details

