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May, 2006

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Dear Nott's Landing Homeowner:

Enclosed you will find the new DESIGN REVIEW COMMITTEE GUIDELINES. The Board and DRC Committee have reviewed the previous document making changes, deletions and additions for your use. Please refer to the Guidelines when planning any exterior modification to your home or landscaping. Also enclosed is a new Architectural Request Form for your future use.

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Please keep this document with your Nott's Landing documents for future reference. If you have any questions, please feel free to contact Western States Property Services at 303-745-2220



Nott's Landing Board of Directors

Encl.

Nott's Landing Homeowners Association Design Review Committee Guidelines

Approved: May 2, 2006
Effective: May 2, 2006

1. Concrete and other patio and/or decking materials are to be used only for patios, decks and walkways.
2. Patios and decks are not to exceed the livable width of the house and the depth cannot interfere with the 8-foot easement of the property line.
3. Patios and decks are not to exceed 500 square feet.
4. The backyard must contain some live vegetation as part of the landscape plan.
5. Driveway extensions are not to exceed 9 feet wide and must be 3' from the drainage rocks.
6. Front yard garden hoses must be store out of sight when not in use.
7. Rock beds, sidewalks, grass, and fences of corner lots are the homeowner's responsibility to maintain.
8. The Nott's Landing HOA is responsible for maintaining fences shared with common areas, but will only stain the side that faces the common areas.
9. **Storage Sheds** – must have prior DRC approval
 - a. One storage shed per property.
 - b. Must be a company manufactured storage shed or constructed with same design and specifications.
 - c. Size shall not exceed 100 square feet.
 - d. Height shall not exceed 8 feet.
 - e. Must be built out of similar materials as house (wood or cement siding).
 - f. Shingles must be similar to those on the house.
 - g. Must be painted to match the house.
 - h. Side and rear set backs must conform to City Code.
 - i. Must NOT be visible from the street in front of your house. (If extenuating circumstances arise, DRC *may* grant a variance and provide the homeowner with alternative placement options.)
 - j. Maintenance of the storage shed must follow the same maintenance guidelines as the house.

10. **Shutters**
 - a. "Louvered" style allowed
 - b. Any material is fine as long as it is maintained.
 - c. Shutters must be same color as one of the house colors – trim or body.

11. **Storm Security Doors**
 - a. Doors must be made of steel and glass (No Aluminum).
 - b. The color must in harmony with the trim of the home.

12. **Sidewalks to Gate in Fence**
 - a. Materials may be concrete, brick pavers, flagstone or crushed rock (defined as pioneer breeze, gray, red or brown)
 - b. Width shall not exceed 4-feet in front
 - c. If concrete is chosen material, any color other than gray requires a sample to be submitted for approval.

13. **Exterior Lighting**
 - a. Coach Lights
 - White, black, or brass in color
 - All must match in color and design
 - Maximum of 4
 - b. Low volt landscape\accent lights – No approval is necessary
 - c. Floodlights
 - Must be indirect and low intensity, so not to disturb neighbors
 - Motion sensor floodlights are recommended
 - Building mounted floodlights – maximum of 2

14. **Lawn Decorations**
 - a. Trellis
 - Flat wood or fiberglass composite stick-work for flowering plants
 - Not to exceed 6-feet in height.
 - Reasonable number in front
 - b. Archways
 - Redwood or plastic (plastic must match the color of the home)
 - Not to exceed 8-feet in height

15. **Fences**

- a. Fences between residences must be 6' tall, solid fences, constructed of 1" x 6" cedar (or similar material) pickets on at least 3 horizontal 2" x 4" spaced between 4 x 4 posts no less than 8" apart.
- b. All fencing must be behind "wing" fencing.
- c. One gate per house unless submitted for approval.
- d. Stain color must match the approved stain colors (finished product must not be darker than the color sample provided).

CEDAR	BEHR 400	NATURAL CLEAR
CEDAR	BEHR 401	CEDARTONE

16. **House Address Numbers**

- a. Maximum of 11 inches in height.
- b. Color must be black, brass, silver, bronze or painted to match house trim.
- c. Tiled numbers with holder must be submitted for approval.

17. **Extended Front Porch**

- a. Must be submitted for approval.
- b. Complete list of materials, colors and specifications required with submittal

18. **Pool/Hot Tub** – must be submitted for approval.

19. **Play Equipment**

- a. Material must be wood and colors must be approved.
- b. Location is restricted to backyard and should not be visible from the front of the street unless approved by the design review committee.
- c. Structure must be a minimum of 5-feet from boundary line.
- d. Structures larger than 10' by 10' footprint must be submitted for approval.
- e. Must be maintained.

20. **Flags**

- a. **Seasonal**
 - Maximum of 1 per house
 - On house or garage with a flagpole and holder only
 - Flags may not be draped or hung from house in any other fashion
 - No larger than 8 square feet
- b. **American**
 - Maximum of 1 per house
 - No larger than 8 square feet
 - Mounted on house, garage with a flagpole and holder only
 - In ground poles and lighting must be submitted for approval
 - Flags must not be draped or hung directly from house in any other fashion

No flying of the American Flag at night without proper approved lighting
 No flying of tattered flags

c. Service Flags

SB 100 states: "The association may regulate the size of military flags. such regulation must allow for a service flag with the maximum dimensions not less than nine inches by sixteen inches."
 Must be active military or reservist

21. **Satellite Dishes**

a. Homeowners must make their best effort to install the receiver dish behind home and/or below the fence line when possible.

22. **Paint**

a. No approval is required for paint used from the pre-approved paint list as long as the color is different from your immediate neighbors' houses.
 b. Approval is required for any colors that are not on the pre-approved paint list.

PRE-APPROVED PAINT COLORS FOR NOTT'S LANDING		
Color	House	Trim, Doors, Shutters
Tavern Tauper/Burbury Beige	8673 M	8671 W
Beige Pediment/Stratford Brown	8702 W	8704 D
Honey Wind/Wood Cut	CW 055 W	8694 M
Sea Cloud/Stratford Brown	CW 060 W	8704 D
Stratford Brown/Restorative	8704 D	CS 025 W
Dauphin Gray/Silver Shimmer	8773 M	8771 W
Stucco Gray/Barn Rafter	8693M	8705 D
Sea Cloud/Blue Comet	CW 060 W	8744 M
Whippoorwill/Silent Path	8652 W	8623 M
Walnut Wash/Apple Peel	8733 M	CW 030 W
Wood Cut/Honey Wind	8694 M	CW 055 W
Sandy Lane/Apple Peel	8211 W	CW 030 W
Botany Beige/Apple Peel	8221 W	CW 030 W
Rockbridge/Restorative	8703 M	CW 025 W
Summer Fog/Shaded Ice	8533 M	CW 066 W
Mansard Stone/Kindling Wood	8635 D	8713 W
Sienna Sandi/Hayseed	8223 M	8220 W
Tankard/Threshold Gray	8774 M	8802 W
Dusty Miller/Canvasback	8634 M	8651 W

Color names and numbers are from Kwal-Howells Paints

23. **Dog Houses/Dog Runs**
 - a. Cannot be viewed from the street
 - b. Refer to Declarations for acceptable materials for constructing dog runs.

24. **Vinyl Siding**
 - a. Must follow approved paint colors.

25. **Gravel**
 - a. Common Gravel is defined as "Road Base Gravel". This gravel is prohibited.
 - b. Only 3/8" Pea (playground) gravel can be used in Child Play areas without DRC approval
 - c. Squeegee can only be used as filler for pavers or walkways.
 - d. PSG can only be used as covered filler or in window wells.

26. **Screening**
 - a. Prohibited – tarps, metal slat insets
 - b. Approved
 - Lattice (color to match house design)
 - Shrubs, Trees