

BEAR CREEK HOMEOWNERS ASSOCIATION INC
ARCHITECTURAL ADVISORY COMMITTEE
DESIGN SUBMITTAL FORM

Bear Creek is a master planned community- Conditions, Covenants, and Restrictions (CC&R's) are recorded with each lot to help protect property values and maintain desired lifestyles. All property owners are required to obtain **written approval** from the Bear Creek Architectural Advisory Committee **PRIOR** to making any changes, improvements or additions to the exterior of their property.

Please complete the form below and attach an accurate drawing of your Lot depicting the exact location of your proposal. Please include a site plan, an elevation showing the proposed location and dimensions, and samples of colors and materials to be used. Drawings or brochures of similar projects may also be submitted. Sufficient information must be provided to enable the Committee to understand the proposal and its potential impact in order to avoid unnecessary delays. All items submitted will be retained for the records of the Architectural Advisory Committee.

Owner's Name(s) _____

Mailing Address: _____

Property Address: _____

Email Address: _____ Phone Number _____

Proposal (short description): _____

Work to be performed by: _____

Estaimted start date: _____ Estimated completion date: _____

Please read and sign the statement below. (Must be signed by the Homeowner before submittal will be reviewed.)

1. My Homeowners Association fees are paid—and current.
2. I owe no liens and fines to the association.
3. I will comply with all applicable City and State laws and obtain all required permits. I will maintain all improvements.
4. I understand and agree that:
 - The Bear Creek AAC will reply with a determination within thirty (30) days.
 - **No work shall commence until AAC approval has been received by the ACC.**

HOMEOWNER SIGNATURE _____ DATE _____

Complete and send this form to manager@TheBearCreekHOA.com

<i>For HOA Board Use only.</i>	
Form Received: _____/_____/_____	Form completely filled out: YES / NO
Committee Recommendation and Date: Approved _____ Disapproved _____	
Architectural Advisory Committee Comments: _____ _____	
Board Signature: _____	

PLEASE SUBMIT A SKETCH OR DRAWING OF THE PROPOSAL IN THE SPACE PROVIDED AND INCLUDE ANY OTHER PICTURES, DRAWINGS OR OTHER INFORMATION (including colors) THAT WILL HELP IN THE COMMITTEE'S REVIEW PROCESS.

SKETCH AREA

NOTES / EXPLANATIONS:

Architectural Standards and Guidelines

Bear Creek Homeowners Association

In order to attain the highest quality of construction and to ensure lasting value, it is to the benefit of all owners to have guidelines, quality of workmanship and materials, and harmony of exterior design and color with existing structures and the location with respect to existing topography and finished grade elevation is established.

These architectural guidelines, adopted by the Architectural Advisory Committee (AAC) are intended to provide owners with the opportunity to secure individual freedom of design and style while maintaining quality and harmony with the particular lot and general landscape. Questions or inquiries regarding these Guidelines should be addressed to the AAC.

Accessory Buildings: Detached accessory buildings must be approved by the AAC and shall be no larger than 8 feet by 10 feet in size. The exterior color and shingle color shall match the house and shall be a maximum total height of 8 feet. The structure should be placed in the rear of the lot screened from public streets, common areas and adjoining lots. In the event the accessory structure is attached to and incorporated in the principal dwelling, the height may exceed the 8 feet limitation subject to AAC approval.

Fencing: The City of Montrose requires a approval and a permit for building a fence before construction begins. Permit Application: (<https://www.cityofmontrose.org/DocumentCenter/View/33437/Fence-Permit-Application>).

HOA Fencing Guidelines: Perimeter rear fencing shall be 6 feet high, dog-eared cedar privacy fencing with the smooth side of the fence facing outside. No other type of rear fencing will is allowed. Rear yard is defined as the area behind the street facing corners of the home. Fencing or sufficient landscaping must be used if vehicles, boats, or other items are to be stored on the exterior of the home. It is imperative that the front yard streetscape of all homes be free from viewing stored vehicles and personal belongings. No recreational vehicles, trailers or motor homes may be stored on the property. An RV may be parked on the street for up to 3 days for loading and unloading. The only front yard fencing allowed will be cedar split rail not to exceed 3 feet in height. All fencing shall be kept in good repair and aesthetically acceptable with a pre-selected stain approved by the AAC to be applied when necessary.

Approved stains may be bought at Home Depot and are: **BEHR Premium wood – Exterior Wood Stains & Finishes Color chart in SEMI-TRANSPARENT Stain & Sealer:** Option #1 – Cedar Naturaltone ST-533, Option #2 – Redwood Naturaltone ST-122, Option #3 – Behr Premium Waterproofing Wood Finish. All landscape and fencing plans should be submitted to the AAC for approval prior to installation.

Prior to installing fencing, the homeowner should call 811 for utility locations such as power, phone and irrigation lines which are located in the rear, sides and front of lots. If you damage a line, you will be charged for the repair.

Grading and Drainage: Drainage away from the foundation of the home is imperative. The contractor has installed downspout extensions on the gutter system to insure roof water disbursement away from the foundation. Prior to landscaping, a slope should occur in the first 5 feet at a 2% grade. Grading and drainage shall adhere to the AAC recommendations.

When landscaping, at least a 3 feet border of rock or bark needs to be extended around the entire perimeter of the house to keep water away from the foundation and recommend that a good weed barrier be used.

Landscaping: A plan for only the front yard needs to be submitted UNLESS you own a house built on a corner lot and don't plan to install a 6 feet high cedar which hides the back yard. You will then need to submit plans for both the front and back yards.

Each lot in Bear Creek will be irrigated with domestic water. This means your sprinkler system will operate off your house water. The landscape guidelines are developed to minimize water use yet promote an aesthetically pleasing neighborhood.

You have several options when planning your landscape. You may choose all turf grass, all xeriscape or a combination of the two. If you do plan to use xeriscape it is very important that you read the Bear Creek guidelines on xeriscape included with this material. Xeriscape needs to be planned - covering your front yard with gray gravel will never be approved. Your plan needs to be attractive, which will add to the property value.

All plans for the front yard should include at least one tree with a 2" diameter trunk, a variety of drought resistant plants and different sizes and color of gravel or stone. All trees, plants and shrubs need at least a 3-foot diameter of bark or mulch to retain moisture. When buying plants or bushes, purchase them in at least 5-gallon size pots. The plan that you submit should include the name of each tree, plant, shrub or bush.

All shrubs, trees, grass and plantings of every kind need to be trimmed, properly cultivated, and free of trash, weeds and other unsightly materials. Shrub beds and plantings are encouraged.

The front and rear yard of the home are to be landscaped within six months of purchase.

Important: Do not start planting or working on your yard until your landscape plan has been approved.

Bear Creek Homeowners Association

In order to attain the highest quality of development and construction and to ensure lasting value, it is to the benefit of all owners to have a guideline of architectural standards. Through these standards and guidelines, the quality of workmanship and materials, harmony of exterior design and color with existing structures and the location with respect to existing topography and finished grade elevation, is established.

These architectural guidelines, adopted by the Architectural Advisory Committee (AAC), are intended to provide owners with the opportunity to secure individual freedom of design and style while maintaining quality and harmony with the particular lot and general landscape. Any questions or inquiries regarding these Guidelines should be made to

Accessory Buildings

Detached accessory buildings must be approved by the AAC and shall be no longer than 8 feet by 10 feet. Construction materials shall be the same as that of the house and shall be a maximum total height of 8 feet, fenced in the rear of the lot screened from public streets, common areas and adjoining lots. In the event the accessory structure is attached to and incorporated in the principal dwelling, the height may exceed the 8 feet limitation subject to AAC approval.

Brick or Stone

At least 150 square feet of brick or stone will be placed on the street elevation of each home. The placement and color of the brick or stone shall be approved by the AAC.

Building height

Height restrictions will be 35 feet unless otherwise noted on plat. Building height means the maximum possible distance measured adjacent to the building foundations at right angles from the natural undisturbed ground slope and natural grade to the highest possible point of a structure. The exceptions are chimneys, flues, vents or similar structures that may extend 2 feet above the specified maximum height limit subject to AAC review.

Questions or inquires shall be made to:

Bear Creek Homeowner's Association
manager@thebearcreekhoa.com

Architectural Standards and Guidelines

Building Setbacks and Minimums

- All lot corner monuments are available to establish dimensions for the required building setbacks. Building setback requirements must be adhered to as identified for the Bear Creek Subdivision by the city of Montrose Planning Department.
- The total furnished living area of any main structure shall be a minimum of 1100 square feet for single story dwellings and a minimum of 1400 square feet for two story types, excluding open porches, garages and basements. Bi-level and tri-level homes shall have a minimum of 1500 square feet of total finished living area with at least 800 square feet of living area on the main level. All units shall have a minimum of a two car garage and a maximum of 400 square feet. All measurements shall be on the outside dimension of the walls and derived from builder plans.

Color

The color of all exterior materials will be subdued to blend with the colors of the natural landscape. Muted earth tones, primarily in hues of heather, brown, charcoal, or gray, are recommended. Occasional accent colors used judiciously and with restraint may be permitted including white clad windows and entry doors. The maximum of one color each for the field and trim is encouraged. Light tones, which unduly contrast with the surrounding landscape, may be prohibited by the AAC.

Fencing

- Perimeter rear yard fencing shall be 6 feet high dog-eared cedar privacy fencing. No other type of rear yard fencing will be allowed. Rear yard is defined as the area behind the street facing corners of the home. Screen fencing (6 feet cedar) and sufficient landscaping must be used if vehicles, boats, or other items are to be stored on the exteriors of the home. It is imperative that the front yard streetscape of all homes be free from viewing stored vehicles and personal belongings. No recreational vehicles, trailers or motor homes can be stored on the property.
- The only front yard fencing allowed will be cedar split rail not to exceed 3 feet in height. All landscape plans and fencing plans need to be submitted to AAC for approval prior to installation.
- All fencing shall be kept in good repair and aesthetically acceptable with a pre-selected oil and stain approved by the AAC to be applied when necessary. Before installing a fence, the homeowner needs to call for utility locations such as power, phone and irrigation lines which are located in the rear, sides and front of the lots. If you damage a line, you will be charged for the repair.

Grading and Drainage

- Drainage away from the foundation of the home is imperative. The Contractor has installed downspout extensions on the gutter system to insure roof water disbursement away from the foundation. Prior to landscaping, a slope should occur in the first 5 feet at a 2% grade. Grading and drainage shall adhere to the AAC recommendations.
- When landscaping, at least a 3 feet border of rock or bark needs to be extended around the entire perimeter of the house to keep water away from the foundation. The border should not contain any plant or shrubs needing water with 3 feet of the foundation. For aesthetic value, it is recommended that the border be designed in an irregular manner rather than parallel with the foundation. It is also recommended that a weed barrier be placed in the border prior to the placement of rock or bark.

Landscaping

Each lot in Bear Creek will be irrigated with domestic water. This means your sprinkler system will operate off of your house water. The landscape guidelines are developed to minimize water usage yet promote an aesthetically pleasing neighborhood.

- The front yard of each home will be at least 50% grass. The front yard is defined as any area between the two corners of the street facing plane of the home.
- The front yard of the home shall have at least two trees of 1" diameter or greater. If a tree dies, it needs to be replaced.
- Each owner shall keep all shrubs, trees, grass and plantings of every kind on his lot, and all planted areas between his lot and adjacent streets, if any, neatly trimmed, properly cultivated, and free of trash, weeds and other unsightly materials. Shrub beds and plantings are encouraged.
- The front and rear yard of the home are to be landscaped within six months of purchase. Your landscape plan needs to be approved by the AAC prior to commencement of landscape installation.

Roofs and Patio Structures

The roofs shall have a minimum pitch of 5 in 12 and a maximum of 12 in 12 pitch. Roof materials shall be covered with either earth tone color architectural asphalt shingles, or earth tone color tile roofs. Patio structures installed shall blend with and compliment the principal dwelling. No aluminum or plastic patio roofs shall be allowed.

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