

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: _____

Estimated 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.

Bear Creek Homeowners Association, Inc.
Architectural Advisory Committee

BEAR CREEK HOME OWNERS ASSOCIATION, INC.
POLICY #0014: XERISCAPING IN BEAR CREEK
An Addendum to the Architectural Standards and Guidelines
Adopted: December 11, 2018

Pursuant to C.R.S 38-33.3-209-5 and the Bylaws and Declaration of Covenants, Conditions and Restrictions (“Declaration”) for Bear Creek Subdivision the following resolution and procedures have been adopted by the Bear Creek Homeowners Association in order to provide an alternative method for landscaping in Bear Creek Subdivision, specifically guidelines for xeriscaping:

NOW THEREFORE, LET IT BE RESOLVED that the Bear Creek Homeowners Association hereby adopt the following policy and procedure in regards to xeriscaping and let this serve as an addendum to the Architectural Standards and Guidelines.

For the home owner who wishes to use the method of Xeriscaping for their front yard**, it is important and educational that they, and any landscaper they may hire, read pages 2 and 3 completely, before proceeding with this page. The reader will learn exactly WHAT Xeriscaping is, and, assist in understanding of the following guidelines.

Each lot in Bear Creek will be irrigated with domestic water. This means that water delivered to the trees and plants will operate from your house water. Xeriscaping requires much less water than normal grass (turf).

****FRONT YARD** *is defined as any area between the two corners of the street facing plane of the home*

GUIDELINES – The Goal - Xeriscaping is a new, alternative form of landscaping in our culture which can enhance our homes and yards by creating a beautiful outdoor environment. A well-designed and well-planned xeriscape can also provide additional year-round interest and beauty to our yards and neighborhood.

All plans must include the following:

- Balance – Symmetry – Flow – Color – Variety of heights
- Irrigation plan
- Minimum area of 50% drought-resistant, natural grasses, shrubs, plants
- No more than 30% decorative/landscape rock using high grade weed barrier
- Minimum of 20% mulches/soils
- Minimum of 1 tree 2” diameter (consider space adequate for its full size at maturity)
- Minimum of 1 (one) (5-gallon) plant/shrub/grasses for every 25 sq. ft. in front yard**

NOTE: For educational purposes and resources for appropriate trees, plants, grasses, soils, and more, consult pages 2 and 3.

NOTE: Policy #14 is an addendum to the original *BCHOA Architectural Standards and Guidelines for Landscaping, and, does not negate guidance in that document.*

Policy # 14 serves to address Xeriscape – a new landscaping concept.

Xeriscaping in Bear Creek Subdivision

With the new homes now being built in Bear Creek, some owners are asking about a new trend of landscaping called Xeriscape (pronounced Zee-reh-skape). Due to its popularity, the Board of Directors of BCHOA introduces this document establishing Guidelines and Standards for the purposes of planning and installation of Xeriscaping front yards in Bear Creek Subdivision. **All owners must submit the BCHOA Architectural Review form in full, (to Mountain Mansion Management LLC) and receive approval before project begins.**

Unfortunately, too much information regarding this method, has been filled with MIS-information creating a great deal of MIS-understanding among the public.

WHAT IS XERISCAPE? Its name, the combination of two Greek words, “xeros” (dry) and “scape” (describing a scene) leads to the first mis-understanding. This new method of landscaping includes a specific design plan to include slow-growing, drought-resistant, native trees, shrubs, and plants to conserve water and reduce yard-trimmings.

WHAT IT IS NOT: It is not dry ONLY! - not just rocks and gravel – not native plants only nor a mono-culture of spiny plants. It is a myth that xeriscaping is simple, cheap, quick, requires “No Irrigation”, and is “Maintenance Free”.

Xeriscaping is a new, alternative form of landscaping in our culture which can enhance our homes and yards by creating a beautiful outdoor environment. A well-designed and well-planned xeriscape can also provide additional year-round interest and beauty to our yards and neighborhood. Xeriscaping is a system of 7 fundamental components.

7 Principles of Xeriscape are listed below.

1. Plan and design for water conservation
2. Improve the soil
3. Limit turf area
4. Irrigate efficiently
5. Select appropriate plants/shrubs/trees and hydrozone
6. Mulch to reduce evaporation
7. Maintenance of xeriscape

In your planning process, consider the following elements: variety of height in plants, shrubs, and trees, their color/s and their character (eg. needles/leaves/spiny/smooth).

Are they a vine or bushy, or are they perennials, a groundcover or grasses?

Designs are created in sections, segments, and sequentially aligned with the micro-climates (eg. where is the sun? shade? winds? daytime and night temperatures) within the area to be used. Plans show the entire area to be included and the style (how they are to be organized).

DESIGN Process: 3-Styles – Formal – Informal – Natural

Formal - Orderly, balanced grouping of elements to compliment one another or as an accent or a focal point. Often includes straight paths to front door with symmetrical plantings on each side. Plants selected use a drip system for adequate watering.

Informal - Has few or no linear lines using curved, flowing beds, less defined edges or forms, and uneven masses that blend into each other. Water conservation is readily integrated into informal styles.

Natural – Elements are selected for design features such as form, texture, balance, and color, and are grouped according to their natural association, compatibility, water needs, and/or the ability to meet a specific niche.

“Sensing the site:” Indoor / Outdoor Relationship - How will the project area look?

From inside the house? From the outside? **A.** From inside your home, look outside and visualize if that is what you want to see when looking outdoors. **B.** Then, go outside to the front sidewalks and look toward your home. Ask yourself if what you have planned will appeal to your family and friends? Do I feel comfortable? **C.** Further Outdoor – Views-- From this view, does my site blend in with the neighborhood esthetically and ecologically? Does it look barren? How will this yard look during each season, especially in winter?

Mulches – Choosing from a large variety of mulch products (colors, sizes, textures) not only aids in the control of evaporation, but adds large swaths of color. Using unique specimen-rocks or boulders also adds interest, increases color and distinction to your yard.

Irrigation - Implementing an irrigation system including drip lines will provide the appropriate amount of moisture to each tree and plant, using minimum of water.

Remember, in developing your design, the goal is for balance, flow, and symmetry using those elements listed above. In the selection of trees and other plants for xeriscaping, it is important to remember this Rule-of-thumb.

“Plants do what they need to survive. . . The more similar to the growing conditions are to the plant's natural environment, the more likely the plant will be healthy in cultivation.” (Gayle Weinstein pg. 9)

Suggested Resources –

Xeriscape Handbook – *A How to Guide to Natural Resource-Wise Gardening* – Gayle Weinstein

Xeriscape Plant Guide – *100 Water-Wise Plants for Gardens and Landscapes* – Introduction by Rob Proctor

Colorado Trees and Wildflowers – *An Introduction to Familiar Species* – Kavanagh/Leung (A POCKET NATURALIST GUIDE)

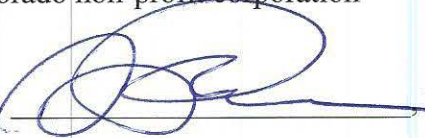
More ideas – Montrose Botanical Gardens

Colorado State Wall Calendars showcasing flora and fauna in our state

PRESIDENT'S CERTIFICATION

The undersigned, being President of the Bear Creek Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution #0014 was introduced for first reading at a duly called and held meeting of the Board on December 11, 2018 and is hereby approved and adopted by the Board, at a duly called and held meeting of the Board on December 11, 2018, and in witness thereof, the undersigned has subscribed his/her name.

Bear Creek Homeowners Association, Inc. a
Colorado non-profit corporation

By:  President

By: , Board Member