

# HARMONY RIDGE, SECOND FILING ARCHITECTURAL 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 BOARD for Harmony Ridge, 2<sup>nd</sup> Filing, and written approval of the ARCHITECTURAL REVIEW BOARD obtained before construction of the improvement can begin. If you are considering an improvement not listed below, ARCHITECTURAL REVIEW BOARD approval is required. These guidelines can be changed from time to time, as allowed for in the covenants for this subdivision. **ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE ARCHITECTURAL GUIDELINES.**

### **1. ACCESSORY BUILDINGS.**

Not allowed. All storage sheds must be a part of the house or garage and require ARCHITECTURAL REVIEW BOARD approval.

### **2. ADDITIONS AND EXPANSIONS.**

ARCHITECTURAL REVIEW BOARD approval is required. Additions or expansions to homes will require submission of detailed plans and specifications.

### **3. ADVERTISING.**

See "SIGNS."

### **4. 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 by 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.

**5. ANTENNAE.**

Not permitted. No exterior radio antennae, television antennae, or any other antennae may be erected. Microwave and/or satellite television dishes are permitted as long as they are screened from view from any angle with a privacy wall or fence approved by the ARCHITECTURAL REVIEW BOARD. Also see "SATELLITE DISHES."

**6. AWNINGS.**

See "OVERHANGS."

**7. BALCONIES.**

See "DECKS" and "PATIOS."

**8. BASKETBALL BACKBOARDS.**

ARCHITECTURAL REVIEW BOARD approval is required for placement and design.

**9. BIRD BATHS.**

See "STATUES."

**10. BIRDHOUSES AND FEEDERS.**

ARCHITECTURAL REVIEW BOARD approval is not required if limited to 1 foot by 2 feet and if not more than two in number are installed on any lot. A birdhouse or birdfeeder may not be attached to fencing.

**11. BOATS.**

See "MOTOR HOMES."

**12. 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 Harmony Ridge, 2<sup>nd</sup> Filing. There will be cases where many of the step-by-step

procedures will not have to be followed or certain listed submittal items may not be required. The ARCHITECTURAL REVIEW BOARD Coordinator should be consulted to determine what information will be required for review by the ARCHITECTURAL REVIEW BOARD prior to making submission. **EVERY SUBMITTAL SHOULD INCLUDE THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE BUILDER.**

A. Submittal Fee. A fee payable to the Harmony Ridge 2<sup>nd</sup> Filing Architectural Review Board must be paid with the preliminary drawings to the ARCHITECTURAL REVIEW BOARD. The fee for the original building is \$150.00 Also see “CLEAN-UP FEE”

B. Architects. All schematic drawings and construction drawings shall be prepared by an architect licensed in the State of Colorado. The ARCHITECTURAL REVIEW BOARD reserves the right to waive this requirement based upon the background and experience of the applicant or his agents if the submittal is complete and adequate.

C. Schematic Drawings Submittal. The submittal of the schematic drawings is optional. It is the ARCHITECTURAL REVIEW BOARD’s opinion that such a submittal will save the applicant time and expense plus unnecessary revisions of working drawings.

D. Construction Drawings Submittal. All construction drawings must be approved by the ARCHITECTURAL REVIEW BOARD prior to submittal to the County of Larimer for a building permit and prior to any construction. A total of two sets of construction drawings are required to be submitted to the ARCHITECTURAL REVIEW BOARD. Scale for the drawings should be either 1/8” = 1’ or 1/4” = 1’. Each set should consist of the following:

1. Roof plan, showing pitch valley, hips, materials and overhangs.
2. Floor plans, showing main structures, accessory structures, including balconies, decks, and square footage of each floor within the main building, square footage of each accessory building, and total square footage.
3. All exterior elevations, showing materials, dimensions, final and original grade line, and finished floor elevations clearly indicated.
4. Sections, including finished grade, finished floor and maximum roof height.
5. Finishes shall identify product brand and color on a 1 foot by 1 foot sample board with identifying brand names, color names and numbers. **THE SAMPLE BOARD MUST BE PRESENTED FOR REVIEW BY THE ARCHITECTURAL REVIEW BOARD WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.**

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:

1. Legal descriptions, north arrow, name, address and telephone number of owners.
2. Property lines.
- S. Building envelope dimensions with the location of the envelope established in relation to property lines.
4. Drives, parking areas and walkways.
5. Square footage of the building footprint, without any accessory structures.
6. Topography of site at 1' maximum intervals showing existing contours and drainage courses, and proposed changes to contours and drainage courses as well as any cut-fill areas.
7. Location and elevation of access road and off-street parking area design, if any, including ingress and egress points.
- S. Location, elevations and square footage of any other improvements, such as swimming pools and patios.
9. Reference to adjoining properties, street, utility and other easements, drainage courses, arrows and references to buildings on adjoining properties and their uses.
10. Top of foundation elevation as it relates to final development grade per engineering plans for the development.

F. Landscaping Plans. An additional fee of \$50.00 must be paid to the Harmony Ridge 2<sup>nd</sup> Filing Architectural Review Board with submission of a landscaping plan. Landscaping plans may be submitted with the Construction Drawings or upon completion of the improvements, but must be **PRIOR TO COMMENCEMENT OF LANDSCAPING**. Plans must depict fences, decks, sod, seeded areas, retaining walls, rock, railroad ties, sprinkler system, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the builder's and shows any improvements or alterations thereto. Landscape plans must be done by a professional landscape designer/contractor.

G. Review and ARCHITECTURAL REVIEW BOARD Action. Following the review, the ARCHITECTURAL REVIEW BOARD will either:

1. Approve the Construction Drawings in which case the applicant may proceed with construction.
2. 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 ARCHITECTURAL REVIEW BOARD Coordinator and receive written approval **PRIOR TO BEGINNING CONSTRUCTION**.
3. Disapprove the Construction Drawings, in which case the applicant will be required to re-submit new plans as requested by the ARCHITECTURAL REVIEW BOARD.

H. Additional Submittals. There will be an additional \$50.00 charged for

additional submittals to the ARCHITECTURAL REVIEW BOARD. For example, color charts or samples, plans for additions or exterior changes, or anything else missing from the original submittal.

**13. CAMPERS.**

See “MOTOR HOMES.”

**14. CARPORT.**

Not allowed.

**15. CLEAN-UP FEE.**

All ARCHITECTURAL REVIEW BOARD submittal must be accompanied by a \$200.00 payment or a Clean-up Fee. These funds will be used to maintain the overall appearance of the subdivision during the dwelling-construction period (i.e.: keeping the open spaces, ponds, vacant lots, greenbelts, etc., free from wind-blown construction debris and the like),

**16. CLOTHS LINES AND HANGERS.**

Retractable clothes lines shall be allowed provided they are in an “up” position only when in use. No clothesline shall be erected on the street side of the residence.

**17. COLORS.**

Earth tone, muted colors are required; but ALL color and color combinations must be approved by the City of Fort Collins and the ARCHITECTURAL REVIEW BOARD prior to application. Repainting when existing color is changed shall require approval by the ARCHITECTURAL REVIEW BOARD. All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, 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 single family lots or single family lots across the street from each other.

**18. CONSTRUCTION DEBRIS.**

See “FENCING” — Item C.

**19. CONSTRUCTION DAMAGE.**

See “DAMAGE DEPOSIT.”

**20. DAMAGE DEPOSIT.**

Not applicable.

**21. DEBRIS CONTAINMENT.**

See “FENCES” and “CLEAN-UP FEE.”

**22. DECKS.**

ARCHITECTURAL REVIEW BOARD approval is required. The deck must be wood or Trex or like material or other material similar to the material of the residence and must be treated or painted a similar color or in what is generally accepted as a complementary color to the residence. The deck must be installed as an integral part of the residence and patio area.

**23. DOG HOUSES.**

ARCHITECTURAL REVIEW BOARD approval is required.

**24. DRAINAGE.**

ARCHITECTURAL REVIEW BOARD approval is required for any changes affecting drainage. Drainage plans for all houses and lots must be submitted and approved prior to any construction. There can be no interference with the established drainage pattern over any property except as approved in writing by the ARCHITECTURAL REVIEW BOARD. When landscaping is installed, it is very important to insure that water drains away from the foundation and driveways and that flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways. Water should flow over the walkways, sidewalks, or driveways and into the street. **THE ARCHITECTURAL REVIEW BOARD MAY REQUIRE A REPORT FROM A DRAINAGE ENGINEER BEFORE THE IMPROVEMENT PLAN OR LANDSCAPE PLAN IS APPROVED.**

**25. DRIVEWAYS.**

There shall be no extension or expansion of driveways without prior written ARCHITECTURAL REVIEW BOARD approval. All private driveways and private lanes shall be constructed entirely of natural tones of concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors to the property line, with the remainder of the driveway constructed as per County of Larimer requirements, extended and connected to the existing asphalt street. Each driveway will have its own direct access to the road. Driveways are limited to a maximum of 18 feet in width at the street intersection and shall be constructed to specifications which consider vehicle loads such as trash trucks and moving vans.

**26. ELEVATION TREATMENTS.**

Architectural design shall incorporate a consistent level of architectural interest in all elevations. Elevations are to follow a prairie style. Walk-out basements will be constructed wherever possible and the use of windows, low profile hip roofs and/or gables are encouraged, as well as recommended rooflines as approved and encouraged by the City of Fort Collins. The use of garden-level basements, architectural features such as cantilever, window projections, roof elements, decks etc. shall be used to add contrast to elevations. Covered walkways are encouraged. Ridge lots shall have no more than one living level above finished grade and no more than two living levels below finished grade.

**27. EVAPORATIVE COOLERS.**

Not allowed. See "AIR CONDITIONING EQUIPMENT."

**28. EXTERIOR LIGHTING.**

See "LIGHTS AND LIGHTING."

**29. FENCES.**

ARCHITECTURAL REVIEW BOARD approval is needed prior to construction of any fencing.

- A. Perimeter fencing Only a wooden three-rail fence consistent in form and material will be permitted along the rear lot property line along the ridge. Color

shall be natural green, and green ‘mesh” type material will be allowed on the inside of the perimeter fencing. The location of the courtyard wall will be subject to ARC approval and city regulations.

B. Privacy fencing is not allowed.

C. Courtyard walls are allowed on single family homes. The courtyard wall must attach to the home on the corner, and a gate to the courtyard shall be allowed, provided the gate is constructed in a high quality wood or metal material. No ornate or vinyl gates are allowed.

### **30. FIREPLACES.**

Gas fireplaces must either be housed within the contours of the exterior wall, or if protruding to the outside, they must be housed and vented in a chase/chimney-like structure to the roof, and finished with a simple decorative top in keeping with the architecture of the house.

### **31. FLAGPOLES.**

Free-standing poles are not allowed. One wall-mounted bracket per home shall be allowed (painted to match the main color of the home).

### **32. FOUNDATIONS.**

Efforts shall be made to minimize exposed concrete on any elevation of any structure.

### **33. GABLE ENDS.**

All gable ends must extend a minimum of 12 inches from the side of the building.

### **34. GARAGE.**

There shall be a minimum of two car spaces and a maximum width of 36 feet, but no more than 50% of the width of the elevation, in a garage that is attached and fully enclosed. Minimum dimensions for each space are 9 feet by 19 feet. Visual impact of garage doors shall be minimized by such measures as siting of the building, protective overhangs or projections, special door facing materials, landscaping or door design which blends with or enhances the overall architectural statement. All overhead garage doors must be a natural, muted color.

**35. GARBAGE COLLECTION AND CONTAINERS.**

Reasonable efforts shall be made to remove all refuse from the construction site in a timely manner. Trash containers must be covered in order to prevent trash from blowing or spilling from the container.

**36. GARAGE WINDOWS.**

It is recommended that all garage windows facing the street be covered with a suitable window covering so that the interior of the garage is not visible from the street.

**37. GARDENS.**

All gardens of any type must be shown on the landscape plan and approved by the ARCHITECTURAL REVIEW BOARD.

**39. GREENHOUSES.**

Must be approved by the ARCHITECTURAL REVIEW BOARD.

**40. HEIGHT.**

Height will be reviewed per each individual set of plans submitted. Height is subject to city regulations.

**41. HOT TUBS.**

ARCHITECTURAL REVIEW BOARD approval is required. Hot tubs must be an integral part of the deck, courtyard or patio area and of the rear landscaping. Hot tubs are not allowed on the street facing side of the house. They 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. The top of the tub shall not extend above fence level.

**42. IRRIGATION SYSTEMS.**

All homes must have a front yard sprinkler system. THE PLAN FOR WHICH IS TO BE INCLUDED ON THE LANDSCAPING PLAN AND SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW BOARD.

#### **43. JUNK VEHICLES.**

See "MOTOR HOMES."

#### **44. LANDSCAPING.**

As soon as weather permits, but in any event, no later than six months after a home is certified for occupancy, all front, side and rear yards shall be landscaped, and it is recommended that 50% or more of the landscaped area be xeriscaped,

- A. In general, most lots will be native materials, low in water demand. Landscaping is to blend in with the native prairie and minimal "lawn" type grass is encouraged. Xeriscaped style landscaping is strongly encouraged. Adjoining lot landscaping plans will be considered in approving the design.
- B. No hedgerows will be allowed. Plant materials placed in rear lots along the ridgeline should be in compliance with the Fort Collins native plants list. Clusters of boulders and vegetation creating a natural look are encouraged.
- C. All front yards, if irrigated by a buried sprinkler system, the plan for which must be included in the landscaping plan and submitted for review and approval by the ARCHITECTURAL REVIEW BOARD.
- D. Irrigated turf is discouraged, however drip irrigation of shrubs and other native plantings is encouraged.
- E. All front yards shall have plantings according to the City approved Landscaping Plan.
- F. Property owner is responsible for the landscaping the area between the curb and the sidewalk.

#### **45. LATTICEWORK.**

ARCHITECTURAL REVIEW BOARD approval is required.

#### **46. LIGHTS AND LIGHTING.**

All exterior lighting fixtures shall be of a conventional style with illumination patterns which do not cause a nuisance to neighboring properties. Exterior lighting shall consist of metal and glass which compliment the natural look and prairie. No polished brass, chrome or other bright metal or highly reflective glass shall be allowed on the exterior of the home.

Indirect lighting is encouraged to avoid light pollution.

**47. MASONRY.**

All homes are encouraged to have a stone or synthetic stone feature blended with siding and stucco.

**48. MOTOR HOMES.**

No trailer, motor home, house, car, junk car, car that is not capable of moving on its own power, bus, camper, large commercial-type vehicle, including vehicle-mounted camper, whether chassis or slide-in, or pickup coach, tent, boat or truck (except pickup) shall be parked, placed, erected, maintained, or constructed on any lot or common area for any purpose. This provision is intended to be broadly interpreted to cover almost any type of vehicle or structure not intended for every-day use. However, trailers, campers, motor homes, pickup coaches, tents, or boats which can be and are stored completely within a garage and are not used for living purposes will not be in violation of these restrictions. The fact that a vehicle of the above description may be licensed by the State of Colorado or any other state as a passenger vehicle shall in no way exempt it from this provision or the general intent of this provision.

**49. OVERHANGS - ROOF.**

Must be a minimum of 12 inches.

**50. OVERHANGS – CLOTH OR CANVAS.**

ARCHITECTURAL REVIEW BOARD approval is required. The color must be the same as or generally recognized as complementary to the exterior of the residence. The covering may be used over the patio only. No aluminum or fiberglass awnings are allowed.

**51. PAINTING.**

All houses shall be kept well-painted in the color approved with the original plans. Color changes must be approved by the ARCHITECTURAL REVIEW BOARD.

**52. PATIO COVERS.**

ARCHITECTURAL REVIEW BOARD approval is required. Must be constructed of wood or materials generally recognized as complementary to the home and must be similar or generally recognized as complementary in color to the colors of the home.

**53. PATIOS (ENCLOSED).**

See “ADDITIONS AND EXPANSIONS.”

**54. PAVING.**

ARCHITECTURAL REVIEW BOARD approval is required, regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstone, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as the paving material. Must be located so as not to block any existing drainage patterns on the lot.

**55. PLAY AND SPORTS EQUIPMENT.**

ARCHITECTURAL REVIEW BOARD approval is required.

**56. PLAYHOUSES.**

ARCHITECTURAL REVIEW BOARD approval is required. General guidelines are that they are to be less than 8 feet in height at the peak, and have less than 64 square feet of interior floor space. Basic design, materials and colors must match the residence, and they are to be incorporated into and at least partially screened by landscaping features.

**57. POLES.**

See “FLAGPOLES” and “BASKETBALL BACKBOARDS.”

**58. POOLS.**

Not permitted (other than an approved hot tub).

**59. PORCHES.**

All front elevations shall be required to feature a minimum of 60 square feet of covered front porch or private courtyard feature.

**60. RADIO ANTENNAE.**

Not allowed.

**61. ROOFS.**

The roof pitch shall be a minimum 4/12 and maximum 8/12 pitch with a 36' maximum height from lowest ground level on the ridge lots 1-22, and 30' maximum height from lowest ground level on interior lots 23-59. Hipped style roofs are encouraged throughout the development, and per City guidelines, roof accents such as small gables and dormers may be added. Roof vents and flashing shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact (no polished or shiny metal products shall be visible). Roof materials shall be high-profile designer series asphalt (at least 30-year warranty), slate, or tile. Colors are to be approved by the ARCHITECTURAL REVIEW BOARD.

**62. ROOF TOP EQUIPMENT.**

Not allowed.

**63. SATELLITE DISHES.**

Microwave and/or satellite television dishes are permitted as long as they are 24 inches or less in diameter, located between the ground and roof overhang, and are screened from view with landscaping, a privacy wall or fence as approved by the ARCHITECTURAL REVIEW BOARD.

**64. SAUNAS.**

See "ADDITIONS AND EXPANSIONS."

**65. SEASONAL DECORATIONS.**

Seasonal decorations are permitted with the following qualifications and conditions:

- A. Christmas and Hanukkah decorations shall not be displayed prior to Thanksgiving and must be removed by January 5th of the following year.
- B. Other holiday decorations should be displayed to more than one week prior to and removed within one week after the celebrated holiday.
- C. No decoration shall be displayed in such a manner as to be offensive to the

neighborhood or create a public nuisance.

**66. SETBACKS.**

All lots shall generally have a minimum front yard setback of 20 feet and rear yard setback of **8** feet. Side yard setbacks will be a minimum of **3** feet on both side yards, except for corner lots, which will have a setback of **10** feet on the side yard facing the street.

**67. SIDING.**

ARCHITECTURAL REVIEW BOARD approval is required for all exterior finish materials. Exterior siding may be of cedar or redwood, brick, wood shingle, synthetic stucco, architectural concrete or synthetic stone. Hardboard and compressed material siding products may be allowed with 7-inch or less reveals. Metal, aluminum or vinyl soffit or fascia will be allowed. IT IS A REQUIREMENT THAT ALL HOMES INCLUDE A SIGNIFICANT STONE AND/OR STUCCO FEATURE ON ALL FRONT (AND ON RIDGE LINE LOTS THE REAR) ELEVATIONS OF THE HOME. It is further encouraged to use stone and stucco blends on the sides of the home. Homes built on the ridge line lots are particularly encouraged to use a majority of stucco and stone on the entire façade of the residence.

**68. SIGNS.**

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

**69. SOLAR ENERGY DEVICES.**

ARCHITECTURAL REVIEW BOARD 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. No exterior plumbing may be visible.

**70. SPAS.**

See “HOT TUBS.”

**71. SPRINKLER SYSTEMS.**

All front yards must have a buried sprinkler system. See “LANDSCAPING.”

**72. SQUARE FOOTAGES.**

**Minimum above ground, finished square footage of the residence requirements are as follows (minimum square footage does not include the garage or courtyard area, single story shall apply to a “ranch style” home where a single above ground living area sits on a slab, crawlspace or basement foundation):**

<b>Townhomes</b>	Lots 46-59	Single story: 1,200 sq. ft. 1 ½ story: 1,500 sq. ft.
<b>Single Family Interior Lots</b>	Lots 23-45	Single story: 1,300 sq. ft. 1 ½ story: 1,700 sq. ft.
<b>Single Family Ridge Line Lots</b>	Lots 1-22	One story: 1,500 sq. ft. 1 ½ Story: subject to ARC and City approval

**73. STATUES.**

Statues and lawn ornaments are not allowed on the street facing side of the property. Statues in rear or side yards shall not exceed 3 feet in height.

**74. SWAMP COOLERS.**

Not allowed.

**75. SWING SETS.**

ARCHITECTURAL REVIEW BOARD approval is required.

**76. TELEVISION ANTENNAE.**

Not allowed.

**77. TEMPORARY STRUCTURES.**

Not allowed.

**78. TEMPORARY VEHICLES.**

No vehicles which are being repaired, restored or otherwise being worked on may be kept on any lot unless in the garage.

**79. TRAILERS.**

See "MOTOR HOMES."

**80. TRASH CONTAINERS AND ENCLOSURES.**

See "ARCHITECTURAL REVIEW BOARD GARBAGE COLLECTIONS AND CONTAINERS."

**81. TREES.**

See "LANDSCAPING."

**82. VENTS.**

All exhaust vents on exterior side elevations, including but not limited to dryer, cook-tops or range-hoods, gas fireplaces and plumbing vents, must be screened from sight.

**83. WALLS (RETAINING).**

ARCHITECTURAL REVIEW BOARD approval is required.

**84. WELLS.**

Not allowed.

**85. WINDOWS.**

Windows shall be wood frames, vinyl-clad or metal-clad, or solid vinyl. Window frames shall be a color consistent with the design character of the building. Window design shall be consistent with the architectural design statement in size, proportions, detail, and placement on the elevation.

Mirror glass windows with a reflectivity or opacity of greater than 60% (sixty percent) prohibited.

- The Architectural Review Board reserves the right to grant relief from any of the above Guidelines with reasonable cause. The ARB is required to take in to consideration the grade and build demands of each particular lot. It is reasonable to assume that due to the unique nature of the development and topography that some variation will occur, and it is to be noted that the City of Fort Collins has encouraged conforming colors and architecture, while also encouraging each home to appear unique and complimentary to the natural prairie landscape.

**Harmony Ridge, 2<sup>nd</sup> Filing CHECKLIST  
ARCHITECTURAL REVIEW BOARD  
SUBMISSIONS**

**BUILDER:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**OWNER:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**PROPERTY:** \_\_\_\_\_ **LOT#:** \_\_\_\_\_

**All checks and plans should be given to \_\_\_\_\_ at \_\_\_\_\_, Fort Collins, CO 80525, Phone: or.**

\_\_\_\_\_ Check payable to Harmony Ridge HOA: \$150.00 Submission Fee

\_\_\_\_\_ Check payable to Harmony Ridge HOA: \$200.00 Clean-Up Fee

\_\_\_\_\_ Check payable to Clydesdale Park HOA: \$50.00 Landscaping Fee

**Site and Grading Plans**

- \_\_\_\_\_ Two sets, scaled no less than 1" = 20'
- \_\_\_\_\_ Legal description, north arrow, name and address of owner
- \_\_\_\_\_ Property lines and building envelope location and dimensions
- \_\_\_\_\_ Front, rear and side yard dimensions
- \_\_\_\_\_ Driveways, parking areas, walkways
- \_\_\_\_\_ Square footages as required by guidelines
- \_\_\_\_\_ Topography lines 1' maximum intervals, drainage courses and cut-fill area
- \_\_\_\_\_ Location and elevation of driveway and off-street parking
- \_\_\_\_\_ References to adjoining properties, streets, utilities and easements
- \_\_\_\_\_ Top of foundation elevation as it relates to sewer invert elevation

**Construction Drawings**

- \_\_\_\_\_ Two sets, scaled no less than 1/8" = 1'
- \_\_\_\_\_ Roof plan, showing pitch, valleys, hips, materials and overhangs
- \_\_\_\_\_ Floor plan, showing main structures
- \_\_\_\_\_ Exterior elevations, showing materials, dimensions, original/final grading, floor elevations
- \_\_\_\_\_ Sample boards for exterior finishes identifying brand and color names and color numbers (samples will be retained)
  - \_\_\_\_\_ Roof \_\_\_\_\_
  - \_\_\_\_\_ Stone \_\_\_\_\_

\_\_\_\_\_ Body colors \_\_\_\_\_  
\_\_\_\_\_ Siding \_\_\_\_\_  
\_\_\_\_\_ Windows \_\_\_\_\_  
\_\_\_\_\_ Trim Colors \_\_\_\_\_

**Landscape Plans**

\_\_\_\_\_ Landscaping structures (fences, walls, decks, etc.)  
\_\_\_\_\_ Sodded areas, seeded areas, tree locations  
\_\_\_\_\_ Drainage and grading  
\_\_\_\_\_ Sprinkler system

**PLEASE SEE THE HARMONY RIDGE, 2<sup>nd</sup> FILING ARCHITECTURAL GUIDELINES FOR ADDITIONAL GUIDANCE**

**\*\*NOTE: ANYTHING MISSING FROM THE ABOVE LIST WILL REQUIRE A RESUBMISSION AND A CHECK FOR \$50.00\*\***

**COMMENTS:**

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**BUILDER SIGNATURE**

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**DATE**