

COUNTRY CLUB ESTATES

DESIGN REVIEW GUIDELINES

Revised February 2008

1. **General** – The following is a list, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Design Review Committee (“Committee”), and the written approval of the Committee obtained before the improvements are made. In some cases, where specifically stated, a type of improvement is prohibited. **If you are considering an improvement not listed below, Committee approval is required.**
2. **Accessory Buildings** – Not Allowed. All storage sheds must be a part of the house or garage and require Committee approval.
3. **Additions and Expansions** – Committee approval is required. Additions or expansions to homes will require submission of detailed plans and specifications.
4. **Advertising** – See Signs.
5. **Air Conditioning Equipment** – Only central air conditioning is permitted. Air conditioning equipment installed in the front yard, side yard or rear yard should be reasonably screened from view of adjacent property and should be installed in such a way that any noise to 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.
6. **Awnings** – See Overhangs.
7. **Balconies** – See Decks and Patios.
8. **Basketball Backboards** – Committee approval is required and subject to approval of placement and design.
9. **Birdbaths** – See Statues.
10. **Birdhouses and Bird Feeders** – Committee approval is not required if limited to 1 foot by 2 feet and if no more than two in number are installed on any lot. A birdhouse or bird feeder may not be attached to the fence.

Design Guidelines continued:

11. **Boats** – See Motor Homes.
12. **Building Plans** – Prior to construction of a house or any improvement, a complete set of building plans and drainage plans must be submitted to the Committee for approval. All houses must: be a minimum of 1,800 square feet of finished living space exclusive of the basement; have shake shingle or cement tile roofs; have wood frame windows; and contain a minimum of not less than 15% brick, rock stucco or other approved masonry exteriors. See Setbacks.
13. **Campers** – See Motor Homes.
14. **Carport** – Not Allowed.
15. **Clotheslines and Hangers** – Not Allowed.
16. **Decks** – Committee 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.
17. **Dog Houses and Runs** - Committee approval is required. Runs will generally not be permitted.
18. **Drainage** - Committee approval is required for any change 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 committee. When landscaping is installed, it is very important to insure that water drains away from the foundation and driveways of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, sidewalks or driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. There shall be no extension or expansion of driveways without prior Committee approval.
19. **Driveways** – There shall be no extension or expansion of driveways without prior Committee approval.
20. **Entrance, front** – Astro Turf is not permitted on walks, front steps or decks.
21. **Evaporative Coolers** – Not allowed. See Air Conditioning Equipment.
22. **Exterior Lighting** – See Lights and Lighting. Refer to the lighting code for the City of Boulder at www.ci.boulder.co.us – go to City A-Z tab and select L for Land Use.

Design Guidelines continued:

23. **Fences** – Committee approval is needed prior to construction of any fence. It is important to remember that certain drainage patterns may exist along fence locations, which require a space of 3” to 6” between the bottom of the fence and the ground elevation so as not to block these drainage patterns. No front yard fences will be permitted. Only wooden fences of six feet or less, which comply with City of Boulder codes, will be allowed. Periodic brick or stone posts in wooden fences will be permitted. Following a “good neighbor” policy the smooth side of all fences must face out.
24. **Flagpoles** – Freestanding poles are not allowed. One wall-mounted bracket per home shall be allowed (painted as required).
25. **Garbage Collection and Containers** – Only one trash removal company, which shall be designated by the Homeowner’s Association, 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 of pick up. This procedure limits garbage trucks to 1 day a week, provides for uniform containers and permits discount pricing.
26. **Garages** – All homes must have at least a two car garage. Garage doors shall be kept closed when not in use.
27. **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.
28. **Gardens, Flowers** – Committee approval is not required. All flower gardens must be weeded, cared for and carefully maintained.
29. **Gardens, Trees** – See Landscaping.
30. **Gardens, Vegetable** – Committee approval is not required if located in the rear or side yard and reasonably screened from view of adjacent homeowners.
31. **Greenhouses** – Committee approval is required.
32. **Hanging of Clothes** – Not permitted. See Clothesline and Hangers.
33. **Hot Tubs** – Committee approval is required. Must be an integral part of the deck or patio area and of the rear or side yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. Top of the tub shall not extend above fence level.

Design Guidelines continued:

34. **Irrigation Systems** - All homes will be required to have buried automatic sprinkler systems for front yards.
35. **Junk Vehicles** – See Motor Homes.
36. **Landscaping** – As soon as weather permits, but in no event later than six months after a home is certified for occupancy, all fronts side and rear yards shall be seeded or sodded so that a minimum of 50% of the area is covered. Drip lines at least 36” around the perimeter of the house and garage shall be covered with rock or bark and not sodded. All front yards shall be irrigated by an automatic sprinkler system. All front yards shall have a minimum of 3 trees of at least 2” caliper.
37. **Latticework** – Committee approval required.
38. **Lights and Lighting** – Shall be of conventional style with illumination patterns that do not cause a nuisance to neighboring properties. Refer to the lighting code for the City of Boulder at www.ci.boulder.co.us – go to City A-Z tab and select L for Land Use. **Front yard light posts (seven (7) feet or less in height) within fifteen (15) feet of the sidewalk are strongly encouraged for all houses.**
39. **Mailboxes** – Require Committee approval. By order of the U.S. Postal authority mail boxes must be paired between designated houses. Please check with the Committee on your mailbox pairing.
40. **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 a 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 every type of vehicle or structure not intended for every day use. However, trailers, campers, motor homes, pick up 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. Garage doors shall be kept closed when not in use.
41. **Overhangs, Cloth or Canvas** – Committee approval is required. The color must be the same as or generally recognized as a complementary color to the exterior of the residence. The covering may be used over the patio only. No aluminum or fiberglass awnings are allowed.

42. **Painting** – All houses shall be kept well painted the color approved with original plans or, if changed, as approved by the Committee. Changes in paint color require Committee approval.
43. **Patio Covers** – Committee approval is required. Must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors in the house.
44. **Patios, Enclosed** – See Additions and Expansions.
45. **Patios, Open** – Committee approval is required. Patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. Must be similar to and generally accepted as a complementary color and design of the residence. Must be located so as not to block any existing drainage pattern on the lot.
46. **Paving** – Committee 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 pattern on the Lot.
47. **Play and Sports Equipment** – Committee approval is required. Should always be at least 25 feet inside all property lines.
48. **Poles** – See Flagpoles, Basketball Backboards, etc.
49. **Pools** – Committee approval is required. Only in-ground pools will be allowed after plans are approved by the Committee.
50. **Roofing Material** – Per the City code all shake shingle roofs must be replaced with City approved roofing materials by 2014. Country Club Estates Design Review Committee approval is required unless the pre-approved GAF/Elk ***Timberline Prestige, 30 year, High Definition Shingle (weathered wood color only)*** is used. Notice to the committee prior to work beginning is required even if you are using the pre-approved shingle. **The use of any other roofing materials must be submitted to the committee for approval.** For the protection of your property it is recommended that licensed and insured contractors be used. The City requires a building permit for roof replacement and it is the owners responsibility to insure the roof is installed in compliance with all local and city requirements.
51. **Rooftop Equipment** – Not allowed.
52. **Saunas** – See Additions and Expansions.

53. **Seasonal Decorations** – Permitted with the following qualifications and conditions:
- A. Christmas decorations shall not be displayed prior to Thanksgiving and must be removed by January 10 of the following year.
 - B. No lawn or roof figures, animated figures or audible music shall be allowed.
 - C. Other holiday decoration should be removed within one week of the celebrated holiday.
 - D. No decoration shall be displayed in such manner as to be offensive to the neighborhood or create a public nuisance.
54. **Setbacks** – All Lots shall generally have minimum front and rear yard setbacks of 30 feet. With the Committee having discretion in certain instances, as it sees fit, to reduce to 25 feet. Side yard setbacks shall be a minimum of 8 feet on both side yards of Lots 1-35, 84-89 and 127-169. All other Lots will have minimum side yard setbacks of 12.5 feet except where City requirements are greater (i.e. side yard abutting a street or easement). Setbacks for basketball courts, swimming pools, playground equipment, sand boxes, compost piles (structures), and other equipment that may cause noise or odor will be reviewed by the Committee on a case by case basis but will in most cases be required to be set in a minimum of 25 feet from any adjoining property line.
55. **Siding** – Committee approval is required. Only individual wooden boards, brick, stucco board or stone will generally be approved. All houses must have at least 15% of the exterior covered with brick, stucco or rock.
56. **Signs** – Committee 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 (5) square feet may be installed on the Lot without Committee approval. All other signs, including address numbers and nameplate signs, must be approved by the Committee. No lighted signs will be permitted. One political sign per issue/candidate may be placed on property 45 days prior to an election and removed within 7 days after the election has been held.
57. **Solar Energy Devices** – Committee 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.
58. **Spas** – See Hot Tubs.
59. **Sprinkler Systems** – All front yards must have buried automatic sprinkler systems.

60. **Statues** – Statues and lawn ornaments are not allowed in front yards. Statues in rear or side yards shall not exceed 5 feet in height.
61. **Swamp Coolers** – Not allowed. See Rooftop Equipment.
62. **Swing Sets** – See Play and Sports Equipment
63. **Temporary Structures** – Not allowed.
64. **Temporary Vehicles** – No cars which are being repaired, restored or otherwise being worked on may be kept on any Lot unless in the garage.
65. **Trailers** – See Motor Homes.
66. **Trash Containers and Enclosures** - See Garbage Collection.
67. **Tree Houses** – Not allowed.
68. **Vehicles, Large** – See Motor Homes.
69. **Walls, Retaining** – Committee approval is required.
70. **Wells** – Not permitted.
71. **Windows** - All windows must have wooden frames. Window coverings shall not be of reflective materials (foils) so as to be offensive to the neighboring homes. No temporary window coverings such as sheets or towels will be permitted.