

VENTANA

☐ design guidelines

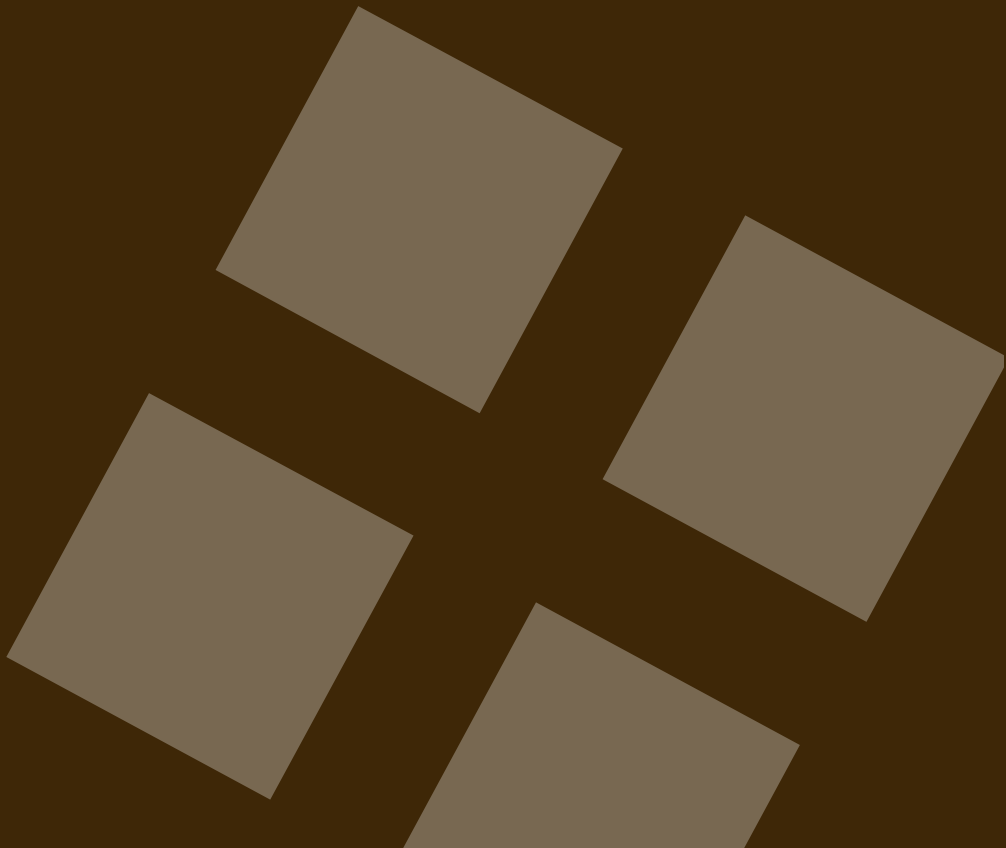


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VISION ❖

Ventana is a community that embraces the character of its natural environment. With vistas of the Wet Mountains to the west and Pikes Peak to the north, residents of Ventana will benefit from the best of Colorado living. Wide open spaces are integral in the community design with native landscaping creating the perfect backdrop for luxury and custom homes on large homesites.

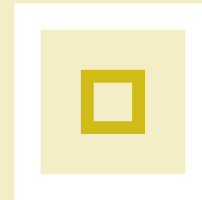
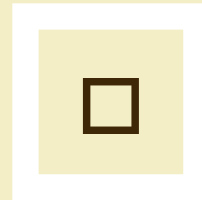
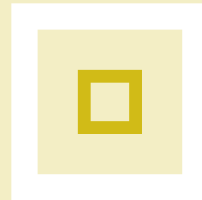
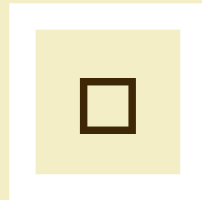
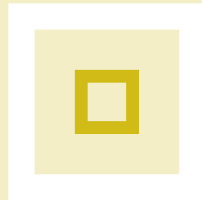
Large homesites, acres of open space, local parks and our unique Piazzas create opportunities for active and passive recreation.

Strong architectural standards, that are sensitive to the environment, and covenants ensure that the vision established for Ventana is achieved as the community matures.

DESIGN INTENT ❖

The Ventana Design Guidelines have created a standard of architecture and landscape quality that is consistent and cohesive throughout the community. The Design Guidelines have been established as a benchmark for participating Builders and Homeowners.

The intent of the Design Guidelines is to integrate land plan, architecture and landscape design to ensure lasting value for the community and its residents. Ventana Builders and Homeowners are required to submit architectural and landscape plans for approval, prior to construction, in order to evaluate all plans or proposed improvements according to the intent of the Design Guidelines.



ARCHITECTURAL INTEGRATION ❖

The natural and improved landscape of Ventana lends itself to several architectural styles including, but not limited to: Mediterranean, Tuscan, Euro, and Modified (stucco) Craftsman. The architectural styles have been chosen for both their diversity and compatibility with the European Village. It is the intention and desire that the Design Guidelines will encourage Builders to set new standards for architectural design.

GENERAL ❖

The design Review Committee (DRC) has the responsibility to ensure the requirements established in these Design Guidelines are met or exceeded to promote the quality of community envisioned for Ventana. All development within the Ventana community shall comply with the codes and regulations of all local, state and federal bodies and agencies, including but not limited to City of Pueblo and the Pueblo Board of Water Works. Specific duties, authority and establishment of the DRC are further defined in the Declaration of Covenants, Conditions and Restrictions (CC & R's) for Ventana. All development shall also comply with the CC & R's adopted for Ventana.

The Ventana Design Guidelines may be more restrictive than, but do not supercede or modify any existing local, state or federal bodies codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedent and the more restrictive standards shall apply.

REVISIONS ❖

The DRC reserves the right to revise these Design Guidelines from time to time as changing conditions and priorities dictate.

FEES ❖

The DRC has decided to establish a review fee for its review and approval process regarding submittals made to it. Those fees shall be paid at the time of initial submittal or at closing whichever is first.

APPROVALS ❖

Unless otherwise provided herein to the contrary, all approvals shall be in writing and may be granted or withheld at the sole discretion of the DRC. Any approval pursuant to these Design Guidelines does not constitute a warranty, assurance or representation by the approving party; and the approving party shall have no responsibility by virtue of such approval.

VARIANCES & WAIVERS ❖

The DRC and Board of Directors (Board) for the Ventana Homeowners Association shall have the sole discretion for approval of any proposed plans. The DRC and the Board each have the authority to grant variances from compliance with any provisions of these Design Guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing and signed by a majority of members of the DRC or Board, as the case may be. The Board or DRC shall have the right, from time to time, to waive, at its sole discretion, any provision of the Design Guidelines. However, no such waiver shall be construed or held to be a waiver of any provision of the Design Guidelines, or of the same provisions as to any other party.



SITE DEVELOPMENT STANDARDS ❖

The large homesites at Ventana provide an opportunity to individually site each home with sensitivity to view corridors, the natural environment and neighboring homes. Building setbacks and height requirements shall comply with the CC & R's as well as any other site specific restrictions, such as drainage and utility easements. Any variances to the setbacks and building heights can be granted only by the DRC.

BUILDING ENVELOPES ❖

Accessory buildings, ancillary buildings and recreation facilities, such as detached garages, work shops, storage sheds and play equipment are also required to fit the architectural character, match the color of the home and must conform with setbacks. Recreational facilities including swimming pools, tennis and volleyball courts must also conform with setbacks. Accessory buildings, ancillary buildings and recreational facilities are subject to approval through the Design Review Process.

NEIGHBOR TO NEIGHBOR ❖

Builders at Ventana must consider the site plan for each home in relation to the impact on neighboring homes and the larger community. Driveway access, garage orientation, exterior elevation, window placement, roof materials and color palette shall be reviewed in context with the overall streetscape. Side load garages are encouraged while standard front load garages will be accepted if their massing is minimized in some fashion. The same exterior elevation or colors may not be repeated on either side of a home or directly in front of a home. Consistent architectural detailing will be required on all homes. Roof materials and color palette for each home must be approved as part of the Design Review Process.

EXTERIOR ELEVATIONS ❖

Plans should be designed to provide elevations that look attractive from all four sides. In order to add definition and break up flat planes of walls, the use of architectural elements to create shadow lines should be incorporated into the design of the home. Architectural elements to be utilized to accomplish this definition include recessed windows, large overhangs, offset wall planes, window shutters and porches. The use of masonry banding, box or bay window elements and cantilevers will also provide visual interest.

GARAGE PLACEMENT AND DOORS ❖

The placement of garages within Ventana is critical in creating an interesting streetscape. Garages may not be greater than three-car, as viewed from the exterior, without the prior permission of the DRC. Standard front load garages will be encouraged to be recessed from the front façade of the home or from its porch or other detail. Front load garages that are significantly recessed, split garages, swing-in garages, tandem garages, side and rear load garages are all acceptable alternatives. Detached garages will be considered on a case by case basis and must be reviewed in context with the overall footprint, setback requirements and building envelop. A mix of some or all of the acceptable garage placements is encouraged to create greater architectural diversity and a more interesting community.

In order to enhance the streetscene within each parcel, a variation in front setbacks for adjacent homes fronting on the same street will be encouraged. The widths and depths of the lots at Ventana will allow Builders to create streetscenes that minimize the visual effect which long rows of homes with front facing garages can create. Garages shall not appear “tacked-on” to the front of the house but should be integral to the homes. Alternative garage styles are encouraged to further minimize the impact of the garage and emphasize the front elevation of the home itself.

Flush or projecting garages with a third-car garage door shall have a minimum horizontal offset of two (2) feet from the other garage door(s).

Front-loaded garages should incorporate a door style that complements the architectural style of the home. Side-loaded garages shall incorporate windows and architectural detailing for the front street-facing elevation consistent with the balance of the front facade on the home.

ROOF ELEMENTS ❖

A variety of roof styles are afforded through the use of the architectural styles described in the Architecture section of these Design Guidelines. Roofs should be broken into smaller planes to create variations in roof heights and ridge lines which will serve to soften and lower the overall building scale and bulk. Multiple hipped and gabled roof elements will provide variety and visual interest to the building mass, thereby avoiding a “box-like” appearance. The use of deep roof overhangs will create visual relief and shadow patterns, provide shade for walls and windows and help shed snow and rain. Eaves, fascias and soffits shall be detailed appropriately for each architectural style for review by the DRC.

The following minimum elements should be included in the roof element design of homes for Ventana.

Roofs will have a minimum pitch of 5:12 and maximum pitch of 8:12. Other pitches may be approved if incorporated into the “style” of the home.

Acceptable roof materials include dimensional or laminate (i.e. architectural grade) shingle with a forty (40) year warranty, flat or barrel concrete tile, cedar shake or standing seam metal (maximum distance between seams of eighteen (18) inches).

The selected roofing colors should reflect a palette that is harmonious with any of the selected paint colors. In general, darker roof material colors for all roof types will be required by the DRC to keep with the natural atmosphere at Ventana.

The minimum roof overhang shall be twelve (12) inches as measured horizontally from the adjacent wall plane.

Vents, mechanical and plumbing penetrations and stacks should be designed to be visible only on the rear elevation and must be painted to match the roof color of the home.

COVERED ENTRIES AND PORCHES ❖

Covered entries and porches are important features for softening the building facade and to provide a transition to the larger scaled components of the home or outdoor living areas. Supports should include built-up elements and are commonly comprised of substantial wood posts or masonry columns or walls. Their roofs should integrate with the architecture of the home and should not appear to be “tacked-on”.

The following minimum elements should be included in the covered entry and porch design of homes for Ventana. All homes should have a covered entry or include a porch with a minimum depth of six (6) feet and a minimum area of seventy-two (72) square feet.

Address identification numbers, located on the front entry or elevation, must be between three (3) inches and six (6) inches in height.

CHIMNEYS ❖

Boxed chimney flues are required and should be consistent with the architecture style and materials of the home. Chimneys shall not appear to “float” off the façade but will extend from the roof to the ground, creating a solid base. Flue shrouds shall completely screen the vent top or spark arrestor, complement the style and be painted to match the exterior colors of the home.

DECKS, COLUMNS AND SUPPORTS ❖

As with the design of the entry, decks and associated supports should be designed as integral elements of the home and not appear to be “tacked-on” to the home. The character and detailing of the entry, deck columns, railings, stairways and supports shall be consistent, complement the architectural style of the home and include build-up elements such as top and bottom trim, masonry bases and ornamentation.

The following minimum elements should be included in the deck, column and support design of homes at Ventana.

Columns located on the front porch or entry shall incorporate the use of brick, stone, cultured stone or stucco, with a height to complement the masonry requirements as specified in the Exterior Elevations Section of these Design Guidelines and a minimum width of 12” in either direction.

At a minimum, deck columns for all lots shall utilize masonry from finished grade to the deck height with a minimum width of 12” in either direction for all walk-out or garden-level lots.

The minimum dimension for single wood posts, on any lot, shall be eight (8) inches on four-sided columns and twelve (12) inches on round columns. Grouped wood posts, with an overall single dimension of not less than twelve (12) inches, may be utilized.

The deck joists, rim, railings, handrails, spindles, stairway, posts and supports (unless masonry) shall be painted, using the same color as the body or trim color of the home unless the architecture of the home utilizes exposed wood beams in which case the deck finish can be matched to the beams. Deck planks and tread material itself may remain unfinished.

WINDOWS AND DOORS ❖

Window and door placement shall be proportionate to the size of the adjacent wall and complement the home’s style and roof form. Special windows should be incorporated as accent features and to enhance interior and exterior spaces.

The following minimum elements should be included in the window and door design of homes for Ventana.

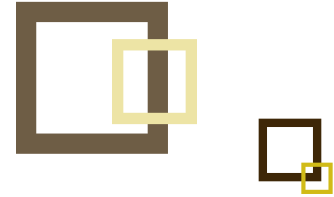
A minimum of two (2) windows will be required on each of the four primary elevations, in addition to any basement windows.

All window and doors will be provided with a minimum of 3 1/2” of trim.

Vertically proportioned windows shall be encouraged.

“Bubble-style” skylights shall be prohibited. Groupings of windows are encouraged to be centered on the building elevation unless occurring at a corner, in which case they should wrap the corner, providing windows on the adjacent façade.

Front doors should feature recessed panels, window inserts and/or sidelight windows and incorporate hardware consisting of door pulls instead of knobs.



BUILDING MATERIALS ❖

Exterior materials and colors highlight the perceived value of the home. The choices of exterior materials and colors shall be compatible within individual building sites and with adjacent homes. A variety of body and trim colors consisting of deep earthtones with low light reflectivity values shall be encouraged while accent or “punch” colors should be used with discretion.

The following minimum elements should be included in the building material design of homes for Ventana.

All exteriors will be masonry – stucco, stone, faux stone, or brick.

Reflective materials and finishes shall be prohibited.

All homes shall consist of a secondary façade material to complement the primary façade material in accordance with the requirements listed within the “Exterior Elevation” section.

Flashing, sheet metal vents, penetrations and stacks shall be painted to match the roof color or the adjacent wall color of the home.

Lighting – all exterior lighting must be indirect, and it must be approved by the DRC.

LANDSCAPING ❖

All front and side yard landscaping, not enclosed inside a fence, must be completed within six (6) months of occupancy or within the next planting season, whichever occurs first. A landscape plan must be submitted to the DRC for approval, prior to starting improvements to the landscape.

Landscaping is required to be planted and maintained by the Homeowner up to the back of curb and must include the following elements.

A minimum of two (2) trees of one or more of the following types:

- Deciduous Trees at least 2 inch caliper
- Evergreen Trees at least six feet tall
- Ornamental Trees at least 2 inch caliper

A minimum of fifteen (15) five gallon shrubs.

The use of shrubs, perennials, annuals and ground cover is encouraged. A large expanse of mulch or bed areas without substantial shrub or ground cover plantings is unacceptable. For erosion protection, ground and plant coverings that use a consistent mulch material are required. Washed rock, river rock (or a similar rock mulch) and natural wood mulch are allowed.

IRRIGATION STANDARDS ❖

All irrigation systems should be designed by a landscape architect or an irrigation specialist to ensure efficient water management and plant growth. The irrigation system must be designed so that water does not cross property lines. The irrigation system design should consider environmental conditions such as sun and shade, soils, terrain, percolation rates, moisture sensing, erosion control and wind. All landscaped areas should be irrigated and zoned according to water demands of plantings and plant locations. Use of proven brand name equipment and automatic controllers is highly recommended. Irrigation construction drawings should indicate all components used and their method of installation.

PATIOS, DECKS AND PAVING MATERIAL ❖

Patios, decks and other hard surface areas should be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Materials and colors must be compatible with those of the main structure. It is recommended that paving materials be earthtone colors.

DRIVEWAYS ❖

All Lots shall include hard surface driveway material, other than asphalt, from the back edge of the curb or sidewalk to the garage. Extensions, expansions or resurfacing of driveways require DRC approval. Requests from Homeowners for driveway expansions or additions shall include surfacing material other than standard gray-colored concrete (i.e. colored concrete, pavers, stamped concrete, “bomanite”, etc..). Any approved driveway expansion is not intended to promote or allow the parking or storage of any vehicle, recreational vehicle, boat, lawn equipment or similar apparatus off the driveway on any portion of the yard (front, sides or rear) area.

SIGNAGE ❖

All Builder signs, with specifications regarding size, design and location for Builder sales office, model home, lot signs, flags and banners must be approved by the DRC.

COMMUNITY AND PRIVACY FENCING❖

Community fencing at Ventana is designed to provide separation between public and private space while maintaining the prairie character and views. Privacy fencing will consist of the following options each of which is to be used in designated locations. All fencing must be included with the landscaping plan and must be approved by the DRC. Approved fencing:

- Stucco covered walls of various heights not to exceed six (6) feet tall.
- Black “wrought iron” or vinyl covered steel to simulate iron. Heights from four (4) to six (6) feet.
- Tan colored vinyl fence in approved design.
- Precast concrete panel fencing in approved color and pattern.

The following are not allowed fencing:

- Chain link or any open wire fencing.
- Cedar or any form of wood fence.

Buried electronic fencing (i.e. invisible fencing) is encouraged for pet containment.

RETAINING AND DECORATIVE WALLS❖

Wherever necessary, retaining walls should be designed to perform their function while enhancing the aesthetics of the community. Wall materials will be evaluated based on their compatibility with their natural surroundings or architecture of the home. In general, timber walls which are visible from adjacent properties will be discouraged while masonry walls will be encouraged. Retaining, decorative or courtyard wall height is limited to 42” for any one wall. Should additional walls be necessary, a minimum of five (5) feet horizontal separation is required. Wall faces should be softened through the use of plant materials at the top or base of walls. Walls shall be adequately drained and include weepholes from water to escape. Designs that incorporate other purposes such as planting and seating areas are encouraged.

SPECIALTY FENCING ❖

Fencing used for safety around swimming pools, hot tubs and like areas should include open rail/picket characteristics and must be designed in accordance with public health and safety standards. All specialty fencing must be submitted to the DRC for approval prior to construction.

DESIGN REVIEW PROCESS ❖

PROCEDURES

The Design Review Process ensures that the intent of the Design Guidelines are met and provides an evaluation of each plan in relationship to its impact on the larger community. All construction that is to be undertaken at Ventana, with the exception of improvements made by the Developer, whether new residential construction, subsequent exterior renovations, remodels, home site improvements or other improvements as described in Article III and Article IV of the CC & R's, including but not limited to landscape improvements, sidewalks, driveways, drainage, lighting, fencing, walls, lawn art or other exterior improvements is subject to review under these Design Guidelines. The steps listed below, for both Builders and Homeowners, have been established to create the best possible design and to act as a system of checks and balances through the design process.

Phase I

Preliminary Design of Architectural and Building Elements.

In the preliminary design phase, Builders and Homeowners are encouraged, but not required, to submit preliminary or concept drawings in 1/4" or 1/8" scale minimum that provide:

- square footage
- garage size and style
- four sided exterior elevations
- materials and colors

Phase II

Final Design of Architectural and Building Elements. Builders and Homeowners.

The Final Design Phase of the Design Review Process pertains to Builders and Homeowners who desire to undertake new building construction or major improvements to their home, such as room additions, remodels, structural changes or accessory building construction. In this phase, Builders should incorporate comments received in the preliminary design phase, from the DRC if any, into their submittal package

Requirements of this phase include floorplans in 1/4" scale and shall include the following at a minimum:

- Architectural elevations (front, sides and rear) indicating typical proposed grade lines, finish floor elevations, top of slab elevations and building height calculations.
- Floor plans, including square footage for each floor.
- Roof plans indicating pitches, ridges valleys and location of roof penetrations for venting, mechanical equipment and plumbing.
- Proposed exterior materials, dimensions and locations.
- Exterior details, including items such as chimneys, exterior stairs and decks, railings, entry and deck supports.
- Any other proposed improvements (awnings, hot tubs, etc....)
- Samples of all finished exterior materials and colors, including window trim specifications.
- Specifications or catalog sheets for exterior lighting.
- A site plan for the Lot with lot lines and dimensions, building setback lines, building envelope lines, street right-of-way lines and easements shown. Additionally, the site plan should show existing and proposed contour lines at 2' intervals finish elevations at building corners, drainage swales, building footprint, walk ways, driveway, decks, fencing, accessory structures and retaining walls with top and bottom of wall elevations.

Lot Landscaping and other Site Improvements.

Builders and Homeowners.

For Builders or Homeowners planning to install landscaping or other site improvements including, but not limited to, landscaping, fence, site lighting, play equipment, patios, dog runs, etc... (Also, see Articles III and IV of the CC & R's) shall include the following at a minimum:

- A site plan of sufficient scale to depict the property lines of the lot and the footprint of the home and any accessory structures. Existing improvements, in addition to the home, should be shown on the plan and identified.
- All proposed plants, locations, types, quantities and sizes, location of turf and other ground cover materials should be shown and labeled on the plan. The plan should reference grading and layout of all additional landscape improvements such as berms, walkways and structures not covered in the Final Design of Architectural and Building Elements section.
- Plans for any other site improvements, such as play/sports equipment, dog runs, hot tubs, trellises, retaining walls, fencing, lighting, etc... should be shown with a description of the proposed improvement, including specifications, materials and colors to be utilized.

Any revisions and/or additions to the approved Final Design of Architectural and Building Elements or Lot Landscaping and other Site Improvement submittals made by either the Builder, Homeowner or as required by any governmental agency must be resubmitted for approval to the DRC. All plan submittals will be reviewed in accordance with Articles V and VI of the CC & R's.

The DRC will review the submittal to make sure that the requirements and intent of the Design Guidelines have been met. The DRC will respond within 30 days with any comments allowing the Builder or Homeowner to resubmit, if necessary, as timely as possible. Once the DRC has approved the submittal, the Builder or Homeowner may proceed to construction documents or construction, as appropriate, following obtainment of the necessary governmental approvals.

APPLICATION ❖

A completed Improvement Request Form, attached in the Appendix, must be submitted along with the architectural or landscaping submittals. The form is also available from the Homeowners Association office. A formal written response from the DRC will be forwarded back to the applicant within the 30-day timeframe, as described above.

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