

Architectural Review Committee Guidelines
Westview at Booth Farms, Second Filing

The ground floor finished area of any residence, exclusive of open porches, patios and vehicle garages, shall not be less than **one thousand, five hundred (1,500) square feet for a one-story residence** and not less than **one thousand (1,000) square feet for the first floor of a two story residence**. The total square footage minimum for the main floor and upper floors of a **multi-level residence shall not be less than one thousand, eight hundred (1,800) square feet**. **The maximum building height of any residence constructed shall be thirty-five (35) feet measured from the top of the foundation to the crest of the highest roof line (excluding chimneys, cupola).**

Roof Pitches. The roof on any residence must be a minimum of five-twelve (5/12).

Standards regarding Use of Exterior Materials. Exterior materials shall be limited as follows:

- a. Stone, brick or stucco shall be required for a minimum of fifteen percent (15%) of the first floor façade of the front elevation of the residence excluding window and door openings. If stone, brick or stucco is used on the front of the residence, the stone, brick or stucco shall be extended a minimum of two (2) feet on both sides of the residence at the same height as the stone, brick or stucco on the front of the residence. The Architectural Review Committee may alter this requirement to accommodate specific styles of construction where, in the opinion of the Architectural Review Committee, the requirements would be detrimental to the style, look and appeal of the home.
- b. The roofing material to be utilized upon homes in the subdivision shall be minimum of twenty-five (25) year heritage equivalent. No wood roofs or shingles shall be allowed.
- c. Foundation wall shall not be exposed more than twelve (12) inches above grade.
- d. All fascia shall be a minimum of eight (8) inches.
- e. All soffits shall be a minimum of twelve (12) inches except that where brick adjoins the soffit; the soffit shall be a minimum of eight (8) inches.
- f. All plumbing vents shall be located on the back portion of the house.

Color of exterior materials. The Architectural Review Committee prior to construction must approve all exterior colors including roofing colors.

Setbacks. All structures shall be constructed such as to meeting the building setbacks required by the town of Firestone, Colorado.

Site Grading. Exterior grading shall be adequate for drainage away from the house and adjacent houses. The type of grading and design of each lot is shown on the recorded plat and must be adhered to.

Paved Areas. Hard-surfaced private driveways and parking areas are required. Concrete is the preferred surface for private driveways and parking areas. If alternative materials are proposed, they must be submitted to and approved by the Architectural Review Committee prior to construction.

ADDITIONAL INFORMATION

In order to keep the subdivision in good-looking order, all homes backing to open space, between Thistle Ridge and Tenderfoot, have a split rail fence between the house property and open space. The homebuilder will provide the fence. No privacy fences backing to open space.

A house regardless of elevation may not be built across the street, diagonal, or next door to the same house.

Two copies of everything (two copies of plot and two copies of plans "all elevations") are required for submittal to the Architectural Review Committee.