

CRYSTAL VALLEY – DESIGN REVIEW APPLICATION

Please submit one Improvement per application

Applicant Name: _____

Address: _____ District: _____

Phone: _____ Email: _____

My request involves the following type of Improvement:

- | | | | |
|--------------------------------------|--|---------------------------------------|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Deck/Patio, Pergola | <input type="checkbox"/> Dog Run | <input type="checkbox"/> Driveway Extension |
| <input type="checkbox"/> Gate | <input type="checkbox"/> Hot Tub/Jacuzzi | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Painting |
| <input type="checkbox"/> Play Yard | <input type="checkbox"/> Roofing | <input type="checkbox"/> Solar Panels | |
| <input type="checkbox"/> Other _____ | | | |

Describe Improvement:

Planned Completion Date: _____ If an Improvement remains incomplete for longer than twelve (12) months, or such shorter period as specified in writing by the DRC, then the Improvement will be considered to be in noncompliance.

I understand that I must receive approval of the Design Review Committee (“DRC”) in order to proceed. I understand that DRC approval does not constitute approval of the local Building Department and that I may be required to obtain a building permit.

I agree to complete Improvements after receiving approval. I have read the Master Declaration of Covenants, Conditions and Restrictions of the Crystal Valley Ranch (“Master Declaration”) and the Crystal Valley Design Guidelines Manual (“Design Guidelines”) and agree to comply with these documents. <http://www.cvrmasterhoa.com/hoa-documents.html>

Due to soil conditions, portions of this community have been over-excavated. The homeowner applicant should consult with an engineer regarding their proposed design. Mitigative designs do not eliminate all risk that structures built on this site may suffer damage from subsurface conditions. The Design Review Committee does not review the adequacy of any proposal to mitigate subsurface risks. Our review is expressly limited to covenant compliance.

Owner agrees to provide photograph proof of the improvement within two weeks of completion.

Date: _____ Signature: _____

CRYSTAL VALLEY- EXTERIOR PAINT REQUEST FORM

Applicant Name: _____

Address: _____ District: _____

Phone: _____ Email: _____

Date Painting Will Begin: _____ Estimated Completed Date: _____

<input type="checkbox"/> Changing Color <input type="checkbox"/> Repaint Same
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Colors Currently on your Home:

*Secondary Body/Field color is only on 4 color paint schemes.

Brick/Stone Color: _____
 Main Body/Field and Garage Door: _____
 *Secondary Body/Field: _____
 Trim: _____
 Accent (Front Door/Shutters): _____

Neighbor's Home Colors:**	Right Neighbor	Left Neighbor	Across the street
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Brick/Stone Color:	_____	_____	_____
Main Body/Field and Garage Door:	_____	_____	_____
*Secondary Body/Field:	_____	_____	_____
Trim:	_____	_____	_____
Accent (Front Door, Shutters):	_____	_____	_____

****Pictures required. See section 4.22 of the DRG**

Requested Color Choices:

Scheme # (from color book or [online](#)) _____
 Brick/Stone Color: _____
 Main Body/Field and Garage Door: _____
 *Secondary Body/Field: _____
 Trim: _____
 Accent (Front Door/Shutters): _____

Please submit this form, along with a completed Design Review Application, and review the [Painting](#) section of the DRG. If proposing to keep original colors, please notify the DRC by email at DRC@cvmasterhoa.com when you have painted samples on the garage door and are ready for review.

CRYSTAL VALLEY – ACCESSORY BUILDING REQUEST FORM

Applicant Name: _____

Address: _____ District: _____

Phone: _____ Email: _____

Details from Your Plans:

1) MEASUREMENTS: Height: _____

Length: _____

Width: _____

2) Is the siding the same as your house? _____

3) Is the roofing material the same as your house? _____

4) Is it painted to match the field and trim colors of your home? _____

5) Are the details (trim boards, etc.) consistent with your home? _____

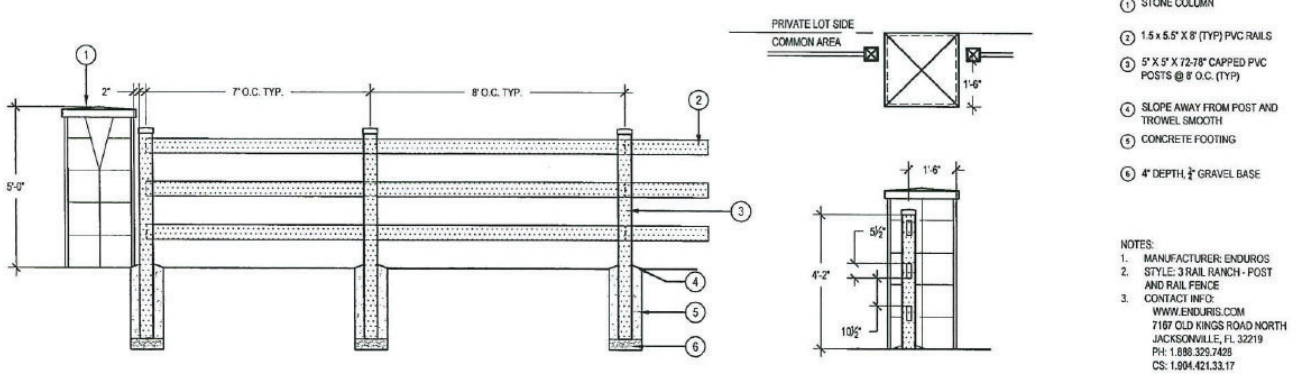
6) Does the pitch of the roof match your house? _____

NOTE: Please submit this form, along with a completed Design Review Application, and attach a copy of your construction plans, including a birds-eye plan of your entire lot showing which neighbors or streets will see the accessory building, and side elevations showing the view seen by neighbors and from streets, where affected.

APPENDIX B – DEVELOPER/BUILDER-INSTALLED FENCE & COLUMN SPECIFICATIONS

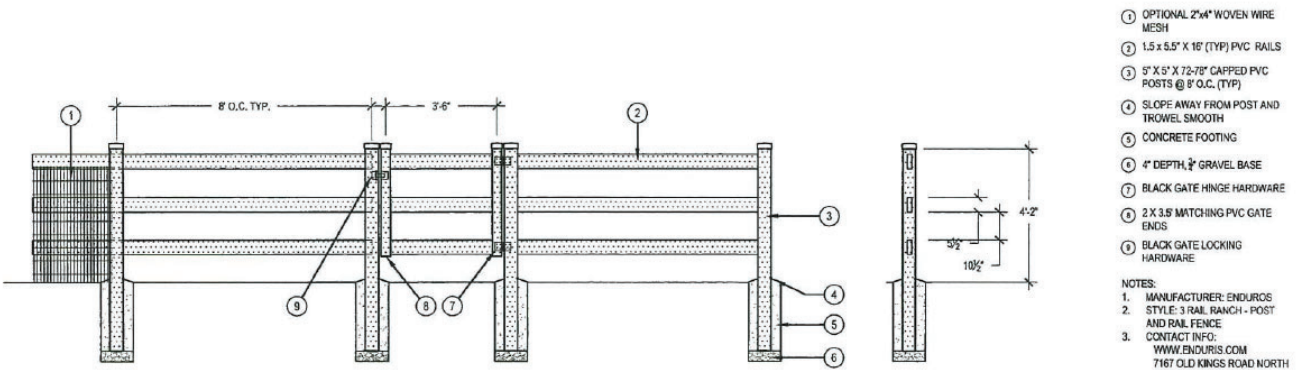
Fence types and materials

To preserve and enhance the open character of Crystal Valley, open 3-rail sand colored PVC fencing shall be used along back of lots, along streets and between lots. Wire mesh can be utilized to secure pets. Fencing installed by the developer or builder shall not be altered in any way unless given written consent by the Master Association / Design Review Committee.



COLLUM WITH 3-RAIL SAND COLORED PVC FENCE

SCALE: 1/4" = 1'-0"



3-RAIL SAND COLORED PVC FENCE WITH GATE AND WIRE MESH OPTION

SCALE: 1/4" = 1'-0"

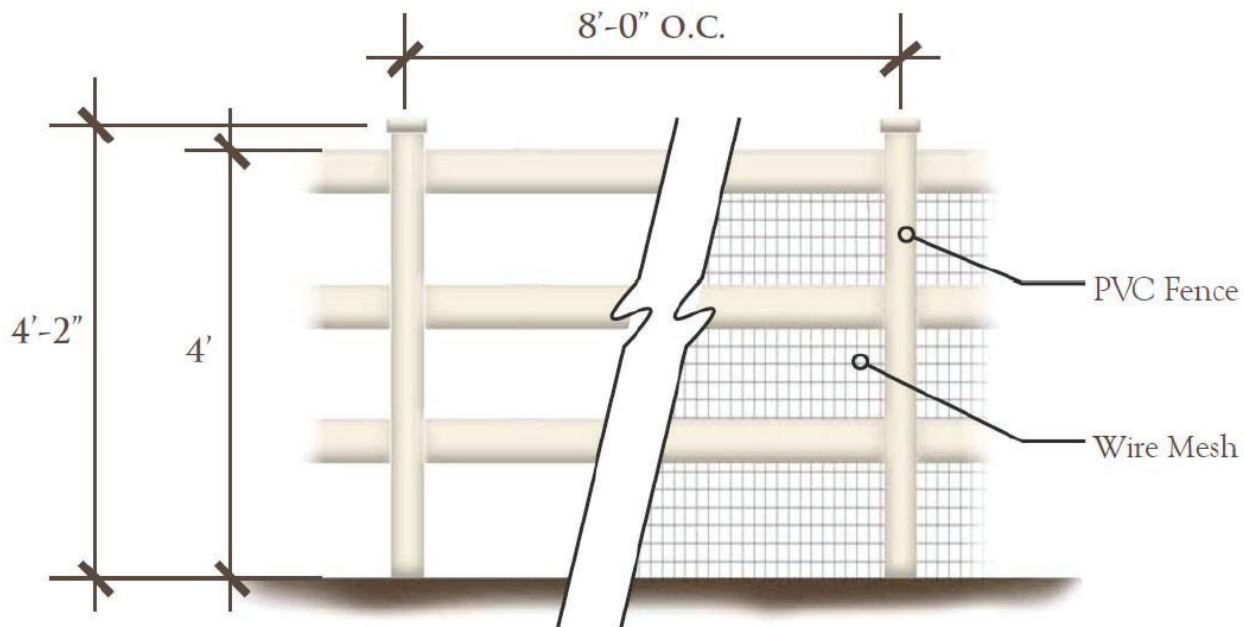
APPENDIX C – HOMEOWNER-INSTALLED RENCE & RETAINING WALL SPECIFICATIONS

Fence types and materials

To preserve and enhance the open character of Crystal Valley, open 3-rail sand colored PVC fencing shall be used along back of lots, along streets and between lots. Wire mesh can add 2" x 4" galvanized 14 gauge wire mesh or, PVC Yard Guard-Heavy Duty Coated in Tan, to the inside of the 3-Rail lot boundary fences to control household pets. Fencing installed by the developer or builder shall not be altered in any way unless given written consent by the Master Association / Design Review Committee.

Wall types and materials

Lot walls should be composed of stone or concrete masonry units that complement the masonry of the home, the overall community and the surrounding landscape. Stone should be indigenous to the region such as Rhyolite, Sandstone or Granite.



APPENDIX D – LANDSCAPE AND IRRIGATION STANDARDS

Landscape Architecture Criteria

The landscape character of Crystal Valley features rolling topography, incredible offsite and interior views, wildlife habitat and an open rural character. There are unique drainage ways, wildflower meadows, Gambel Oak stands, Cottonwood groves and nearby Pine forests. These landscape guidelines are intended to enhance the visual aesthetic of the landscape that fits the unique natural character of Castle Rock.

The project shall preserve natural amenities of the environment when possible including views, nature, wildlife, habitat, flora, and fauna. Quality landscape development will enhance the character of Crystal Valley and the Town of Castle Rock. Water conservation through xeriscape design principles and best management practices shall be used. Landscape improvements should have year round interest and diversity of color and texture in plant material.

The Town of Castle Rock Applicable Codes, Guidelines, and Restrictions shall be followed for the development of each lot. These guidelines promote sustainability through water and energy conservation. There are three main performance standards that promote sustainable development and landscaping: Efficient Water Use, Environmental Sustainability, and Aesthetics and Quality of Life (Refer to Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual, Section 4.2.1)

Plant material shall meet or exceed the plant quality and species standards of the current American Standard for Nursery Stock. Water allocation shall be consistent with plant material requirements. No individual plant may have more than 15" demand per growing season.

Minimum Front Yard Landscaping Requirements

- Front yard landscape installations must include vegetation that provides a minimum of 50% coverage. 50%/50% living material/non-living material
- 1 tree Deciduous Shade Tree minimum 1 ½" inch caliper required.
- Suggested options for living material are: Native grass, sod, shrubs, grasses, flowers, shade trees, ornamental trees and evergreens. (minimum size requirements listed below)
- Careful to allow for proper spacing to prevent large expansive of non-living material, such as rock or mulch.

Minimum Backyard Landscaping Requirements

- Backyard landscape installations must include vegetation.
- Large expanses of rock, concrete or wood mulch areas are not permitted. 50% living material / 50% non-living material suggested for back yards, especially high exposure yards (artificial turf considered "alternative to living material").
- Request for approval will be reviewed on a case-by-case basis, taking into consideration the rear lot size.

Minimum Plant Material Size

- Deciduous Shade Trees: 1 ½"inch min. caliper, measured 6" above the ground and be a minimum of 6 ft tall
- Ornamental Trees: 1 ½"inch minimum caliper, measured 6" above ground
- Multi Trunk: 3 or more canes, Minimum 5' ht,
- Evergreen Trees: Minimum 6' Tall
- Decorative Trees such as Junipers or Dwarf Pines (no height minimum) Shrubs: 5-gallon container minimum
- Ornamental Grasses: may be used to meet shrub requirements, 5-gallon container minimum
- Refer to Town of Castle Rock Landscaping and Irrigation Manual for further information
<https://www.crqov.com/DocumentCenter/View/18753/Landscape-Regs-Plan-2018?bidId=>

All Town of Castle Rock general performance standards must be maintained. Area shall include front, back, and side yard where landscape or irrigation is provided for a new home. Homeowner requirements include:

- Cross Connection Control
- Backflow Prevention
- Irrigation Controllers
- Dead Plant Material Replacement
- Water Restriction Guidelines
- Weed Control

Irrigated Turf Area

Irrigated Turf Areas: Moderate and low water use turf and turf alternatives are encouraged. Areas of native or naturalized grasses shall be exempt from installation footage limits. Plants shall not exceed 30" height within sight distance triangles.

Irrigation Design: required by developers and home builders

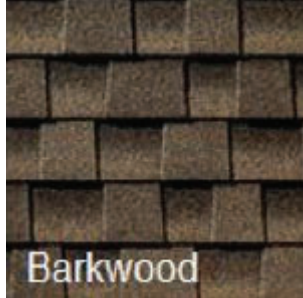
- Automatic irrigation system, efficient and full coverage to all plant material
- Must follow town's Irrigation Water Use Management Plan requirements.
- Hydrozones are essential
- Irrigation is discouraged in areas less than 4' in width
- Drip only allowed on areas less than 10' in width
- Turf and native areas – overhead irrigation
- Trees, shrubs, perennials, groundcovers – irrigated with some type of drip irrigation
- Plan and design landscape comprehensively
- Create Practical Turf Areas of manageable shapes, sizes and with use of appropriate grasses
- Zone landscaping based on water needs of specific plants

- Consider improving soil material with organic material (Note: This is a requirement in Castle Rock for all new turf plantings) Consider using mulches, such as wood chips. Wood mulch should be laid over bare ground not over weed control fabric to encourage adherence to the ground. Wood mulches are a great asset to the soil as they break down. Rock mulch can create an interesting contrast to wood mulch and can be used in dry stream beds and in other artful ways.
- Maintain the landscape appropriately by mowing
- Irrigate efficiently with properly designed systems and by applying the right amount of water at the right time. Install rain sensors on controllers and don't irrigate during periods of rain or during the hottest times of the day.

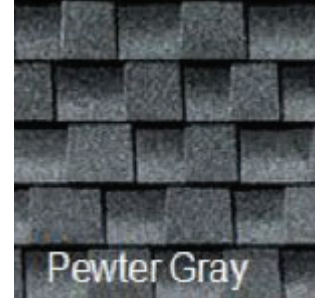
EXHIBIT E

ROOF COLOR OPTIONS

Barkwood



Pewter
Gray



Charcoal



Brandywine
Dusk



Weathered
Wood



Driftwood



CRYSTAL VALLEY RANCH MASTER HOA - APPLICATION CHECKLIST

Please make sure the following are considered and provided in your application submissions to be sure the DRC can take quick action. The application review timeline does not commence until all items required are submitted.

- Completed application
- A plot plan, available from town or the builder and can be obtained by emailing the Town of Castle Rock at buildingcounter@CRgov.com.
- Detailed drawing to scale with dimensions and all elements clearly labeled and not overlaid onto the plot plan
- Building permits as required by Town of Castle Rock such as fire pits, fireplaces, hot tub electrical, retaining walls, decks and patio covers
- Required photos:
 - Landscaping: requested and existing rock or wood mulch, artificial turf (if applicable)
 - Painting: photos of neighboring homes on the sides and across the street
 - Hot tubs: screening solutions for while hot tub is in use, if not using landscape
 - Pictures of the home in the event your design must match the home's current color scheme (e.g. installing awning, painting deck or any improvements that must match the current color scheme of the home.)
 - Other requests: materials to be used (e.g. awning fabric, stamped concrete stain)
- Required screening solutions for hot tubs while in use included in the application
- Sizes of shrubs, perennials and trees meet the **minimum** requirements at the time of planting as outlined in [Appendix D](#)
 - See [Diagrams](#) regarding how to measure a tree

Once you have obtained approval for your project:

- Contact the DRC (DRC@cvmasterhoa.com) or AMI (clientcare@amihoa.com) if you are making changes to your approved plan. Otherwise, you may be subject to violations or fines
- Ensure all planting materials meet the minimum size requirements. You may be asked to remove something that does not meet the minimum requirement
- Submit photographic proof of your completed improvement to clientcare@amihoa.com within two weeks of completing the project
- If you have questions, please email DRC@cvmasterhoa.com