

WILLOWBROOK MEADOWS
ARCHITECTURAL GUIDELINES
(Silverthorne, Summit County, Colorado)

Section 1. General. The following Site Requirements and Building Considerations shall apply to all improvements proposed in all filings in Willowbrook Meadows.

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration (including change of color) thereon be made until the plans and specifications showing the nature, kind, shape, height, materials, location and color of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Committee. In the event the Committee fails to approve or disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. In addition, any improvement to the property must be approved by the Town of Silverthorne, through its various commissions and boards, and comply with the Codes as adopted by the Town.

The approval process is designed to protect your property values and those of others in the subdivision by assuring a harmonious architectural style including the site and other dwellings already constructed or to be constructed in the future.

Section 2. Architectural Concept. The Homeowners, Board of Directors of the Association, and the Architectural Review Committee have agreed the major theme for construction of the homes and units in Willowbrook Meadows will be of “MOUNTAIN ALPINE DESIGN” as described in the following criteria, which are minimum requirements.

Section 3. Site Requirements.

1. SET BACKS – Three feet (3’) from the actual property line, which distance must be demonstrated either by a survey or at the discretion of the Architectural Review Committee, a site visit whereby the owner demonstrates the actual property course between surveyor pins. You may build up to the lot line of a utility or snow storage easement or if a fence is constructed pursuant to Section 4, Paragraph 11 and XVI Paragraph 2.

2. VIEWS – The building shall be oriented to maximize views, solar exposure, and to preserve neighbor’s views.

3. DRIVEWAYS – Driveways shall be asphalt paving or concrete surfaced from the garage to the paved surface of the street, inclusive of the Right-of-Way. Arrangements can be made to escrow funds to complete this work in the event such driveway surfacing cannot be completed due to weather constraints. The Town of Silverthorne should be contracted for conformity with the master drainage plan.

4. PARKING – The Town requires two (2) parking spaces per dwelling unit. Willowbrook has additional requirements for parking using gravel or hard surface because of on-street parking limitations. The following table indicates the total number of spaces required:

Single Family – 3

Duplex – 5

Triplex – 7

Fourplex – 10

5. LANDSCAPING – There will be a minimum of five (5) six-foot trees and six (6) shrubs planted per unit, of varieties that will grow in this area. A minimum of 2” of topsoil will be applied to the remaining lot area with a seeded or sodded lawn provided. There shall be provisions for freeze-proof hydrants or other methods of lawn watering. The use of berms and “solid” wood or split rail fences are encouraged in conjunction with the landscaping to afford additional privacy.

6. DRAINAGE – Final grading shall not allow water to run off onto the property of others. The various easements may be used for drainage flow as well as the borrow ditches of all streets. Adequate snow storage will be provided on each lot, because the Town will not allow snow to be plowed onto a Town right-of-way.

7. ADJACENT LOTS – The Town Architectural Review Board may require that you show the relationship of adjoining building(s) to the proposed construction. It is important that windows do not face directly into the windows of others, and that adequate privacy is maintained.

Section 4. Building Requirements.

1. HEIGHT – Buildings shall not exceed thirty feet (30’) in Filing No. 5 and twenty-eight (28’) in Filings Nos. 1 through 4 as measured from the average existing grade to the highest roof line of the structure. Flues and chimney chases are excluded from this restriction.

2. SIZE – Single family dwelling shall be a minimum of 1,300 square feet; multifamily dwellings shall be a minimum of 1,100 square feet per unit of living space using the appraisal method accepted by FNMA and FHLMC.

3. ROOF LINES – Roof slopes shall be a minimum of 4.5 : 12 with the exception of decks over rooms or garages for outdoor living use. There shall be multiple roof lines with

functional building offsets. The use of shed roof design, “salt box” offset roof or “clerestory” effect is encouraged. The use of symmetrical gables is discouraged.

4. SIDING – Wood siding can be applied in a combination of diagonal, horizontal, or vertical configurations as appropriate to the design look of the structure. Siding will be a maximum of 1” x 8” material in appropriate lengths. For this climate, it is suggested the moisture content should not exceed 10% prior to application. The use of moss rock, river rock, field stone or brick in conjunction with the siding is encouraged.

5. COLORS – Exterior colors of the roof, siding, trim, window frames, doors, etc., shall be earthtones in general. Exposed metal flashings, flues, and chimney caps shall be flat black or a dark earthtone color. A “splash” of color may be used as a design feature where it is deemed appropriate.

6. GARAGES – All dwellings shall have a minimum of one (1) single car garage for each unit. Provisions shall be made on the site plan as dotted lines to show where additional garages or additions to garages may be made in the future.

7. DECKS – At least one exterior deck or patio shall be provided for each dwelling unit with a minimum of 100 square feet of area with appropriate railings and access.

8. WINDOWS and PATIO DOORS – All windows and patio doors shall be wood frame or other materials with a thermal break with appropriate trim and color. Mill finished aluminum windows are prohibited. Large windows and interesting window shapes are encouraged to take advantage of the views available and solar applications. Be aware that there are code requirements for the size of bedroom windows to provide adequate ingress and egress.

9. SOLAR – Passive solar applications using greenhouses, atriums, skylights, other window expanses, airlock entries, etc., are encouraged.

10. FACTORY COMPONENTS – The use of “manufactured”, modular, or factory structures is generally prohibited in the subdivision. The Committee may approve the use of these components if they deem the exterior design meets the criteria set forth herein. Roof shapes, siding, and trim shall be field applied as necessary to prevent a “modular” appearance. Components must be placed on the foundation within 36 hours upon arrival at the site.

a. Before the Committee approves the use of any manufactured, modular or factory components and for improvements in the subdivision it shall receive from the owner a construction schedule showing at a minimum the projected date of the foundation inspection and the anticipated deliver date of the factory component.

b. Factory components may not be stored on open space or streets within Willowbrook and such components may only be stored upon an owner's lot.

c. To assure compliance with the prompt installation of a factory component an owner must deposit the sum of \$5,000 with the Association. Upon timely installation of the factory components upon the foundation the \$5,000 escrow will be returned to the owner. In the event an owner violates any part of these rules pertaining to installation of factory components, the Association may use the escrow to remove and store the factory components to a suitable offsite location and to reimburse the Association for any costs and attorney's fees it incurs as a result of such violation. Upon such breach the Committee's architectural approval shall be automatically revoked.

11. FENCES – Fences shall be constructed of wood or a combination of materials including wood approved by the Architectural Review Committee. No metal or chain link fences are allowed (see Section XVI, Paragraph 2).

12. CLOTHESLINES – Only retractable clotheslines are allowed, except for existing circular clotheslines in place on July 1, 1985.

13. SATELLITE DISHES – No satellite dishes are permitted in Willowbrook. The Owners will review this prohibition of satellite dishes at each annual association meeting.

Section 5. Approval Application.

1. Application for approval shall be made on forms and according to checklists provided by the Architectural Review Committee. Applications which do not present complete information on the forms provided, are drawn to incorrect scale or are not professionally drawn shall be returned to the applicant to be properly resubmitted before they are considered by the Architectural Review Committee.

2. Along with the application each owner proposing a project on any lot in Willowbrook shall also deposit \$500.00 into a Development Review Account to insure completion of the improvements in accordance with the Declaration, Bylaws and the plans proposed by the owner and approved by the Architectural Review Committee. If the Association expenses incurred in accordance with the review procedure set forth in these Bylaws are in excess of the amount in any Owner's development review account, the Owner shall pay such additional expenses to the Association upon demand.

3. Before a C.O. is issued, the Architectural Review Committee shall be notified and shall have seven days to inspect the premises to insure that all items covered by the covenants and approved plans have been complied with, including but not limited to construction clean-up, landscaping, restoring neighboring lots to natural state, paving, colors, etc. If the Architectural Review Committee fails to inspect or advise the Owner of any noncompliance or unsatisfactory condition within seven days, after the final inspection has been completed, it shall be presumed that all Architectural review requirements have been met.

These Architectural Guidelines were duly adopted by the Board of Directors at a meeting of the Board called for that purpose pursuant to the Bylaws of Willowbrook Meadows Owners Association.

Adopted: November __, 2020