DESIGN GUIDELINES

COMMUNITY:

1. Declarant established authority via CCRs
2. Winsome development will consist of 2.5 acre (Tier 1) to 5+ acre (Tier 2) lots
3. Common area and trail system enhancements: fire pit, mailbox kiosk, open rail fencing, entry monumentation
4. Dark sky concept www.darksky.org
5. Custom and Semi-custom homes
6. Standardized address signs at driveway entrance

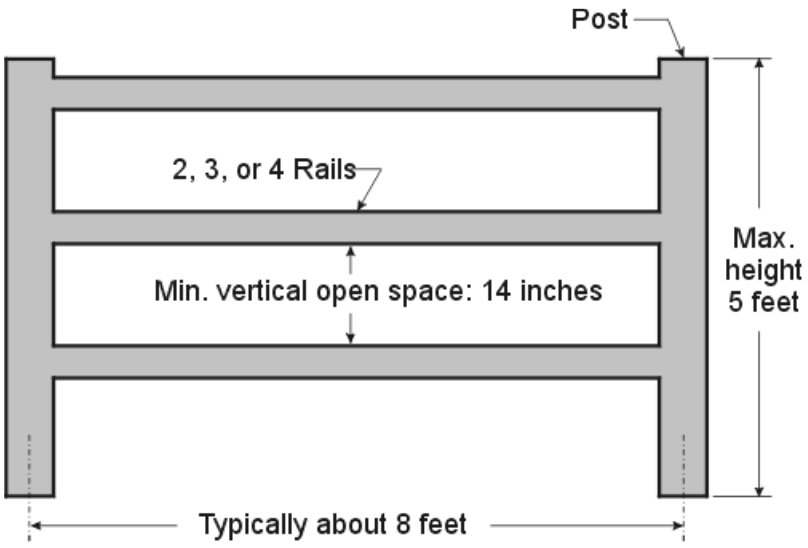
LOT:

1. Pre-construction Community Council submittal: All homes will be constructed within the building setbacks; per item number 16 of this document. No structures (primary or ancillary) are allowed to encroach within these setbacks. Provide minimum distance from the proposed structure to all property boundaries. The submittal needs to Identify the property boundaries, setback boundaries and all easement boundaries. Identify proposed location for well, septic tank, and leach field. Outline with a dashed line the maximum extent of the property area to be disturbed by the construction project. This shall include the area of the well and leach field. Also include no more than two proposed vehicle access routes into and out of the property during the project; all vehicle access and egress must be confined to these routes. All land beyond the limits of the disturbed area boundary must remain in its natural state (i.e. undisturbed). A full set of architectural renderings will also be required for submittal. These rendering need to include front, side and rear elevations for approval by the Community Council. See **Exhibit C** for Winsome Architectural submission form.
2. Address Signage (See **Exhibit A**): Each lot (lot owner) will be required to purchase and install the address sign, per design, found in Exhibit A. Each Address sign will be required to be installed within 10' offset from the front lot line on the right-hand side (facing the driveway) of each lot. In the instance of a flag lot, one Address sign will be installed on each side of the driveway within the 10' requirement.
3. Builder signage standards: Approval of sign design and size is required through the Community Council. No advertisement of other communities outside of Winsome allowed.

4. Well: Each Dawson Aquifer well may divert 0.6 acre-feet (195,510 gallons) of water annually for use in 1 single family residence; irrigation of landscape, irrigation of lawn and gardens; and watering of domestic animals and stock. An estimate 0.30 af for domestic use, 0.25 af for irrigation of lawns, garden and landscaping and 0.05 af for animals. A totalizing flow meter shall be installed on each well at each lot owners' expense. The well owner shall maintain the flow meter to monitor gallons of usage and keep in good working order. Permanent records of all withdrawals of ground water from each well shall be recorded at least annually by the well owners, permanently maintained, and provided to the Colorado Ground Water Commission. It is incumbent upon each lot owner to provide an annual well meter read to the Community Council by **January 15th** of every year. If not completed, the metro district has the authority to charge the homeowner a minimum of $250 to complete.
5. Driveways: To be finished as hard surface such as asphalt, recycled asphalt, concrete or masonry pavers. Will allow gravel with concrete apron at ingress/egress to the lot at the street with a minimum 20' x 12'. Maintenance is the sole responsibility of each lot owner. If concrete with color tinting will be used as the pavement, a color sample must be submitted to the Community Council for approval. Driveways will be a minimum of 12' wide. Culverts (see **Exhibit B**) shall be terminated with flared ends using stone or other masonry materials.
6. No more than 100 lumen light for exterior lighting enhancements; IDA (International Dark Sky Association) recommendations include minimized glare, fully shielded, and to minimize the amount of blue light in the night-time environment. (ALL LIGHTING MUST MEET IDA requirements) Any LED lights must be Low spectrum LED. Any exterior lighting on any lot shall either be indirect, or of such controlled focus an intensity, so as not to unduly disturb residents of adjacent or nearby property.
7. All outbuilding lighting needs to be directed, not broadcasted.
8. Clothing line(s) need to be pre-approved for location by Community Council prior to install.
9. Outbuilding/Ancillary structure: A maximum of two are allowed, per lot. All outbuildings, green houses, gazebos, trellis and detached structures must be preapproved by Community Council prior to construction. Exterior matches the main dwelling unit both in materials and color, TIER 1 (2.5 ACRE LOTS) sizes range 120 (min) – 1200 sq. ft. TIER 2 (5 ACRE LOTS) sizes range 120 (min) – 2000 sq. ft. Green houses are allowed; however, material needs to be a rigid acrylic panel and must be anchored.
10. Ancillary structures and outbuildings must be completed concurrently, or after, the primary residence has been completed and a CO (Certificate of Occupancy) received, but not prior to the construction of the primary residence.
11. Mother-in-law suite (ADU): 1000 maximum livable sq. ft with 28' maximum height.
12. Car ports: Allowed if attached to an outbuilding and screened on all sides.
13. Fencing: Community wide fencing plan consisting of 2, 3 or 4 rail fencing in cedar (standard grade split rail), treated lumber, vinyl or similar upgraded materials shall be required. **No white fencing allowed**. Privacy screening/walls must be submitted to Community Council for site specific approval. Gates shall match the same material of the fence. Decorative metal gates will be approved on a case-by-case basis when submitted to the CC for approval.

FENCE	FRONT	BACK	SIDE	FULL PERIMETER
TIER 1	Not Allowed	Allowed	Midway (of home) Allowed	Not Allowed
TIER 2	Allowed	Allowed	Allowed	Allowed (with gates)

13.1.



13.2.

ALLOWED

13.2.1. REAR FENCING: Minimum of four strand smooth single wire with min 6” nominal (square or round) posts allowed along the rear lot line. No standard T-posts or barbed wire allowed.

13.2.2. CORNER LOT FENCING: In the case of a corner lot, fencing detail approval through the Community Council is required on a per lot basis.

13.2.3. ANIMAL FENCING: Wire mesh fabric may be installed on the interior of a minimum 3 rail fence to provide an effective barrier to animals. The wire mesh must have openings of at least 4 square inches— typically not smaller than 2 inches by 2 inches. Wire mesh should have a dull, non-reflective finish, and it may be vinyl coated, but the color should not be a bright such as white, orange or yellow that would attract attention.

14. Dog runs: Maximum of 6’ in height and a maximum of 800 sq. ft, must have a 25’ set back from the rear and side yards and will not be permitted at the street side of homes. Alternatively, invisible (low volt) fencing is encouraged. These may not encroach into setbacks and remain clear of easements.
15. Trash: All garbage or trash containers shall be kept, at all times, in an enclosed attached garage or placed in a walled-in area designed to blend with the house so that they shall not be visible from other lots or from public roads. Trash containers are to be left out for no more than 24 hours on day of pick up.
16. Setbacks: Corner lot frontages determined by address.

SET BACK	LOT FRONTAGE	FRONT SET BACK	REAR SET BACK	SIDE SET BACK	BUILDING HEIGHT
TIER 1	200’	50’	25’	20’	30’
TIER 2	200’	50’	25’	30’	35’

ANIMALS:

1. Winsome will be zoned for Residential rural (RR2.5 and RR5) which will allow for animals under supervised 4-H projects to be allowed. No roosters or exotic animals allowed. No more than four (4) dogs and cats allowed and no more than two (2) hooved animals allowed in Tier 1 or four (4) hooved animals in Tier 2.
2. *Tier 1 and 2 break down*

ZONE	HORSES	CATTLE	GOATS	SHEEP	SWINE	POULTRY	ALPACA
TIER 1	0	0	2	0	0	4	0
TIER 2	2	1-2	4	2	0	6	4

3. No sheltering, pasturing or storage of animals on the lot will occur prior to the primary residence being completed with a finalized CO.

DESIGN ELEMENTS:

SQUARE FOOTAGE:

TIER	STYLE	MINIMUM	BASEMENT
TIER 1	RANCH	1600 footprint	YES / FULL
TIER 1	2 STORY	2500 (min 1200 main level)	YES / FULL
TIER 2	RANCH	2000 footprint	YES / FULL
TIER 2	2 STORY	3000 (min 1500 main level)	YES/FULL

** **Exclusive of porches, decks, basements and garages**

1. Crawl Space: There will be a minimum of 2000 sq ft on a single level needed to allow a crawl space.
2. No manufactured homes, metal homes, mobile homes will be permitted, including metal storage containers.
3. Floor plans: Any reuse of a plan, particularly on lots within close proximity, will require extensive exterior modifications to include architectural finishes, windows, and other enhancements. A minimum of three lot separation, on both sides of the of the street; including the rear of the lot.
4. Colors: Structural color schemes shall be compatible with the natural environment of the surrounding area. These will include earth tones. Vibrant colors are discouraged.
5. Finishes: Siding - Natural wood lap siding is allowed. Cement fiber-board siding materials are allowed as lap siding. Lap siding shall have a vertical reveal not exceeding eight (8) inches. A minimum of thirty (30) percent of the front exterior, excluding columns, of the residence and any detached Structure shall be of Masonry construction (e.g. brick, stone, cultured stone, stucco).
6. Side façade architectural requirements: An architectural appurtenance to subdivide the space is required every 150 sq. ft. Examples include a window, vent or a minimum of a 3’ masonry wains coat.

7. Porches/decks: On all elevated or walkout balconies, decks or porches, all materials exposed to view shall be permanently painted or stained to complement the color scheme of the primary dwelling unit. Supporting deck posts shall be a minimum of 6" up to 10’ and 8” for anything of greater than 10’. Natural wood decks must be painted or stained, and composite material is allowed. Porch columns eight (8) feet or higher from ground to column top, shall be not less than eighteen (12 inches square. If porch columns are less than 8’, then all porch columns should match the exterior front elevation material.
8. Solar Panels: When solar panels are used, they are to be integrated into roof designs and positioned parallel with roof slopes. Frames must be colored to complement roofs to which they are attached. Related plumbing and mechanical equipment must be enclosed and/or screened from view. Solar panels and related equipment must be maintained and in working order at all times. All broken panels or damaged equipment must be replaced immediately.
9. Roofing: Roofing materials and color shall be consistent with the architecture, color and exterior wall material of any structure. Roofing materials shall conform to the local building codes. Roof materials should have a manufacturer-limited warranty of not less than fifty (50) years, and a UL Class A fire rating. Asphalt shingle are allowed provided a high-definition shingle that presents a significant three-dimensional (architectural grade) appearance is specified. New and modern materials with shake, tile or slate appearance, and material consistent with hail/storm resistance are strongly encouraged. No 3 tab shingles will be permitted. The overhang (eaves) of the roof of the structure shall be at least 16 inches wide; wider overhangs are encouraged. The min roof pitch on all buildings shall not be flatter than a ratio of 6:12 horizontal. Exceptions and approval can be made on modern style architectural designs (no less than 3:12). Roofs shall be non-reflective and fire-resistant. Flat roofs are not allowed. Gables will have a minimum of 5:12 pitch.
10. Gutters and downspouts: Colors shall match and compliment the homes.
11. Roof penetrations: Must be finished to produce a non-metallic, non-reflective surface. No roof penetration shall extend more than twenty-four (24) inches above the roof surface without being encased within structural elements to integrate it with the house architecture—e.g. a chimney. All plumbing stacks and HVAC vents, where applicable, are encouraged to be on the rear most portion of the roof.
12. No roof mounted evaporated units or window air conditioning units will be allowed.
13. Garage doors: Minimum three (3) car garages. Side entry/access is encouraged. In the event that the garage is front facing, garage doors will be required to have architectural enhancements (window, wrought iron, arches, carriage door style).

LANDSCAPE:

1. Submittal/Approval: All landscape plans should be submitted to the Community Council for approval prior to installation. All details regarding plantings, fencing, turf areas, irrigation, flag poles, permanent fire pits and retaining walls will be required. These details should be inclusive of dimension and setbacks on a site plan. Additionally, details and locations impacting recreational structures (trampoline) will also need to be identified for approval.
2. Landscaping, erosion and weed control: Lot Owners are encouraged to nurture trees that are native and pre-existing to the lot, as well as the planting of native trees to the area and/or can thrive in this climate. All soils disturbed during the building process will be regraded to natural grade and require amended topsoil and seeded with a native grass mix. Weed control is the sole responsibility of each individual lot owner and imperative to the site (see below for Noxious Weed Management Plan). Importation of fill dirt and landscaping material from other locations is strictly prohibited unless it is certified as weed free. All lot owners must maintain drainage easements.
3. Noxious Weed Management Plan: List B species are the most prevalent on project and designated for suppression per Natural Features and Wetland Report dated October 2, 2018. Minimal List C species have also been identified. All lot owners are required to manage weeds on their property per the Colorado Noxious Weed Act and El Paso County guidelines.
    - **Prior to Construction**: Create a native habitat and weed control plan for open space areas. Planning topsoil management ahead of construction may decrease costs for weed control, restoration and grading.
    - **During Construction**: Prior to any grading of the non-weedy areas on the slopes north of the Creek, salvage the top six inches of topsoil so that it can be used to construct vehicle crossings and for re-vegetation of natural areas. Noxious weeds are most likely to become established in areas where the native vegetation and soil have been disturbed by construction. Thus, maintaining and then quickly re-establishing desirable vegetation post-construction will minimize weed infestations.

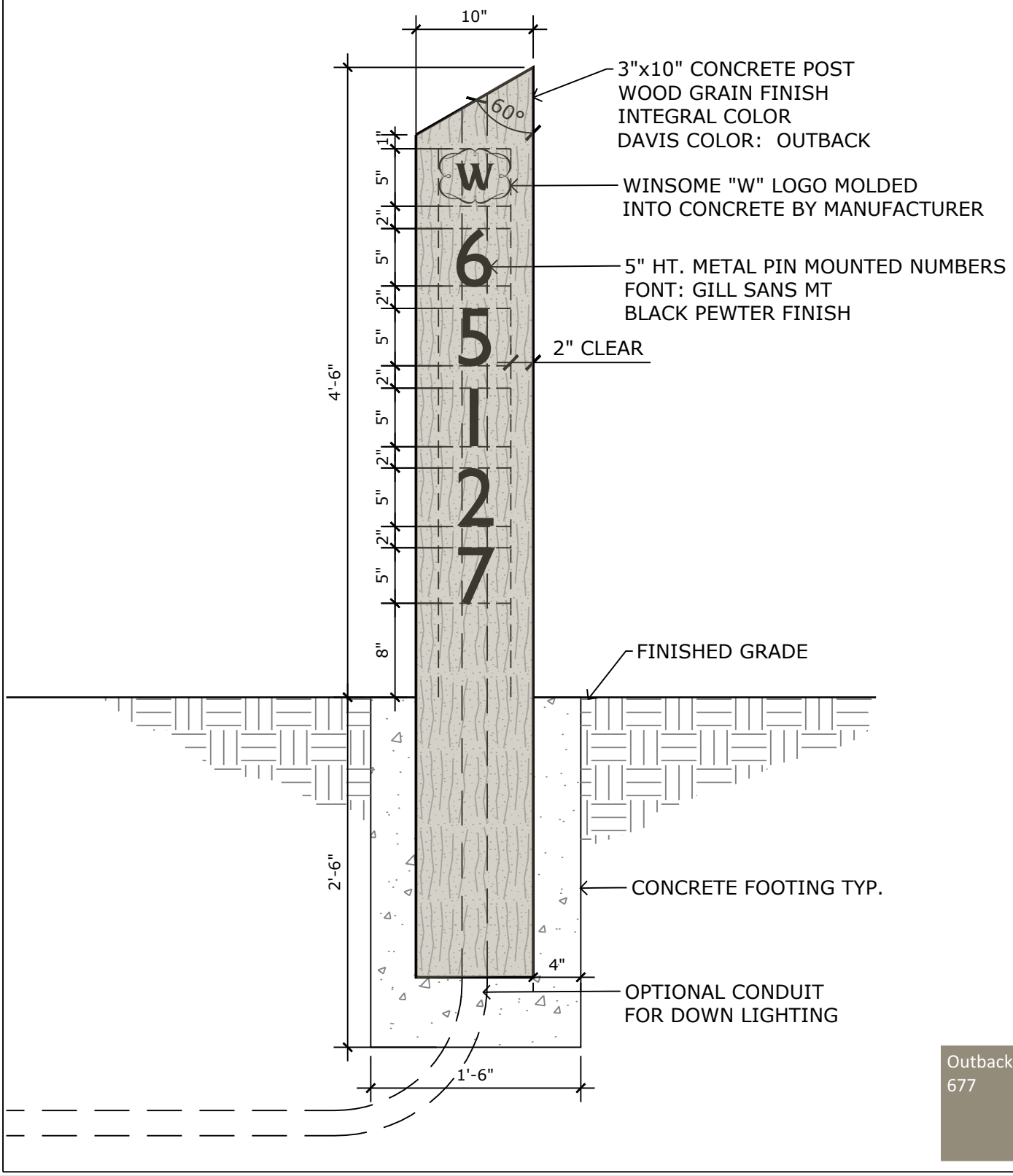
4. Irrigation: Residential use of water drawn from well must be in full compliance with the Conditions of Approval on the well permit.
5. Tree management/Fire wise per Falcon Fire Protection District: Trim low hanging tree branches within a 6’ clearance of the ground, trim any branches that are within 10’ of your house and building creating a defensible area. In an effort to maintain the integrity of the natural existing vegetation, any additional tree removal outside of 40’ beyond the building footprint must be approved by the Community Council. Any new tree installations shall maintain the 10’ defensible area.
6. Upon completion of the initial house construction, all areas disturbed by construction must be reestablished to its native state, or similar to pre-existing conditions.
7. Vegetable Gardens: Allowed within setbacks only on the rear or the side of the lot. It is incumbent upon the lot owner to maintain the garden. If it should become dilapidated the garden will need to be returned to original grade.

8. Each home site is required to have a minimum of 12 foundation plantings. EXP: Grasses, shrubs and/or trees.
9. Retaining walls: All retaining walls are required to be natural boulders, engineered wall systems (exp: Redi-Rock) or stone veneered over poured concrete.
10. Landscape Installing/Timing: All landscape should be completed and installed within 6 months or the first planting season (planting season APRIL– OCT) of C/O.
11. Landscape Maintenance: It is the responsibility of each lot owner to maintain their landscape seasonally and on a regular basis.

NEIGHBORLY AWARENESS: ****These activities are expressly prohibited in Winsome Community****

1. Trash burning: There will be no trash burning allowed. However, residents can choose to compost.
2. Propane tanks: Above ground tanks not allowed. If installed below ground, must be approved by Community Council, and installed with only the valve access above grade.
3. Firearms/archery: No discharge of fire-arms or draw and shooting of arrows.

EXHIBIT A



Outback
677

Winsome Address Marker

DATE: 8-20-2020

ISSUED FOR: Design Guidelines

DRAWN BY: JBS

SCALE: 1" = 1'-00"

DWG. REF.:

DWG. #:

Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Ave.
Suite 200
Colorado Springs, CO 80903

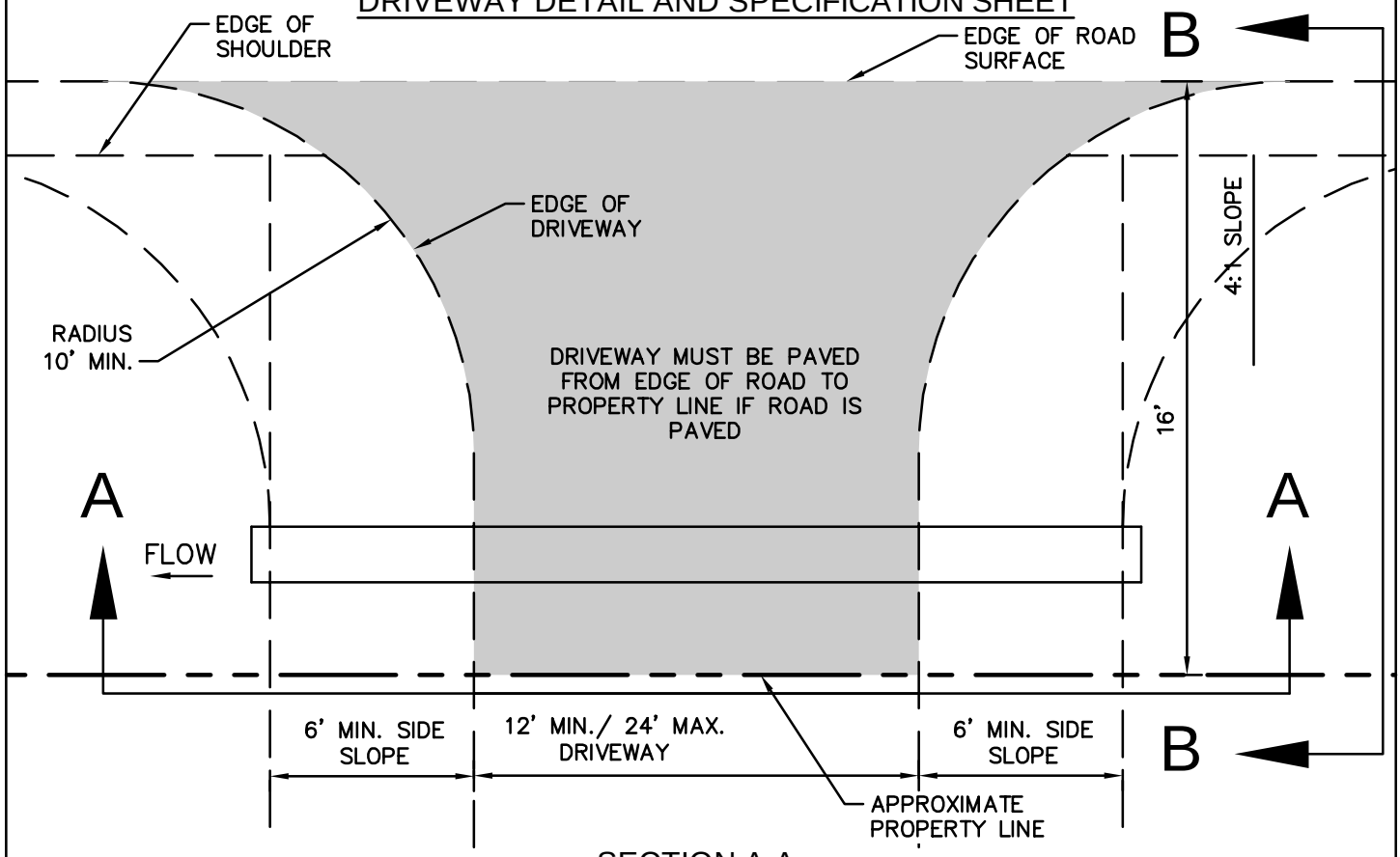
Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

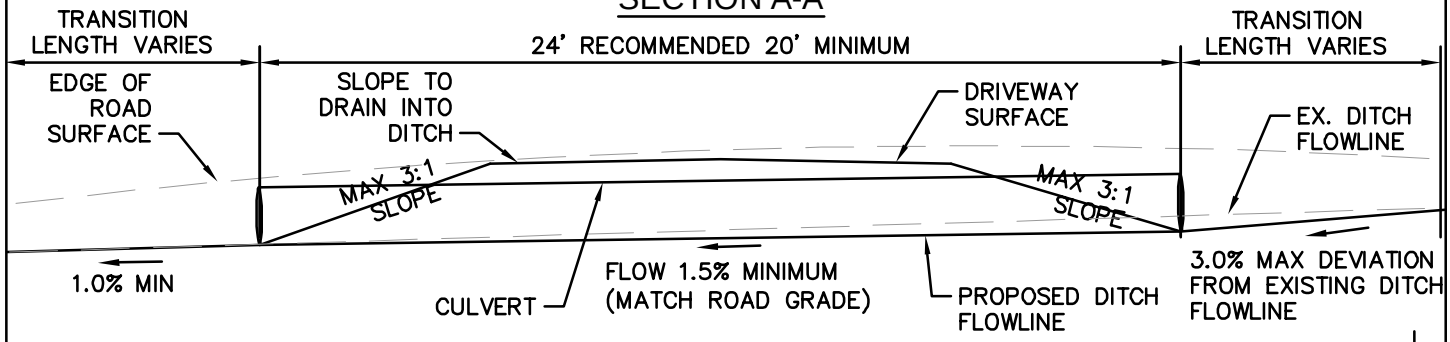
P:\Pro Terra\McCune Ranch\Drawings\L-Arch\Site Details\Winsome_SiteDetails_CD's.dwg [AddressMarkerDetail] 8/20/2020 1:53:45 PM bswenson

EXHIBIT B

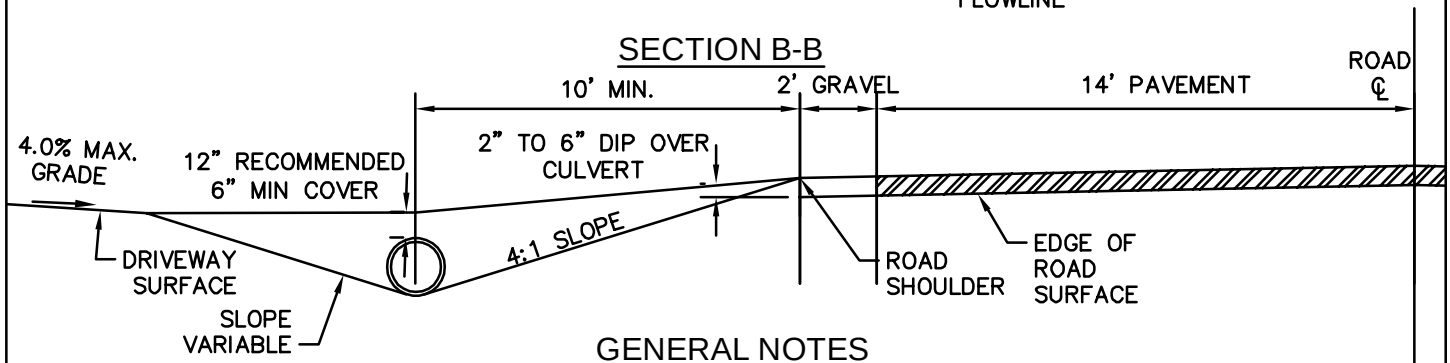
DRIVEWAY DETAIL AND SPECIFICATION SHEET



SECTION A-A



SECTION B-B



GENERAL NOTES

1. MINIMUM CULVERT DIAMETER IN ROADSIDE DITCH IS 18 INCHES, IF CULVERT IS REQUIRED. LARGER DIAMETER CULVERT MAY BE REQUIRED FOR PROPER DRAINAGE.
2. ACCEPTABLE PIPE MATERIALS; CORRUGATED STEEL, REINFORCED CONCRETE.
3. DITCH TO BE GRADED TO DRAIN AT PIPE INLET AND OUTLET AS NEEDED FOR PROPER DRAINAGE.
4. REVEGETATION OF DISTURBED AREAS IS REQUIRED.
5. MAINTENANCE RESPONSIBILITY OF CULVERT AND DITCH FOR A DISTANCE OF TEN FEET BEYOND EACH END REST WITH THE PROPERTY OWNER AFTER INITIAL INSTALLATION.
6. UTILITY LOCATIONS MUST BE OBTAINED PRIOR TO ANY EXCAVATION.
7. ANY CHANGES TO THE ABOVE DESIGN MUST BE SUBMITTED AND APPROVED BY THE COUNTY PRIOR TO CULVERT INSTALLATION.

EXHIBIT C

Winsome Metro District Architectural Submission Form

Applicant Information:

Applicant/Homeowner: _____

Property Address: _____

Property Legal Lot and Block: _____

Day Time Phone: _____ Email address: _____

Contractor Information:

Contractor Name/ Company: _____

Contractor Phone: _____ Contractor Email: _____

Project Start Date: _____/_____/_____ Project End Date: _____/_____/_____

Requested Modification or Addition (check all that apply):

- ☐ Principal Structure/Building
- ☐ Detached Building
- ☐ Garage
- ☐ Landscaping
- ☐ Colors or materials
- ☐ Fence
- ☐ Play Equipment
- ☐ Solar Panels
- ☐ Signage
- ☐ Shed
- ☐ Mailbox
- ☐ Retaining Wall
- ☐ Exterior Modification
- ☐ Patio/ Arbor/ Deck
- ☐ Other: _____

Make sure you have included all of the following information:

- A completed Submission Form (**including signature of the Owner/Applicant Acknowledgement on page 3)**
- An emailed description of the project, including height, width, depth, materials, colors, etc.
- A complete set of drawings for the improvement
- Site plan showing the location of the house along with any other structures on your lot and the proposed structure (including dimensions from the property line or other structures)
- Materials list of the project
- Technical data / cut sheets if applicable
- Applicable Review fee - $300 for principal structure and comprehensive plan review, $75 per application for other improvement review paid to Winsome Metropolitan District No. 1

Please send your request to:

Winsome Metropolitan District
C/O Public Alliance, LLC
355 S. Teller St, Suite 200
Lakewood, CO 80226
ATTN: AJ Beckman

Phone: 303-877-6284

Email: aj@publicalliancellc.com

EXHIBIT C

Owners Acknowledgements:

I understand:

- That no work on this request shall commence until I have received approval of the **Community Council** (CC).
- Any construction or alteration to the subject property prior to approval of the **Community Council** is strictly prohibited. If I have commenced or completed any construction or alteration to the subject property and any part of this application is disapproved, I may be required to return the subject property to its original condition at MY OWN EXPENSE. If I refuse to do so and the District incurs any legal fees related to my construction and/or application, I will reimburse the District for all such legal expenses incurred.
- That any approval is contingent upon construction or alterations being completed in a neat and orderly manner.
- That there are architectural requirements covered by the Covenants, design guidelines and a board review process as established by the Board of Directors.
- All proposed improvements to the property must comply with city, county, state and local codes. I understand that applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver of modification of any codes. My signature indicates that these standards are met to the best of my knowledge.
- That any variation from the original application must be resubmitted for approval.
- That if approved, said alteration must be maintained per the Declaration of Covenants, Conditions and Restrictions for the Winsome Community.
- This alteration will not detrimentally affect the proper drainage of any common areas or surrounding lots. I will be responsible, at my expense, to correct any drainage problems to such areas that may occur as a result of this work or alteration. Additions or alterations must not affect the grades, swales, and drainage patterns established by Builder, which assure that any water falling on the property, surrounding the Residence, whether from natural precipitation or lawn irrigation, will flow positively away from the Residence. I will be responsible at my expense for any damage caused to my house or bordering properties resulting from grading modified by this work or alteration.
- *The Builder/Applicant acknowledges and agrees that the Community Council and Metro District assume no liability resulting from the approval or disapproval of any plans submitted. The Community Council and the Metro District assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governing authority requirements. The Community Council's review, comments, and/or approvals do not relieve the Builder/Applicant of their responsibility and obligation to comply with the Master Declaration or Design Guideline as applicable. The Builder/Applicant agrees to grant the Metro District access to property at any reasonable hour to inspect for compliance issues.*
- *It is the duty of the owner and the contractor employed by the owner to determine that the proposed improvement is structurally, mechanically and otherwise safe and that it is designed and constructed in compliance with applicable building codes, fire codes, other laws or regulations and sound practices. The Metro District, the Community Council and any employee or member thereof, shall not be liable in damages or otherwise because of the approval or non-approval of any improvement.*

I certify that the above information is an accurate representation of the proposed improvements and that the work will conform to applicable codes, covenants and standards. I also certify that the improvements will be completed in accordance with the approved application. I understand that construction is not to begin until approval has been received from the Architectural Control Committee. The Architectural Control Committee has permission to enter the property to make inspections, as they deem necessary.

Applicant Signature: _____ Date: ___/___/_____
Owner (if not applicant) Signature: _____ Date: ___/___/_____

EXHIBIT C

Informational Addendum:

REVIEW PROCESS – Your Metro District's governing documents stipulate the amount of time the CC may take to render a decision. However, the CC will make every reasonable effort to expedite the review process. Applications will be reviewed during the timeframe for completeness and the CC may request additional information to help clarify your proposal.

APPLICATION – The application must be accompanied with necessary documents, photos, drawings, brochures, and information necessary to present to the CC. Property owners must sign the application. Contractor's signatures for property owners will not be accepted. Modifications are not permitted to commence until the modification has been reviewed and approved by the CC.

NOTIFICATION - All owners will be notified in writing by email once the request has been approved or denied.

APPEALS – If your association allows appeals of an CC decision, requests must be based on the association documents and timeframes stated by the documents.

****For Office/ Committee Use Only:**

Date submission received: _____/_____/_____ Committee Approval/ Denial Date: _____/_____/_____

☐ APPROVED ☐ APPROVED W/ STIPULATIONS ☐ DENIED ☐ DENIED- INSUFFICIENT INFORMATION

Authorized by: _____

Stipulations/ Comments/ Suggestions:

_____

_____

_____

_____

Applicant Notified by: _____ on:_____ via:_____