

TWILIGHT TRAILS ESTATES

ARCHITECTURAL GUIDELINES

Architectural Style: Homes shall be designed by a licensed architect or residential home designer. Homes that are planned by a "design/builder" will be considered, but are not encouraged. Style of architecture shall be in conformance with designs commonly used in the area and the Rocky Mountain region. Homes will have pitched roofs, however, "flat" roofs may be considered if a lesser part of the overall, roof design. The building "footprint" shall have at least 10 changes of direction of 45 degrees or greater - exclusive of bay windows, chimneys or other similar "pop-outs".

There shall be no geodesic domes, "A" frames, pyramids, glass & steel or other non-traditional styles. Adobe construction or "Santa Fe" styling will be considered, however, the design must be in harmony with other homes in the subdivision.

Roof Line: It is the general plan and scheme of the Property to avoid overly simple and/or plain roofs and to promote a sense of balance among all of the houses. The following restrictions shall apply to roofs:

The minimum pitch of a roof shall be 6:12, except that small "shed" roofs can be less than 6:12 if it comprises less than 20% of the total roof area. An example of this would be a porch/entry roof. Maximum roof pitch would be 12:12 except for limited area comprising no more than 5% of the total roof area. An example of this would be a small dormer or cricket.

No roof area may be closer than 9' to the surrounding grade. This is intended to preclude "A" frames that extend to ground.

Each roof must have a minimum of 5 different pitch areas with each pitch representing at least 5% of the total roof area.

Roof: All roofs must be an "architectural" grade composition shingle, slate or tile. No single tab composite may be used. Approved colors are - gray, dark green, charcoal, brown, tan, gray/brown mix or similar color. Unacceptable colors would be white, red, blue or other more stark colors. Other roofing materials may be considered if deemed appropriate by **ARC**.

Siding: Approved external sidings shall be wood, simulated wood, stucco, stone, cultured stone or brick - subject to the following conditions:

No plywood (T-111) siding except in limited areas - for example, tops of gable ends and only if painted or stained a solid color and only if used with applied batts or other material. Natural wood siding is approved as long as it is stained and properly maintained. Deep eaves are recommended to avoid ultra-violet sun damage.

Hardy Board or other simulated wood with cement base is acceptable, if painted.

Stucco is approved if used in combination with wood or stone and provided that the stucco area does not comprise greater than 65% of the total exterior siding surface.

Use of stone or brick is encouraged provided that it does not comprise more than 35% of the exterior siding surface.

Windows: Any quality window except bright silver - anodized aluminum is acceptable. **Windows with wood interiors and metal or vinyl exteriors are strongly encouraged.**

Colors: It is the general plan and scheme of the Project to preclude the use of bright colors. Earth tones are encouraged.

Fencing: Lot fencing shall meet CDOW and **Association** requirements for passage of wildlife. Fencing within the Residential Building Area shown on plat can be higher than the CDOW recommended 42" to protect plants, gardens and pets. Preferred fencing materials are split cedar (3 rail), PVC, pipe and treated or varnished wood. Rough cedar "coyote" fencing is also an option. "V" mesh wire is acceptable to keep pets in and predators out.

Roof mounted units (HVAC units, satellite dishes, etc.): Such equipment shall be hidden from view as much as possible.

Landscaping: Tasteful landscaping is encouraged with considerable consideration given to native vegetation and “xeriscaping”. The Association will furnish any owner with a list of preferred plants and other guidelines to insure conformity in planting. Plants that will draw bears, elk and deer to the Property are discouraged. Gardens shall be fenced properly to avoid attraction to area wildlife. Plants that promote privacy and noise abatement without compromising valley views are encouraged.

Landscape plans are required before planting. Removal or clearing of existing landscaping shall also require a landscape plan.

Animal Confinement. The construction of paddocks, loafing sheds, confinement pens, corrals, or similar structures shall be subject to review and approval of the ARC, shall not exceed 20% of the individual Lot size in combination with all outbuildings and shall be located at a reasonable distance from all residential dwellings. Dog runs may be located within the Residential Building Area (See Plat).

Lighting: Outside lighting on residences shall be directed toward the ground wherever possible and shall not spill onto other properties in the subdivision or within the neighborhood.

Fireplaces: Gas fireplaces and stoves are preferred; however, one EPA-approved solid fuel burning appliance may be installed in each home. Additional gas-fired appliances may be installed. Open fireplaces are discouraged and may not be approved by environmental authorities.