

COBBLE CREEK GOLF COMMUNITY  
DESIGN REVIEW COMMITTEE  
GENERAL DESIGN REGULATIONS – STRUCTURES

## **1.0 EXTERIOR LIGHTING FIXTURES**

A. All permanently installed external lighting fixtures must be shielded such that the light source (e.g. bulb) is not directly visible when viewed from the property line. Light from such fixtures should be directed in such a way that no spillover of light from external fixtures to adjacent properties should occur. Homeowners should submit external lighting fixture choices to the DRC prior to their installation.

**Adopted and Effective 05/03/2016** and applies to exterior lighting on all new homes/structures approved after this date **and** the replacement of exterior lighting fixtures on existing homes/structures undertaken after the effective date.

See City of Montrose Lighting Code 4-13-3 for additional information related to exterior lighting requirements.

## **2.0 PERGOLAS, DECKS AND SIMILAR STRUCTURES**

A. The DRC will review applications for constructions of pergolas, decks and similar structures. Evaluation criteria, at a minimum, will include

1. Location on the lot
2. Design aesthetics – e.g. size of structural elements; manner in which elements are joined together etc.
3. Materials to be used – generally, due to the exposure to the harsh environmental conditions in our area, the DRC only approves non-wood material (e.g. alumawood for pergolas) for these structures. Exceptions to this may be made based on location (e.g. amount of projected sun exposure) and/or size of structural elements (e.g. beams, posts etc.) to be used.

**Adopted and Effective 05/03/2016**

## **3.0 RETRACTABLE AWNINGS, SOLAR SHADES AND SIMILAR EXTERIOR FEATURES**

A. Retractable Shading/Privacy devices (referred to as awnings for the purposes of this regulation) attached to the exterior of the house must be approved by the DRC as to color, location on the home and general design. A solid color should be used for the awning and should either match or compliment the color of the house. Generally, the DRC will not approve awnings on the “street side” of homes.

B. Depending on size and location of the awning, the DRC may require the installation and use of wind sensors to automatically retract awnings in the event of high winds - -a common occurrence in CC.

C. Solar shades that "store" and are thus invisible when not in use, and which only go up/down and are solid color do not need DRC approval to be installed. The same applies to retractable patio umbrellas. All other "shading systems", whether temporary or permanent, require DRC approval prior to installation.

**ADOPTED AND EFFECTIVE 08/30/2016**

COBBLE CREEK GOLF COMMUNITY  
DESIGN REVIEW COMMITTEE  
GENERAL DESIGN REGULATIONS—LANDSCAPE

**1.0 EXTERIOR ORNAMENTATION**

A. Placement of any exterior “structural ornamentation” (including, but not limited to sculptures, wind sculptures, windmills etc.) that exceed 40 inches in height must be approved by the Cobble Creek Design Review Committee both as to form and location.

**Adopted and Effective 05/03/2016**