

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

4.0 EXTERIOR ANTENNAS

A. Exterior antennas designed to acquire television, radio and internet "over-the-air" signals must be approved by the Design Review Committee (DRC) prior to installation. Approval requests should, at a minimum, include the size and shape of the antenna and its location on the house or lot.

B. Antenna size is limited to 1600 square inches in surface area and should be located in such a way that they are minimally visible from the street side of the lot.

C. Only antennas with the purposes specifically indicated in A above will be considered for approval. All other exterior antennas are prohibited in Cobble Creek.

Adopted and Effective 03/20/2017

5.0 – REQUIREMENT FOR LANDSCAPE IRRIGATION CONNECTION

A. In recognition of the requirement in Cobble Creek (all phases) that new homes have an irrigation system to provide water to landscaped elements (e.g. grass, trees, plants), it is required that during the construction phase of new houses that an external water source connection, suitable for irrigation purposes, be installed on an exterior side or rear wall of the house. The exact location will be determined in consultation with the DRC representative for the project.

B. It is recognized that some patio home lots in Cobble Creek obtain irrigation water from a source other than city/domestic water supplies. This requirement is still applicable in those cases as drip irrigation systems have fewer problems with particulate matter interfering with the flow of water when connected to a domestic water source.

ADOPTED AND EFFECTIVE 09/25/2017

6.0 – EXTERIOR COLOR OPTIONS FOR HOMES IN COBBLE CREEK

BACKGROUND – All Cobble Creek (CC) Design Regulations (Phase 1 and 2 4.2.4.ii; Enclave and Phase 2 Patio 4.3.4.ii; Enclave Patio and San Sophia West 4.2.4.iii) specify under Building Materials that homes in CC be “earth tones” or “white base” in their exterior color with complimentary trim unless otherwise approved by the Design Review Committee (DRC). The purpose of this Design Regulation (DR) is to provide home/lot owners and the DRC with a definition of the color terminology used in the DRs.

A. Earth Tones– defined as: A color pallet of brown tones or any of the rich colors containing some brown.

B. White Base Colors – defined as some shades of gray or off-white hues.

C. Regardless of the color proposed, the DRC requires the submission of a large (8 X 10 inch minimum) sample that shows the material, finished texture and color proposed. Alternatively, instead of a color sample, and at the discretion of the DRC, for homes proposing an “earth tone” (as defined above), if the proposed color/texture is already in use in CC the DRC can be directed to use that home as a color sample.

Adopted and Effective: 09/17/2018

7.0 – ELIMINATION OF REQUIRED BUILDING PERIOD

A. BACKGROUND – Some Cobble Creek Design Regulations (Phase 2 and Enclave 4.1.13; Phase 2 Patio and Enclave Patio 4.1.12) contain language requiring construction of a home must commence no later than 24 months following purchase of a lot.

B. Regardless of when a lot was purchased, the Design Regulations referenced in A above are hereby eliminated and will not be enforced.

ADOPTED AND EFFECTIVE: 07/26/2019