

Bear Creek Homeowners Association

In order to attain the highest quality of development and construction and to ensure lasting value, it is to the benefit of all owners to have a guideline of architectural standards. Through these standards and guidelines, the quality of workmanship and materials, harmony of exterior design and color with existing structures and the location with respect to existing topography and finished grade elevation, is established.

These architectural guidelines, adopted by the Architectural Advisory Committee (AAC), are intended to provide owners with the opportunity to secure individual freedom of design and style while maintaining quality and harmony with the particular lot and general landscape. Any questions or inquiries regarding these Guidelines should be made to

Accessory Buildings

Detached accessory buildings must be approved by the AAC and shall be no longer than 8 feet by 10 feet. Construction materials shall be the same as that of the house and shall be a maximum total height of 8 feet, fenced in the rear of the lot screened from public streets, common areas and adjoining lots. In the event the accessory structure is attached to and incorporated in the principal dwelling, the height may exceed the 8 feet limitation subject to AAC approval.

Brick or Stone

At least 150 square feet of brick or stone will be placed on the street elevation of each home. The placement and color of the brick or stone shall be approved by the AAC.

Building height

Height restrictions will be 35 feet unless otherwise noted on plat. Building height means the maximum possible distance measured adjacent to the building foundations at right angles from the natural undisturbed ground slope and natural grade to the highest possible point of a structure. The exceptions are chimneys, flues, vents or similar structures that may extend 2 feet above the specified maximum height limit subject to AAC review.

Questions or inquires shall be made to:

Bear Creek Homeowner's Association
c/o Source HOA LLC
1404 Hawk Parkway Unit 215, Montrose, CO 81401
info@sourcehoa.com

Architectural Standards and Guidelines

Building Setbacks and Minimums

- All lot corner monuments are available to establish dimensions for the required building setbacks. Building setback requirements must be adhered to as identified for the Bear Creek Subdivision by the city of Montrose Planning Department.
- The total furnished living area of any main structure shall be a minimum of 1100 square feet for single story dwellings and a minimum of 1400 square feet for two story types, excluding open porches, garages and basements. Bi-level and tri-level homes shall have a minimum of 1500 square feet of total finished living area with at least 800 square feet of living area on the main level. All units shall have a minimum of a two car garage and a maximum of 400 square feet. All measurements shall be on the outside dimension of the walls and derived from builder plans.

Color

The color of all exterior materials will be subdued to blend with the colors of the natural landscape. Muted earth tones, primarily in hues of heather, brown, charcoal, or gray, are recommended. Occasional accent colors used judiciously and with restraint may be permitted including white clad windows and entry doors. The maximum of one color each for the field and trim is encouraged. Light tones, which unduly contrast with the surrounding landscape, may be prohibited by the AAC.

Fencing

- Perimeter rear yard fencing shall be 6 feet high dog-eared cedar privacy fencing. No other type of rear yard fencing will be allowed. Rear yard is defined as the area behind the street facing corners of the home. Screen fencing (6 feet cedar) and sufficient landscaping must be used if vehicles, boats, or other items are to be stored on the exteriors of the home. It is imperative that the front yard streetscape of all homes be free from viewing stored vehicles and personal belongings. No recreational vehicles, trailers or motor homes can be stored on the property.
- The only front yard fencing allowed will be cedar split rail not to exceed 3 feet in height. All landscape plans and fencing plans need to be submitted to AAC for approval prior to installation.
- All fencing shall be kept in good repair and aesthetically acceptable with a pre-selected oil and stain approved by the AAC to be applied when necessary. Before installing a fence, the homeowner needs to call for utility locations such as power, phone and irrigation lines which are located in the rear, sides and front of the lots. If you damage a line, you will be charged for the repair.

Grading and Drainage

- Drainage away from the foundation of the home is imperative. The Contractor has installed downspout extensions on the gutter system to insure roof water disbursement away from the foundation. Prior to landscaping, a slope should occur in the first 5 feet at a 2% grade. Grading and drainage shall adhere to the AAC recommendations.
- When landscaping, at least a 3 feet border of rock or bark needs to be extended around the entire perimeter of the house to keep water away from the foundation. The border should not contain any plant or shrubs needing water with 3 feet of the foundation. For aesthetic value, it is recommended that the border be designed in an irregular manner rather than parallel with the foundation. It is also recommended that a weed barrier be placed in the border prior to the placement of rock or bark.

Landscaping

Each lot in Bear Creek will be irrigated with domestic water. This means your sprinkler system will operate off of your house water. The landscape guidelines are developed to minimize water usage yet promote an aesthetically pleasing neighborhood.

- The front yard of each home will be at least 50% grass. The front yard is defined as any area between the two corners of the street facing plane of the home.
- The front yard of the home shall have at least two trees of 1" diameter or greater. If a tree dies, it needs to be replaced.
- Each owner shall keep all shrubs, trees, grass and plantings of every kind on his lot, and all planted areas between his lot and adjacent streets, if any, neatly trimmed, properly cultivated, and free of trash, weeds and other unsightly materials. Shrub beds and plantings are encouraged.
- The front and rear yard of the home are to be landscaped within six months of purchase. Your landscape plan needs to be approved by the AAC prior to commencement of landscape installation.

Roofs and Patio Structures

The roofs shall have a minimum pitch of 5 in 12 and a maximum of 12 in 12 pitch. Roof materials shall be covered with either earth tone color architectural asphalt shingles, or earth tone color tile roofs. Patio structures installed shall blend with and compliment the principal dwelling. No aluminum or plastic patio roofs shall be allowed.

Bear Creek Homeowners Association, Inc.
Architectural Advisory Committee