

BEAR CREEK HOMEOWNERS ASSOCIATION, INC.

Architectural Advisory Committee

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Bear Creek is a master planned community- Conditions, Covenants, and Restrictions (CC&R's) are recorded with each lot to help protect property values and maintain desired lifestyles. All property owners are required to obtain **written approval** from the Bear Creek Architectural Advisory Committee **PRIOR** to making any changes, improvements or additions to the exterior of their property.

Please complete the form below and attach an accurate drawing of your Lot depicting the exact location of your proposal. These should include a site plan and an elevation showing the proposed location, dimensions, colors, and materials. Also include color and material samples. Drawings of brochures of similar projects may also be submitted. Sufficient information must be provided to enable the Committee to understand your proposal and its potential impact in order to avoid unnecessary delays. All items submitted will be retained for the records of the Architectural Advisory Committee.

Owner's Name(s) \_\_\_\_\_ Phone Number \_\_\_\_\_

Mailing Address \_\_\_\_\_

Physical address of property \_\_\_\_\_

Email Address: \_\_\_\_\_

Proposal (short description) \_\_\_\_\_

Work to be performed by: \_\_\_\_\_

Estimated start date: \_\_\_\_\_ Estimated completion date: \_\_\_\_\_

**Please read and sign the statement below. (Must be signed by the Homeowner before submittal will be reviewed.)**

1. My Homeowners Association fees are paid—and current.
2. I owe no liens and fines to the association.
3. I will comply with all applicable City and State laws and obtain all required permits. I will maintain all improvements. I understand and agree that:
  - The Bear Creek Architectural Advisory Committee will return a letter of determination to me after a review within thirty (30) days.
  - **No work shall commence until written approval of the Architectural Advisory Committee has been received by me.**

HOMEOWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Please email this form to the email address above or mail it to 1127 Fivemile Creek Ave.

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Form Received: \_\_\_\_/\_\_\_\_/\_\_\_\_ Form completely filled out: YES / NO

Committee Recommendation and Date: Approved \_\_\_\_ Disapproved \_\_\_\_

Architectural Advisory Committee Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board Signature: \_\_\_\_\_ Owner Notified: \_\_\_\_\_

**PLEASE SUBMIT A SKETCH OR DRAWING OF THE PROPOSAL IN THE SPACE PROVIDED AND INCLUDE ANY OTHER PICTURES, DRAWINGS OR OTHER INFORMATION (including colors) THAT WILL HELP IN THE COMMITTEE'S REVIEW PROCESS.**

SKETCH AREA

**NOTES / EXPLANATIONS:**

# Architectural Standards and Guidelines

## Bear Creek Homeowners Association

In order to attain the highest quality of construction and to ensure lasting value, it is to the benefit of all owners to have a guideline, 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 AAC.

### Accessory Buildings

Detached accessory buildings must be approved by the AAC and shall be no bigger than 8 feet by 10 feet. The exterior color and shingle color shall be the same as the house and shall be a maximum total height of 8 feet. The structure should be placed 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.

### Fencing

**The City of Montrose** requires a permit for building a fence and that it is approved before you begin construction. Permit Application: (<https://www.cityofmontrose.org/DocumentCenter/View/33437/Fence-Permit-Application>).

**The HOA Guidelines** are as follows: Perimeter rear yard fencing shall be 6 feet high, dog-eared cedar privacy fencing with the **smooth side of the fence facing outside**. 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. This fence or 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, trailer or motor homes can be stored on the property. An RV can be parked on the street for up to 3 days for loading and unloading.

The only front yard fencing allowed will be cedar split rail not to exceed 3 feet in height.

All fencing shall be kept in good repair and aesthetically acceptable with a pre-selected stain approved by the AAC to be applied when necessary. Approved stains may be bought at Home Depot and are:

**“BEHR Premium wood – Exterior Wood Stains & Finishes Color chart  
In SEMI-TRANSPARENT Stain & Sealer”**

Option #1 – Cedar Naturaltone ST-533, Option #2 – Redwood Naturaltone ST-122  
Option #3 – Behr Premium Waterproofing Wood Finish

All landscape plans and fencing plans need to be submitted to AAC for approval prior to installation. Before installing a fence, the homeowner needs to call 811 for utility locations such as power, phone and irrigation lines which are located in the rear, sides and front of the lot. 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 and recommend that a good weed barrier be used.

## **Landscaping**

A plan for only the front yard needs to be submitted UNLESS you own a house built on a corner lot and don't plan to install a 6 feet high cedar which hides the back yard. You will then need to submit plans for both the front and back yards.

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

You have several options when planning your landscape. You may choose all turf grass, all xeriscape or a combination of the two. If you do plan to use xeriscape it is very important that you read the three-page paper outlining Bear Creek's guidelines on xeriscape included with this material. Xeriscape needs to be planned. Just covering your front yard with gray gravel will never be approved. Your plan needs to be attractive which will add to the value of your house.

All plans for your front yard need to include at least one tree with a 2" diameter trunk, a variety of drought resistant plants and different sizes and color of gravel or stone. All trees, plants and shrubs need at least a 3-foot diameter of bark or mulch to help retain moisture. When buying plants or bushes you need to purchase them in at least 5 gallon size pots. The plan that you submit needs to include the name of each tree, plants and bushes.

All shrubs, trees, grass and plantings of every kind need to be 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.

**Important: Do not start planting or working on your yard until your landscape plan has been approved.**