

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

2.0 – PLACEMENT OF SIGNS AND SIMILAR FEATURES ON LOTS IN COBBLE CREEK

DEFINITIONS – References to “signs” in this section refer to all informational and/or decorative objects including, but not limited to, banners, flags, signs, placards, etc.

LANGUAGE – No language or symbols deemed obscene or profane may be used on any sign or like object.

BACKGROUND – The Amended and Restated Declarations of Covenants and Restrictions of the Cobble Creek Golf Community filed May 28, 2015 assigns responsibility to the Cobble Creek Design Review Committee (3.6.13.i) to establish standards for signage and publish those in the Design Regulations for the Community.

A. Political Signs – Covered by Cobble Creek CC&R 3.6.13.ii and Colorado State Statute. Owners may install one political sign per political office or ballot issue that is contested in a pending election. The maximum dimension of each sign is limited to 36 inches by 48 inches or the maximum size allowed under city municipal code. The display of political signs is allowed 45 days prior to the day of an election and 7 days after an election.

B. For Sale and For Rent signs are permitted in the Cobble Creek Golf Community. One (1) sign may be placed on a lot containing a residence, or a vacant lot, provided they meet the following criteria:

1. The sign can be no larger than 24 inches by 36 inches and no more than 36 inches in height.
2. If placed on a lot with a residence, the sign must be placed in the front of the lot, adjacent to the driveway and at the back of the sidewalk fronting the lot.
3. If placed on a vacant lot the sign must be placed within 10 feet of the street
4. No signs are permitted at the side or back of any lot.
5. Signs must be removed within 10 days after completion of the sale or rental transaction.

C. Temporary Signage – signs of a temporary nature (in place for no more than 72 hours) can be placed in the community provided they are no larger than the signs specified in “B” above.

D. Signs deemed to be promoting the Cobble Creek Golf Community (e.g. “Future Home of”) are permitted. Approval for such signage as to size, content and location must be obtained in advance from the Cobble Creek DRC.

E. Informational Signs –Explicitly allowed in the CC Community on lots with residences are: signs denoting the presence of a security system; signs warning of a potential danger (e.g. dog) on the lot.

1. These signs can be no more that 121 square inches in size and extend no more than 36 inches above the ground.
2. These signs can only be placed in the front of a residence. Approval to place signs either on the side or back of a lot must be obtained from the DRC.
3. Signs should be no more that 10’ from front of house

F. All other signs not specified above must be approved in advance of placement by the Cobble Creek DRC. Requests for approval must contain at a minimum: Content of sign; size of sign; location of sign; and, length of time sign will be in place.

ADOPTED AND EFFECTIVE 10/11/2016

AMENDED: 07/30/2020

3.0 – PLACEMENT OF RAIN BARRELS ON LOTS IN COBBLE CREEK

In 2016 Colorado law was changed to allow homeowners to have up to two “rain barrels” at their house. The law contains restrictions (e.g. maximum size) and also allows home owner associations to add further requirements.

Any Cobble Creek homeowner wishing to place rain barrels on their property must have approval from the Cobble Creek Design Review Committee (DRC). Requests for approval should include at a minimum: A picture of the barrel; barrel dimensions, volume and color; height to be placed above ground level; and, location(s) to be placed.

ADOPTED AND EFFECTIVE: 12/16/2016

4.0 – MINIMUM NUMBER OF TREES IN FRONT OF HOUSE

Cobble Creek Design Regulations (Phase 1-4.2.5; Phase 2-4.2.5; Phase 2 Patio-4.3.5; Enclave 4.3.5; Enclave Patio-4.2.5) specify a minimum number (2 or 4) of trees that must be used in front of the house landscaping. These requirements are replaced by the following:

Homeowners are encouraged to incorporate trees into landscape plans. However, no minimum number of trees is required. If trees are used in landscaping they must be of a variety and/or

placed so that no view corridors, adjacent lots and/or public pathways are negatively impacted either at time of planting or when trees reach maturity. The Cobble Creek Home Owners Association can require homeowners to remove or reduce the height of, trees that encroach on the view corridors, adjacent lots or public pathways.

ADOPTED AND EFFECTIVE 06/18/2018

5.0 – APPROVED PLANT LIST

Cobble Creek Design Regulations (Phase 1-4.1.9; Phase 2-4.1.9; Phase 2 Patio-4.3.5; Enclave-4.1.9; Enclave Patio-4.1.8) refer to an “Approved Plant List” in an attached exhibit. Cobble Creek HOA/DRC is no longer maintaining an “Approved Plant List”. Instead each new or modified landscape plan will be evaluated individually in terms of types of plant materials to be used and the location proposed for all landscape elements. Homeowners are encouraged to contact the DRC early in their landscape planning process to discuss the plants/tree varieties they are considering.

ADOPTED AND EFFECTIVE 06/18/2018

6.0 – REAR LOT LINE BOUNDARY FENCE FOR PHASE 2 PATIO LOTS 42-48 AND SAN SOPHIA WEST LOTS 1-19

BACKGROUND – The respective Design Regulations for these lots do not allow installation of boundary fences. All of these lots back up to property not a part of Cobble Creek and that property is bordered by a barbed wire fence.

A. A screening fence along the rear property line (only) of the designated lots will be allowed.

B. Such a fence must meet the following standards:

Material – wrought iron

Color – Black

Height – 4 feet

C. Specific plans and design for such fences must be approved by the Cobble Creek Design Review Committee prior to installation.

ADOPTED AND EFFECTIVE 07/30/2020

7.0 – ROOFING SYSTEMS, MATERIALS AND COLORS

A. BACKGROUND – In order to reflect advances in construction materials technology and to establish consistency across the Cobble Creek Design Regulations, this section is adopted and replaces the following:

Phase 1 Design Regulation	4.2.4.i
Phase 2 Design Regulation	4.2.4.i
Phase 2 Patio Design Regulation	4.3.4.i
Enclave Design Regulation	4.3.4.i
Enclave Patio Design Regulation	4.2.4.ii
San Sophia West Design Regulation	4.2.4.ii

B. ALLOWABLE ROOFING SYSTEMS

1. Asphalt Shingles – must be architectural grade with a minimum 25-year warranty.
2. Concrete Tile, Slate or other similar material acceptable to the DRC.
3. Stone Coated Metal Roofing System. An example is Decra Roofing Systems <https://www.decra.com/>
Within the options offered, the systems that mimic shingles, tile or shake roofs are most likely to be approved. Note – non stone coated roofing panels can be approved for use on very small roof areas for either aesthetic or functional purposes.
4. Solar Roofing Systems – Federal/State law limit DRC oversight. Submittals with information on form, color, provisions for conduit etc. are required.

C. ACCEPTABLE COLORS – Charcoal. Black, grey or brown hues are required. DRC will consider lighter shades of these than have historically been used in Cobble Creek.

D. SUBMITTALS/APPROVALS – The DRC must approve, prior to installation, all types of roofing systems. At least 6 weeks prior to installation, all of the roof options above require the submittal of samples, clearly showing design and color, to the DRC.

ADOPTED AND EFFECTIVE: 05/18/2021