

# ***Cliffside* Neighborhood Design Guidelines**

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## 1. Purpose of These Guidelines

**Cliffside** is a small (60 homes) and unique neighborhood that is part of the greater Sapphire Pointe Homeowner's Association (SPHOA). As such, its homeowners are subject to the guidance and direction provided by the Sapphire Pointe HOA Guidelines and other HOA Governing Documents. In addition, due to its unique physical location, **Cliffside** is also subject to the Skyline/Ridgeline Protection Regulations of the Town of Castle Rock. The **Cliffside** Neighborhood Design Guidelines are intended as a supplement to the Design Guidelines of the Sapphire Point Homeowner's Association. The items listed below are in addition to or a replacement of the specific area noted for the **Cliffside** neighborhood only.

Located on a ridgeline overlooking both a large wooded open space and much of the Town of Castle Rock, the developers of **Cliffside** sought to create a neighborhood of beautiful homes in harmony with the beauty of the surrounding natural land. The requirements set forth in this document are intended to maintain that design criteria and the ambiance of the **Cliffside** location.

**Cliffside** was built in two phases by two different builders. *Phase One* consists of eleven of the lots located on Galaxy Circle and Galaxy Court (group 7, lot #'s: 30, 32 (custom built home), 34, 35, 36, 37, 42, 43, 44, 47, and 48). *Phase Two* consists of the other 49 lots in the neighborhood. See Cliffside lot map in appendix IV on page 14.

Any and all improvements or changes made to homes, landscaping or lots within the **Cliffside** neighborhood are subject to approval by the SPHOA in accordance with the provisions of the CC&R's, the SPHOA Design Guidelines, as well as these **Cliffside** Neighborhood Design Guidelines. In the event of any conflict between these various authorities, the **Cliffside** Neighborhood Design Guidelines control. The implementation of any change or improvement, without limitation, must be submitted to and approved in writing by the SPHOA Design Review Committee (DRC) **prior to** the commencement of any work related to these improvements or changes.

The **Sapphire Pointe** Design Review and Approval process as set forth in the governing documents of the **Sapphire Pointe** HOA and these **Cliffside** Neighborhood Guidelines shall in no way affect each owner's obligation to comply with all governmental laws and regulations affecting the use of the owner's lot and the ability to construct various improvements on the lot.

No material changes in design, colors, or materials of any building or landscaping of any lot within the **Cliffside** neighborhood may be undertaken without written approval of the DRC. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of any residence without prior written approval of the DRC, including re-painting or re-staining in the original color/tone.

## 2. **Cliffside** Neighborhood Design Requirements

The following requirements are specific to the **Cliffside** neighborhood and adherence to them is intended to maintain and enhance its distinct characteristics and identity:

### Paint

- Homeowners must obtain DRC approval to paint their home and receive that approval **prior to** beginning to paint. Homeowners are encouraged to repaint using the home's original color palette. The original color palettes used in both *Phase One* and *Phase Two* of the **Cliffside** neighborhood are included in the appendix of this document on pages 8 - 10. The original paint brand was Kwal. Sherwin Williams can match color with original Kwal color name and color code.
- The **Cliffside Phase Two** color palette schemes are derived from colors that persist throughout all seasons and most accurately represent the natural environment. The included colors are warm, rich, muted earthen hues and the three colors in each palette scheme were selected to enhance and go closely with each other.
- Color palette schemes in the **Cliffside** neighborhood should consist of three colors: a house body color, a trim color, and a fascia/accent color. If the homeowner wishes to change the color palette scheme used on their home they must: a) choose **only** from the **Cliffside Phase Two** color palettes, b) use only the three colors from that selected palette scheme, c) ensure they have chosen a different color scheme than that used on neighboring homes on either side of them as well as directly across their street, and d) obtain approval from the DRC **prior to** beginning to paint.
- The Skyline/Ridgeline Protection Regulations of the Town of Castle Rock require that lots within the Town's ridgeline employ defined mitigation requirements affecting home colors, landscape vegetation, outside lighting and fencing. While the **Cliffside Phase Two** color palettes and SPHOA landscape guidelines are intended to meet these requirements, it remains the responsibility of the individual homeowner to ensure compliance with the Ridgeline Regulations.
- The painting of the home must be completed within a thirty-day time span, weather permitting, once approval is received from the DRC. If painting is not completed within ninety days of DRC approval, the approval is automatically revoked.
- Roof vent colors must be harmonious with roof tile color. All flashing and vents must be painted accordingly per its location.

## **Cliffside Neighborhood Design Guidelines** – 7.10.2019 Revision

- Wall mounted exhaust/intake vents must be painted the approved house body color only. This includes radon mitigation and sump pump exhaust piping. If vents/piping are mounted within/on a rock or brick wall, the most appropriate body or trim paint color must be used and noted on the approval request form.
- Roof edge gutters must be painted the same color as the fascia/accent color. At the point the downspout touches the house body or trim color, the downspout must be painted to match the house body or trim color it is touching.
- If any touch up noticeable from the property line is required, it must completely match the existing paint or the entire house must be repainted.
- Exposed foundations may be either left unfinished or painted/stuccoed in the house body color.
- If the homeowner wishes to use a paint manufacturer other than Sherwin Williams, an 8"x11" paint sample for each color of the desired Sherwin Williams Color scheme must be included with your Design Request Form. The submitted sample must include the name and color code # of the referenced Sherwin Williams or Kwal colors being replicated. Paint chips are not acceptable.
- Other permanent structures/items such as pergolas, hot tub surrounds, playhouses, etc. needing to be painted/finished should be defined on the submitted Design Review Request Form for approval. Information required for approval includes a photo of the existing structure/item together with intended paint/finish color, type and manufacturer. Homeowners are encouraged to utilize one of the colors from the current **Cliffside Phase Two** color palette scheme. The DRC will consider other colors based upon the specific item and circumstances.
- When submitting a Design Review Request form for painting, a photo of the home to be painted in its current condition must be included. Forms without an acceptable photo will be rejected.

### Fencing

- With the exception of the builder installed Trex fencing around the perimeter of **Cliffside**, privacy fencing is not allowed within the **Cliffside** neighborhood. The Trex privacy fences currently installed in Phase One were not restricted by the Town of Castle Rock ridgeline restrictions and may be retained. No additional privacy fencing will be permitted.

- Open rail (also called three-rail or split rail) fencing is acceptable throughout the **Cliffside** neighborhood for back and side yards only. Physical fences of any kind in the front yard of a residence are not allowed. Open rail fence must not be left unstained because it weathers to an unsightly gray color. It must be stained (not painted) on all sides using Diamond Vogel stain in Nutmeg GS202 or an equivalent deep penetrating semi-transparent stain. Open rail fences already stained as of the date of these guidelines can retain their current stain color, however, homeowners are encouraged to use the Nutmeg GS202 (or equivalent) the next time the fence is stained. 14-gauge welded galvanized steel garden fencing with 2" X 4" openings may be used to help keep critters out of the yard. This garden fencing should be securely stapled and installed between fence rails and fence posts. DRC approval is required prior to beginning installation of fencing.

### Roofing

- Only concrete tile roofing is acceptable in the Cliffside neighborhood. Roofing material color should be coordinated with the house paint palette and be approved in advance of installation by the DRC. Both the **Cliffside Phase One** and **Cliffside Phase Two** color palettes in the appendix of this document include the manufacturer and concrete tile shingle color used when the home was originally built. Wood shakes or asphalt shingles are prohibited in the **Cliffside** neighborhood.
- Homeowners wishing to add skylights to their home are reminded that prior DRC approval is required before any such installation is begun. Skylights must be flat glazed glass units and must be integrated with the roof design and not installed on raised platforms.

### Windows

- If any windows should require replacement, double-paned, low E glass, vinyl framed windows (or equivalent) are recommended. New windows must be the same design and appearance as windows being replaced. Any desired change in window design and/or appearance, no matter how slight, requires prior written DRC approval. Wood and metal framed windows are prohibited.

### Outdoor Lighting

- All permanent outdoor lighting is subject to approval by the DRC. Low-level, low wattage, ground facing lighting of parking areas or walkways to houses is acceptable. Accent lighting of trees and/or shrubs must also be low-level, low

wattage. Care should be taken in the installation and placement of such accent lighting so that most of the light is captured by the tree/shrub. Accent lighting of the home itself is prohibited. Flood lights are prohibited, as is any lighting that is unreasonably bright or causes unreasonable glare.

#### Artificial Turf

- With DRC prior approval, certain artificial turf may be acceptable in the **Cliffside** neighborhood. The artificial turf must look like healthy, well-trimmed natural green grass in both color and texture. The “Professional Artificial Grass Turf Installation” guidelines as published by The Association of Synthetic Grass Installers should be followed (<http://www.asgi.us/37.htm>). A useful size sample of the actual artificial turf should accompany the request submitted to the DRC.

#### Solar

- Solar panel installations are acceptable in the **Cliffside** neighborhood but require DRC approval prior to the beginning of installation. The approval request form should demonstrate that the rooftop installation of panels/collectors has been designed to minimize visibility of panels from the street side of the home. Solar collectors should be installed flush with the roof surface and non-reflective finishes are preferred.

#### Driveways

- Concrete driveways are included with all residences in the **Cliffside** neighborhood. No changes may be made to the original driveway without prior written approval of the DRC. Such changes may include additions to or replacement of the existing driveway including: color detailed concrete borders, color textured or stamped concrete, stone or masonry pavers. Asphalt driveways are not allowed.

**Appendix I**

**Cliffside Phase One Color Palettes**

	<b><u>Ph1 Scheme 1</u></b>	<b><u>Ph1 Scheme 2</u></b>	<b><u>Ph1 Scheme 3</u></b>
ROOF	Boral Roofing (color code under tile)	Boral Roofing Saxony Shake Cheyenne	Boral Roofing (color code under tile)
BODY	<b>8224M</b> Balsam Bark	<b>8185D</b> Ardmore Green	<b>8184M</b> Moselle
TRIM 1	<b>8212W</b> Millet	<b>8192W</b> Graceful Gold	<b>8191W</b> Madonna Lily
TRIM 2	<b>8235D</b> Brush Box	<b>8656N</b> Greek Olive	<b>8665D</b> Gristmill
	<b><u>Ph1 Scheme 4</u></b>	<b><u>Ph1 Scheme 5</u></b>	<b><u>Ph1 Scheme 6</u></b>
ROOF	Boral Roofing (color code under tile)	Boral Roofing (color code under tile)	Boral Roofing (color code under tile)
BODY	<b>8654M</b> Elkhorn Cactus	<b>7755D</b> Tannery	<b>8245A</b> Ochre Rust
TRIM 1	<b>8191W</b> Madonna Lily	<b>8213M</b> Plantation Beige	<b>8214M</b> Tobacco Road
TRIM 2	<b>8645D</b> Greylock	<b>*SW6117</b> Smokey Topaz	<b>*SW9100</b> Umber Rust
SHUTTERS	n/a	<b>*SW0014</b> Sheraton Sage	<b>*SW6257</b> Gibraltar



**Appendix I**

**Cliffside Phase One Color Palettes**

	<b><u>Ph1 Scheme 7</u></b>	<b><u>Ph1 Scheme 8</u></b>	<b><u>Ph1 Scheme 9 ***</u></b>
ROOF	Boral Roofing (color code under tile)	Boral Roofing (color code under tile)	n/a
BODY	<b>8235D</b> Brush Box	<b>8175D</b> Wild Grasses	<b>Custom Mix</b> Mannered Gold (no code # **)
TRIM 1	<b>8213M</b> Plantation Beige	<b>8193M</b> Winter Garden	<b>6069</b> French Roast (garage doors only)
TRIM 2	<b>8286N</b> Burntside	<b>*SW7737</b> Meadow Trail	<b>7594</b> Carriage Door
SHUTTERS	<b>*SW6186</b> Dried Thyme	<b>*SW7705</b> Wheat Penny	n/a

Notes: Original paint colors were Kwal; Sherwin Williams can match with Kwal color name & code shown above. Color codes that begin with “SW” indicate a Sherwin Williams best match to Kwal paint color.

\* Sherwin Williams best match to Kwal paint color.

\*\* Flat finish instead of satin; custom manual match

\*\*\* Scheme 9 used only on custom home on group #7, lot #32

**Sherwin Williams Super Paint;** Exterior Acrylic Latex - Satin Finish

**Appendix II**

**Cliffside Phase Two** Color Palettes

	<b><u>SCHEME 1</u></b>	<b><u>SCHEME 2</u></b>	<b><u>SCHEME 3</u></b>
ROOF	Boral Roofing Teton Slate	Boral Roofing Western Trail Slate	Boral Roofing Teton Slate
BODY	<b>Kwal CL 2865D</b> Exile	<b>Kwal CL 2894D</b> Roadside	<b>Kwal CL 2855D</b> Foppish
TRIM	<b>Kwal CL 2893M</b> Knapweed	<b>Kwal CL 2835D</b> Yanez	<b>Kwal CL 2854D</b> Wood Ash
FASCIA/ ACCENT	<b>Kwal CL 2876N</b> Dug Up	<b>Kwal CL 2837N</b> Microwrap	<b>Kwal CL 2856N</b> Barbaric
STONE	Peak Stone Mt. Silverheels Western Stone	Peak Stone Tower Mountain Ledge Cobblestone	Peak Stone Tresure Mountain Western Ledge Stone
	<b><u>SCHEME 4</u></b>	<b><u>SCHEME 5</u></b>	<b><u>SCHEME 6</u></b>
ROOF	Boral Roofing Telluride Slate	Boral Roofing Teton Slate	Boral Roofing Telluride Slate
BODY	<b>Kwal CL 2666A</b> Dotcom	<b>Kwal CL 2935D</b> Seaweed	<b>Kwal CL 2854D</b> Wood Ash
TRIM	<b>Kwal CL 2894D</b> Roadside	<b>Kwal CL 2934D</b> Wicket	<b>Kwal CL 2902W</b> Old Washer
FASCIA/ ACCENT	<b>Kwal CL 2876N</b> Dug Up	<b>Kwal CL 2936A</b> Grass Clipping	<b>Kwal CL 2855D</b> Foppish
STONE	Peak Stone Mt. Silverheels Western Stone Ledge	Peak Stone Tresure Mountain Western Ledge Stone	Peak Stone Tower Mountain Cobblestone

Note: Original paint colors were Kwal; Sherwin Williams can match with Kwal color name & code shown above.

**Sherwin Williams Super Paint;** Exterior Acrylic Latex – Satin Finish

**Appendix III**

**Cliffside Color Palettes by Street Address and Group/Lot #**

<b><u>Street Address</u></b>	<b><u>Color Palette</u></b>	<b><u>Group/Lot#</u></b>
249 Andromeda Lane	Ph 2 Scheme 4	7/9
250 Andromeda Lane	Ph 2 Scheme 3	7/10
255 Andromeda Lane	Ph 2 Scheme 1	7/8
281 Andromeda Lane	Ph 2 Scheme 4	7/7
284 Andromeda Lane	Ph 2 Scheme 1	7/11
289 Andromeda Lane	Ph 2 Scheme 3	7/6
295 Andromeda Lane	Ph 2 Scheme 6	7/5
311 Andromeda Lane	Ph 2 Scheme 1	7/4
329 Andromeda Lane	Ph 2 Scheme 5	7/3
335 Andromeda Lane	Ph 2 Scheme 1	7/1
350 Andromeda Lane	Ph 2 Scheme 3	8/1
351 Andromeda Lane	Ph 2 Scheme 5	7/7
356 Andromeda Lane	Ph 2 Scheme 1	8/2
368 Andromeda Lane	Ph 2 Scheme 3	8/3
379 Andromeda Lane	Ph 2 Scheme 6	9/1
382 Andromeda Lane	Ph 2 Scheme 1	8/4
401 Andromeda Lane	Ph 2 Scheme 1	9/2
404 Andromeda Lane	Ph 2 Scheme 3	8/5
415 Andromeda Lane	Ph 2 Scheme 4	9/3
418 Andromeda Lane	Ph 2 Scheme 6	8/6
429 Andromeda Lane	Ph 2 Scheme 1	9/4
465 Andromeda Lane	Ph 2 Scheme 4	7/29
468 Andromeda Lane	Ph 2 Scheme 6	7/21

**Appendix III**

**Cliffside Color Palettes by Street Address and Group/Lot #**

<b><u>Street Address</u></b>	<b><u>Color Palette</u></b>	<b><u>Group/Lot#</u></b>
472 Andromeda Lane	Ph 2 Scheme 1	7/22
473 Andromeda Lane	Ph 2 Scheme 5	7/28
486 Andromeda Lane	Ph 2 Scheme 6	7/23
487 Andromeda Lane	Ph 2 Scheme 1	7/27
505 Andromeda Lane	Ph 2 Scheme 2	7/26
508 Andromeda Lane	Ph 2 Scheme 3	7/24
510 Andromeda Lane	Ph 2 Scheme 1	7/25
7155 Galaxy Circle	Ph 1 Scheme 9	7/32
7187 Galaxy Circle	Ph 2 Scheme 1	7/31
7211 Galaxy Circle	Ph 1 Scheme 6	7/30
7061 Galaxy Court	Ph 1 Scheme 7	7/36
7065 Galaxy Court	Ph 1 Scheme 1	7/35
7068 Galaxy Court	Ph 1 Scheme 8	7/37
7077 Galaxy Court	Ph 1 Scheme 2	7/34
7084 Galaxy Court	Ph 2 Scheme 1	7/38
7093 Galaxy Court	Ph 2 Scheme 4	7/33
7100 Galaxy Court	Ph 2 Scheme 5	7/39
7118 Galaxy Court	Ph 2 Scheme 1	7/40
7144 Galaxy Court	Ph 2 Scheme 6	7/41
7162 Galaxy Court	Ph 1 Scheme 5	7/42
7178 Galaxy Court	Ph 1 Scheme 8	7/43
7194 Galaxy Court	Ph 1 Scheme 2	7/44
7210 Galaxy Court	Ph 2 Scheme 3	7/45

**Appendix III**

**Cliffside Color Palettes by Street Address and Group/Lot #**

<b><u>Street Address</u></b>	<b><u>Color Palette</u></b>	<b><u>Group/Lot#</u></b>
7228 Galaxy Court	Ph 2 Scheme 6	7/46
7244 Galaxy Court	Ph 1 Scheme 4	7/47
7260 Galaxy Court	Ph 1 Scheme 2	7/48
348 Galaxy Drive	Ph 2 Scheme 3	7/12
362 Galaxy Drive	Ph 2 Scheme 4	7/13
376 Galaxy Drive	Ph 2 Scheme 6	7/14
388 Galaxy Drive	Ph 2 Scheme 4	7/15
402 Galaxy Drive	Ph 2 Scheme 1	7/16
416 Galaxy Drive	Ph 2 Scheme 3	7/17
438 Galaxy Drive	Ph 2 Scheme 1	7/18
442 Galaxy Drive	Ph 2 Scheme 3	7/19
456 Galaxy Drive	Ph 2 Scheme 1	7/20
523 Galaxy Drive	Ph 2 Scheme 4	9/5
565 Galaxy Drive	Ph 2 Scheme 3	9/6

Appendix IV

Cliffside Phase One and Phase Two Lot Map

