

3.3.1 HOMESTYLES PHASE III. It is expected that the design of any residence in Heron Crossing will maintain a rustic sense with a Mountain and/or Modern Mountain flavor. These would have elements that may include larger windows and a variety of roof designs. Similar home styles can not be within visual proximity of each other.

3.4 EXTERIOR MATERIALS. The exterior materials used on homes in Ironbridge will be as follows:

3.4.1 Colors. All building colors should be compatible with natural earth tones and harmonious to surroundings. Accent colors can be used to add interest to a home, but in no case should accent colors call undue attention, E.g., Bright, pure or extra white colors (or similar intense white colors are not acceptable options). Blue tones will not be permitted for the main body color, but may be considered on a case by case basis for other areas on the home. Sample boards with color stories are required for DRB submission. All colors are subject to DRB approval. Adjacent homes shall not share trim colors, primary or secondary body colors.

3.4.2 Walls. All homes will use a combination of cement board, stone, stucco, or other materials approved by the DRB. All exterior materials must be maintained.

3.4.3 Roofs. All roofs will have natural colors and consist of asphalt shingles, non-reflective metal, or other materials approved by the DRB. Penetrations are encouraged to be out of sight placement.

3.4.3.1 Solar panels. A Small system would require Administrative Review, a Large system would require a Major Impact Review as per Garfield County. Subject to DRB approval for location and visibility.

Solar Energy System, Small. A device and/or system that has a combined name plate DC rating of 15 kilowatt to 500 kilowatt and includes the equivalent kilowatt measurement of energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electrical energy.

Solar Energy System, Large. A device and/or system that has a combined name plate DC rating of greater than 500 kilowatt and includes the equivalent kilowatt measurement of

energy for systems other than photovoltaic that converts the sun's radiant energy into thermal, chemical, mechanical, or electric energy.

3.4.4 Exterior Doors. Exterior front doors on homes must conform with the architecture of the home. Garage doors will be wood, metal or masonite, but will have a wood veneer stained to match the front door as closely as possible, or as approved by the DRB.

3.4.5 Storm doors. Storm doors must be approved by the DRB and shall be required to comply with the following:

3.4.4.1 Clear glass only, screen or a combination of either (½ and ½) may be used. Stained glass or etched finishes are subject to DRB approval.

3.4.4.2 The frame color of the storm door will match the house color or trim.

3.4.4.3 Storm door hardware will match the existing hardware of the home.

3.4.4 Exteriors. No bright, unfinished surfaces shall be allowed. All metallic surfaces, such as roof vents, flashing, fireplace flues and gutters shall be coated or painted to match the predominant color of the roof, fascia or exterior siding of the house, or as approved by the DRB.

3.4.5 Exteriors. All homes constructed on Lots 16-28, 63-70, 81-96, 108-111 and 114-118 shall be required to comply with the following:

3.4.5.1 All siding shall be natural wood, stained cement board, or other materials approved by the DRB.

3.4.5.2 20% of the exterior siding of the building shall be hard surfaces such as stone or stucco, or other materials approved by the DRB.

3.5 ROOFS AND EAVES. The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the DRB. Gable, hip and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. Large roof forms or long, uninterrupted ridge lines should be complemented with smaller forms, such as dormers or shed roofs.