



SEPTEMBER 2024

EMERALD ESTATES CUSTOM HOME DESIGN GUIDELINES





A RARE FIND

Perched above RainDance National – the longest golf course in North America – is a prized collection of all walk-out custom homesites offering views of majestic arroyos, Colorado's front range, and Windsor Valley. This is the pinnacle of vacation-style living. The custom homesites of Emerald Estates live inside the renowned RainDance community and its suite of amenities.

WELCOME TO A LIFESTYLE OF EMERALD BRILLIANCE.

In addition to the following Emerald Estates Custom Home Design Guidelines are additional specifications from the RainDance community. Click [here](#) or scan the QR code for RainDance Design Guidelines.





PREMISE

- The Emerald Estates at RainDance National Custom Home Design Guidelines (“The Guidelines”) have been developed to allow for the most **creative** and **aesthetically** pleasing homes to be built in RainDance. We encourage unique and leading-edge design, and therefore have limited specific design criteria.
- The Guidelines apply specifically to the 79 Custom Golf Lots (“The Lots”) shown in Exhibit A.
- The Guidelines are a tool for the development of site, architecture, and landscaping designs. All plans must be submitted to the Design Review Committee (DRC) for review of compliance with the regulations established in The Guidelines.
- In addition, the Lots must comply with all other requirements included in the *RainDance Community Association, Inc. Guidelines and Use Standards for Architectural and Design Review*, updated September 11, 2019.



WHO USES THE GUIDELINES

Users of The Guidelines include home builders, architects, designers, and homeowners. The DRC will use The Guidelines when reviewing development proposals. The DRC will review and approve all site plans, models, and exterior elevations of residential projects to be constructed on the Lots. All improvements must be approved by the DRC. Developer Fees must be received prior to the start of construction.

CONFLICTS WITH OTHER REGULATIONS

In addition to the design concepts and standards contained in this document, builders, architects, designers, homeowners and Lot Designs are expected to meet all of the criteria established by the Town of Windsor. This includes building codes and planning codes, including storm water management requirements. In some instances, The Guidelines may be more restrictive, but do not change the local municipal codes. In the event of conflict or discrepancy, the appropriate jurisdictional regulation and code shall take precedence and the most restrictive standard(s) shall apply.

ALTERNATIVE COMPLIANCE

These guidelines cannot anticipate all scenarios for the development and design process. An applicant may propose alternatives and/or substitutions to The Guidelines. If an applicant wants to substantially deviate from The Guidelines, the following shall be considered.

Does the proposed deviation provide/result in a benefit to the community?

ARCHITECTURAL STYLE

Residences of Emerald Estates at RainDance National will include a wide range of architectural styles, from farmhouse board and batten and metal roofs to modern designs with rooftop decks and gardens.



ARCHITECTURE

BUILDING FORM AND ARTICULATION

- Building articulation should promote and enhance the vision of the community. The articulation should include:
 - > Building footprints and façades should give the appearance of collections of smaller elements/buildings.
 - > Create substantial façade articulation through the use of diverse materials on the same plane/wall.
- Home designs must emphasize four sided architecture. Most Lots are readily viewable from the golf course, therefore rear elevation designs are of significant importance.
 - > Use additive elements, such as decorative trusses, covered porches, entryways, to create a variety in the façade. Corner lots and buildings must address the corner views from the adjacent roadways.
- Elevations will be approved by the Developer.

COLOR PALETTE

- Each home must have at least a body color, trim color and an accent color. It is required that the builder submit colored exterior elevations for approval. Each color should be an earth tone. Bright and pastel colors should be avoided.

ROOFING MATERIALS

- Roofing materials may include asphalt-based shingle, that has a 50-year guarantee and has simulated shadow lines, various metal materials and/or roof tile. A combination of multiple roofing materials is encouraged.



ARCHITECTURE

DRIVEWAYS, DECKS, RAILINGS AND STAIRCASES

- Front of the lot concrete decks, patios or driveways, must be natural and uncolored.
- Surfaces of visible deck materials located in the rear of the house must be a stained or colored composite decking material.
- Colored concrete, located in the rear of the home may be allowed, but must be coordinated with the house paint colors, and receive approval by the developer before installation.
- Railings along decks and outside stairways must be metal and preferably colored black.

COLUMNS

- Columns supporting decks and roof structures must be at least two feet by two feet of its length and width and be covered in stone for at least two thirds of its height.
- Columns may also be made of heavy timbers, but must have similar massing as described above.



FENCING

- No fencing is allowed from ten feet of the front plane of the house to the street, and no six-foot high privacy fence is allowed.
- The Developer is installing two, eight to ten foot long, approximately four feet high, decorative fencing panels outside of the lot and will be offset approximately one foot from each of the lot's corner property pins. Please see Exhibit B. *Exhibit B will be provided in the future for graphic depiction of the decorative panels and their locations.*

With regards to space between the ends of the two panels of the lot, at the rear of lot, the homeowner may

- 1) construct a 2-rail cedar fence stained with RainDance Red,
 - 2) construct a connecting fence which should be the same or similar to the fencing used on the home's outside deck and/or staircase, or
 - 3) leave the space open to the golf course. Each lot homeowner will be given a five-foot exclusive easement onto the developer's property for the construction and maintenance of the fence contiguous to the rear of the lot.
- With regards to side lot fencing, the homeowner may
 - 1) construct a 3-rail cedar fence stained with RainDance Red, or
 - 2) not construct a fence.

ARCHITECTURE

ROOF TOP DECKS AND GARDENS

- Roof top decks and gardens are allowed on homes in Festival and Sugar Hills.



HOUSE ADDRESS NUMBERS

- All house address numbers must be submitted for approval and must be six to seven inches tall.

PROHIBITED MATERIALS

- The following materials cannot be used for primary or secondary materials on the homes, but can be used in limited functional areas.
 - > Precast Concrete
 - > Plastic Materials
 - > Plywood
 - > Pressed Board Metals
 - > Composite Siding
 - > Stacked Logs

OUTBUILDINGS/RV GARAGES

- No outbuildings or RV Garages (attached or detached) will be allowed.

ARCHITECTURE

MINIMUM DESIGN STANDARDS

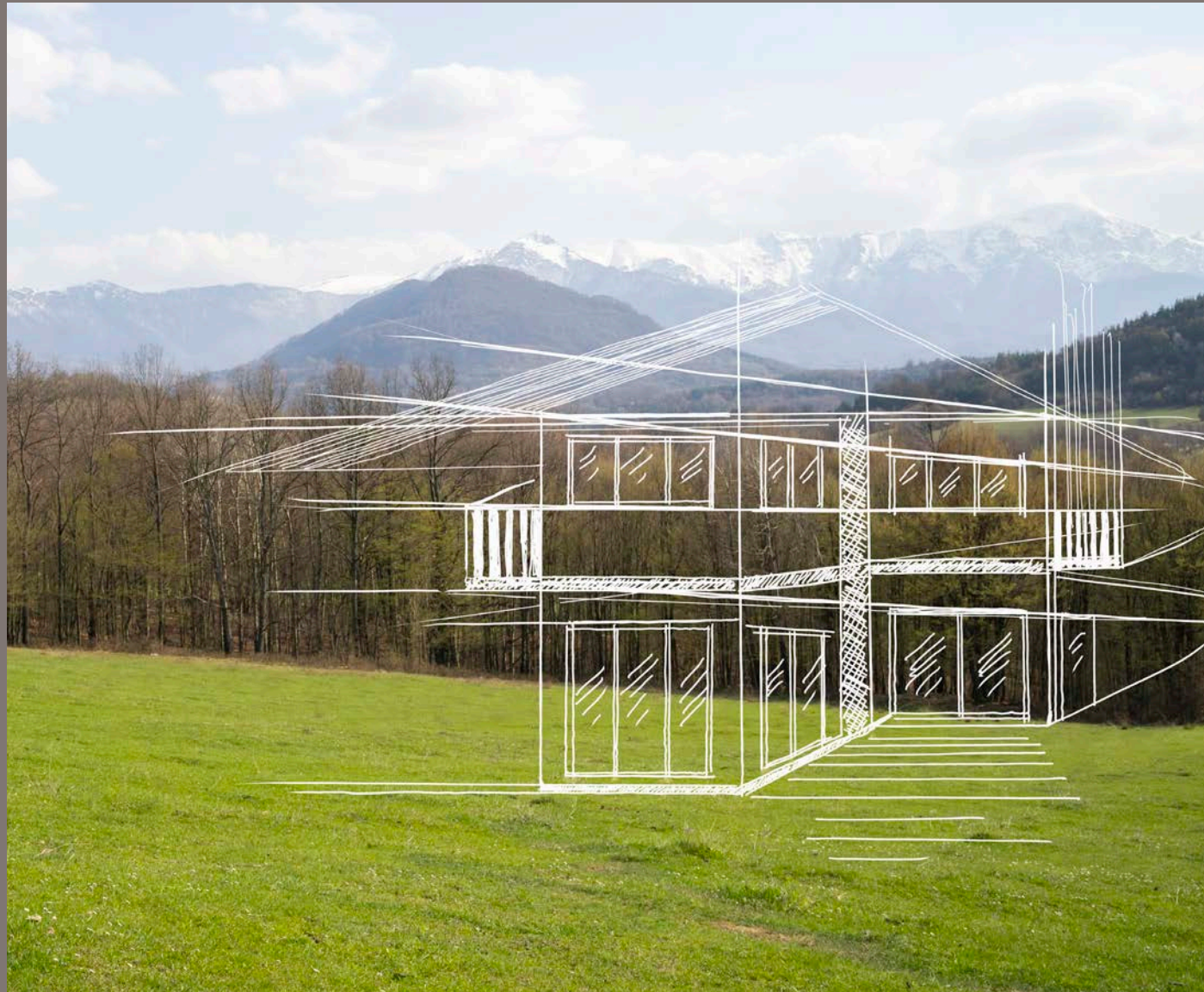
- Each lot will have a have a first floor with a minimum of 2,000 square feet of air conditioned, inhabitable space. Second floors will have a have a minimum of 750 square feet of air conditioned, inhabitable space.
- Minimum of one foot Roof Overhangs.
- Finishes of exposed basement must match home. No more than twelve inches of exposed concrete.

LANDSCAPE DESIGN STANDARDS

- A landscape plan for each home must be designed by a landscape design professional.
- Each plan must be to scale, must indicate the names of materials and specifications, and must meet design criteria specified in the *Raindance Community Association, Inc. Guidelines and Use Standards*.
- Plant, tree and shrub quantities shown in the Guidelines are minimum amounts, and increased quantities may be required based upon lot size and house design.

ARCHITECTURAL STYLE BOARDS

A picture is worth a thousand words, and a custom home brings thousands of memories.
See example architectural style boards for guidance and inspiration.



DECORATIVE FRONT ENTRANCE LIGHTING



ENHANCED LANDSCAPE WITH LIGHTING



BOARD AND BATTEN



DORMERS



SHUTTERS



WINDOW AWNINGS



GLASS DOOR



FRENCH DOORS ON BACK PATIO



DOUBLE SLIDING DOORS ON BACK PATIO



DECORATIVE GARAGE DOOR



COVERED PORCH



PROMINENT STANDING SEAM METAL ROOF



ACCENT ROOF



BALCONY



DECORATIVE EXTERIOR RAILINGS



DECORATIVE TRUSS



RAIN CHAIN DOWNSPOUT



STONE SITE WALLS



ARCHITECTURAL STYLE BOARDS

STONE CHIMNEY



STONE OR BRICK AROUND FRONT PORCH



COURTYARD



EXHIBIT A

EMERALD ESTATES AT RAINDANCE NATIONAL

LOTS
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7-5
1-8
2-8
3-8
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