

DESIGN REVIEW AND YOU

WELLINGTON NEIGHBORHOOD ASSOCIATION DESIGN GUIDELINES

With the intent to preserve the architectural character of the neighborhood, the WNA Design Review Committee has put together the following information to serve as a guide and to answer frequently asked questions.

According to the WNA declarations any and all exterior modifications, additions, landscaping, (including tree cutting) or other construction, installation, or replacement of improvements within the Wellington Neighborhood shall be subject to review and consent of the Design Review Committee (DRC).

FAQ But what does this mean in English...?

ANSWER Translated, this means that anything a homeowner modifies, improves or otherwise changes on the exterior of their home requires a nod from DRC. With exception would be seasonal plantings (plants that live less than 120 days) such as annuals, hanging baskets, temporary window boxes, etc... and storm doors*. See STORM DOORS.

FAQ So how does a homeowner submit an application for review by the DRC?

ANSWER: The process is quite simple. A request for approval would include the following:

Completed application form including: Name, address, telephone and description of the proposed exterior modification (applications are available from Ann at 31 Willow Green.)

This description will include where the modification will be located on the property, materials to be used, colors, and construction schedule. If necessary, the application will have attached a site plan, and if appropriate elevations. (i.e. garage or other structure).

As a matter of courtesy the DRC requests that homeowners review their plans with affected neighbors. Ann at 31 Willow Green will accept completed applications.

FAQ What about the approval process?

ANSWER: The application shall be reviewed by the DRC. The standard of review shall be “to maintain the sense of community and place, to promote the pattern of traditional community development, to establish and preserve harmonious design... and to protect and enhance the value of the property, lots, and units.” The DRC meets on an as needed basis, bi-weekly in the spring and summer, monthly in the fall and winter.

If approved, the homeowner will be notified and a letter of approval will be generated. This letter, which can be picked up from Ann at 31 Willow Green is required for any homeowner seeking a permit from the Town of Breckenridge. (Garage, additions, etc....). Homeowners not seeking a permit from the Town of Breckenridge will also receive a letter for their records.

In the event that an application is not approved, the homeowner will be notified and a meeting with the DRC will be requested. This meeting will give both parties an opportunity to address questions and concerns.

FAQ But why do I need a letter?

ANSWER The DRC generates a letter of approval representing the agreement between the homeowner and the committee regarding the improvement in question. In addition to granting permission, the letter will specify a reasonable time frame for completion, construction guidelines for subcontractors and any other site-specific directives. (Sample application and approval letters are attached).

FAQ So what are the neighborhood design guidelines?

ANSWER The guidelines fall into a number of categories, and with all guidelines, the actual neighborhood declarations control. However, the following summary should be of assistance:

FAQ How are the covenants, as they relate to design review enforced?

ANSWER Every effort will be made to assist homeowners not in compliance with neighborhood standards. In the event of a violation, homeowners will receive a phone call to discuss the violation and address the solution. During this call, an oral agreement will be made clearly detailing the violation, identifying the solution and a specific date for compliance will be agreed upon.

In the event that the violation is not brought into compliance per the oral agreement, the homeowner will receive a registered letter. This letter will inform the homeowner that the DRC will be meeting at 'said date' to consider the levy of fines and other penalties. At this meeting the homeowner will be afforded an opportunity to be heard.

The minimum fine for a first offence is \$150.00 and fines of \$150.00 will be assessed for each additional violation letter. In the event of a fine being assessed, the association will pursue legal remedies to collect said fines, which may include filing a lien against your home.

DESIGN GUIDELINES

FENCES:

Fences must conform to the following:

- Must be constructed of wood, no vinyl or other material.
- Painted Burbury Beige #8671W – Kwal Liquid Vinyl (now Bighorn)
- Pickett style to be approved by the DRC

HEIGHT AND DESIGN STANDARD FOR FRONT YARD

(Please note separate fencing guidelines for 3 bedroom Aspen double home lots)

A fence that defines the front yard property lines may be no more than 36” high.
Front yard picket spacing can be no less than 25% of the picket width. For example 4” pickets would be spaced not less than 1” apart.

A fence that separates the front yard from the back yard may be not more than 56” high.
Picket spacing can be no less than 25% of the picket width.
A fence that separates the front yard from the back yard may begin from the front corner of the house (not the porch) so long as it does not dissect ANY porch or window. (Yours or your neighbors)

HEIGHT AND DESIGN STANDARD FOR BACK YARD

A fence that defines the back yard may be no more than 56” high*.
Back yard picket spacing can be no less than 25% of the picket width on fence planes running parallel with the front and back of the home. However, picket spacing may be closed to 0% of picket width for fence planes running parallel to the sides of the home. (i.e. front and back fences must have picket spacing; side fences can be without spacing).

*PRIVACY FENCE

72” privacy fencing, when approved, must be attached to the rear of the house running parallel with the side of the house. The 72” privacy fencing may run from the back corner of the house and terminate at the corner of garage or parking pad closest to the house.

3 BEDROOM ASPEN DOUBLE HOME FENCING

For fencing purposes, the back yard is considered to be from the bedroom window to the lot line.

Extended fencing for 3 bedroom aspen lots

The back fence may be 8' from the alley

The front fence (on street) may be 6 _ ' from the street

The side street fence may be 5 _ ' from the street

ADDITIONAL EXTENDED FENCING GUIDELINES

Homeowners whose lots are on streets may choose to pull their fence lines closer to the street into the town easement. Homeowners will maintain the property and assume all risk for any improvements completed on town easements. In all cases, the homeowner assumes all liability and responsibility for damages to the irrigation systems.

STORM DOORS

Storm doors may, for the time being proceed without submitting a DRC request provided the following conditions are met:

Storm doors must be purchased from 'Vintage Woodworks', information attached
Model numbers 7123; 7151; or 7190.

Door must be stained to match existing front door stain color.

Screen must be charcoal color.

Glass/screen frames must be charcoal color.

Screen must be maintained, free from rips and tears.

TRASH REMOVAL.

All garbage cans and similar refuse receptacles that do not have a latching mechanism which keeps the lid tightly closed against the can or receptacle and which prevents access to the contents of the can or receptacle by wildlife shall be stored inside a home, garage, building or shed.

Residents, tenants, renters, lessors, or occupiers of property within the Town with curbside garbage pickup shall place their garbage cans and similar refuse receptacles at the curb only on the day of pickup. After pickup, the garbage cans and similar refuse receptacles must be re-secured in accordance with the above paragraph by ten o'clock (10:00) P.M.

The project manager of the development will fine any homeowner using construction dumpsters.

ABANDONED VEHICLES.

Any homeowner's vehicle that is parked on association property including guest parking for more than 3 days may be subject to towing at homeowner's expense.

OUTDOOR STORAGE.

Porches shall not be used for storage. Bicycles and other non- motorized sporting equipment may be stored on back porches only.

REAL ESTATE SIGNS.

A homeowner may have one real estate 'for sale' sign in the back yard at the alley or a custom sign with the following guidelines can also be used:

Wood sign 24" w x 18" h

Wood to be 1" thick

Lettering shall be "Times New Roman" font, black or dark blue and not exceed 1" w x 2"h.

Any other colors or logo artwork subject to architectural review committee approval.

Sign shall be mounted on house railing or on a white post.

Sign to be on homeowner's property only.

Only one open house sign can be posted on homeowner's property.

No open house signs can be posted on association property.

OTHER SIGNS

Homeowners may have political signs in their yard, not to be posted on structures or trees.

Nothing displayed on association property or right-of-ways.

LIGHTING

All exterior lighting including porch and garage lights, shall minimize "light pollution" and shall:

Be contained in a fixture that directs light downward and ensures that the bulb is not visible to passerby; and

Bulbs shall be 40 watts or less.

SATELLITE DISH

Satellite dishes and high-speed internet antennas shall be mounted on the rear, alley side of structures so as to not be visible from a street or a green and to minimize visual impact to adjoining property owners.

Any satellite dish installed prior to May 15, 2002, shall be exempt from the above

SHEDS

Accessory buildings shall be located at the rear of the lot seven feet off of the alley.

If you should have any questions, please contact

Ann Gagen at ann@poplarhouse.com, association administrator

Katie Hughes, Committee Chair Person, at katiegeorge1@aol.com

Mark Hurlbert at markhurlbert@hotmail.com

David O'Neil at david@poplarhouse.com

**WELLINGTON NEIGHBORHOOD ASSOCIATION
APPLICATION FOR DESIGN REVIEW**

DATE SUBMITTED: _____

NAME: _____

ADDRESS: _____

TELEPHONE: _____

DESCRIPTION OF IMPROVEMENT (include materials used, colors, construction schedule, anticipated start and completion date, location on property and dimensions.)

Application shall have attached a site plan and if appropriate elevations.

Wellington Neighborhood Association
P. O. Box 4626
Breckenridge, CO 80424
970-453-5303
ann@poplarhouse.com
www.twna.net

S A M P L E L E T T E R

DATE

Mr. Chris Neubecker
Community Development
Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424

RE: 2 Car Garage
 HOMEOWNER
 ADDRESS
 CITY, STATE, ZIP

Dear Mr. Neubecker:

The Wellington Neighborhood Association has approved and initialed the attached plans for the above-mentioned garage to be built subject to the following:

- A. Must be built substantial compliance to the plans.
- B. Must be painted the color of the house.
- C. Must be completed within 90 days of commencement.
- D. Must maintain clean and orderly work site during construction.

Sincerely,

Wellington Neighborhood Association

Design Review Committee

Attachment

Wellington Neighborhood Association
P. O. Box 4626
Breckenridge, CO 80424
970-453-5303
ann@poplarhouse.com
www.twna.net

S A M P L E L E T T E R

DATE

NAME
STREET
CITY, STATE, ZIP

RE: VIOLATION

Dear NAME:

After speaking with you on _____ it appears that nothing has been done to address the above item.

At the Design Review Committee meeting on DATE at TIME at 31 Willow Green, the DRC will be considering, consistent with Section 6.5 of the Declaration of Covenants, Conditions and Restrictions of the Wellington Neighborhood, the levy of fines and other penalties. . At that time you will be afforded an opportunity to be heard.

The minimum fine for a first violation is \$150.00 and fines of \$150.00 will be assessed for each additional violation. In the event of a fine being assessed, the association will pursue legal remedies to collect said fines, which may include the filing of a lien against your home.

Thank you for your attention to this matter,

Wellington Neighborhood Association

Ann Gagen
Association Administrator

VINTAGE WOODWORKS

Architectural Details Direct!

Welcome! We're the largest manufacturer of solid wood traditional millwork for sale directly to the public. For 25 years we've been *Bringing Back Yesterday in Quality & Service!* [Our story](#)



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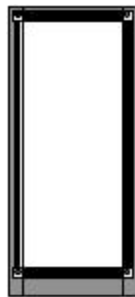
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VINTAGE WOODWORKS



Door #7151

This door features Corner Blocks and Moulded Corner Blocks in place of our standard front moulding. Please see the detail for a clearer drawing of this detail.

Due to UPS size limitations your door will ship via Freight. A shipping surcharge will probably be applied. We will advise before finalizing your order.

Base price below is for standard sizes in [Poplar](#) with Screen.

7151 \$459.99

Size:

Wood Type:

Screen and/or Tempered Glass:

Screening Color/Material:

Screen Frame Color:

Special Packaging:

Your instructions to

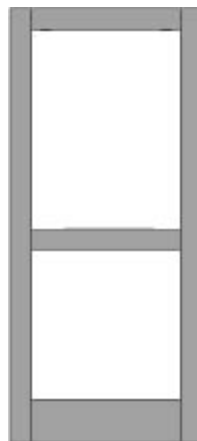
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VINTAGE WOODWORKS



Door #7190

Due to UPS size limitations your door will require Motor Freight. A shipping surcharge will be required. We will advise before finalizing your order.

Base price below is for standard sizes in 32" x 80" - standard Screen.

7190 \$356.49

Size:

Wood Type:

Screen and/or Tempered Glass:

Screening Color/Material:

Screen Frame Color:

Special Packaging:

Your instructions to

us:

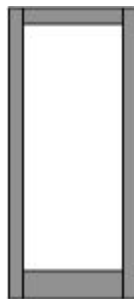
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VINTAGE WOODWORKS



Door #7123

Due to UPS size limitations your door will ship via Freight. A shipping surcharge will probably be added. We will advise before finalizing your order.

Base price below is for standard sizes in [Poplar](#).

7123 \$333.49

Size:

Wood Type:

Screen and/or Tempered Glass:

Screening Color/Material:

Screen Frame Color:

Special Packaging:

Your instructions to

us:

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