



architectural guidelines



why we have architerctural standards

The purpose of the architectural guidelines is to ensure uniformity throughout the River Meadow Estates community to help maintain property values.

"Architectural standards (aka "architectural guidelines, "design standards," etc.) set forth an association's policies and procedures regulating a homeowner's ability to make architectural improvements and modifications to the homeowner's separate interest, as well as to common area and exclusive use common area. Architectural standards are operating rules which may impose additional architectural restrictions beyond those contained in an association's CC&Rs.

Architectural standards often regulate exterior design elements such as paint colors, exterior finishes, and landscaping materials. Architectural standards often establish the procedure through which a homeowner may obtain the association's approval for desired architectural improvements and modifications. (See "Architectural Application & Approval Process.")

An association's authority to establish and enforce architectural standards is premised upon the impact that aesthetics have on the property values of the association's members:

"Maintaining a consistent and harmonious neighborhood, one that is architecturally and artistically pleasing, confers a benefit on the homeowners by maintaining the value of their properties." (Dolan-King v. Rancho Santa Fe Assn. (2000) 81 Cal.App.4th 965, 976.)

Preserving "the aesthetic quality and property values within the community" is recognized by courts as an "important function" of an association. (Cohen v. Kite Hill Community Assn. (1983) 142 Cal.App.3d 642, 648.)

<https://findhoalaw.com/architectural-standards/>

general criteria considerations

DESIGN

The submitted building plans or modification(s) must be compatible with the style as outlined in the River Meadow Estates Architectural Guildlines.

COLOR

The proposed color(s) must provide continuity by being consistent with the existing structure color scheme, it's surroundings, and throughout the neighborhood.

LOCATION & IMPACT

The proposed plan or modifications must relate favorably to the landscape, existing structure, adjoining properties, and surrounding neighborhood. No modification shall be placed or encroach upon open space.

TIMING

The building plans/modifications must be completed within the set timeframe.

SCALE

The proportion and size of the proposed plan/modifications must be appropriate in scale with relationship to lot size, adjacent structures, and their surroundings.

MOUNTAIN MODERN

WHAT IS MOUNTAIN MODERN DESIGN?

Inspired by the beauty of their natural surroundings, mountain modern style homes are designed to blur the boundaries between indoors and outdoor living to help you create a relaxing, river retreat. This low-maintenance design provides a brighter and more open aesthetic - a balance of modern simplicity and clean lines, with the warmth of natural materials.

Weather, precipitation, and even wildlife are taken into consideration with these builds...sourcing local stone, landscaping with native plants, and xeriscaping mean you can spend less time maintaining your home and more time enjoying the surrounding area!

Mountain modern design is one of the newest trends in architecture and also might be one of the most sustainable. Whether planning to build a mountain retreat or a full-time residence, mountain modern homes bring the best of both worlds. Respecting nature along with a laid-back design, this is an architectural style that makes any home feel like a relaxing getaway.

Style guide





open layouts and tall ceilings

this style is about sweeping views and a totally relaxing vibe.



Clean design

sharp, modern edges that
take the landscape into
consideration.





LIGHT is key!

Floor-to-ceiling windows
are a must!



energy efficient - passive solar

Colorado receives an average of 300 days of sun per year...take advantage of it!



Texture over color

Design emphasis is placed on highlighting natural building materials. Neutral colors, stone, exposed beams all allow the textures of all the materials to shine.





Low-maintenance landscaping

Native trees, grasses and shrubs will thrive with little attention and provide a natural feel to the property.



Indoor/Outdoor living at it's finest.

The barrier between your home and nature can feel blurred in a mountain-modern design. Interior spaces and exterior spaces seamlessly flow into each other

