

Castle Pines Homes Association Design Review Guidelines Addenda

Renewable Energy Devices and Energy Efficiency Measures

The Design Review Committee (DRC) of Castle Pines Village conforms to all Colorado legislation regarding alternative energy generation devices while respecting the current Design Guidelines for the community. The DRC is supportive of the community and its homeowners in their desire to improve energy efficiency of their homes and the community in general. In doing so, it is notable that Castle Pines Village is a premier community in Colorado and is committed to preserving the design, quality, style and landscaping of this fine community. As such, residents are permitted to install a variety of alternative energy or energy efficient devices; however their installation is subject to applicable rules and regulations adopted by the Castle Pines Design Review Committee.

Current legislation allows the Castle Pines Homes Association DRC to adopt regulations related to the dimensions; placement and appearance of the permitted alternative energy devices along with the DRC established architectural review procedures before an owner may install a proposed device. Any proposal for renewable energy devices must include a complete site plan, building elevations, roof plan, photos of the existing home, complete product literature, and aerial photos (Google Maps) of the individual property being reviewed. The improvements must be clearly, completely, and accurately shown on those documents. Proper screening of the energy device(s) from the street, golf course and any neighbor's view will be required. Existing drawings for your home may be available at the CPHA and may be helpful in preparing your submittal.

Solar Energy Devices

Any installation of solar energy devices must meet high appearance and quality standards that will maintain the property value and beauty of the community. Installations are not limited to locations on the home and may require screening for aesthetic purposes. Solar generation panels must be carefully selected and detailed specifically for the particular home or site for which they are proposed. Color selection will be an important part of the review and approval process as will the reflectance of the surface material.

Individual details must be developed and submitted for mounting the panels on a roof in a manner that allows a flush, fully integrated appearance consistent with the highest design quality of the green community. The submittal must include professionally prepared head, toe, valley, ridge and edge details specific to the actual panels, roofing, and structure of the home and including how the panels will maintain proper ventilation, cooling and water tightness. Panel arrays must be cohesive and complementary to each home. Existing vents or other appurtenances must be relocated to allow each array to be installed in a contiguous manner that will maintain or enhance the massing of the home and its roof planes. Chimneys may be relocated to improve efficiency if the new locations can be shown to maintain or enhance the appearance of the home. Panel arrays should be limited to a minimum number of roof planes and effort should be made to cover those selected planes completely from edge to edge with panels. Triangular panels or spandrel glass panels may be necessary to achieve this full plane look. New building or roof masses intended to support these devices and improve their efficiency must achieve an integrated appearance that is complimentary to the overall building mass and design.

Please note: Since not all impacts can be anticipated, approvals are contingent upon inspection of the project following final installation. Projects will be evaluated following final installation and may require additional screening or modifications to meet Village standards. The DRC reserves the right to modify these guidelines as future conditions may require.

Please submit your Design Review Application, available on our website at www.thevillagecastlepines.com, to 688 W Happy Canyon Road, Castle Rock, CO 80108. If your property is located within a sub-association you will also need their approval. Please contact your sub-association for their design review process. For questions, contact the DRC Administrator at 303.814.1345 or drc@thevillagecastlepines.com