

BHMD HERON LAKES BUILDER PACKET

Design Control Submittal

Date of Submittal: ____/____/202__ Lot Address: _____ Lot: ____ Block: ____ Filing: ____

Please Check Off what is included and attach completed form with your plans, with appropriate deposit or fee.
All fees shall be made out to Berthoud Heritage Metropolitan District or "BHMD" Mail Checks to 2375 TPC Parkway * Berthoud * CO * 80513
Email all Applications and Plan Submittals to: Manager@bhmds.com

Applicant's Name _____ Email address: _____

Mailing Address: _____ Phone: _____

Architect/Designer Name _____ Email address: _____

Builder Name: _____ Phone: _____

Signature: _____

YOU MUST HAVE EROSION CONTROL PLANS AND IMPLEMENTATION FOR YOUR LOT. ALWAYS HAVE YOUR TRASH CONTAINER COVERED (DAILY).

_____ **Construction Deposit:** **\$2,500 per Lot** (Refund % to _____ Builder or _____ Lot owner)
If the Builder/Lot Owner are different entities, the fee shall be split: 50/50
Construction Deposit shall be returned once BHMD final inspection of home, landscape & ROW is complete.

_____ **Initial Design Review:** **\$800** Initial Design Review Fee
Includes 2 (Two) reviews of initial site plan, plat, house plans, exterior finishes, and landscaping. Additional reviews will require an additional fee – See Exterior Modification/Additional Review Fees below.
Most homes will be able to be reviewed, modified as needed, and approved through the Initial Design Review process. Homes that do not meet our requirements and need modification may require a second full Design Review. If a second full Design Review is required a **\$1,500 deposit will be required**. The ARC may hire an Architect to assist in a second Design Review. The Architect will bill hourly against the Design Review deposit. If additional time/fee is required that will be communicated, and additional deposit will be required prior to additional review taking place.

_____ **Exterior Modification/Additional Review:** **\$500 Exterior Modification/Additional Review Fee**
Will apply to any modification to the exterior of a home, revisions to site and/or landscape, or fencing plan. Will also apply to design reviews beyond the 2 (Two) included with the Initial Design Review.

_____ **Site Plan:** (Email PDF's to addresses above)
_____ Building Location (dimensioned from all property lines) and Setbacks and easements shown.
_____ Driveway, decks, pads, sidewalk locations shown.
_____ Grading and Drainage plan, including flow arrows.
_____ Top of foundation elevations for house and garage and all step-downs
_____ Elevations of all lot corners shown

_____ **Construction Drawings:** (Email PDF's to addresses above)
_____ Exterior elevations showing dimensioned trim, railing, and door details.
_____ Indications of exterior materials with percentages calculated and shown.
_____ Exterior details including chimneys, stairs, decks, railings, columns, and location of standard address block.
_____ Roof pitches shown.
_____ Square footage, excluding basement is: _____
_____ Building height as measured from where driveway meets top of curb.
_____ **Contact local Phone or CATV company to confirm requirements for interior wiring and 1" PVC to home.**

_____ **Colors and Exterior Finishes:**
_____ Representative Photos of exterior finishes/ colors on 8-1/2" x 11" format. (Use color submittal form, scan/email)
_____ Sample of roof material

_____ **Landscape & Fencing Plans:** (Email PDF's) **\$250 Initial Review Fee; \$200 Modification/Subsequent Review**
Site/Landscape Plan showing the location and type of trees & shrubs; fencing; berms; fountains; or ponds; terracing; retaining walls; decorative features; lighting with **Dark Sky" principals**, etc.
Town of Berthoud Street tree work permit is required on trees in ROW.

DEPOSIT CHECK #: _____ DEPOSIT AMOUNT: _____ REVIEW FEE: _____ REVIEW CHECK #: _____ Canceled check is your receipt.

Deposit will not be released until the house and all landscaping are completed to the approved plans.

THE UNDERSIGNED UNDERSTANDS AND AGREES TO THE ABOVE CONDITIONS:

_____/_____/_____
Owner's Signature: _____ Date: _____ Print Name: _____

For Committee Use:
Approval: _____ * Following Guidelines. Denied: _____ Approved upon Completion of Contingencies: _____
Date: ____/____/_____ Signed: _____

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Heron Lakes Exterior Colors & Masonry Selections

Date of Submittal: ____/____/202__ Lot Address: _____ Lot: ____ Block: ____ Filing: ____

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All fees shall be made out to Berthoud Heritage Metropolitan District or "BHMD"
Mail Checks to 2375 TPC Parkway * Berthoud * CO * 80513
Email all Application and Plan Submittals to: Manager@bhmds.com

The following exterior paint colors and masonry selections are hereby submitted for approval by the Architectural Control Committee of the Berthoud Heritage Metropolitan District and the Heron Lakes Community.
I agree to resubmit any changes to these selections for approval prior to application to the house.
NOTE: Any change in colors of brick and/or stone must be approved before application to the house.

Applicant's Name _____ Email address: _____

Mailing Address: _____ Phone: _____

Builder Name: _____ Phone: _____

Signature: _____

Exterior Paint Colors:

(Name and Number)

Body: _____

Body color cannot be the same color as any home/lot next to, behind, or in front of your home.

Trim: _____

Brick, Stone, or Stucco

Color: _____

Company: _____

Roof Tile:

Color: _____

Company: _____

Roof Accent

Color/Material: _____

Company: _____

Attach body color sample here
OR
Check this box
if sample is attached separately.

Attach trim color sample here
OR
Check this box
if sample is attached separately.

Attach brick/stone/stucco sample here
OR
Check this box
if sample is attached separately.

Attach roof tile sample here
OR
Check this box
if sample is attached separately.

Attach roof accent sample here
OR
Check this box
if sample is attached separately.

DEPOSIT CHECK #: _____ DEPOSIT AMOUNT: _____ REVIEW FEE: _____ REVIEW CHECK #: _____ Canceled check is your receipt.

Deposit will not be released until the house and all landscaping are completed to the approved plans.

THE UNDERSIGNED UNDERSTANDS AND AGREES TO THE ABOVE CONDITIONS:

Owner's Signature: _____ Date: ____/____/____ Print Name: _____

YOU MUST HAVE EROSION CONTROL PLANS AND IMPLEMENTATION FOR YOUR LOT. ALSO, ALWAYS HAVE YOUR TRASH CONTAINER COVERED (DAILY).

For Committee Use:
Approval: _____ * Following Guidelines. Denied: _____ Approved upon Completion of Contingencies: _____

Date: ____/____/____ Signed: _____

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BHMD Builder Lot and Construction Requirements

1. Site Inspection is completed. Builders should document issues with pictures and markings.
2. Call BHMD for site walk if needed. If excavation work has started builder responsible for all damages.
 - a. Check concrete sidewalks and concrete drain pan for any damage before work starts.
 - b. Check street/asphalt for any damage.
 - c. Check any District fencing and or neighboring homeowner private fencing.
 - d. Check Utility Peds for damage any issues, you should document and call that utility company.
 - e. Check Non-potable water stub or irrigation vault.
3. **SWMP/SWDP:** Lot Owners are responsible for SWMP/SWDP permits and complying to State regulations. It will be the responsibility of the lot owner/builder to apply for their own state SWMP/SWDP prior to construction.
4. Erosion control at street, inlets including tracking pads.
5. Dust control within the work zones is the responsibility of the lot owner/builder/contractors.
6. Keep lot clean by maintaining/controlling weeds, grasses, or any ground cover.
7. Trash Bin on site with hard lid, no tarping. All trash containers must be emptied on an on-going basis before full. Trash containers must be located on the lot under construction.
8. Note to be cleaning streets, sidewalks, and lots nightly.
9. Use barricades and safety cones for any hazards.
10. Each lot is required to have its own temporary power.
11. Each lot should have its own portable toilet attached to the ground and follow erosion plan.
12. **CONCRETE WASHOUT:** All lot owners/builders shall maintain their own onsite concrete washout for their own use, at no time will any washout be allowed within common areas, tracts, golf course property and lots not owned by said owner/builder. Most common way of washout disposal is within the foundation backfill, if this does not work for your lot construction then disposal offsite will be required. No broken concrete and asphalt will be allowed to be dumped and or stored on any dedicated vacant lots, tracts, open space, golf course boundaries. Final cleanup and haul off the washout materials shall be the responsibility of owners/builders.
13. **CONSTRUCTION LIMITS/STOCKPILE AREA:** South of Clubhouse.
 - a. No stockpiles, permanent or temporary and/or construction access will be allowed within any dedicated tracts, open space, golf course boundaries
 - b. No trash or topsoil is allowed at the stockpile area site, structural fill only. This site will be for clean fill material only, no trash or topsoil is allowed on the stockpile site. No construction materials wood/insulation, rebar, concrete, landscape materials, etc. will be allowed on this site.
 - c. Backfill stockpile dirt must remain on own lot unless Owner/builder puts dirt on the designated stockpile. Staging dirt at the stockpile site is at the risk of the owner/builder. **Once dirt is dumped at the stockpile site it becomes the ownership of Heron Lakes/Developer.**
 - d. Once owners/builders are done stockpiling on any given lot it will be the responsibility of the owner/builder to “knock down” the piles to be able perform weed maintenance, mowing and to contain the area and to allow for additional dirt dumped within the stockpile space.
 - e. The Heron Lakes developer agrees to take care of the erosion control measures at the stockpile.
14. **LANDSCAPING:** See Heron Lakes Design Rules and Regulations and submit plans for review early. See site Landscape plan for tree species in tree lawn areas.

Violations will be enforced diligently by the District. Overflowing trash containers or improperly maintained sites will result in a fine and forfeit of construction deposit. Rules are subject to change.

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See Heron Lakes Design Rules and Regulations

2.69 Exterior Shutters. ACC approval is required. Exterior mounted security roll type shutters are not allowed.

2.70 Siding. ACC approval is required. The submittal must contain a 4-inch x 4-inch layout of the manufacturer's material.

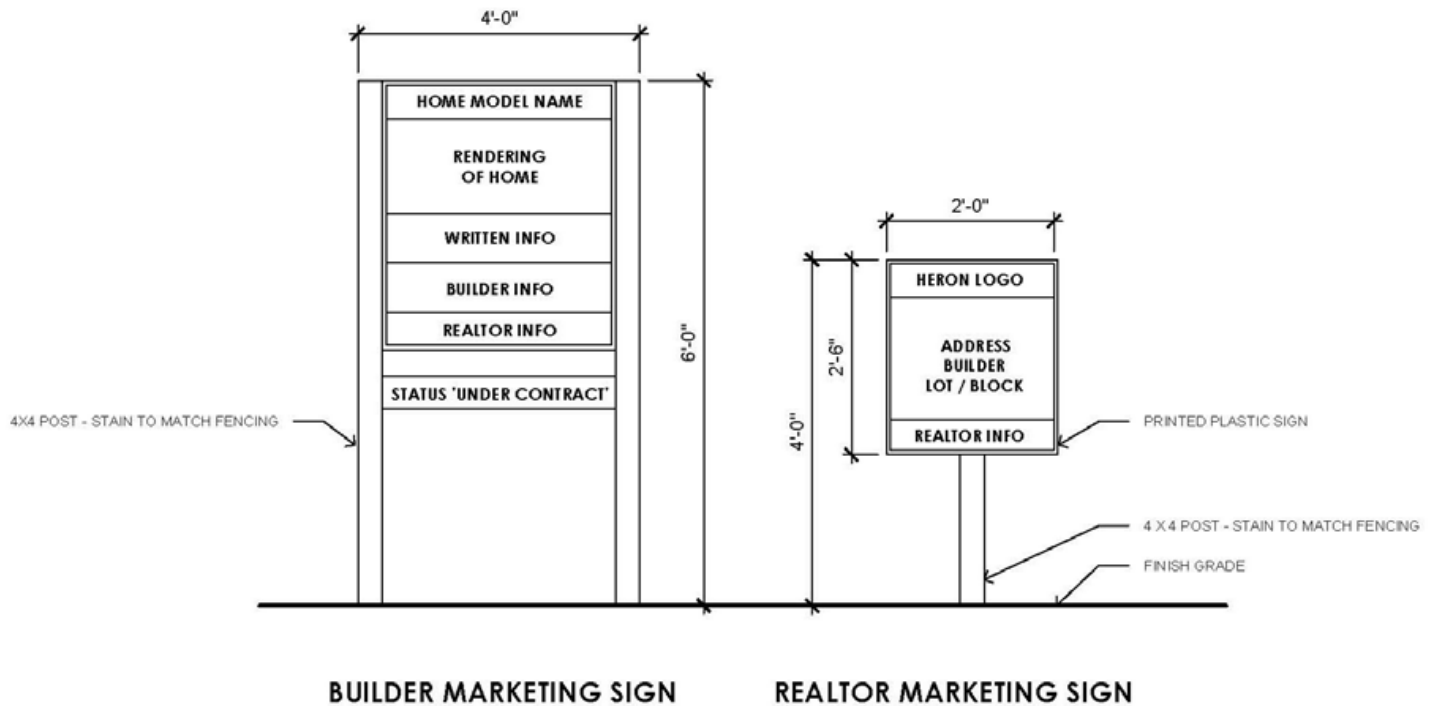
2.71 Signs. ACC approval is required for signs.

During home construction, the builder may install a temporary sign showing a rendering of the home and builder information.

These temporary builder signs must be no more than six (6) feet in height and no more than four (4) feet wide. An additional realtor marketing sign may be installed for homes under construction.

Sign shall match detail below.

Lot sign example



- NOTES:
1. SIGN TO BE SINGLE-SIDED AND FACING STREET
2. REALTORS CAN INSTALL MARKETING BROCHURE BOXES ON 4X4 POSTS
3. STAIN COLOR: SOLID BODY EXTERIOR "CAVIAR" BY SHERMAN WILLIAMS

Heron Lakes Community - Design Guidelines – November 17, 2023

Heron Lakes Design Rules and Regulations may change periodically

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Berthoud-Heritage Metropolitan District New Construction Lot fees

Fees subject to change

Heron Lakes District No. 2 lots have fees to be paid before Construction cert is released to the Town Of Berthoud.

ACC and Permit Total Summary:

District No. 2	
Raw Water System Fee	\$ 12,500.00
Non-Potable Water System Fee	\$ 12,500.00
Non-pot Irrigation PIF	\$ 2,750.00
Development Fee	\$ 2,750.00
ACC Fee	\$ 800.00
Construction Deposit*	\$ 2,500.00
<u>TOTAL</u>	<u>\$ 33,800.00</u>

Subtract out ACC fee from total if it was paid at time of ACC review.

The Rookery in Heron Lakes District No. 8 lot has fees to be paid before Construction cert is released to the Town of Berthoud.

ACC and Permit Totals:

District No. 8	
Raw Water System Fee	\$ 12,500.00
Non-Potable Water System Fee	\$ 12,500.00
Non-pot Irrigation PIF	\$ 2,750.00
Development Fee	\$ 3,000.00
ACC Fee	\$ 800.00
Construction Deposit*	\$ 2,500.00
<u>TOTAL</u>	<u>\$ 34,050.00</u>

Subtract out ACC fee from total if it was paid at time of ACC review.

Fees subject to change

**You can mail in fees to BHMD * 2375 TPC Parkway * Berthoud * Colorado * 80513
Or put check in the black drop box located just inside the front door of the clubhouse to the right.**

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Berthoud-Heritage Metropolitan District Construction Deposit Refund Heron Lakes

**Application must include a copy of items mentioned below as verification,
that work is complete for the refund to be considered by the District.**

Address of home: _____ Lot: ____ Block: ____ Filing: _____

Date of Payment: _____ Amount of Check: _____ Copy of Check. _____

Copy Of CO: _____ Include Approved Packet: _____ E-mail to: manager@bhmds.com

Please mail me: _____ a check for the Construction Deposit.
Homeowner or Builder name

Name of contact: _____ Email address: _____

Mailing Address: _____

Phone: _____

Check will be minus any assessed construction fines, covenant fees or any unpaid fees due to the District.

Allow for up to 21 days for inspection and check to be generated and signed by board.