

**CROSSROADS BUSINESS PARK  
ARCHITECTURAL STANDARDS  
(Standards are Subject to Change)**

ITEMS	STANDARD
<b>GENERAL:</b>	No one style of architecture shall be required; provided, however, structures shall, to the extent practicable, have a design that is compatible with other buildings in Crossroads Business Park. The number of materials used for the exterior of all buildings within Crossroads Business Park shall be kept a minimum. Predominant exterior colors shall be neutral or earth tone colors. Subject to approval by the AC, primary or bold colors may be used as accents.
<b>EXTERIORS:</b> Exterior Finish Corner Wraps	50% minimum of entire front elevation to be masonry or stone (exceptions made for specific styles) with 10' full vertical corner wraps minimum. Stucco must be upgraded design with built-out windows and/or other detailing.
Vents, Pipes, Chimney Caps	To be located on roof slope away from street whenever possible and painted to match trim, siding or roof material.
<b>COLORS:</b>	Color selection sheets showing body and trim paint and brick/masonry selection must be approved by AC before installation. All exterior railing, wood, trim must be painted or stained.
<b>ROOFING:</b>	Architectural metal roofs with approved color and minimum slope of 6/12 will be allowed on case-by-case basis; all other metal roofs must be screened from public view; all roof top appurtenance systems, e.g. mechanical, must be screened from public view. No rooftop appurtenance shall exceed a height of fifty feet (50') above the finished building grade without prior written approval of the AC.
<b>VIEW CORRIDORS</b>	Recognizing that the location of, and views from, properties within Crossroads Business Park are a significant component of the value of such properties, it is the responsibility of the AC to maximize and protect mountain views of all lots to the most practicable extent possible using methods such as, but not limited to, height restrictions and building orientation and spacing on lots. Height of buildings closest to I-25 may be restricted if required to protect view of mountain peaks. It is intended that the height of buildings may generally increase

	<p>from west to east. The AC shall review building height and orientation on a case-by-case basis to fulfill the purposes of this standard.</p>
<p><b>SET BACKS/SITE PLAN:</b></p>	<p>Must conform with City of Loveland standards and CC&amp;R's. The rear of any building shall not face I-25 or any public right-of-way adjacent to the Lot. The front, or display side, of any building shall face the public right-of-way that is in the interior of Crossroads Business Park.</p>
<p><b>LANDSCAPING:</b></p>	<p>All Lots must have detailed landscaping plan approved by AC before installation. Plans to be submitted with building plans no later than thirty (30) days after close of sale. Grass areas must be sodded, not seeded, and must be installed within thirty (30) days of issuance of a Certificate of Occupancy on all buildings completed between May 1 and September 1 of any year. Buildings completed after September 1 must have grass by the following June 1<sup>st</sup>.</p> <p>Lots with frontage on major roadways shall, to the extent practicable, conform to the Landscape Plans (see "Typical Landscape Buffer Treatment" detail) for designated "Landscape Buffers." Minimum width of Landscape Buffers:</p> <ul style="list-style-type: none"> <li>● 35" Adjacent to I-25 R.O.W.</li> <li>● 30' Adjacent to Earhart Road and Crossroads Blvd.</li> </ul> <p>The AC reserves the right to make specific requirements regarding plant types and placement to assure adequate screening and aesthetic appearance within the landscape buffer adjacent to I-25 and Crossroads Blvd.</p> <p>All Lots shall be landscaped in accordance with a plan to be submitted by the lot owner and approved by the AC. Such landscape plans shall include information regarding screening and fencing of areas, type of sodding, seeding, trees, shrubs and other information regarding other customary landscape treatment for the entire site. No plant material will be less than:</p> <ul style="list-style-type: none"> <li>● Deciduous trees - 2.5" in caliper</li> <li>● Coniferous trees - 6' in height</li> </ul>

	<ul style="list-style-type: none"> <li>● Shrubs - 5 gallon containers</li> </ul> <p>All landscaped areas shall have a minimum of 50% live groundcover.</p> <p>All landscape plans shall include an irrigation system plan.</p> <p>Parking areas shall be screened, to the extent practicable, from the view of adjacent streets.</p>
<b>PARKING AREA:</b>	<p>Adequate off-street parking shall be provided by each owner and tenant for customers and visitors, and meet City standards provided in Chapter 18.42 of the Loveland Municipal Code unless specifically varied.</p> <p>Except as noted, signs are to conform to City of Loveland requirements unless specific variances are granted.</p>
<b>LOADING AREA:</b>	<p>Outdoor storage areas and/or loading facilities shall be placed on the side or rear of a Lot and shall be screened.</p>
<b>LIGHTING:</b>	<p>All flood, spot or other lights placed on a Lot shall be placed and directed such that the direct, indirect or reflected light shall not unreasonably disturb the owners or occupants of other Lots or interfere with the visibility to other Lots from I-25 or other public right-of-ways.</p>
<b>SCREENING:</b>	<p>Whenever screening of any portion of a Lot or building is required, screening structures (e.g. walls) shall be the same as or compatible with the construction materials of the primary improvements.</p>
<b>METAL BUILDINGS:</b>	<p>Prohibited within 750 feet of I-25 or frontage road right-of-ways, unless substantially clad in masonry, stucco, wood or other building materials approved by AC, and prohibited beyond 750 feet east of Crossroads Blvd. realigned frontage road right-of-way.</p>
<b>CONSTRUCTION MAINTENANCE:</b>	<p>All owners are responsible for maintaining their Lots by controlling weeds and trash. Each Lot should have its own temporary power, trash container, and portable toilet, unless several owners have agreed to share these facilities.</p>