

**RESIDENTIAL IMPROVEMENT
GUIDELINES
AND SITE RESTRICTIONS FOR
HANCE RANCH**

AS OF October 25, 2023

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1 INTRODUCTION

1.1 Basis for Guidelines

These Residential Improvement Guidelines and Site Restrictions for Hance Ranch (the “**Guidelines**”) are intended to assist Owners living in the Hance Ranch community (the “**Community**”) in implementing Improvements to their Lots. The Declaration of Covenants, Conditions and Restrictions of Hance Ranch (the “**Covenants**”) require prior approval from the Architectural Review Committee (the “**ARC**”) before the construction, erection, placement, alteration, planting, application, installation or modification of any Improvement upon any Lot shall be made. In order to assist Owners, the Board of Directors (the “**Board**”) of Hance Ranch Metropolitan District (the “**District**”) desires to establish certain pre-approved designs for several types of Improvements and to exempt certain Improvements from the requirement for approval. This booklet contains the guidelines established by the Board with respect to property subject to the Covenants.

The Community is comprised of Lots improved with attached townhomes (each a “**Townhome**”), all of which are alley loaded and all of which have small landscaped areas in front of each Townhome. Some of the Lots have a courtyard area between the garage and the Townhome on the Lot (each a “**Courtyard**”), offering the Owner additional outdoor space (each a “**Courtyard Lot**”). All Lots which are not Courtyard Lots shall be referred to herein as “**Standard Lots**.” Because of the differing size, outdoor area and character between the Standard Lots and the Courtyard Lots, there may be different guidelines or standards related to each, and the same will be specifically set forth in these Guidelines. Unless stated or differentiated, these Guidelines shall apply to all Lots, and any references to a Lot or Lots shall include both the Courtyard Lots and the Standard Lots.

1.2 Definitions

All capitalized words and phrases used in these Guidelines shall have the meaning provided in the Covenants unless otherwise defined herein.

1.3 Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the ARC (see Section 2); and (B) a listing of specific types of improvements that Owners might wish to make with specific information as to each of these types of improvements (see Section 3).

1.4 Architectural Review Committee or Representative

The ARC consists of persons, representatives or a committee appointed to review requests for approval of architectural or site changes.

1.5 ARC Contact Information

The contact information of the ARC, persons, committee or representative authorized to administer the architectural review process is:

COMPANY NAME	PHONE	E-MAIL
Stillwater Community Management	(303) 872-9224, ext. 102	scott.bristol@scmcolorado.com

1.6 Effect of Covenants

The Covenants govern the Property within the Community. Each Owner should review and become familiar with the Covenants. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

1.7 Effect of Governmental and Other Regulations

Use of Lots within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact Jefferson County and/or the City of Wheat Ridge, as may be applicable, for further information and requirements for Improvements they wish to make.

APPROVAL BY THE ARC DOES NOT CONSTITUTE ASSURANCE THAT IMPROVEMENTS COMPLY WITH APPLICABLE GOVERNMENTAL REQUIREMENTS OR REGULATIONS OR THAT A PERMIT OR APPROVALS ARE NOT ALSO REQUIRED FROM APPLICABLE GOVERNMENTAL BODIES.

1.8 Interference with Utilities

In making Improvements to Lots, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

**Utility Notification Center of Colorado
1-800-922-1987**

1.9 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC to ensure that all proposed Improvements meet or exceed the requirements of

these Guidelines and to promote the highest quality design for the neighborhood. It is important that Improvements to Lots be made in harmony with and not detrimental to the rest of the Community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to Lots from the ARC, Owners will be protecting their financial investment and will help insure that Improvements to Lots are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC's interpretation shall be final and binding.

2 PROCEDURES FOR ARC APPROVAL

2.1 General

As indicated in Section 3 of these Guidelines, there are some cases in which advance written approval of the ARC is not required if the Guidelines with respect to that specific type of Improvement are followed. In some cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in Section 3, advance, or prior written approval by the ARC is required before an Improvement to any Lot is commenced.

2.2 Drawings or Plans

Owners are required to submit to the ARC a completed Architectural Review Request Form (“ARR”), which forms are available from the person or entity listed in Section 1.5, and complete plans and specifications, in duplicate, (said plans and specifications to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required) prior to commencement of work on any Improvement to any Lot. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect, or draftsman, and a simple drawing with dimensions and description will be sufficient. Whether done by the Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

- A.** The drawing or plan should be done to scale and shall depict the property lines of your Lot and the outside boundary lines of the Townhome as located on the Lot. If you have a copy of an improvement survey of your Lot obtained when you purchased it, this survey would be an excellent base from which to start.
- B.** Existing Improvements, in addition to your Townhome, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, etc. The proposed Improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the materials to be used and the colors. For example: Redwood deck, 10 feet by 12 feet with 2”x4” decking and natural stain.
- C.** The plan or drawing and other materials should include the name of the Owner, the address of the Townhome, the lot, block and filing number of the Lot, and the e-mail address and telephone number where the Owner can be reached.
- D.** The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections.

- E. Owners should be aware that many Improvements may require a permit from the City of Wheat Ridge, Jefferson County, or other governmental entity. The ARC reserves the right to require a copy of such permit as a condition of its approval.
- F. In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials.
- G. Photographs of existing conditions and of proposed materials and colors are encouraged to be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes.

2.3 Submission of Drawings and Plans

The drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

Any costs incurred by the ARC for review of submittals shall be borne by the Owner and shall be payable prior to final approval. Any reasonable engineering consultant fees or other fees incurred by the ARC in reviewing any submission will be assessed to the Owner requesting approval of the submission.

2.4 Action by ARC

The ARC will meet as required to review plans submitted for approval. The ARC may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The ARC will act upon all requests in writing within 30 days after the complete submission of plans, specifications, and other materials and information as requested by the ARC. If the ARC fails to review and approve in writing (which may be with conditions and/or requirements) or disapprove, a request for architectural approval within 30 days after the complete submission of the plans, specifications, materials and other information with respect thereto, such request is deemed approved by the ARC.

2.5 Revisions and Additions to Approved Plans

Any revisions and/or additions to approved plans made by the Owner or as required by any governmental agency, must be re-submitted for approval by the ARC. The revised plans must follow the requirements as outlined above.

2.6 Completion of Work

After approval (which may be with conditions and/or requirements) of any proposed Improvement by the ARC, the proposed Improvement shall be completed and constructed as promptly and diligently as possible, and in complete conformity with all conditions and

requirements of the approval. Failure to complete the proposed Improvement within 12 months from the date of the approval (the “**Completion Deadline**”), or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance; provided, however, that the ARC may grant extensions of time to individual Owners for completion of any proposed Improvements, either (a) at the time of initial approval of such Improvements, or (b) upon the request of any Owner, provided such request is delivered to the ARC in writing and the Owner is diligently prosecuting completion of the subject Improvements or other good cause exists at the time such request is made.

2.7 Inspection of Work

The ARC, the District, or the Enforcement Committee, if any, or any of their duly authorized representatives, shall have the right to inspect any Improvement at any time, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Section.

2.8 Notice of Non-Compliance

If, as a result of inspections or otherwise, the ARC, the District, or the Enforcement Committee, if any, determines that any Improvement has been done without obtaining all required approvals (which may be with conditions and/or requirements), or was not done in substantial compliance with the approval that was granted, or has not been completed by the Completion Deadline, subject to any extensions of time granted pursuant to Section 2.6 hereof, the District or the Enforcement Committee, if any, shall then notify the applicant in writing of the non-compliance (the “**Notice of Non-Compliance**”). The Notice of Non-Compliance shall specify the particulars of the non-compliance.

2.9 Correction of Non-Compliance

If it has been determined that a non-compliance exists, the Owner responsible for such non-compliance shall remedy or remove the same within such time frame as set forth in the Notice of Non-Compliance. If such Owner does not comply with the ruling within such period, the District may, at its option, record a notice of non-compliance against the Lot on which the non-compliance exists, may impose fines, penalties and interest, may remove the non-complying Improvement, or may otherwise remedy the non-compliance, and the Owner responsible for such non-compliance shall reimburse the District, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

2.10 Amendment

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted, or otherwise changed by the Declarant, as changing conditions and/or priorities dictate.

2.11 Questions

If you have any questions about the foregoing procedures, feel free to call the ARC at the phone number and address listed in the Section 1.5 of these Guidelines.

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3 SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted to the ARC and written approval of the ARC obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. ARC review and approval is required on any external items not be listed below.

3.1.1 Variances

Approval of any proposed plans by the granting of a variance from compliance with any of the provisions of these Guidelines is at the sole discretion of the ARC when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

3.1.2 Waivers; No Precedent

The approval or consent of the ARC to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent as to any application or other matters whatsoever, as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent in any other matter.

3.1.3 Liability

The ARC and the members thereof shall not be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction. The ARC shall not bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. The ARC will not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

3.2 Accessory Buildings

Due to the size of the Lots, accessory buildings, including but not limited to storage sheds and gazebos, are not permitted.

3.3 Additions and Expansions

Due to the size of the Lots, additions and expansions of the existing Townhomes are not permitted.

3.4 Address Numbers

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same style, color and type of number currently on the Townhome.

3.5 Air Conditioning Equipment

Approval is required for all air conditioning equipment, including evaporative coolers (swamp coolers) and attic ventilators, installed after the initial construction.

Approval is not required for replacement of existing air conditioning equipment with like equipment located in the same location as the equipment being replaced.

No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted equipment must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent Lot Owners.

3.6 Antennae/Satellite Dishes

3.6.1 General Provisions

"Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not

require the approval of the ARC.

- A. All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the Community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby Lots to the maximum extent possible, and placement shall be made in the following order of preference:
 - (1) Inside the structure of the Townhome, not visible from the street
 - (2) Side yard or Courtyard, if applicable
 - (3) Mounted on the Townhome, in the least visible location below the roofline
 - (4) Back rooftop
 - (5) Front yard area, screened by and integrated into landscaping to the maximum extent possible
- B. If more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
- C. Permitted Antennas shall not encroach upon common areas or any other Owner's Lot.

3.6.2 Installation of Antennae/Satellite Dishes

- A. All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.
- B. All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- C. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.
- D. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.
- E. All other antennas, not addressed above, are prohibited.

3.7 Awnings

Approval is required. Awnings should be an integral part of the Townhome or Courtyard design. The color shall be complementary to the exterior of the Townhome. For cloth awnings, a swatch of material to be used must be provided with the ARR.

3.8 Barbecue/Gas Grills

Approval is not required. All barbecue grills, smokers, etc. must be stored in the Courtyard, if applicable, or otherwise so as not to be visible from the front of the Townhome, when not in use.

3.9 Basketball Backboards

Due to the size of the Standard Lots, basketball backboards, whether permanent or temporary, are not permitted on Standard Lots.

For Courtyard Lots, a portable basketball hoop may be placed in the Courtyard without prior approval, and may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use and may not be left out for more than 24 hours.

3.10 Birdbaths

Due to the size of the Standard Lots, birdbaths are not permitted on Standard Lots.

For Courtyard Lots, one birdbath, no more than 48 inches in height, measured from the ground, may be placed in the Courtyard without prior approval

3.11 Birdhouses and Bird Feeders

Due to the size of the Standard Lots, birdhouses and bird feeders are not permitted on Standard Lots.

For Courtyard Lots, approval is not required for birdhouses and bird feeders, subject to the following limitations. The birdhouse or bird feeder must be installed in the Courtyard and the size is limited to one foot by two feet. No more than one of each of a birdhouse or bird feeder may be installed on any Courtyard Lot. Birdhouses or bird feeders may be mounted on a pole, provided the pole shall not exceed five feet in height.

3.12 Clothes Lines and Hangers

Temporary drying structures will be permitted so long as such structures are used solely in the Courtyard of a Courtyard Lot or are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

3.13 Decks

Due to the size of the Lots, new or expanded decks not constructed as part of the original construction of the Townhome on the Lot are not permitted.

3.14 Dog Houses

Due to the size of the Lots, dog houses are not permitted.

3.15 Dog Runs

Due to the size of the Lots, dog runs are not permitted.

3.16 Doors

Approval is not required for an already existing main entrance door to a Townhome if the material matches or is similar to existing doors on the Townhome and if the color is generally accepted as a complementary color to that of existing doors on the Townhome. Complementary colors would be the body, trim or accent colors of the Townhome or white (for storm/screen doors).

- A. Storm Doors.** Approval is not required for storm doors as long as the door is complementary with the color scheme of the Townhome. Owners wishing to utilize a different color must first obtain approval.
- B. Security Doors and Windows.** All security or security-type doors and windows must be approved prior to installation.

3.17 Fences

Due to the size of the Lots and the location and configuration of the Townhomes on the Lots, new or additional fences not constructed as part of the original construction of the Townhome on the Lot are not permitted.

3.18 Fire Pits

Due to the size of the Standard Lots, fire pits are not permitted on Standard Lots.

For Courtyard Lots, fire pits will only be permitted in the Courtyard. Approval is required for all permanent or built-in structures. Approval is not required for portable units.

3.19 Flags/Flagpoles

Approval is required for any freestanding flagpole.

Approval is not required for flagpoles mounted to the front of a Townhome provided that the height of the flagpole does not exceed the height of the top of the second floor of the Townhome. Flag size cannot exceed sixty (60) inches by thirty-six (36) inches. Flags may not be illuminated without the prior approval of the ARC. Any request for lighting must detail the type and location of the lighting, and any such lighting shall be placed so as not to disturb owners or occupants of neighboring Townhomes.

3.20 Gardens – Flower or Vegetable

Due to the size of the Lots, flower and/or vegetable gardens are not permitted. A limited number of potted plants or flowers may be placed on the front porch of the Townhome on the Lot or within the Courtyard of a Courtyard Lot during the applicable growing season as long as the same are maintained in clean and slightly manner, and are removed at the end of the applicable growing season.

3.21 Hot Tubs and Jacuzzis

Due to the size of the Lots, outdoor hot tubs, spas and Jacuzzis are not permitted.

3.22 Landscaping

All landscaping has been or will be installed by the Declarant or a Builder. Any modification of any such landscaping requires approval.

3.23 Lights and Lighting

Approval is not required for replacing existing lighting, including coach lights, with the same or similar lighting style and color as originally installed.

Approval is required to modify or add exterior lighting.

Approval is required to install spotlights (including motion detected spotlights), floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.).

- A.** Considerations will include, but may not be limited to, the visibility, style and location of the fixture.
- B.** Exterior lighting for security and/or other uses must be directed at the ground and the Townhome, whereby the light cone stays within the Lot boundaries and the light source does not cause glare to other Lots (bullet type light fixtures are recommended).

- C. Ground lighting along walks must be maintained in a working and sightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.

Holiday lighting and decorations do not require approval. It is required that they not be installed more than 30 days prior to the holiday. They shall be removed within 30 days following the holiday.

3.24 Ornaments/Art - Landscape/Yard

Due to the size of the Standard Lots, yard ornaments or yard art are not permitted on Standard Lots.

For Courtyard Lots, approval is not required for yard ornaments or art installed in the Courtyard and which are of a height three feet or less.

3.25 Painting

Approval is required for all painting activities.

Because the Townhomes within each building are attached via party walls (each building containing such attached Townhomes shall be referred to herein as an “**Attached Building**”), and the colors used on each individual Townhome within an Attached Building were designed to coordinate and complement one another, careful consideration must be given to maintaining the overall appearance of any particular Attached Building in the event any or all of the individual Townhomes in an Attached Building are to be painted.

All Owners of the individual Townhomes within an Attached Building are encouraged to coordinate the repainting of the exterior of the Townhomes within that Attached Building at the same time, even if painting in the same colors as originally used, to maintain uniformity of colors, finish, condition, etc.

In the event any one, but not all, of the Owners of individual Townhomes in an Attached Building submits a painting request to the ARC, the request must be for the same colors as existing on that Townhome, or if the Townhomes within that Attached Building are or have each been painted in different colors, the color must be complementary to the colors existing on the other Townhomes within that Attached Building.

3.26 Patios

Due to the size of the Lots, new or expanded patios not constructed as part of the original construction of the Townhome are not permitted.

Due to the size of the Lots, permanent patio or Courtyard covers are not permitted.

3.27 Pipes

Approval is required for all exterior pipes, conduits and equipment. Adequate screening may also be required.

3.28 Play Structures and Sports Equipment

Due to the size of the Lots, play structures and sports equipment, except for portable basketball hoops as set forth in Section 3.9 of these Guidelines, are not permitted.

3.29 Playhouses

Due to the size of the Lots, playhouses are not permitted.

3.30 Ponds and Water Features

Due to the size of the Lots, ponds and water features are not permitted.

3.31 Pools

Due to the size of the Lots, permanent swimming pools, whether above ground or in-ground, are not permitted. For Courtyard Lots, one wading pool, if less than 18 inches high and 8 feet in diameter, per Courtyard Lot, is permitted on a temporary basis without prior approval, if placed in the Courtyard.

3.32 Radon Mitigation Systems

Approval is required. Equipment must be painted a color similar or generally accepted as complementary to the exterior of the Townhome. All equipment shall be installed so as to minimize its visibility.

3.33 Roofing Materials

Approval is required for all roofing materials other than repair using roofing materials that are substantially identical to the roofing materials being repaired. All Townhomes should be roofed with the same or greater quality and type of roofing material as originally used by the Declarant or a Builder.

In the event the shingles on any one, but not all, of the individual Townhomes in an Attached Building are to be replaced, the replacement shingles must be of the same color as exists on the other Townhomes in that Attached Building in order to maintain a consistent and uniform appearance of the roof. If the shingles on all of the Townhomes in an Attached Building are to be replaced at one time, all Owners of those Townhomes must

agree on the color of the shingles to be used for all of the Townhomes within that Attached Building, subject to approval by the ARC.

3.34 Rooftop Equipment

Approval is required. Equipment must be painted a color similar or generally accepted as complementary to the roofing material of the Townhome. All rooftop equipment shall be installed so as to minimize its visibility.

3.35 Seasonal Decorations

Approval is not required if installed on a Lot within 30 days of the holiday or event/celebration, and provided that the decorations are removed within 30 days of the holiday or event/celebration.

3.36 Security Devices.

Approval is not required. Security devices, including cameras and alarms, must be selected, located and installed so as to be an integral part of the Townhome and not distract from the Townhome's architecture and appearance. Cameras and housing sirens, speaker boxes, conduits and related exterior elements should be unobtrusive and inconspicuous. Such devices should be located where not readily visible and should be a color that blends with or matches the surface to which it is attached.

For purposes of this Section 3.36, lighting is not considered to be a security device. See Section 3.23 for guidelines and restrictions related to lighting.

3.37 Siding

Approval is required. Vinyl siding will not be allowed.

Because the type or types of siding used on each individual Townhome within an Attached Building were designed to coordinate and complement one another, careful consideration must be given to maintaining the overall appearance of any particular Attached Building in the event the siding on any or all of the individual Townhomes in an Attached Building is to be replaced.

In the event an Owner of an individual Townhome in an Attached Building submits a siding request to the ARC, the request must be for the same or substantially the same type or types of siding as existing on that Townhome, or if the siding is to be changed to a different type, the requested type of siding must be complementary to the type or types of siding existing on the other Townhomes within that Attached Building.

3.38 Signs

One for sale or for rent sign, no more than forty-eight (48) inches by thirty-six (36) inches, per Lot may be placed on a Lot during the marketing period of that Lot. Such sign must be removed upon sale or rental of the Lot.

Additionally, other signs, no more than forty-eight (48) inches by thirty-six (36) inches in size each, may be displayed on a Lot without prior approval. Signs may not be illuminated without the prior approval of the ARC. Any request for lighting must detail the type and location of the lighting, and any such lighting shall be placed so as not to disturb owners or occupants of neighboring homes.

3.39 Solar Energy Devices

Approval is required in order to review aesthetic conditions. Photovoltaic (PV) Solar panels must lay flat on the roof, meet all applicable safety, building codes and electrical requirements, including solar panels for thermal systems (solar water heaters). All exterior wiring, cabling and conduits must be securely attached and painted a color similar or generally accepted as complementary to the exterior of the Townhome.

The ARC is allowed to request changes as long as they don't significantly increase the cost or decrease the efficiency of the proposed device and panels. Please also see Colorado Law C.R.S. 38-30-168, which governs the review and the Owner's installation of such devices.

3.40 Statues or Fountains

Due to the size of the Standard Lots, statues and/or fountains are not permitted on Standard Lots.

For Courtyard Lots, approval is not required for statues or fountains installed in the Courtyard and which are not greater than four feet in height from the highest point, including any pedestal.

3.41 Windows

Approval is required. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of Townhome.

Approval is required for any visible window tinting. Highly reflective and/or dark tinting is considered too commercial for residential applications and is not permitted.

Approval is required for security bars and may not be approved on second story windows and other windows visible to the street.

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