

Master Homeowners Association for Green Valley Ranch  
Covenant Protected Community

**RESIDENTIAL IMPROVEMENT GUIDELINES  
AND SITE RESTRICTIONS**

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**RESIDENTIAL IMPROVEMENT GUIDELINES  
AND SITE RESTRICTIONS FOR THE  
MASTER ASSOCIATION FOR GREEN VALLEY RANCH**

**I. INTRODUCTION**

**1.1 Basis for Guidelines.** These Residential Improvement Guidelines and Site Restrictions are intended to assist Owner in Green Valley Ranch in making decisions regarding landscaping and other improvements to their property and, as provided for in Section 5.16 of the Community Declaration, to identify and list the rules and regulations adopted by the Master Association with respect to the use of Residential Sites. **The Master Declaration for Green Valley Ranch requires prior written approval of the Architectural Review Committee (hereinafter referred to as ARC) before any "Improvement to Property" involving a residential lot in Green Valley Ranch may begin.** "Improvement to Property" is very broadly defined in the Master Declaration. For instance, an "Improvement to Property" would include anything not limited to landscaping or change of the grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or other improvement; **and any change of exterior appearance of a building or other improvement.** In order to assist Owners, the Master Declaration authorizes the ARC to establish guidelines and certain pre-approved designs for several Improvements to Property and to exempt certain Improvements to Property from the requirement for approval. This booklet contains the guidelines established by the ARC with respect to residential property. Throughout this document the term "property" shall refer to a Residential Site.

**1.2 Contents of Guidelines.** In addition to the introductory material, these Guidelines contain (a) a listing of specific types of improvements which Owners might wish to make; (b) rules and regulations applicable to Residential Sites; (c) a summary of procedures for obtaining approval from the ARC; and (d) pre-approved designs for such things as fences and trash container enclosures.

**1.3 Architectural Review Committee (ARC).** The ARC consists of a minimum of five (5) members who are appointed by the Board of Directors of the Master Association. ARC volunteers are members of the GVR community.

**1.4 ARC Address and Phone.** The address of the ARC is as indicated on the ARC Form (defined below).

**1.5 Effect of Master and Supplemental Declarations.** The Master Declaration for Green Valley Ranch is a document governing property within the Master Association. Particular areas or group of lots become part of the Master Association Area by annexation pursuant to a Supplemental Declaration. Copies of the Master Declaration and of the applicable Supplemental Declaration are available to home buyers when they purchase their home or upon request from the Master Association. Each Owner should review and become familiar with the Master Declaration and the Supplemental Declaration and any other governing documents, and if there is any conflict or inconsistency, the Master Declaration will prevail. Provisions relating to the use of property and to improvements to property are found in Article IX and X of the Master Declaration and in

Article IV in most Supplemental Declarations.

**1.6 Effect of Denver Development Standards.** The City and County of Denver has adopted a zoning code that defines permitted uses in the various areas of Green Valley Ranch and contains some provisions that could affect improvements by Owners. The code identifies permitted accessory buildings and uses and establishes development standards for accessory buildings including, for instance, special setback requirements. The code also contains specific standards for signs and fencing. Finally, the code contains provisions on off-street parking that requires garages be kept and maintained so as to be accessible and usable at all times.

**1.7 Effect of Governmental and Other Regulations.** Use of property and improvements to property must comply with applicable building codes, ordinances, laws, rules, regulations, zoning regulations, and other governmental requirements and regulations. Approval by the ARC will 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. In addition, these Guidelines contain general information regarding potentially applicable governmental regulations and requirements including zoning and permitting requirements that may be applicable to specific proposed improvements. In all cases, Owners should not rely on information contained in these Guidelines with respect to such ordinances, laws, rules, regulations, zoning and permitting codes, or other governmental requirements.

- A. **City Permits and Approval.** Many improvements listed within this document will require a permit and approval from the City and County of Denver. Owners are solely responsible for ensuring that all applicable permits and approvals from the City and County of Denver, or any other authority with jurisdiction over the improvement, are obtained prior to commencing the improvement.

**1.8 Interference with Utilities.** In making improvements to property, 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. Generally, if there is not an alley then a five (5) foot rear setback must be maintained. Owners should check with the City and County of Denver for exact minimum setbacks applicable to your property.

**1.9 Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Master Declaration and the applicable Supplemental Declaration will help preserve the inherent architectural and aesthetic quality of the Master Association. It is important that the improvements to property 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 to create an environment that will benefit all Owners. **By following these Guidelines, and obtaining prior approval from the ARC for improvements to property, Owners will be protecting their financial investment and will help ensure that improvements to property are compatible with standards established for Green Valley Ranch.** Requests from Owners for variances and/or deviations from these guidelines will be reviewed on a case-by-case basis by the ARC.

**1.10 Applicability to Residential Sites.** These Guidelines will generally apply to a single family detached residences from Tower Road east to Picadilly Road and E. 38<sup>th</sup> Avenue north to GVR Blvd. Homes located outside of these general boundaries are not a part of the Master

Association and are therefore not subject to these Guidelines.

**1.11 Extenuating Environmental Conditions.** During times of extreme environmental conditions, the Board will evaluate enforcement and inform the community of any temporary changes to enforcement.

**1.12 Communication.** If you cannot bring your property into compliance within the specified time frames, please contact the Master Association in writing. If you have any questions about these guidelines or the ARC process, please contact the Master Association.

## II. PROCEDURES FOR ARC APPROVAL

**2.1 General.** As indicated in the following listing of specific types of improvements, there are some cases in which advance written approval of the ARC is not required. In some circumstances, as indicated in the listing, certain improvements are **not** permitted under any circumstances. **IN ALL OTHER CASES, PRIOR WRITTEN APPROVAL BY THE ARC IS REQUIRED BEFORE AN IMPROVEMENT TO A PROPERTY IS STARTED. THIS SECTION OF THE GUIDELINES EXPLAINS HOW SUCH APPROVAL CAN BE OBTAINED.**

**2.2 Drawings or Plans.** Section 10.6 of the Master Declaration for Green Valley Ranch requires a Owner to submit an **ARC Improvement Request Form** ("ARC Form") signed by the -Owner. In order to obtain approval from the ARC, any Improvement to Property should include *"...such descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications, and samples of materials and colors as the ARC shall reasonably request showing the nature, kind, shape, height, width, color, materials, location and other essential features of the proposed Improvement to Property"*. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman. A simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by the Owner or professionally prepared, these guidelines should be followed:

- A.** It is recommended, but not required, that the drawing or plan should be done to scale and should depict the property lines of your lot and the outside boundary lines of the home as located on the lot. The improvement survey of your lot, obtained when you purchased your home, would be an excellent source from which to draw. Please be advised, the Department of Zoning Administration for the City and County of Denver, prior to issuing a permit, will require drawings to scale (Drawn to scale floor plans and plot plans) that will show all structures and all areas of proposed construction prior to the erection or alteration of any structure on any lot.
- B.** Existing improvements, including your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, fences, etc.
- C.** The proposed improvements should be shown on the plan and labeled. On the ARC Form,

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. (Example: Redwood deck, ten feet by twelve feet (10' x 12') with two inch by four inch (2" x 4") decking and natural stain.)

- D. The plan or drawing and other materials should include the name of the Owner, the address of the home and a telephone number where the Owner can be contacted.
- E. The ARC Form must be signed by the Owner or assigned agent. Unsigned requests will be returned without action.

### **2.3 Submission of Drawings and Plans.**

- A. The ARC Form and a copy of the drawing(s) or plan(s) must be submitted to the ARC. All items submitted for review will become the property of the Master Association and are not returned. Under Section 10.6 of the Master Declaration, you are entitled to a receipt from the ARC upon submission of your drawings or plans and will be provided with one upon written request.
- B. Any Improvement to a Property started prior to obtaining approval by the ARC will result in an ARC Form Review fee. Performing work prior to getting approval may result in additional fines of up to \$1,000 after notice and opportunity for hearing, per the Association's Enforcement policy.**
- C. Improvements made to a property without approval must be submitted to the ARC for review, which may result in a violation resulting in a fine after notice and opportunity for hearing. If the improvement(s) are not approved by the ARC, the owner will be required to remove them within thirty (30) days of notification
- D. A separate ARC Form is required for each type of request. For example, if you are submitting for landscaping and a patio, a form must be submitted for each type of request.

**2.4 Action by ARC.** The ARC will meet periodically to review all plans submitted for approval. Under Section 10.6 of the Master Declaration, the ARC may require submission of additional material and the ARC may delay action until all required information has been submitted.

- A. The ARC meets on the second Thursday of each month. From April through September an additional meeting is held on the fourth Thursday of the month. Requests may be submitted by placing all required documentation and samples in the Master Association drop box or by mailing or delivering to the Master Association Office. Electronic submittals may be accepted if all pertinent information can be obtained from the form. For clarification, contact the managing agent of the Master Association.
- B. Under Sections 10.10 and 10.12 of the Master Declaration, the ARC must act on requests within thirty-two (32) days after receipt of all materials required by the ARC unless the ARC extends this time frame to forty-seven (47) days. The goal of the ARC is to render all decisions as quickly as possible. The period of thirty-two (32) days begins when the request and all appropriate materials/samples are received by the Master Association,

acting on behalf of the ARC. The Master Association Office communicates ARC decisions to the Owner.

**2.5 Beginning and Completion of Work.** Work on requested Owner improvements may not begin until the ARC grants written approval. Section 10.13 of the Master Declaration of Green Valley Ranch requires that after approval, a proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. Approval by the ARC of any Owner requested voluntary improvement expires after one (1) year. Improvements not completed within one (1) year must be resubmitted to the ARC. Section 10.15 of the Master Declaration gives the ARC the right to inspect the work and section 10.16 gives the ARC the right to file a Notice of Noncompliance where warranted. **Improvements in response to a violation notice, or to comply with requirements established by these Guidelines, must be completed by the deadline as stated on the violation letter.**

**2.6 Notice of Completion.** Within five days of completion of the Improvement to Property, the Owner may give written notice of completion to the ARC. Until the date of receipt of the Notice of Completion, the ARC shall not be deemed to have notice of the completion of such Improvement.

**2.7 Inspection of Work.** Under section 10.15 of the Master Declaration of Master Association, the ARC or its duly authorized representative shall have the right to inspect any Improvement to Property at any reasonable time prior to or after completion. The ARC's right of inspection terminates thirty (30) days after written notice of completion is received by the ARC and the improvement to the property will be deemed in compliance with the guidelines. Until a written notice of completion (paragraph 2.6 above) is received, the right of inspection continues for one (1) year.

**2.8 Rights of Appeal.** Under Sections 10.11 and 10.18 of the Master Declaration, a Owner may appeal an adverse action by the ARC to the Board of Directors of the Master Association. To appeal an improvement request that is either disapproved, or approved with conditions, a Owner must file written notice of appeal within thirty (30) days following the date of the adverse action. To appeal a finding of noncompliance of an improvement a Owner must provide written notice within thirty-two (32) days after the notice of noncompliance was issued. All written notices of appeal are submitted to the Board of Directors and the ARC through the community Management. Notices should be received at least ten (10) days prior to the Board of Directors meeting to be considered at the next scheduled meeting.

### **III. SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES**

**3.1 General.** Following is a listing, in alphabetical order, of restrictions as well as a wide variety of specific types of exterior 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 on an Architectural Improvement Request Form and the written approval of the ARC obtained BEFORE the improvement is made. In some cases, where specifically noted, certain types of improvements are prohibited. **ANY IMPROVEMENT NOT SPECIFICALLY LISTED HEREIN REQUIRES ARC REVIEW AND PRIOR WRITTEN APPROVAL.**

**3.2 Accessory Buildings (Sheds, Playhouses, Greenhouses, Hot Tub/Sauna Enclosures, Animal Enclosures, etc.).** ARC approval is required. A building/zoning permit may be required by the City and County of Denver and only one (1) accessory structure per lot is allowed by the City. Building size allowed is eight feet by ten feet (8' x 10') or eighty (80) square feet and no more than eight feet six inches (8'6") high at the highest point of structure. Approval will be based upon, but not limited to, the following criteria:

**A. Sheds**

- 1.** Must be painted to match trim and body color of house, or a neutral color approved by the ARC. Roofing must be similar in appearance and color to existing roof of house. Tile roofs are not required on accessory buildings. Paint chips must be submitted with application.
- 2.** Placement must comply with Denver Code (at least 5 feet from property lines) and the preferred placement is in the back half of the lot from the street (based on lot design).
- 3.** Must be located in back yard in such a manner as to not be visible from any street, whenever possible. Refer to City and County of Denver for any limitations on your property. A drawing showing the proposed location on the lot is required.
- 4.** Metal sheds will not be approved.
- 5.** Vinyl or resin sheds will be considered provided they closely resemble wooden sheds of the same size, they meet the requirements stated here. The walls of the shed should have a minimum thickness of 64-mm or two and one-half inches (2.5"). Double-walled construction is preferred. Walls shall be rigid. The shed must be approved to withstand 100 mph winds and carry at least a snow load of twenty-five (25) pounds per square foot of roof. Sheds must be appropriately anchored to the ground with a floor. A brochure must accompany the ARC Form with specifications clearly listed. Shed color must either match the house color or be neutral in color approved by the ARC.

**B.** Any utility to an accessory building shall be underground. **(See Utility Equipment)**

**C.** Any accessory building that falls into disrepair, as determined by the HOA Inspector must be repaired or removed.

**D.** Only one (1) accessory building is allowed per lot.

**E.** Playhouses are treated as an Accessory Building. A zoning permit is required by the City and County of Denver but not a Building Permit. The size cannot exceed ten percent (10%) of the zoned lot.

**F.** Permanent Animal Enclosures should be well maintained and placed so as to reduce the impact on neighboring homes. Design specifications, animal species and drawings should be included on ARC Form.

- G. Chicken Coops/Henhouses require ARC approval. Submitted plans must include chicken coop/henhouse dimensions, materials, and the location within the property. Chicken coops/Henhouses should not exceed the following dimensions: 4 ft. width, 7 ft. length, and 4.5 ft. in height. Chicken Coop/ Henhouses should be located in the most unobtrusive location with a minimum of 5 feet from the property lines. No Chicken Coop/Henhouses are permitted in the front yard. Adjacent connected chicken runs are not considered part of the structure. There is a maximum of (4) outside animals allowed per property (i.e. dogs, cats, hens, etc.). Roosters are prohibited.
- H. Bee Hives require ARC approval. Plans must include bee hive dimensions, materials, and the location within the property. A maximum of two (2) bee hives will be allowed per property. Bee hives must be located in an unobtrusive location on the property with a minimum of 5 feet from the property lines. Bee hives are not permitted in the front yard.
- I. Tree houses. Shall not be permitted.
- J. Green houses require ARC approval.

**3.3 Additions and Expansions.** ARC approval is required. Additions or expansions to the home will require submission of detailed plans and specifications. Professionally drawn plans are highly encouraged and will expedite the approval process. The Owner will be responsible for acquiring permits as required by the City and County of Denver after receiving ARC approval.

**3.4 Address Numbers.** Address numbers on the house must be at least 4 inches in height and clearly visible from the street. **ARC approval is not required unless the numbers on the house will be larger than 6 inches in height and/or a color other than the house colors, black, gold or silver.** ARC approval is required for any other numbers or stand-alone decorative and/or illuminated house number signs. Homes accessible from an alley (Carriage Park and The Bungalows) must also have numbers clearly visible from the alley. Address signs in lawns, landscaping, etc., must be mounted at least four feet (4') from sidewalks, driveways, rights of way, etc.

**3.5 Advertising. (See Signs)**

**3.6 Air Conditioning Equipment.** ARC approval is required. Window mounted air conditioning units are not allowed. Air conditioning equipment must be installed in such a manner as to not be visible from the front street, and be installed to minimize any noise to adjacent property owners. Screening of equipment may be required to minimize visual impact. City and County of Denver Code must be followed. **(See Evaporative Coolers)**

**3.7 Alleys.** The term "alley", as used in these Guidelines, pertains to the shared access way from the street to one or more private garages in Carriage Park and The Bungalows. The sub-association(s) may adopt rules regulating the use of alleys in addition to those contained in these Guidelines. Residents in these areas should contact their sub-association directly for additional regulations that may apply.

**3.8 Animal Runs.** ARC approval is required. Include with your ARC Form the drawings/plans, materials, animal species, and placement in yard. Must be located in rear or side

yard, screened from view by a privacy fence or vegetation.(see Fencing Figures 2, 3 or 4). Runs may not be attached to common perimeter fences. Run is limited in size to 250 square feet and should be constructed of materials suitable to the needs of the animal (i.e. chain link for large dogs, welded wire for smaller animals, etc.). Tarpaulins and chicken wire (poultry netting) will not be approved. Consideration will be given to the potential impact to adjacent neighbors. Animal runs are limited to one (1) run per property.

**3.9 Animals.** Denver City Code must be followed. Owners of any pet or animal are responsible for minimizing any annoyances to neighbors, such as but not limited to noise, odors and immediate removal of animal waste. Animal complaints should be reported to Denver Animal Control. **(For Enclosures please refer to Section 3.2 (f) and 3.8.)**

**3.10 Antenna.** Antenna and dishes larger than one meter in diameter are not allowed. Antenna and/or dishes not designed to receive over-the-air direct broadcast satellite (DBS) service, multichannel, multipoint distribution service (MMDS), fixed wireless signals, or television broadcast services are prohibited, including, but not limited to, AM radio, FM radio, amateur ("Ham") radio, Citizen's Band (CB) radio, and Digital Audio Radio Service (DARS) antenna are not allowed. See Satellite Dishes for information regarding video programming or data services antenna, receivers and dishes. To the extent that reception is not substantially degraded or costs unreasonably increased, all antennae/dishes shall be screened from view from any street and nearby lots to the maximum extent possible and shall be made in the following order of preference:

- A.** Rear yard or side yard, behind and below the fence line
- B.** Rear yard or side yard, mounted on the house, in the least visible location below the roofline;
- C.** Side yard in front of wing fence, screened by and integrated into the landscaping;
- D.** Front yard screened by and integrated into landscaping
- E.** Back rooftop

If more than one (1) location on the property 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. Dishes/antennae may not be attached to the fence.

If the selected site is not inside the structure or in the rear or side yard below the fence line (A & B above) the Owner shall complete a notification form and deliver it to the Master Association, along with a statement signed by the Owner and the installer of the antenna/dish stating that all positions, described in the options above, have been tried in order of rank, and that the site of installation is the first site whereby an acceptable quality signal can be received.

Antennae/dishes shall not encroach upon common areas or any other Owner's property. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennae/dishes, masts, and any visible wiring may be required to be painted to match the color of the structure to which they are attached. Owners should check with the installer/vendor for the appropriate type of paint.

Note: Antenna approval by the ARC in no way should be construed as a representation, guarantee, or warranty, etc. by the ARC and/or the Master Association that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on

surrounding properties. All other antennae, not addressed above, shall remain restricted on all residential sites and ARC approval is required. ARC approval shall be in accordance with the FCC Rule, Over-the-Air Reception Devices, effective October 14, 1996, as amended September 25, 1998, and October 12, 2000.

**3.11 Arbors and Trellises.** ARC approval is required. Inside height may not exceed eight foot six inches (8'6") for Arbors. Arbors must be complementary to the residence. Height from the ground may not exceed eight foot six inches (8'6") for freestanding trellises. **(See Gazebos or Pergolas)**

**3.12 Awnings.** **(See Overhangs, Awnings, and Canopies)**

**3.13 Balconies.** ARC approval is required. Balconies are restricted to the upper level(s). Plans and drawings with measurements, materials, and colors must be included with the ARC Form. Balconies must be constructed of commonly used materials that prevent moisture decay such as redwood, cedar, pressure treated pine, and/or composite materials. The balcony must be installed as an integral part of the residence and must not greatly diminish the view of adjacent property owners. Generally, balconies are restricted to the side or rear of the home. Design must adhere to City and County of Denver Code. If a balcony has stairs, it would be considered a deck. **(See Decks)**

**3.14 Banners/Decorative Flags.** ARC approval is not required. Size not to exceed ten (10) square feet. Must be displayed on a pole or bracket. Must be kept in good repair and cannot contain profanity or nudity. Banners or decorative flags must be related to seasonal events or times of year and must follow guidelines set forth in section related to Seasonal Decorations. **(Related Sections – Flags, Seasonal Decorations)**

**3.15 Basketball Backboards.** ARC approval required. This includes sleeve mounted, free standing, backboards and poles that are removable (and therefore considered temporary), etc. Considerations will include, but may not be limited to, sleeve not protruding more than four inches (4") above the ground and location of pole following the portable basketball goal guidelines.

A. Portable basketball goals are defined by the ARC as those that are commercially manufactured with large bases for counter-balance and/or have wheels for mobility, and are engineered for removal. If the following guidelines are met, these units do not need ARC approval.

1. Location must be at least half (1/2) of the length of the driveway away from the street. This location constitutes proper placement for the unit and the goal must be kept in this location.
2. Portable goals may not be stored in the street, alley, or on the sidewalk at any time.
3. Residents in Carriage Park and The Bungalows may not store portable goals in the alley. Goals may be placed directly in front of the garage door on the concrete area connecting the alley to a private garage.
4. Portable goals are considered personal items, rather than permanent improvements to

the property, and therefore, are to be moved with other personal belongings when a property changes ownership or residents.

- B.** Permanently installed, free standing, pole mounted backboards may not be installed. Backboards commercially manufactured of standard design and color may be mounted above the garage without ARC approval.

**3.16 Birdbaths.** ARC approval is not required for up to 2 birdbaths if placed in rear yard and of a height not greater than three feet (3'), including pedestal. Additional birdbaths or placement in front or side yard requires ARC approval. **(See Landscaping)**

**3.17 Birdhouses and Bird Feeders.** ARC approval is not required if the size of the birdhouse or feeder is less than one cubic foot (1' high by 1' wide by 1' deep). A birdhouse or bird feeder that is mounted on a pole must not exceed six feet (6') in total height and may only be installed in the back yard. Birdhouses and Bird Feeders may not be attached to the fence.

**3.18 Boats.** **(See Recreational Vehicles)**

**3.19 Cable Television.** Professional installation is recommended. Cable from junction box to home must be buried. Exterior cable required for the installation must be securely attached in an inconspicuous manner along edges of siding and window casements and under eaves of the roof. Any visible wiring may be required to be painted to match the color of the structure to which they are attached. Owners should check with the installer/vendor for the appropriate type of paint.

**3.20 Campers.** **(See Recreational Vehicles)**

**3.21 Canopies.** **(See Overhangs, Awnings and Canopies)**

**3.22 Car Covers.** ARC approval is not required if the following guidelines are met: the car cover shall be manufactured as the specific cover for the vehicle, a neutral color, and well maintained at all times. Covered vehicles must be parked in the driveway or garage. All other covers require ARC approval.

**3.23 Carports.** Not permitted.

**3.24 Cloth or Canvas Overhangs.** ARC approval is required. **(See Overhangs, Awnings, and Canopies)**

**3.25 Clotheslines and Hangers.** ARC approval is not required for commercially manufactured, retractable, temporary clotheslines or clothes drying structures in the back yard provided they are taken down and stored after each use. A permanent non-retractable clothesline requires ARC approval.

**3.26 Commercial Vehicles.** Commercial Vehicles shall not be located, parked or stored in any street, alley, or driveway. They have been determined to adversely affect the residential character of a neighborhood and not permitted to be parked within the Association or on the streets within the community (City of Denver).

The term commercial vehicle is defined as any vehicle with signage, and/or vehicle over 7,000 pounds and/or any vehicle with no rear passenger seats (i.e. delivery vans). This definition does not include vehicles which are in the community for the purpose of providing service to a resident or to the association.

**A.** In addition to the above, the following vehicles possessing one or more of the following characteristics shall be considered commercial vehicles and are prohibited:

1. Business signage or logos on the vehicle body; and/or any signage on the window that exceeds 2 feet by 1 ½ feet;
2. A van with no passenger seats (i.e. delivery van);
3. Vehicles with racks or panels designed to carry equipment or product;
4. Vehicles with materials or equipment protruding beyond the front, rear, top, or sides of the vehicle;
5. Vehicles with commercial license plates;
6. Box trucks;
7. Trailers (enclosed or open);
8. Flatbed trucks;
9. Tow trucks;
10. Dump trucks;
11. Backhoes;
12. Taxis;
13. Dual wheeled stake-bed trucks;
14. Limousines and hearses;
15. Shuttle buses and converted school buses;
16. Semi cabs;
17. Bucket/boom trucks;
18. Food service trucks;
19. Trucks with more than one standard issued toolbox mounted against the truck cab;
20. Vehicles that have been modified from the manufacturer's original concept of being a passenger vehicle; or
21. Any other similar type vehicle as listed above which is determined to be specific in its use and not common modes of transportation found in residential zone districts.

Commercial vehicles may be parked in an enclosed garage out of view from the public. The only exception is when a commercial vehicle is used temporarily, meaning not to exceed 24 hours in a month for commercial service and/or transport to and from a residential site (i.e., service trucks or moving vans). If you require more time than allotted for temporary commercial services, please submit an ARC request indicating the type of commercial vehicle and the time period requested for ARC consideration.

**B.** Emergency vehicles meeting the criteria in this policy may be parked on a street or driveway if the Owner/driver has ARC approval. The Owner/driver of a vehicle that fits this criteria must provide a letter from his/her emergency service provider employer verifying that the employee is required to maintain this emergency vehicle at his/her residence as a condition of his/her employment, in order for the ARC to consider your request.

1. Emergency Vehicle – A motor vehicle that meets all of the following criteria:
  - a) The vehicle is required by an Owner’s employer to be parked at the Owner’s residence as a condition of the Owner’s employment; and
  - b) The vehicle has a gross weight of ten thousand pounds or less; and
  - c) The vehicle is used by an Owner who is a member of a volunteer fire department or employed as an Emergency Service Provider; and
  - d) The vehicle bears an official emblem or other visible designation of the Emergency Service Provider.
2. Emergency Service Provider – A primary provider of emergency firefighting, law enforcement, ambulance, emergency medical or other emergency services.
3. Providers of water, electricity, gas, phone and communication services are specifically excluded from the definition of Emergency Service Provider.

**3.27 Compost Containers.** ARC approval is not required. Containers are restricted to the backyard and odor must be controlled. Only one compost container allowed per property. Uncontained compost piles are not allowed.

**3.28 Decks (new or replacement).**

- A. ARC approval is required for new and replacement deck plans. Deck plan submittals shall include the following:
  1. Site plan denoting location with dimensions to property lines.
  2. Floor plan with rear and side elevation drawings.
  3. Materials being used.
  4. Railing design and materials.
- B. Consideration for decks by the ARC will include, but may not be limited, to the following criteria:
  1. Location and proximity to neighbor’s properties with standard installation being directly behind the house. Alternative locations (i.e., master-level, side-yard, etc.) will be considered on a case-by-case basis and must be proportionate in size to the overall plan.
  2. Construction material (i.e., redwood, cedar, pressure-treated wood, “Trex” or comparable product, in a natural wood color, stained a cedar tone, or a complementary color to the home).
  3. Size must be in proportion to lot (standard is considered to be not more than approximately 25% of backyard area.)
  4. Deck railings must be of similar materials to deck. Use of glass or plexi-glass panels requires ARC approval.
- C. In addition to the foregoing, considerations by the ARC will include, but may not be limited to, size, location, material, and aesthetics. Color must be similar to, or generally acceptable, as complementary to the house and must be maintained to include necessary

repairs, staining, painting, etc. Decks shall not be constructed on or over utility easements.

**3.29 Disability Access.** ARC approval is required for both temporary and permanent structures. Such items shall include, but may not be limited to, ramps, railings, landings, lifts, and hard surface (paving) alterations. Considerations will include, but may not be limited to, integration into the landscape and if the improvement is complementary to the home including materials, colors and screening. Plans/drawings with measurements of improvements and material samples (including color) must be submitted with the ARC Form.

**3.30 Dog Runs.** See 'Animal Runs'. "Dog Kennels" for the purpose of boarding, breeding or training of animals are not allowed.

**3.31 Doors.** ARC approval is required for installing additional exterior doors. ARC approval is required for the replacement of existing doors (access door to yards, screen doors, security doors, storm doors and/or garage doors), if the style and/or color are different than the existing door. Windows on garage doors must be maintained. Broken/cracked/warped/miscolored garage door windows must be repaired. **(See Windows and Window Coverings)**

**3.32 Drainage.** ARC approval is required for any change affecting drainage. Section 9.12 of the Master Declaration requires that there be no interference with the established drainage pattern over any property except as approved in writing by the ARC. The established drainage pattern is defined as the drainage pattern which exists, at the time the overall grading of the property when originally completed by the developer or any established drainage pattern shown on any plans approved by the ARC.

When installing landscaping, it is vital to ensure water drains away from the foundation of the house and flow patterns prevent water from running under or collecting near or against foundations, walkways, sidewalks and driveways. Water should flow freely over walkways, sidewalks or driveways into the street. The ARC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Generally, no planting is allowed within three feet (3') of any foundation.

**3.33 Driveways.** ARC approval is required for extension, expansion, or resurfacing of driveways. Painting of driveways is not allowed. Opaque, Translucent "Wet Look" or Glossy Sealants are prohibited. Driveway expansions are limited to twenty-four (24) inches on each side (Neighbor property easements will be taken into consideration). All driveway extensions, expansions or resurfacing must be done using concrete. A clear, non-colored, matte finish concrete sealant is allowed and does not require ARC approval. Storing equipment or trailers on driveways is not permitted. Driveways/extensions must be at least 12 inches away from parallel walkways.

**3.34 Energy Efficient Devices.** ARC approval is required for all installation of exterior energy efficient devices.

- A.** Solar energy devices. The placement of such devices must be clearly marked on submitted plans/drawings. The type of device to be installed must be described with dimensions, color, and a brochure attached to the application. All devices shall be installed flush with the roof unless to do so will significantly decrease the ability of the

device to collect solar energy. If being installed in the back yard, reasonable effort must be made to minimize reflection on adjacent houses. All installations must comply with building codes and other governmental regulations. Exception: Non hard-wired landscape/decorative lighting are allowed.

- B.** Wind turbines, wind-electronic generations. All installations of wind turbines and wind-driven electric generators must comply with all applicable building and zoning codes. The location of such device(s) must be clearly indicated on submitted plans/drawings. The type of device to be installed must be described with dimensions, color, and an accompanying brochure.

**3.35 Evaporative Coolers.** ARC approval is required. Attic installations are preferred. Approval will be based on, but not limited to, unit not being visible from the front street and height not exceeding the roof peak. Skirting of stand and/or mounting equipment is required. The unit, and all material to support or install the unit, must be painted to match the house or roof depending on location. **(See Air Conditioning Equipment)**

**3.36 Exterior Lighting.** ARC approval is required for any permanently installed or modified exterior lighting. The lighting shall either be indirect, or shall be of such controlled focus and intensity that it will not disturb any of the owners or occupants of neighboring lots. Considerations for approval may include, but not be limited to, the visibility, style and location of the fixture. Submit photo with location(s) marked. Low voltage and decorative fixtures do not require ARC approval.

**3.37 Fences.** ARC approval is required for installation of new fencing or to change the type, color or material of existing fencing. (See below for types of fencing permitted.) Owners choosing to install fencing must adhere to these guidelines. When making a submittal for fencing, include a plot plan with the location of the fence clearly marked, style and height of the fence, materials to be used, color of stain, and all other descriptive details. *(Attachment A, accompanies this section.)*

**A.** Builder/Developer Constructed Fences. Fences constructed by the developer or builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, stained a different color or altered, including, adding a gate, without approval of the ARC. If any such fences constructed by the Developer or Builder which are located upon an Owner's property are damaged or destroyed, the Owner shall be responsible for restoring the fence.

- 1.** Metro District Fences: Some fences may be located upon property owned by the GVR Metropolitan District and, if so, the approval of the District shall also be obtained before any such fence is removed, replaced, painted or altered.
- 2.** Arterial Fencing (along major roadways): No change in this fencing is permitted without approval of the governing entity (i.e. GVR Metropolitan District, Developer, etc.) and the ARC.

3. Non-Arterial Fencing (3 1/2' open fence): Open fence that is adjacent to or abuts open space shall not be changed. Welded wire (2" x 4") may be attached to existing fencing, without ARC approval; however, the height of the welded wire may not exceed the top rail.

**B. Drainage under Fencing.** It is important to remember that certain drainage patterns may exist along or under proposed fence locations. When constructing a fence, be sure to provide for an adequate space between the bottom of the fence and the ground elevation so as not to block these drainage patterns.

**C. Standard Fence.** Fencing figures shown in Appendix A represent the allowable fencing designs within the Master Association. Submission for ARC approval must reference the Figure number associated with the fence design you choose along with material, stain, and other applicable construction information as noted above. Fences may not exceed six feet (6') in height; all other measurements are outlined in the fencing figures under Appendix A.

**1. Material.** All fencing must be constructed of material consistent with fencing in the Filing.

- a) Cedar or redwood. Must be rough sawn material, left natural, finished with clear sealant, or stained using ARC pre-approved stain color.
- b) White vinyl. Must be constructed in accordance with the fence designs and specifications shown in Appendix A attached to these guidelines.
- c) Synthetic materials. Alternative materials designed to simulate wood fencing will be considered on a case by case basis.

**2. Stain and Paint.** ARC approval is required for stain and sealant selections. Fences may be left natural, sealed with a latex or oil base semi-transparent sealant, or stained. Transparent, semi-transparent or solid stains may be used in Cedar, Redwood or Pine hues. Fencing contiguous with GVR Metropolitan District fencing may be granted ARC approval to match the stain of the pre-existing fencing.

**3. Front yard property line fencing.** Height limitation is three and one half feet (3 1/2'). Design must be similar to that shown in Figure 6.

**4. Gates.** One four foot (4') wide gate is allowed in the front fencing without ARC approval. Additional gates or gates wider than four feet (4') must be approved, by the ARC.

**5. Transitional Perimeter Sections.** The ARC will require a transitional section of fencing where it is applicable for symmetry and aesthetics. (See Figure 5)

6. Other. Fence sections which front or abut any public or private street, common walkway, green belt, park or non-urban area must be constructed so that the finished side faces the street, common walkway, etc. (See Figure 3) Pilasters for fences or solid walls shall be similar to the brick or stone materials used on the residence located on the lot if applicable. Electric fences are prohibited. Hog wire, barbed wire, chicken wire or strand wire fencing materials are not allowed. Chain link fencing material is only allowed for dog runs.

7. Fences between two lots will be considered shared fences until documented proof regarding ownership of the fence/property line is provided. Any violations regarding shared fences will be sent to both Owners. It is up to Owners to work out maintenance/replacement of shared fences.

**D.** Double Fencing. Not permitted.

**E.** Maintenance. Regular maintenance of fencing is required. Broken or missing slats must be repaired/replaced with like material. If changing style or type of fence material, an ARC Form is required. Owners making any repairs or replacement of 25% or more of an existing fence require ARC approval.

**3.38 Firewood Storage.** ARC approval is not required. Firewood must not be visible from the street and be located behind the fence, in the side yard or back yard, and must be neatly stacked and not located so as to block any existing drainage pattern. Firewood may not be stacked against the side of neighboring homes. Stored firewood may not exceed the height of the fence.

**3.39 Flag Poles.** ARC approval is required for flagpoles. Only one (1) flagpole permitted per lot. Pole may not exceed twenty feet (20') in height. Flags or flagpoles may be illuminated with ARC approval. ARC approval is not required for a bracket attached to the house used for temporary flagpoles.

**3.40 Flags.** Owners are allowed to display the American flag, Colorado State Flag or U.S. Military Service Flags on Owner's property, in a window, on a balcony or flag pole. Military service flags may be installed inside a window or on a door. Flags may be no larger than three feet by five feet (3' x 5').

**3.41 Fountains. (See Water Features)**

**3.42 Garage Sales.** Restricted to two sales per year. Residents are encouraged to participate in the Master Association sponsored community garage sale. **(See Signs)**

**3.43 Garbage.** No refuse, garbage, trash, scrap lumber, metal, grass, shrub or tree clippings, bulk materials or debris of any kind shall be kept, stored or allowed to accumulate on the exterior of any property within the Master Association, except all trash intended for removal must be stored out of sight until it can be put out for collection per Section 3.95 . **(Related Topic - Trash Containers, Unsightliness)**

**3.44 Gardens - Flowers.** ARC approval is not required for flower gardens in the back yard.

ARC approval is required for flower gardens in the front yard if they exceed 25% of the front yard. Any changes to edging or additional landscape material, not including the flowers, must have ARC approval. All flower gardens must be weeded, cared for and properly maintained. Artificial flowers are not allowed. **(Related Topic - Landscaping)**

**3.45 Gardens - Vegetable.** ARC approval is not required. Must be located in the rear or side yard to minimize visibility from the street. Must not exceed 25% of the back/side yard.

**3.46 Gazebos.** ARC approval is required. Must not obstruct adjacent property owner's view and be at least 5 feet from property lines. Material, design and color must be complementary to the exterior of the residence. Any existing Accessory Buildings will be taken into consideration. Maximum height is 11 feet 6 inches and must not be installed on an elevated deck. Seasonal gazebos must be removed and stored out of sight during the winter season. Gazebos must be located in the back yard. **(Related Topic – Temporary Structures)**

**3.47 Grading and Grade Changes. (See Drainage)**

**3.48 Greenhouses. (See Accessory Buildings)**

**3.49 Hazardous Materials/Environmental Hazards.** Leaks, spills or improper storage of liquids, gases, or any materials deemed to be hazardous in nature (i.e. oil, paint, automotive batteries, tires, etc.) will not be permitted on any property within the Master Association. Spills must be cleaned immediately.

**3.50 Home Business.** Must comply with all applicable State and City ordinances, and is permitted as long as no external evidence thereof and no unreasonable inconvenience to the neighbors is created. Approval for in-home commercial activities must be obtained from the City and County of Denver Department of Zoning Administration. Copies of all applicable licenses and permits must be provided by the Owner to the Master Association office. Unauthorized businesses will be reported to the City and County of Denver.

**3.51 Hot Tubs.** ARC approval is required. Submittal should include dimensions and information on cabinet material. The Master Association recommends that the unit be an integral part of the deck or patio area and/or the landscaping. Hot tubs must be installed in side or rear yard with appropriate screening so as not to be immediately visible to adjacent property owners. All hot tubs shall be a minimum of five feet off any property line. **(Related topics – Accessory Buildings, Decks, Gazebos)**

**3.52 Inoperable Vehicles.** Inoperable Vehicles (legally and/or mechanically) cannot be constructed or allowed to remain unrepaired on any property, any private or public road or alley so as to be visible from any other property.

A. Mechanically Inoperable: A car labeled mechanically inoperable will be considered so, if the damage to the vehicle inhibits the vehicle's operation. Including but not limited to, flat tires, window damage that impairs visibility and body damage that would cause the vehicle to be not drivable.

B. Legally Inoperable: A car will be deemed legally inoperable if the vehicle does not visibly

present front and/or rear license plates with current registration or current temporary tags. If the vehicle is from a state which only requires a rear license plate, then proof of registration will be required in order to cure the violation. In addition, if a vehicle carries out of state license plates, verification that the titled owner of the vehicle is within the legal time frame for Colorado vehicle registration. Movement of vehicle for the sole purpose of circumventing or obstructing view of license plate shall not exempt the vehicle as inoperable.

- C. No vehicles shall be parked in alleys, on sidewalks or on landscaped areas (i.e. rock, sod, mulch, etc.). **(Related topic – Motor Vehicles)**
- D. Vehicle Repairs. Owner vehicles may be repaired in the driveway provided the vehicle is not supported on any device for a period exceeding 48 consecutive hours. Any vehicle supported on any device for a period exceeding 48 consecutive hours will be considered inoperable and in violation. Repairs to vehicles parked in the street must obey all ordinances of the City and County of Denver, including noise ordinances.

**3.53 Irrigation Systems.** Underground manual or automatic irrigation systems will not require approval of the ARC . **(Related topic – Drainage)**

**3.54 Landscaping.** ARC approval is required for any new landscaping or changes to existing landscaping.

- A. **Erosion Control.** Owners are required to have erosion control. Erosion control refers to installation of sod or planting of seed, which may be complemented with use of decorative rock and/or mulch. If the planting of seed fails, the Owner must install sod within 30 days. These measures serve to minimize the potential for soil erosion and to maintain the aesthetic quality of the community. This applies to front, back and side yards on a property. Owners must maintain landscaping in accordance with these guidelines and restrictions.
- B. **Installation or Change.** Initial installation or changes to existing landscaping must be submitted to the ARC for approval. Landscaping plans must include the potential for impact on established drainage patterns. Decorative features, (e.g. birdbaths, fountains, statues and yard decorations) must preserve the inherent architectural and aesthetic quality of GVR. **(Related topic - Water Features)**
  - 1. All deciduous shade trees and flowering ornamental trees planted in the front yard shall be a minimum of two inches (2") in diameter at the time of installation. Minimum evergreen tree sizes shall be three feet (3') in height (see Denver Park and Rec Street Guide for Recommended Trees). Cottonwood and Russian Olive trees are not allowed.
  - 2. Shrubs shall be a minimum of 5-gallon size.
  - 3. Plant growth and mature size should be taken into consideration when spacing trees, shrubs and plants.
  - 4. ARC Form must include the types and locations of all plants, with the exception of flowers and vegetables.

- C. Rock and Mulch.** Installation of landscape fabric or weed barrier fabric is required (no plastic sheeting is allowed) with a minimum depth of three inches (3") of rock or mulch. Sidewalks and common walkways must be kept free of rocks and mulch. Organic mulches (i.e. wood chips, bark, straw, etc.) should be used in flowerbeds. Inorganic mulches (gravel, rock) should be used for decorative purposes only and must be placed over weed barrier fabric. (See E. Xeriscaping)
- D. Maintenance.** Maintenance of existing landscaping, including replacement of grass through seed and/or sod, does not require ARC approval. Maintenance of landscaping, including regular watering, mowing, and weeding of the property (including areas around mailboxes, etc, on the property) is required. Mowing must be done so the grass is uniformly cut. One or more untreated bare area(s) exceeding one-square foot will not be permitted. Broken tree limbs, dead trees and shrubs, and other dead vegetation must be removed; Trees and shrubs must be pruned. (See 3.98 Trees)
- E. Weeds.** All areas must be kept as weed free as possible, including, but not limited to, rock and mulch areas, turf areas, sidewalks and driveways. All mulch, rock and flower beds must also be kept turf grass free. Cutting/mowing weeds is not sufficient to be in compliance; the weeds must be removed. Any dead weeds must be removed. Weeds will be identified using the current Colorado State University Extension list of Common Weeds and Noxious weeds.
- F. Xeriscaping.** Xeriscaping objectives include selecting plants of varying colors, textures and densities compatible with water conservation. The following guidelines will allow residents to develop creative, lower-maintenance landscapes. For the purpose of definition, "plants" may mean plants, ornamental grasses, shrubs or trees unless otherwise stated.
1. For a xeriscaped yard, there must be a **minimum** of one (1) plant per fifty (50) square feet of area. (Example: Yard is 10 ft. x 10 ft. = 100 sq. ft. = 2 plants)
  2. ARC Form must include the types and locations of all plants.
  3. Drought-resistant sod or seed may be used. The following are suggested: Fescue (tall and fine Festuca Arundinacea varieties), Buffalo Grass (Buchloe Dactyloides), Creeping Bent, Blue Gamma Grass (Bouteloua Gracilis), and Smooth Brome (Bromus Inermis).
  4. Artificial turf is permitted in the rear/side yard with ARC approval, but may not exceed 50% of the area and must be at least 2 feet from property lines. This is considered a xeriscaped yard, and must therefore follow the guidelines for xeriscaping as listed above. Artificial turf is not allowed in the front yard. Indoor/outdoor carpet and Astroturf are not permitted. Artificial grass needs to look/feel like real grass.
  5. For a list of drought resistant trees, see Denver Forestry page, which can be found on the Denver Parks and Recreation website.
  6. Large expanses of rock and/or mulch are not considered xeriscaping and are not permitted. Please check with the community resources such as Colorado Waterwise, Denver Water or the Denver Public Library for xeriscaping ideas.

**3.55 Lattice Work.** ARC approval is required. All lattice must be contained in a suitable frame for durability and kept in good repair. If painting or staining, color must be submitted for approval. A diagram of where lattice will be placed, height and width of lattice and picture of lattice to be used. **(Related topic - Staining)**

**3.56 Lights and Lighting.** (See Exterior Lighting)

**3.57 Maintenance of Property.** No property within the Master Association area shall be permitted to fall into disrepair including, but not limited to, paint, missing shingles, failure to maintain landscaping, worn and/or falling fencing and other damage to any privately owned site. All property within the Master Association area, including improvements and landscaping thereon, shall be kept and maintained by the Owners thereof in a clean, safe, attractive and slightly condition and in good repair. (See Section 9.2 of the Master Declaration for more information.) **(Related topics – Fences, Garbage, Landscaping, Paint, Roofs, Unsightliness)**

**3.58 Motor Homes.** (See Recreational Vehicles)

**3.59 Motor Vehicles.** No vehicle may be parked on a residential lot unless such vehicle is located on the concrete driveway or in the garage. Vehicles may not be parked on sidewalks, in alleys, or on landscaped areas (i.e. rock, sod, mulch, pavers, plants, etc.) and may not block any public access to sidewalks, streets, alleys, etc. No residential site shall be used for the parking of any recreational vehicle unless such vehicle is in a garage. Inoperable vehicles must be stored in the garage. Periodic movement of the vehicle, for the sole purpose of circumventing Denver's Revised Municipal Code, shall not qualify the vehicle for exception. Number of vehicles per residence must comply with Denver Revised Municipal Code. **(Related topics - Inoperable Vehicles, Recreational Vehicles)**

**3.60 Noise and Odor.** Noise complaints should be reported to the Denver Police Department. **(Related topics – Accessory Buildings, Animals, Garbage, Trash Containers)**

**3.61 Overhangs, Awnings and Canopies.** ARC approval is required. Must be an integral part of house or patio design. The color must be the same as or complementary to the exterior of the residence. Generally, overhangs, awnings and canopies must be constructed of cloth, canvas, wood, or an acceptable synthetic material. Material shall be maintained to have a "like new" appearance.

**3.62 Painting and Staining.** ARC approval is required for all exterior painting, even if you want to paint something the same color. This includes all exterior painted areas on the home, deck, patio, balcony, railing, etc. Painting of brick or stone on the house is not permitted. To support the aesthetics of the community, your home cannot be painted the same color as the neighbors on either side of your home or across the street from you and your immediate neighbors on your right and left. If you want to paint your home, in addition to your ARC Form, you'll need to submit a current picture of your home, the neighbors to your right and left and the houses across the street from you and your immediate neighbors.

**A. Paint.** An ARC Form must be submitted for all exterior painting, including repainting of existing colors. All paint must be a flat or low luster finish. Accent areas are defined as the

front door, shutter, attic vents, and/or decorative diamonds. The garage door must be painted the base color of the house, unless the ARC has approved another color, such as the trim or accent color. You must specify which accent areas you intend to paint with the accent color.

- B. Stain.** Stain that modifies the natural color of the wood must be approved by the ARC. This would include, but is not limited to, any stain containing a paint additive. Re-staining of existing wood structures with a clear coat will not require ARC approval. Staining of any part of the house body requires stain colors to be submitted.
- C. Maintenance.** Minor touch up of paint, trim, around trim, doorways, shutters, and windows using the previously ARC approved trim paint colors may be done without ARC approval. If you are unsure about the ARC approval of your paint colors you may contact the Master Association Office for documentation. However, you must ensure that touch up paint does not appear splotchy/different color than the non-touched up areas. Otherwise you will be required to repaint your house.
- D. Non-Preapproved Colors-** If colors other than pre-approved combinations are requested, samples of each proposed paint color must be submitted for consideration by the ARC. Body, trim and accent colors must be clearly identified on the ARC Form. Submittal of 1<sup>st</sup> and 2<sup>nd</sup> choices of color combinations is recommended. The ARC will take into consideration the home's architecture, stone or brick accents and roofing color. You must specify which accent areas you intend to paint with the accent color.
- E. Preapproved Paint Colors-** If pre-approved paint colors are being used, an ARC Form must be submitted prior to the painting occurring. Each pre-approved combination specifies the body color, trim color and accent colors. These cannot be changed without ARC approval. You must specify which accent areas you intend to paint with the accent color.

**3.63 Patio/Deck Covers.** ARC approval is required. Materials must be complementary to the home in color and design. Roofing for permanent patio covers must be of complementary color to existing roof. Standard location is behind the house. Side yard installation will be considered on a case-by-case basis.

ARC approval is required for any type of patio/deck cover. Patio/deck covers must be maintained to include necessary repairs, staining, painting, etc. Considerations will include, but may not be limited to, the following criteria:

- A.** Materials shall match existing house (i.e. painting, staining, siding, roofing, etc.).
- B.** Plan shall include dimensions and distances from property lines. Side yard applications will be considered on a case-by-case basis.
- C.** Plan shall include side and rear elevations.

- D. Minimum roof pitch is 3:12 (for every foot of run, roof must rise three inches) but should match existing pitch as close as possible; plan must show how rooflines integrate between the house and cover.

**3.64 Patios - Enclosed. (See Additions and Expansions)**

**3.65 Patios and Porches - Open. (See Decks)** ARC approval is required. Patios must be an integral part of and complementary to the architectural design.

- A. Patios are generally on grade, should be constructed of suitable materials and must not interfere with established drainage or erosion control of the property or adjacent properties.
- B. Front porches may be constructed or extended up to eight feet (8') from the foundation of the house or to the end of the garage, whichever is less. Front porches may not extend past the side of the house. A porch must maintain the architectural design and integrity of the home. Any extension of the front porch may be done using concrete, wood, or other suitable materials. Owners are responsible for compliance with city code requirements.
- C. Railing requests must provide a detailed description of the materials to be used, including materials, color, and information regarding how the railing will be attached to the structure. The railings must be complementary to the home's design and maintain the architectural integrity of the home. Owners are responsible for compliance with city code requirements.
- D. Any furniture to be placed on the front porch/yard must have ARC approval.

**3.66 Pergolas.** ARC approval is required. Professionally prepared plans for Pergolas attached to the home are highly encouraged to expedite the approval process. Pergolas must be complementary to the design and color of the residence. Pergolas must be located in the backyard.

**3.67 Play and Sports Equipment.** All play and sports equipment must be stored out of view when not in use.

**3.68 Play Structures.** ARC approval is required if structure is more than seven feet six inches (7'6") in height, or has a footprint of more than 100 square feet. A play structure can consist of swings, climbing towers, slides, and tunnels but is not a fully enclosed space. No structure may exceed twelve feet (12') in height, measured at the highest point including any canopy. Consideration will be given to adjacent properties, so as not to create any undue disturbance. Play structure must be set back from property line of minimum of six (6) feet and visually screened from adjacent property whenever possible. Play structures must be located in backyard. Tree houses are not allowed. **(Related Topics – Accessory Buildings)**

**3.69 Pools.** ARC approval is required. Must be located in back yard. Above ground swimming pools are not allowed. ARC approval is not required for wading pools not exceeding six feet (6') in diameter and two feet (2') in height. Wading pools must be located in the back

yard. Owner is required to adhere to any and all safety requirements of the City and County of Denver. All pool submittals must include the following information:

1. Placement of pool with dimensions on a site plan.
2. Grading plan noting all alterations to grade.
3. If a retaining wall is required, include all materials and dimensions.
4. Materials such as concrete, cover, liner, etc.
5. Location of pool equipment and an appropriate screening plan.
6. Fencing around pool noting any existing fencing.

**3.70 Recreational Vehicles.** No recreational vehicle, including but not limited to boats, camper unit(s) either attached or detached, snow mobiles, jet skis, horse trailer or other trailer, tractor, motor home or truck (other than those with a hauling capacity of one ton or smaller van or pickup truck without a camper unit) may not be stored or parked within the Master Association on any street, alley, or driveway, except for loading or unloading without prior approval. Recreational vehicles as defined in this section may not be stored or parked elsewhere on any lot (including back yard), unless in a garage or approved enclosure. Standard truck shells or caps attached to pickups are permitted. Recreational vehicles can be parked in the community for no longer than 48 hours within seven (7) consecutive days with prior ARC approval. Periodic movement of a vehicle, for the sole purpose of circumventing this rule, shall not qualify the vehicle for exception. **(Related topic - Trailers)**

**3.71 Retaining Walls.** ARC approval is required. Builder or Developer installed retaining walls shall not be removed. Owner are responsible for maintenance, repair, or replacement.

**3.72 Roofs and Rooftop Equipment.** ARC approval is required when replacing roof or adding/changing rooftop equipment or devices. Roofs may not be permitted to fall into disrepair (including damaged/missing shingles). Repairs to roofs may be completed without ARC approval provided the material used matches existing color, style and material. ARC approval is not required for replacement of gutters and downspouts, if the same type of material, style and color that matches the house base or trim color will be used.

**3.73 Satellite Dishes and Antennas.** (See Antenna)

**3.74 Saunas - Exterior.** ARC approval is required. (See Accessory Buildings)

**3.75 Seasonal Decorations.** ARC approval is not required if the seasonal decorations and their fasteners are installed not more than six (6) weeks prior and removed within six (6) weeks after such season.

**3.76 Security Bars and Security Cameras.** ARC approval is required for security bar installation on windows and patio doors. City and County of Denver Fire Code must be strictly adhered to. Security bars are not allowed on second story front windows. ARC approval must be obtained prior to installation of cameras. Location of camera(s) must be included in order to be submitted.

**3.77 Shutters.** ARC approval is required for any shutters installed on the exterior of the home.

**3.78 Sidewalks/Pathways/Walkways.** ARC approval is required for all walkways whether construction material is concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers, or other generally accepted paving materials. Measurements for walkways located in the front of the home may not exceed three feet (3') in width and must be at least 2 feet (2') from all property lines. Walkways must be at least 12 inches away from driveways/driveway extensions. **(Related topics – Landscaping, Patios and Porches and Driveways)**

**3.79 Siding.** ARC approval is required. Submittal should include a sample of material and color. ARC consideration will be given to consistency in each neighborhood and the style of the home. Garage door will be required to be painted to match new siding or trim in color.

**3.80 Signs, Posters, Advertisements, and Notices.** Except as specifically provided below, ARC approval is required. These rules are applicable to any sign placed on the exterior of the house, in the yard or a sign that is in a window and can be seen from the outside. Signs may not be placed on fences with the exception of cautionary signs, i.e., Beware of Dog, No Trespassing, etc. Individual signs may not exceed five (5) square feet in size.

- A. Political Signs** do not require ARC approval. One sign per candidate or ballot issue per residence is allowed. Signs may not be displayed more than 45 days prior to an election and must be removed no later than seven (7) days following the election. Signs must comply with City Code and State Regulations.
- B. Garage Sale Signs** do not require ARC approval. Signs may not cause a traffic hazards and must comply with City and County of Denver Code. Signs may not be placed on private residences or City and County signs or posts. Signs may not be displayed more than 24 hours before the start of the event and must be removed immediately following the event. Municipal codes may have additional requirements.
- C. Real Estate Signs** do not require ARC approval. Real estate signs are limited to one sign advertising property for sale or lease and one open house sign for the necessary time frame needed. No more than two "riders" or "brochures boxes" per sign are allowed. Open house and directional signs may be utilized if removed immediately following the event.
- D. Home Business Signs** that advertise and/or promote home businesses are not permitted.
- E. Congratulatory Signs** used to recognize the efforts or accomplishments of a member of the household may be displayed for no longer than 30 consecutive days.
- F. Other Signs, Posters, and Notices** require ARC approval. Commercial advertisements are only permitted from a contractor doing work on the house with the following stipulations:

Cannot be displayed prior to work commencing

- 1. May be displayed while the work is being performed
- 2. Must be removed no later than ten (10) days following completion

3. Signs can be displayed for no longer than thirty (30) days total.

**G. Signs Placed In Common Areas** require GVR Metropolitan District and/or City & County of approval.

**H. No Trespassing signs:** Are allowed if posted on a fence or on a gate and are no larger than 4” high by 8” long. No more than 2 per yard

**I. Beware of Dog/Dog Warning Signs:** Are allowed if posted on a fence or gate and are no larger than 4” high by 8” long. No more than 2 per yard.

**J. Security Notification Signs:** Are allowed if placed in the front of the residence. No more than 2 per yard.

**3.81 Skylight(s).** ARC approval is required for installation or replacement of skylight(s). Maintenance of existing skylight(s) does not require approval.

**3.82 Snow & Ice Removal.** Snow must be removed from Owner’s sidewalks (including area around mailboxes) within twenty-four (24) hours of the conclusion of snow fall. Owners must make reasonable efforts to keep sidewalks clear of ice. Due to the safety concerns regarding snow and ice, Owners who are sent to Hearing for snow removal will also be reported to the City & County of Denver Code Enforcement.

**3.83 Solar Energy Devices.** ARC approval is required. (See Energy Efficient Devices)

**3.84 Spas.** (See Hot Tubs)

**3.85 Sprinkler Systems.** ARC approval is not required for new or changes to an existing sprinkler system. Systems must not be destructive to any adjacent property. (Related topic – Irrigation system)

**3.86 Staining.** (See Painting and Staining)

**3.87 Statues/Ornaments.** ARC approval is not required if installed in rear yard and of a height less than three (3) feet. Small front yard ornaments, including vases, less than 12 inches in height do not require approval, if ornament is at ground level, and color and design integrate into landscape. However, three or more require a landscape plan be submitted to the ARC for approval. Any ornament attached to the house or accessory building must have ARC approval. (See Landscaping)

**3.88 Storage Sheds.** ARC approval is required. (See Accessory Buildings)

**3.89 Storm, Security and Screen Doors.** (See Doors)

**3.90 Sun Room.** Sun Rooms are additions. (See Additions and Expansions)

**3.91 Sunshades.** (See Overhangs, Awnings and Canopies)

**3.92 Swamp Coolers.** (See Air Conditioning Equipment, Evaporative Coolers)

**3.93 Swing Sets.** (See Play Structures)

**3.94 Temporary Structures.** ARC approval is required for any structure that will be in place for more than forty-eight (48) hours. **(Related topic – Accessory Buildings)**

**3.95 Trailers.** Trailers of any kind are not permitted to be located, parked or stored in residential area including driveways and streets, except in an enclosed garage (out of view). **(Related topic - Recreational Vehicles and Commercial Vehicles)**

**3.96 Trash & Recycling Containers.** Trash and recycling containers, including trash bags used for overflow trash, may be placed at the curb any time after noon (12:00 p.m.) on the day preceding the trash pickup and must be removed by noon (12:00 p.m.) on the day following trash pickup. Any uncollected items must be removed from sight if not collected by noon (12:00 p.m.) on the day following trash pickup. At all other times, trash and recycling containers must be stored in the garage, behind the fence or within an approved trash enclosure and may not be visible from the street or alley. Following Denver Waste Management’s schedule regarding trash pickup is required.

Roll-off dumpsters and bagsters can be on the property for no more than thirty (30) consecutive days without approval. If the items in the dumpster or bagster are higher than the top of the container, it must be removed within seven (7) calendar days.

**3.97 Trash & Recycling Container Enclosures.** ARC approval is required. Design should be similar to that shown in Figure 7 attached to these Guidelines. **(Related topic – Fencing)**

**3.98 Trees.** Dead trees and branches must be removed. Tree offshoots (suckers) may not be cultivated into mature trees. Stumps must be removed within one (1) year of the removal of the tree.

**3.99 Unsightliness.** Unsightly conditions are not allowed. Oil or fluid stains on driveways, sidewalks and/or gutter areas larger than approximately six (6) inches in diameter must be removed. Material intended for indoor use such as household appliances and upholstered furniture may not be placed or stored outdoors. Tools and equipment (including snow removal and garden equipment) and other supplies used for repairs or construction may not be placed or stored outside except in an enclosed structure. Barbecue grills and recreational equipment must be stored in an enclosed structure or backyard when not in use.

Bulk materials including, but not limited to lumber, landscaping materials or construction materials may be stored not longer than 30 days.

**3.100 Utility Equipment.** Installation of utilities or utility equipment for Accessory buildings requires ARC approval. Under Section 9.9 of the Master Declaration, pipes, wires, utility poles, utility meters, and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. **(See Sections 1.7 and 1.8)**

**3.101 Vents.** ARC approval is required.

**3.102 Walls.** ARC approval is required. **(Related topics - Fences and Retaining Walls)**

**3.103 Water Features.** ARC approval is required. Water features are not permitted in the front yard. Consideration will be given to the impact on neighboring properties. Proper maintenance is required.

**3.104 Weeds.** (See Landscaping- Section 3.54E)

**3.105 Wells.** Not permitted.

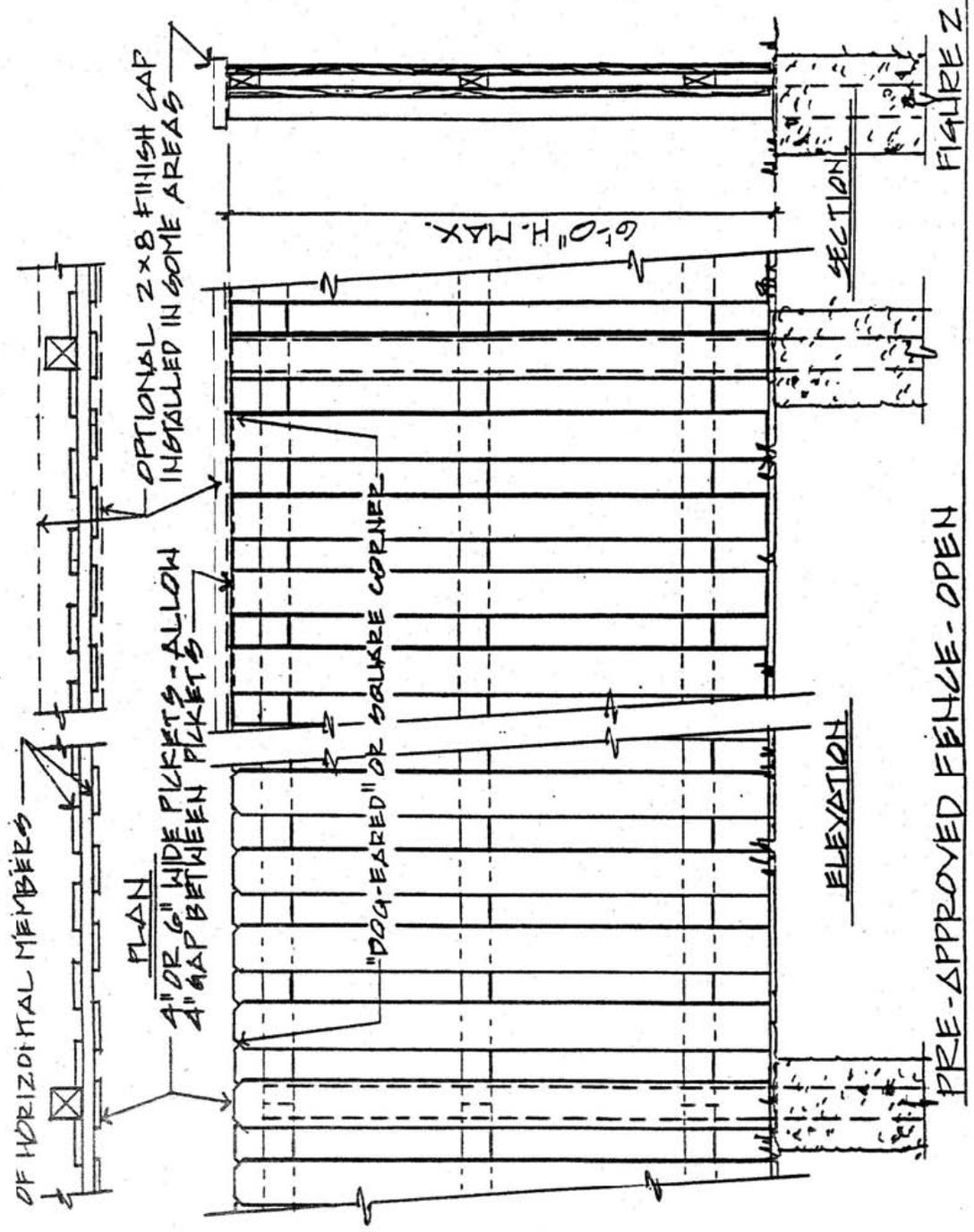
**3.106 Windows and Window Coverings.** ARC approval is not required for replacement of existing windows with windows of similar style and color. ARC approval is required for windows of a new style or color, and addition of new windows. Interior window coverings, including insulating products, that can be seen from the outside that are damaged, soiled or stained must be removed, repaired or replaced. Insulating plastic must be installed per manufacturer instructions to ensure wrinkles, etc, cannot be seen from the exterior. Mirror tint, aluminum foil, sheets, blankets, flags, banners or newspaper/paper materials are not allowed as window coverings on any residence. All windows that can be opened must be covered by a screen. Windows and screens must be kept in good repair. **Exception:** Temporary window covers include sheets, blankets, etc. may be used for no longer than 45 days after occupancy by new Owners/tenants.

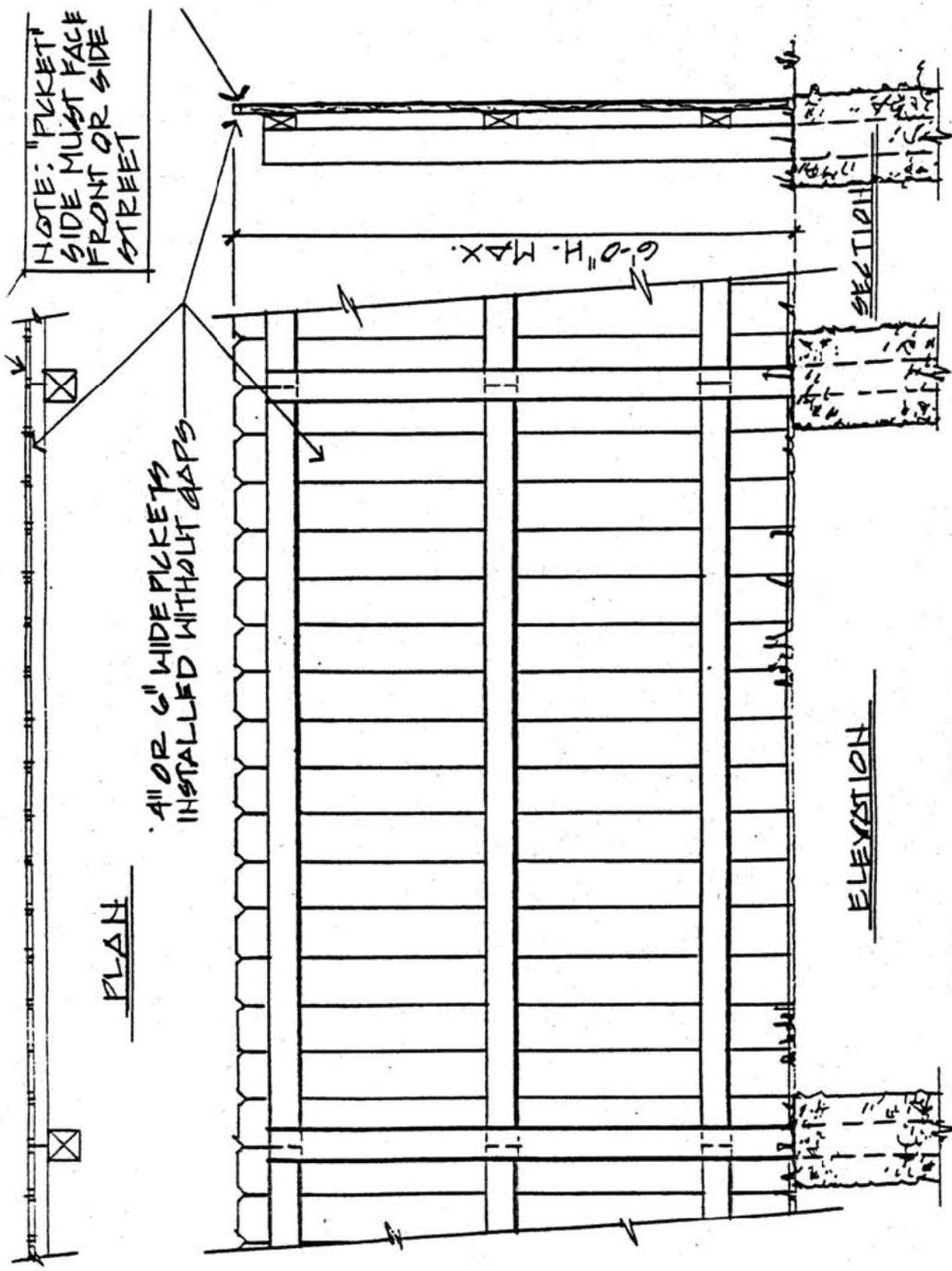
**3.107 Window Boxes.** ARC approval is required.

**3.108 Wind Vanes.** ARC approval is required.

**3.109 Xeriscaping.** (See Landscaping)

## NOTES





NOTE: "PICKET"  
SIDE MUST FACE  
FRONT OR SIDE  
STREET

PLAN

4" OR 6" WIDE PICKETS  
INSTALLED WITHOUT GAPS

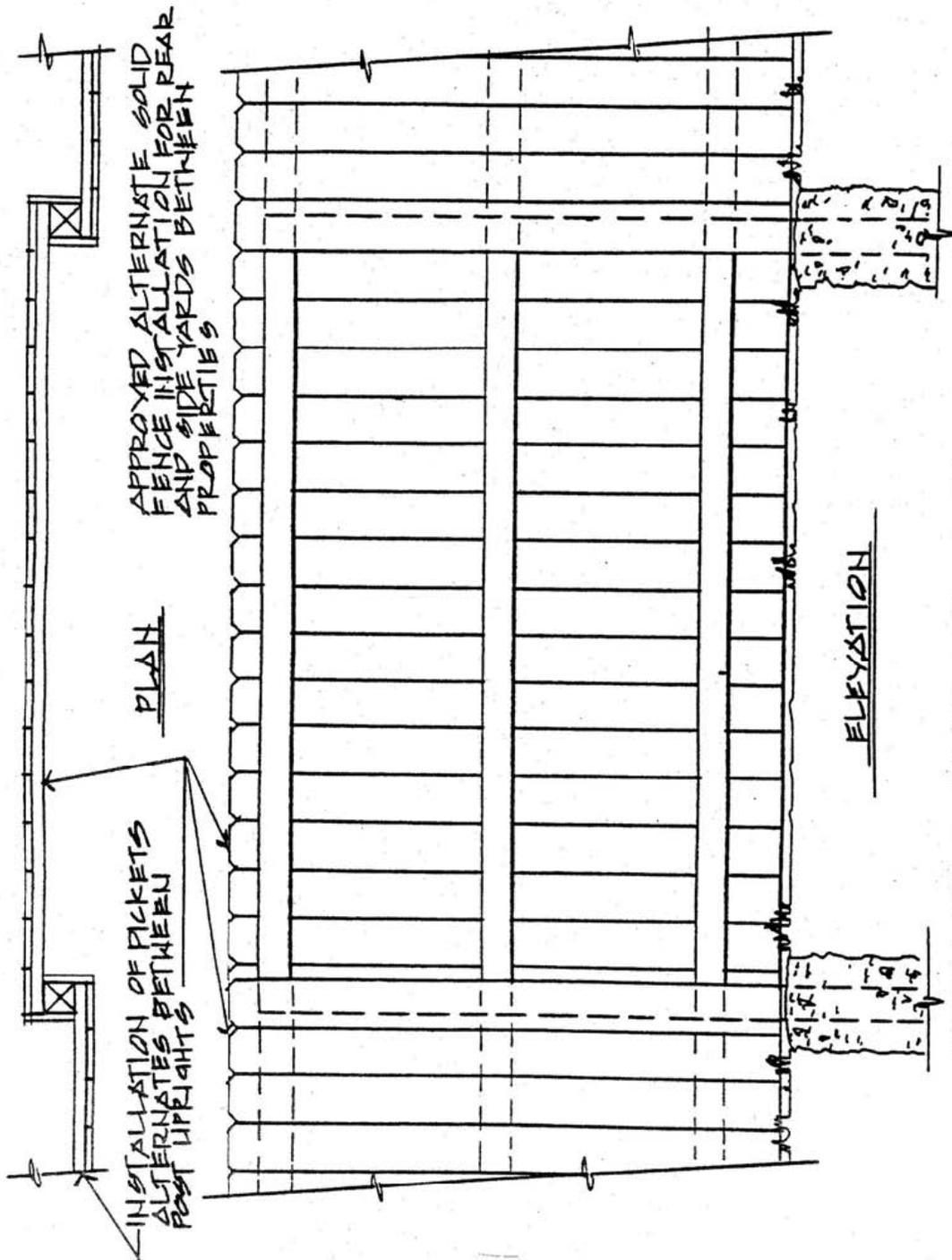
6'-0" H. MAX.

ELEVATION

SECTION

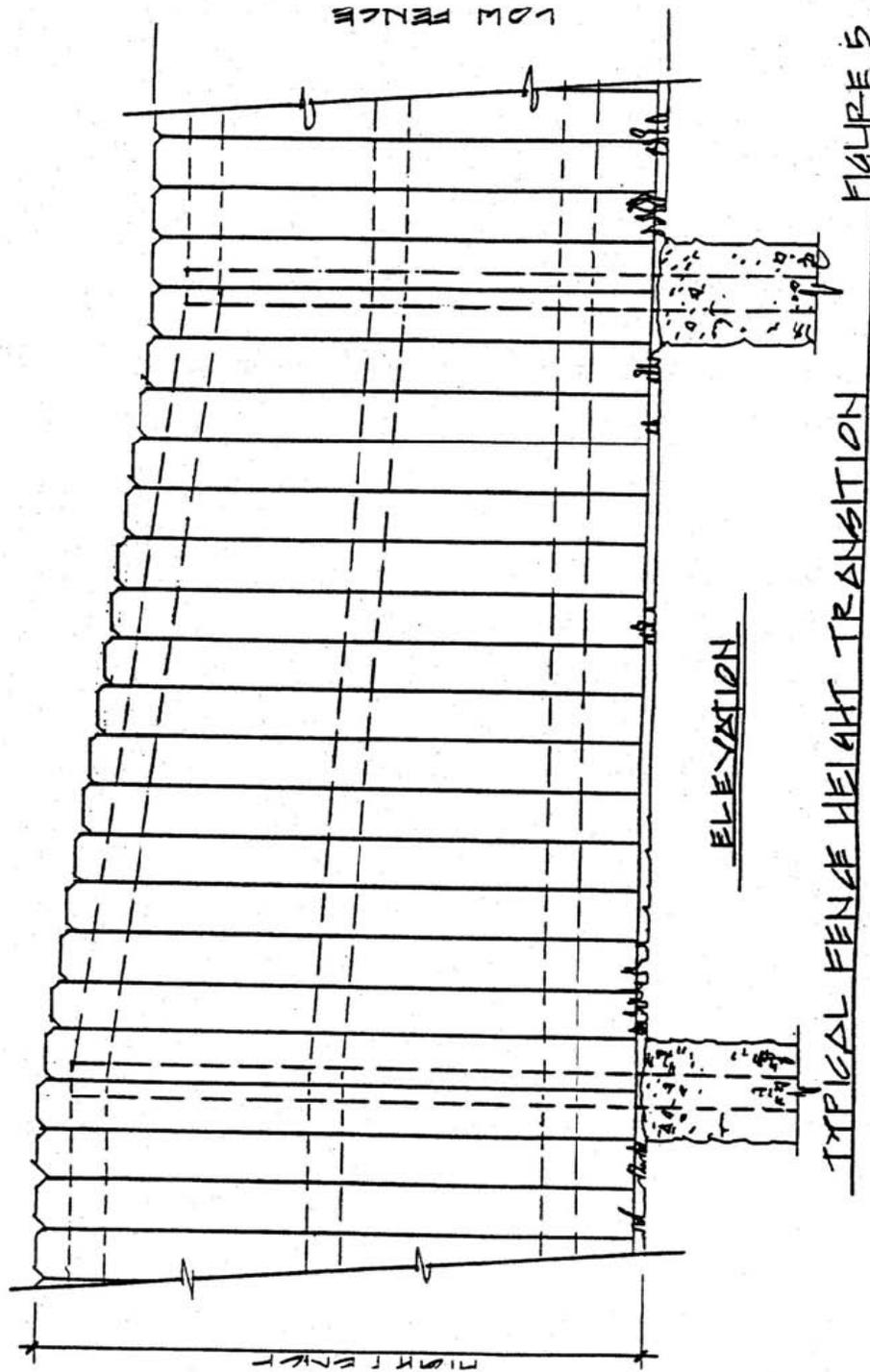
PRE-APPROVED FENCE - SOLID

FIGURE 3



PRE-APPROVED FENCE - SOLID

FIGURE 4



Attachment A

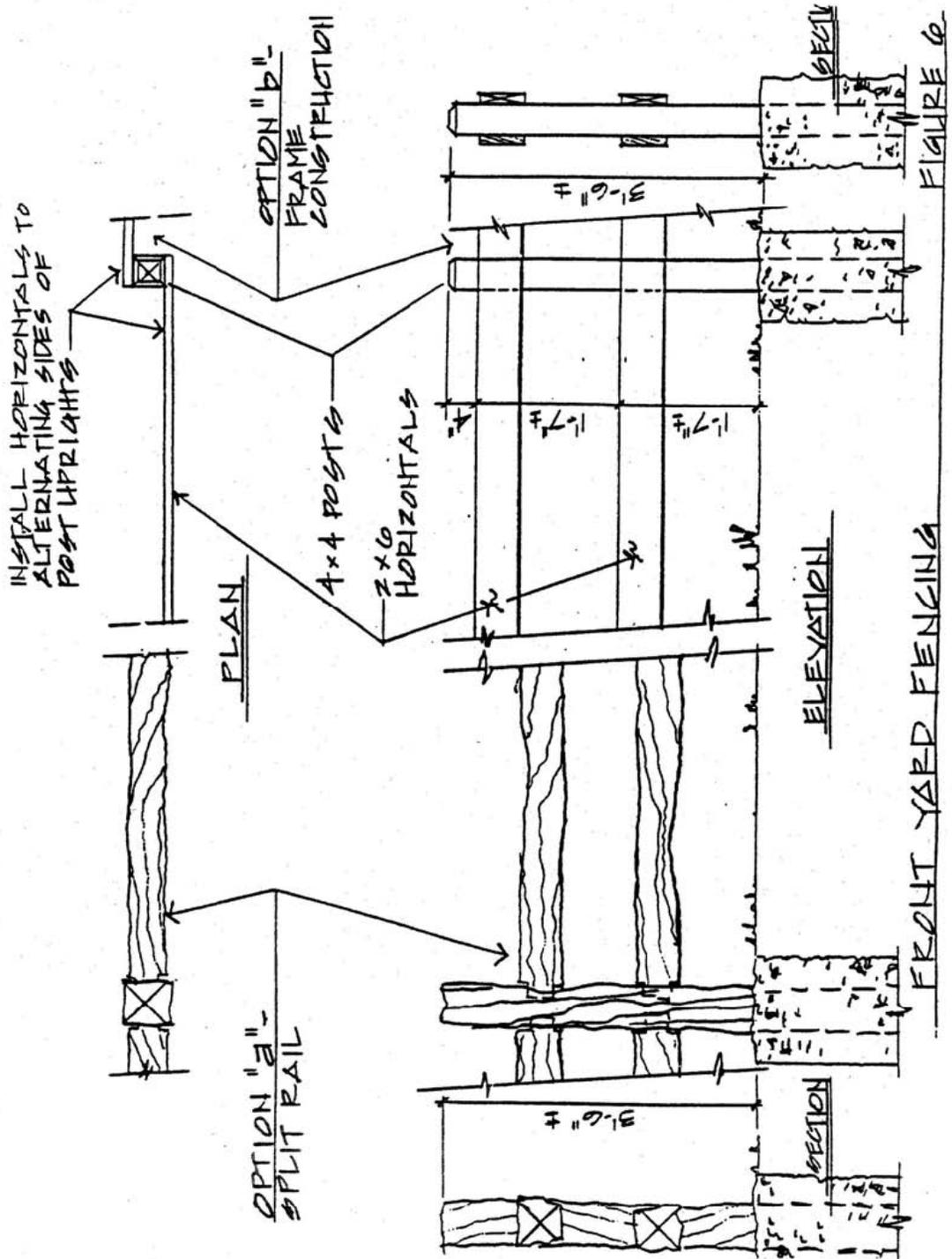
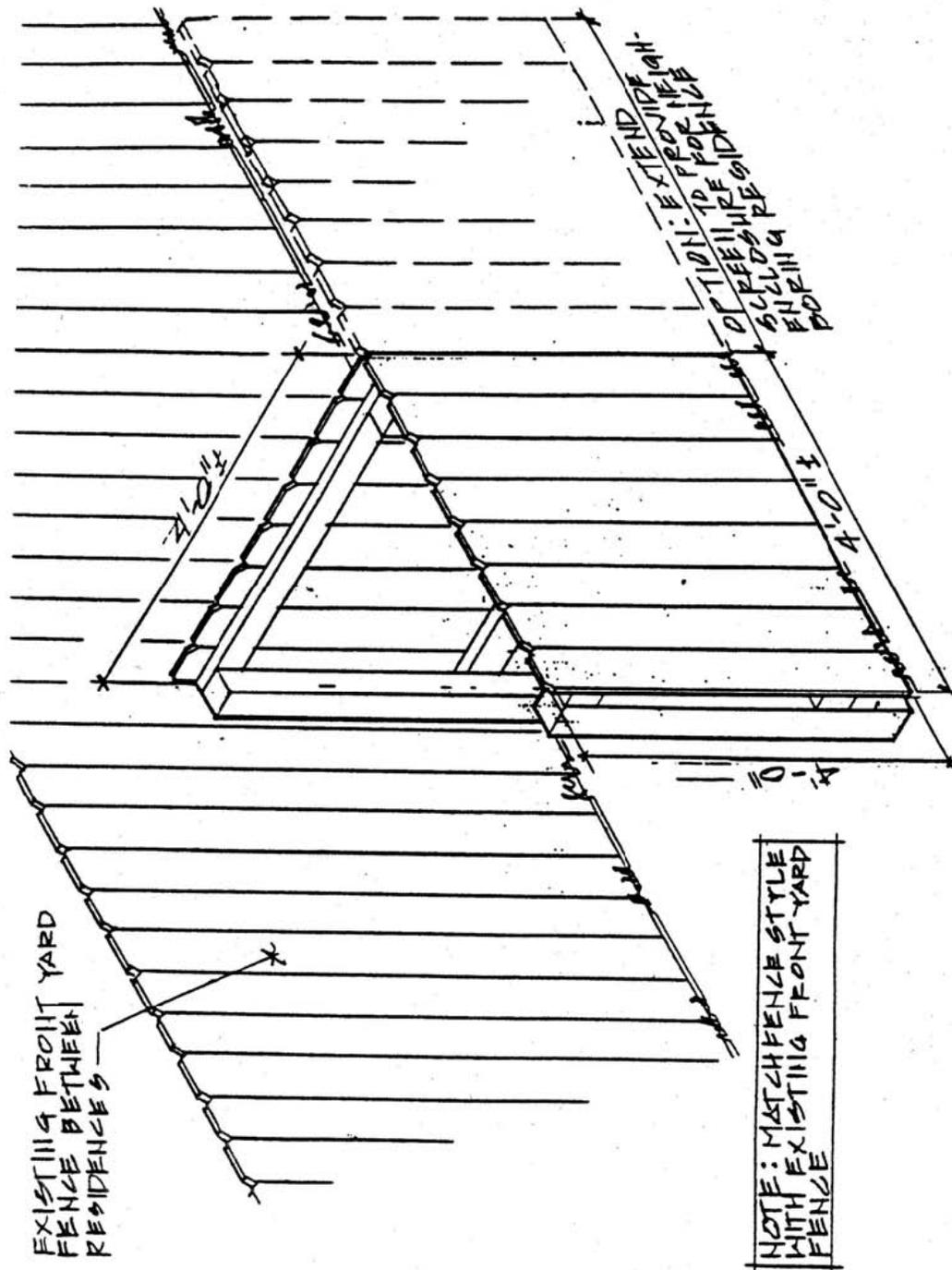


FIGURE 6

FRONT YARD FENCING



EXISTING FRONT YARD  
FENCE BETWEEN  
RESIDENCES

OPTION: EXTEND  
EXISTING  
FENCE TO  
PROPERTY  
LINE

NOTE: MATCH FENCE STYLE  
WITH EXISTING FRONT YARD  
FENCE

PRE-APPROVED TRASH/GARBAGE CONTAINER ENCLOSURE FIGURE 7