

Master Homeowners Association for Green Valley Ranch  
Covenant Protected Community

**RESIDENTIAL IMPROVEMENT GUIDELINES  
AND SITE RESTRICTIONS**

Revised March 2011

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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 homeowners 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 (herein after 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 homeowners, 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 homeowners 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.
- 1.5 Effect of Master and Supplemental Declarations.** The Master Declaration for Green Valley Ranch is a document governing property within the Master Homeowners 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 homeowner 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 homeowners. 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, homeowners 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. Homeowners are solely responsible for ensuring proposed and constructed improvements comply with all such applicable governmental requirements. For general information about requirements, homeowners should contact the City and County of Denver offices or other appropriate governmental agencies.
- 1.8 Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners 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. Homeowners 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 esthetic quality of the Master Homeowners Association for Green Valley Ranch. 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 homeowners. **By following these Guidelines, and obtaining prior approval from the ARC for improvements to property, homeowners 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 homeowners 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 residence 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 Homeowners Association for Green Valley Ranch and are therefore not subject to these Guidelines.

- 1.11 City Permits and Approval.** Many improvements listed within this document will require a permit and approval from the City and County of Denver. It is the homeowner's responsibility to ensure 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.

## 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 homeowner to submit an **ARC Improvement Request Form** ("ARC Form") signed by the homeowner. 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 homeowner 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 homeowner, the address of the home and a telephone number where the homeowner can be contacted.
- E. The ARC form must be signed by the homeowner 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 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. **A violation will be issued for any Improvement to a Property if such improvement is started prior to obtaining approval by the ARC, which can result in fines of up to \$1,000, per the Association's Enforcement policy.**
- C. Improvements to a Property that have been disapproved by the ARC must be removed by the Owner within thirty (30) days of notification. Additional fees or fines may be assessed.

### **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 Association drop box or by mailing or delivering to the Association Office. Faxed submittals are not accepted.
- 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 Association, acting on behalf of the ARC. The Association Office communicates ARC decisions to the homeowner.

### **2.5 Beginning and Completion of Work.** Work on Homeowners' requested 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 Homeowner 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.** Upon completion of the Improvement to Property, the homeowner shall 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. Those improvements that have not received approval but were completed over a year ago shall be "grandfathered" in and deemed approved. The Association is unable to take action against homeowners for improvements that have been "grandfathered" in. It will be the evidentiary burden of the homeowner to prove to the Association's satisfaction when the improvement was completed.

**2.8 Rights of Appeal.** Under Sections 10.11 and 10.18 of the Master Declaration, a homeowner 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 homeowner 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 homeowner 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 homeowners 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 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. 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 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 specific setbacks. A drawing showing the proposed location on the lot is required.
- 4) Metal sheds will not be approved. Vinyl sheds will be considered provided they closely resemble wooden sheds of the same size. 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 vinyl 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. A brochure must accompany the ARC form with specifications clearly listed. Vinyl sheds must match house color, in addition to matching roof color as close as possible.

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

C. Any accessory building that falls into disrepair 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.

**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 homeowner will be responsible for acquiring permits as required by the City and County of Denver after receiving ARC approval.

**3.4 Address Numbers.** ARC approval is required. Numbers at least four inches (4") but not exceeding ten inches (10") in height must be clearly visible from the curb. Homes accessible from an alley (Carriage Park and The Bungalows) must also have numbers clearly visible from the alley. Address signs installed 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 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 for permanent structures. Include with your ARC form the drawings/plans, materials, animal species, and placement in yard. Must be located in rear yard, screened from view by a solid privacy fence of equal or greater height (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.
- 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 Antennae.** Antennae not designed to receive video programming or data 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) antennae. See Satellite Dishes for information regarding video programming or data services antennae, receivers and dishes.
- 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 kept in good repair and cannot contain profanity, nudity, or violent images. Banners or decorative flags related to seasonal events or times of year 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) The location should not impede or obstruct the use of the garage or driveway and the unit must be leveled so that the goal is balanced and standing upright.
- 3) Portable goals may not be stored in the street, alley, or on the sidewalk at any time.
- 4) 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.
- 5) 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.
- 6) Goals can only be used from 9am-9pm.

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 eight feet (8') 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 required. 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. Cable not hidden in such a manner must be painted to match the house.

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

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

**3.22 Car Covers.** ARC approval is required. The ARC application form must contain a copy of the vehicle registration. Shall be manufactured as the specific cover for the vehicle, shall be of neutral color and must be well maintained at all times. Covered vehicles must be parked in the garage or driveway. The vehicle must be operable, properly licensed and insured. Proof of current registration must be provided when requested by the Association in writing. Tarpaulins and blankets are not considered a valid vehicle cover.

**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, temporary clotheslines or clothes drying structures in the back yard provided they are taken down and stored after each use. A permanent clothesline requires ARC approval.

**3.26 Commercial Vehicles.** A Commercial Vehicle is defined as any vehicle licensed by the State of Colorado or any other state whose license plate includes the word "commercial" and/or has other indications of its commercial use such as a sign or equipment. All vehicles with "GTM" (Gross Ton Miles) on the license plates are considered commercial vehicles for the purposes of this restriction.

A. Commercial vehicles 1-ton or under must be parked in the garage, driveway or street in front of your home in such a manner as to not obstruct the sidewalk.

B. Commercial vehicles in excess of 1-ton may not be located, parked, or stored in any street, alley, or driveway. The only exception is when a commercial vehicle is used temporarily, not to exceed 12 hours, for commercial service at, or transport to or from, a residential site (i.e., service trucks or moving vans).

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

**3.28 Decks.** ARC approval is required. Plans/drawings with measurements of improvements and material samples (including color) must be submitted with the ARC Form. Must be

constructed of commonly used materials that prevent moisture decay – redwood, cedar, and/or pressure treated pine. Alternative materials – composite materials made from a combination of recycled wood and/or plastic will also be considered. The decking must be installed as an integral part of the residence and/or patio area and must not greatly diminish the view of adjacent property owners. Generally, decks are restricted to the side or rear of the home. **(See Patios and Porches)**

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

**3.30 Dog Runs.** ARC approval is required. **(See Animal Runs)** "Dog Kennels" for the purpose of boarding, breeding or training of animals are not allowed.

**3.31 Doors.** ARC approval is not required for the addition or replacement of screen, storm, security, garage, or other type doors to a home or an accessory building if the material, color and style are consistent with the existing doors on the house.

**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.

A. 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. A Clear, Non Colored, Matte Finish Concrete Sealant is allowed with ARC approval. 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. **(See Motor Vehicles and Recreational Vehicles)**

**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. All devices shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of 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.

- A. Landscape – Only low voltage and decorative fixtures will be considered.
- B. Security – Any exterior lighting installed on any lot 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 new location marked.

**3.37 Fences.** ARC approval is required for installation of fencing. Homeowners 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 a homeowner's property are damaged or destroyed, the homeowner 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 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, sealant and paint selections. Fences may be left natural, sealed with a latex or oil base semi transparent sealant, or stained. 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.

D. **Double Fencing.** This applies to any fence that runs parallel to a property line fence that is constructed for added security or privacy. A minimum setback of four feet (4') from perimeter fence is required. Secondary fencing must match existing perimeter fencing material (i.e. wood to wood, vinyl to vinyl, etc.). Homeowner remains responsible for maintenance of landscaping between these fences. Area created by double fence may not be used for purposes of housing animals (**See Animal Run and Dog Run**).

E. **Maintenance.** Regular maintenance of fencing is required. Broken or missing slats must be repaired. If conditions exist that prohibit your ability to repair the fence within a reasonable amount of time, please contact the Association Office.

**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 permanent 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.** Homeowners 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 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 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 unless the flowers are a part of a Xeriscaping plan. All flower gardens must be weeded, cared for and properly maintained. (**Related Topic - Landscaping**)

**3.45 Gardens - Vegetable.** ARC approval is not required. Must be located in the rear or side

yard behind a fence so as not to be visible from the street.

**3.46 Gazebos.** ARC approval is required. Must not obstruct adjacent property owner's view. Material, design and color must be complementary to the exterior of the residence. Any existing Accessory Buildings will be taken into consideration. **(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 Association. Spills must be cleaned immediately.

**3.50 Home Business.** Must comply with all applicable State and City ordinances. Application for Home Occupation must be obtained from the City and County of Denver Department of Zoning Administration. Copies of all applicable licenses and permits must be provided to the Association Office.

**3.51 Hot Tubs.** ARC approval is required. Must be located in the rear or side yard and behind a fence. Submittal should include dimensions and information on cabinet material. **(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. Vehicles with expired license plates, flat tires, etc. are considered inoperable and must be stored in a garage or removed immediately. Movement of vehicle for the sole purpose of circumventing or obstructing view of license plate shall not exempt the vehicle as inoperable. No vehicles shall be parked in alleys, on sidewalks or on landscaped areas (i.e. rock, sod, mulch, etc.). **(Related topic – Motor Vehicles)**

**3.53 Irrigation Systems.** ARC approval is required. Plans/drawings with placement of the pipes, sprinklers and the type of material used must be submitted with the ARC Form. Systems must be maintained and not destructive to any adjacent property. **(Related topic – Drainage)**

**3.54 Landscaping.** ARC approval is required.

A. **Erosion Control.** Homeowners 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 homeowner 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 to be planted.
- 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. Rock and mulch areas must be kept weed free. 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. Large areas of rock and mulch may be considered by the ARC as Xeriscaping and must comply with the Xeriscaping Rules. **(See E. Xeriscaping)**

**D. Maintenance.** Maintenance of landscaping, including regular watering, mowing, and weeding of the property (including areas around mailboxes, etc, on the property) is required. Trees and shrubs must be pruned. Tree offshoots (suckers) cannot be cultivated into mature trees. Dead trees, shrubs, broken limbs, and dead vegetation must be removed; stumps must be removed within one (1) year of the removal of the tree.

**E. Xeriscaping.** Water conservation is the major objective of xeriscaping. Xeriscaping objectives also include selecting plants of varying colors, textures and densities that are 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. (Example: Yard is 50 ft. x 50 ft. = 2,500 sq. ft. = 50 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) For a list of drought resistant trees, see Denver Forestry page, which can be found on the Denver Parks and Recreation website.

**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. **(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 sightly 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.** No sound or odor shall be emitted from any property within the Association that is noxious or unreasonably offensive to others, to include, but not be limited to, animal waste and noise caused by loud music. See Section 9.4 of the Master Declaration. 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.

- A. **Paint.** Color selections must be submitted for consideration for all painting including repainting of existing colors. 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 Improvement Request Form. **Submittal of 1<sup>st</sup> and 2<sup>nd</sup> choices of color combinations is required.** Approval will take into consideration, the "sheen" of paint, the home's architecture, stone or brick accents, roofing color, and color of neighboring properties. Paint must be a flat or low luster finish. Re-painting of existing colors will require ARC approval.
- 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 will not require ARC approval if stain is identical to previous stain used. 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 Association Office for documentation.

**3.63 Patio 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.

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

**3.65 Patios and Porches - Open.** 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.

**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.

**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 back yard. 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. Homeowner is required to adhere to any and all safety requirements of the City and County of Denver.

**3.70 Recreational Vehicles.** No recreational vehicle, including but not limited to boats, camper unit(s) either attached or detached, snow mobiles, horse trailer or other trailer, tractor, motor home or truck (other than one ton or smaller van or pickup truck without a camper unit) may be stored or parked within the Association on any street, alley, or driveway, except for loading or unloading and for not more than forty-eight (48) hours in a one-week time period. To avoid potential violations, please contact the Association Office when loading/unloading recreational vehicles. 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. Periodic movement of a vehicle, for the sole purpose of circumventing this standard, shall not qualify the vehicle for exception. Camping units needing extra time must obtain prior approval from Association Office.

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

**3.72 Roofs and Rooftop Equipment.** ARC approval is required when replacing roof or adding rooftop equipment. 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 and material.

**3.73 Satellite Dishes and Antennas.** ARC approval for the installation of an antennae or satellite dish designed to receive video programming or data services is not required as long as it complies with the following guidelines:

A. Must comply with FCC (Federal Communications Commission) OTARD rules.

B. 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.

C. May not be installed on fences or encroach on common areas or other owners' property.

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

**3.75 Seasonal Decorations.** ARC approval is not required if the decorations and their fasteners are installed not more than two (2) weeks prior and removed within two (2) weeks after such season. End of year holiday decorations may be installed not more than six (6) weeks prior and must be removed within four (4) weeks following end of year holidays. Please remain considerate to the neighboring homes when planning large or unusual displays.

**3.76 Security Bars.** 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.

**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. (Related topics – Landscaping, Patios and Porches)

**3.79 Siding.** ARC approval is required.

**3.80 Signs, Posters, Advertisements, and Notices.** Except as specifically provided below, ARC approval is required.

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. Signs may not be larger than five (5) square feet in size. Open house and directional signs may be utilized if removed immediately following the event.

D. **Home Businesses Signs** advertising and or promoting home businesses are not permitted.

E. **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:

- 1) Cannot be displayed prior to work commencing
- 2) May be displayed while the work is being performed
- 3) Must be removed no later than ten (10) days following completion

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

**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 Removal.** Snow and ice must be removed from homeowners' sidewalks (including area around mailboxes) within twenty-four (24) hours of the conclusion of snow fall.

**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 the maintenance of the 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.** ARC approval is required. (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.** Not permitted to be located, parked or stored in residential areas for more than

48 hours in a one-week time period. (**Related topic - Recreational Vehicles and Commercial Vehicles**)

**3.96 Trash & Recycling Containers.** Trash and recycling containers may be placed at the curb any time after noon on the day preceding the trash pickup and must be removed by 12:00 P.M. on the day following trash pickup. Any uncollected items must be removed from sight if not collected. 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. Adherence with the schedule established by Denver Waste Management regarding trash pickup is required.

**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. (**See Landscaping**)

**3.99 Unsightliness.** Unsightly conditions are not allowed. 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, children's toys, and bicycles must be stored in an enclosed structure or backyard when not in use.

A. Bulk materials including but not limited to lumber, landscaping materials or construction materials may be stored not longer than 30 days in the front of home.

**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. Must be placed in the rear yard and placement must not impede neighboring properties or impact drainage. Proper maintenance is required.

**3.104 Weeds.** (**See Landscaping**)

**3.105 Wells.** Not permitted.

**3.106 Windows and Window Coverings.** ARC approval is required for replacement of existing windows or addition of new windows. Mirror tint, aluminum foil, sheets, blankets, flags, banners or newspaper materials are not allowed as window coverings on any residence. All windows that are open must be covered by a screen. Windows and screens must be kept

in good repair. **Exception** Temporary window covers include sheets, blankets, paper blinds may be used for no longer than 45 days after occupancy by new homeowners.

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

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

**3.109 Xeriscaping. (See Landscaping)**

#### **IV. VIOLATIONS AND HEARING PROCESS**

**4.1 Determination of Violation.** A violation may be reported, in writing, to the Association by any resident or may be ascertained through visual inspection by a representative of the HOA. The GVR Metro District manages Covenant Protection for the Association.

**4.2 Notification of Violation.** The homeowner will be sent a written notification of the violation. Each notice will be deposited in the US Mail, addressed to the Property Owner on file with the Association. Property Owners are responsible for informing the Association if the Property Owner resides at an address different from that on file with the County Assessor's Office. Property Owners are responsible to ensure the Association has their current address. Property Owners are responsible for Covenant Violations regardless of whether the property is rented. If the violation requires Architectural Review Committee approval, an ARC application form will accompany the violation notice. A written response from the Property Owner to the violation notice, or compliance with the violation, is required within fifteen (15) calendar days from the date on the notice.

**4.3 Association Supervisor/Inspector.** The Association Supervisor/Inspector will notify the ARC Committee if the violation requires ARC approval.

**4.4 Response.** If the Property Owner fails to respond to the violation notice in the allotted time, or fails to remedy the violation, the matter will be referred to the Hearing Committee. A Hearing Notice will be sent, by Certified Mail, to the Property Owner at least fifteen (15) calendar days prior to date and time of the Hearing.

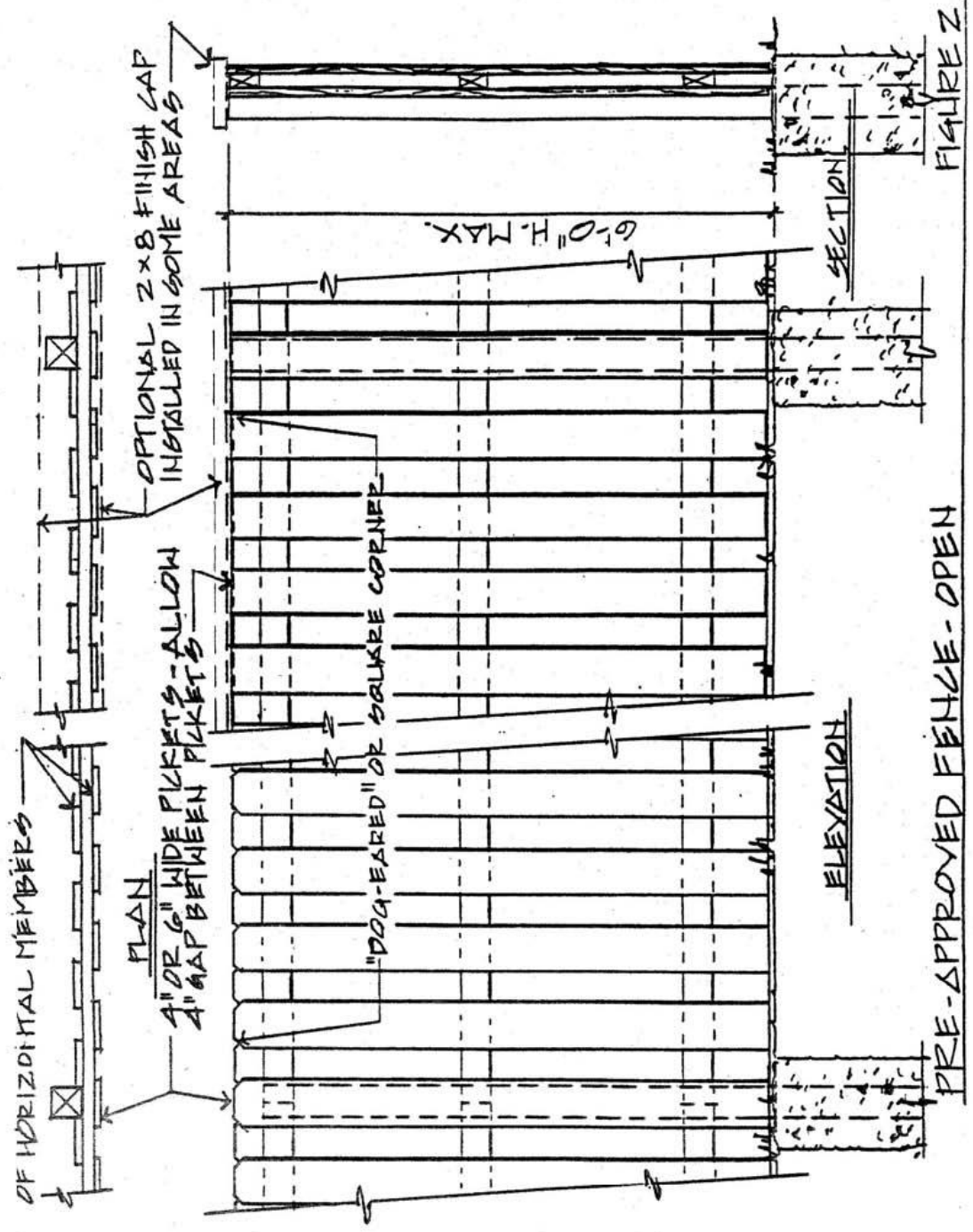
**4.5 Hearing Committee.** The Hearing Committee will consist of at least three (3) GVR Homeowners approved by the GVR HOA Board of Directors. The Hearing Committee serves to evaluate the nature of the violation and to arrive at a resolution with the Property Owner. Property Owners are strongly encouraged to attend Hearings, as failure to attend may be construed as indifference. Any recurrence of a violation, within six (6) months of the previously confirmed violation, will result in the Property Owner being sent a Hearing Notice, subjecting the Property Owner to additional penalties. The Hearing Committee makes recommendations to the GVR HOA Board of Directors based upon the merits of their findings. Recommendations may include fees, fines, liens, extensions for compliance, or any other suggestions that may affect a prompt resolution.

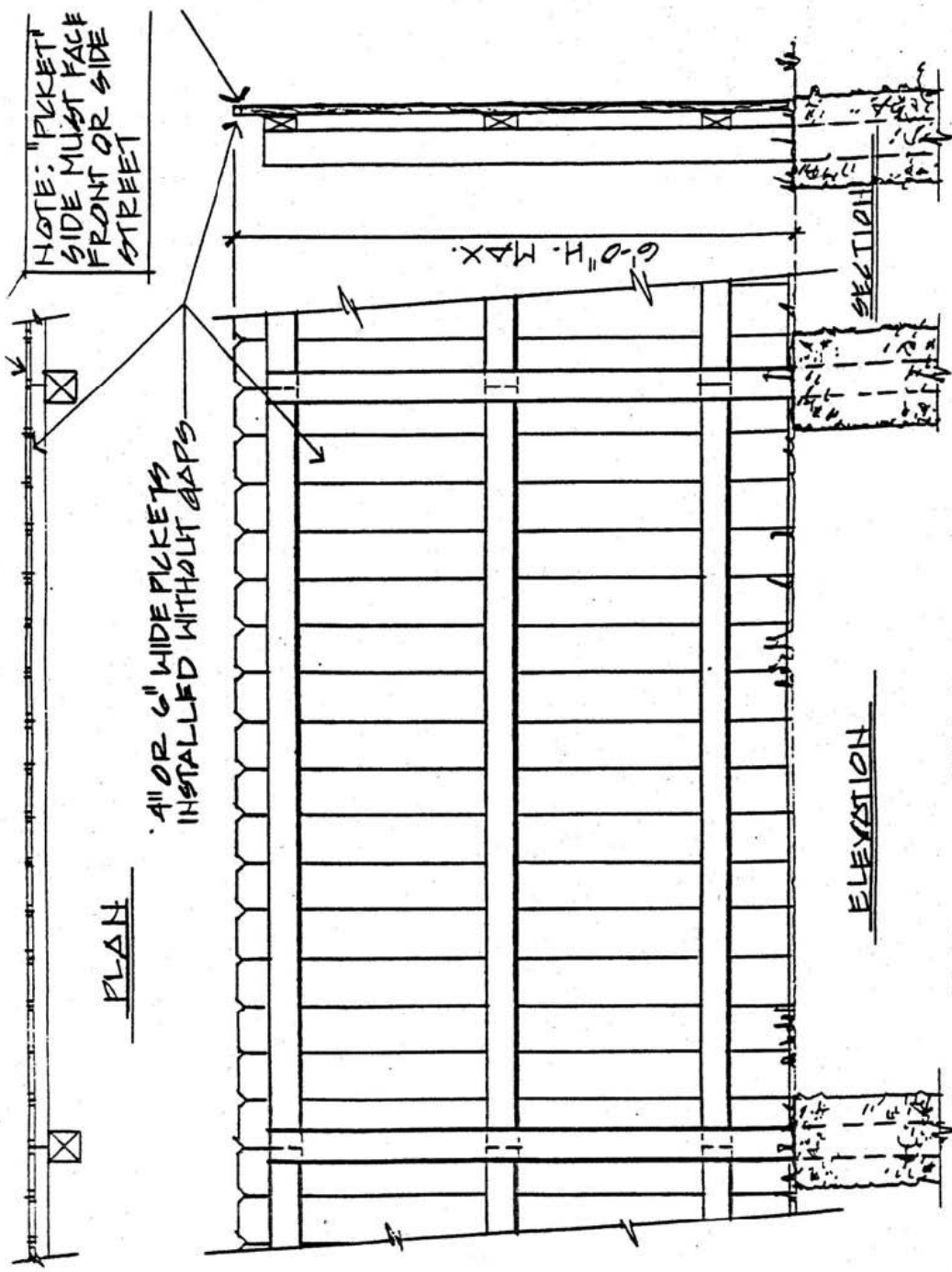
**4.6 Board of Directors Review.** The HOA Board of Directors, at its next scheduled Board Meeting, will review the Hearing Committee's recommendations and take appropriate action. The Board of Directors has authority to retain legal and other counsel and charge Property

Owners for these professional services in connection with any enforcement and/or collection activity.

**4.7 Schedule of Fines.** Fines are established by the Fees and Fines Committee and are subject to change. Current fees and fines may be obtained from the Association office or by accessing the Association website.

## NOTES





NOTE: PICKET SIDE MUST FACE FRONT OR SIDE STREET

PLAN

4" OR 6" WIDE PICKETS INSTALLED WITHOUT GAPS

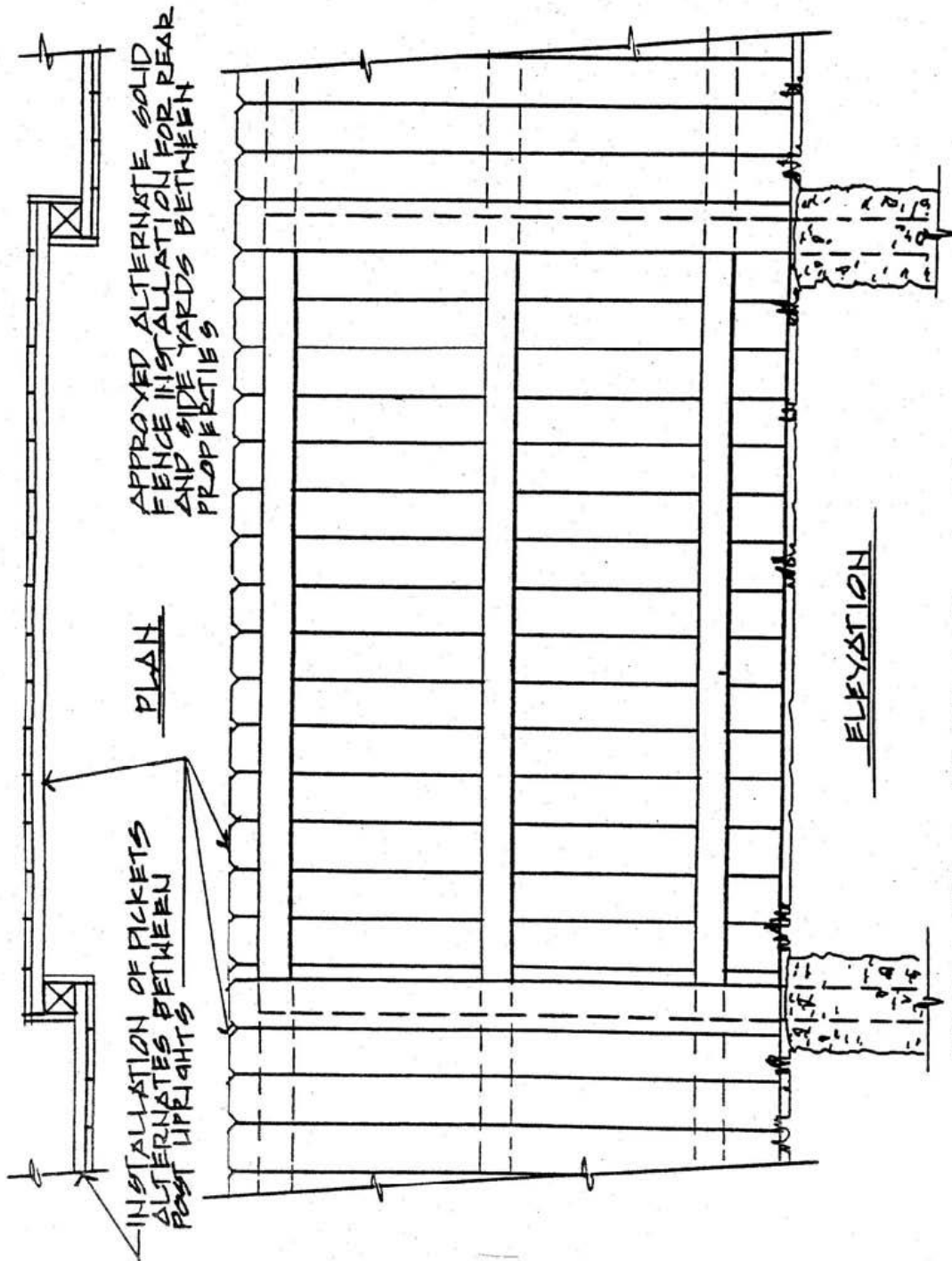
6'-0" H. MAX.

ELEVATION

SECTION

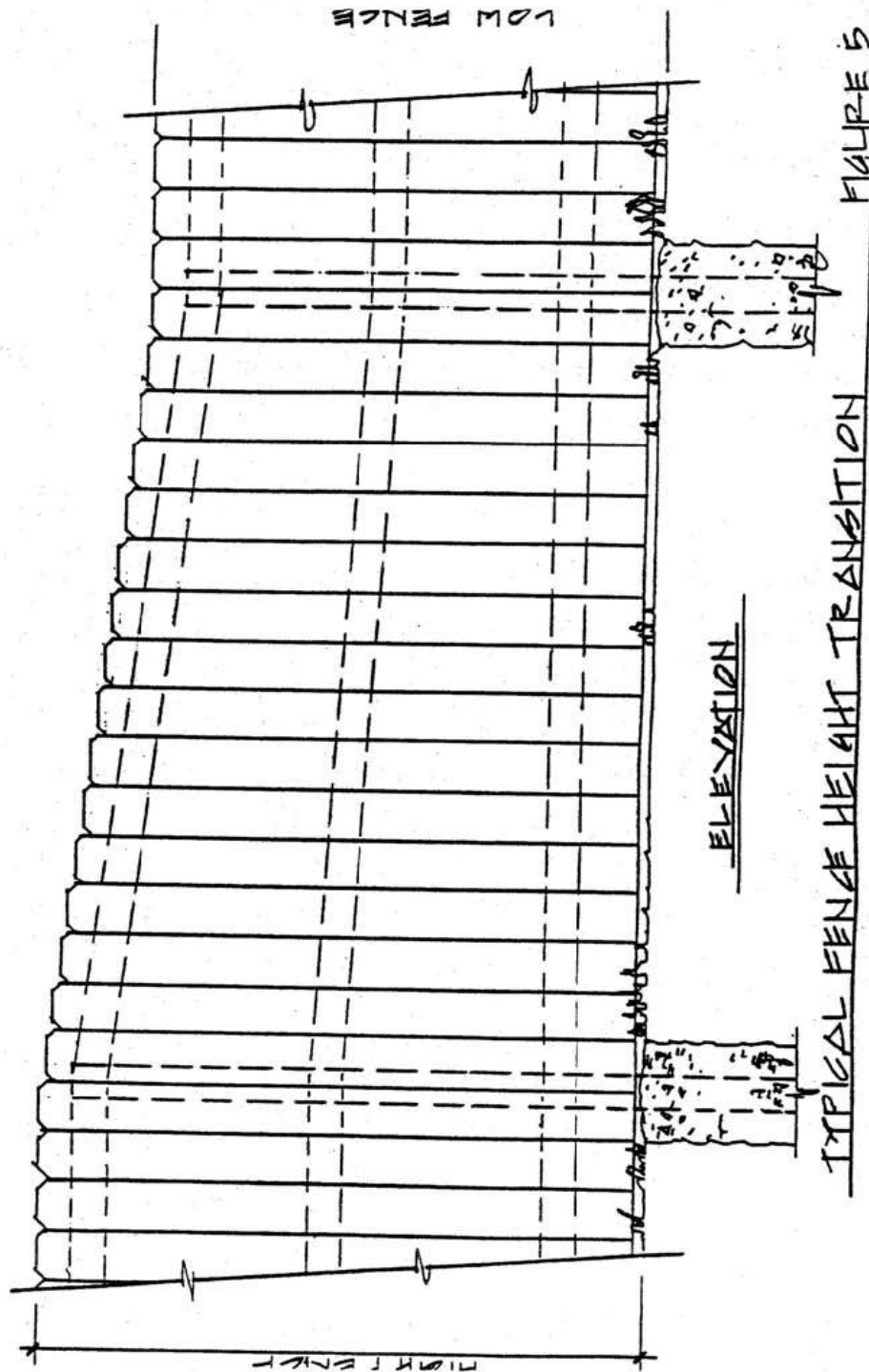
PRE-APPROVED FENCE - SOLID

FIGURE 3



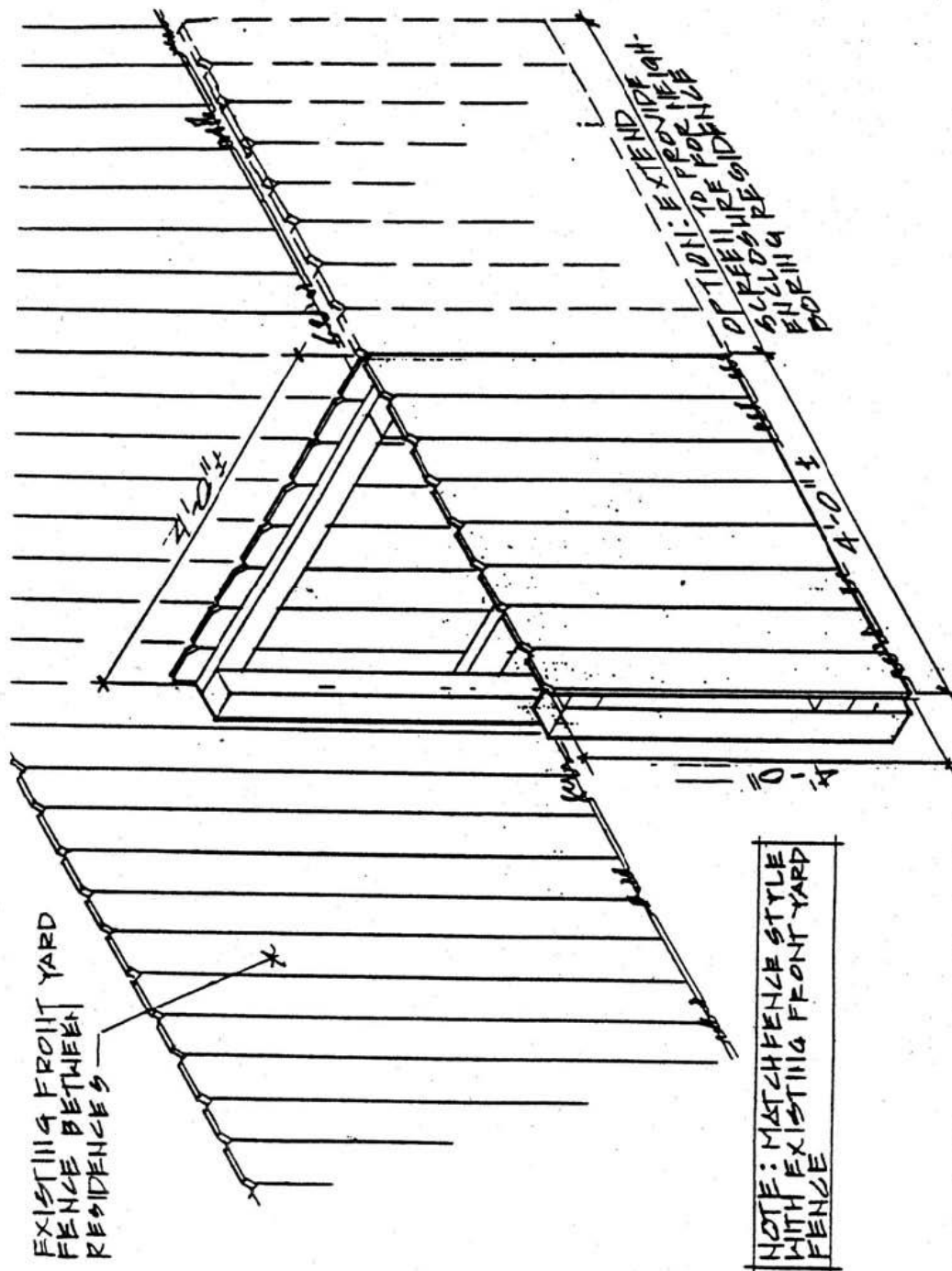
PRE-APPROVED FENCE - SOLID

FIGURE 4



Attachment A





PRE-APPROVED TRASH/GARBAGE CONTAINER ENCLOSURE FIGURE 7

Attachment A