

Residential Improvement Design Standards
For
Home Farm Community Association, Inc.

Revised January 20, 2009
Revised April 10, 2013
Revised August 13, 2014
Revised October 9, 2014
Revised August 9, 2015

THESE DESIGN GUIDELINES HAVE BEEN PREPARED BY THE DESIGN REVIEW COMMITTEE OF THE HOME FARM COMMUNITY ASSOCIATION, INC. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO ADD TO OR MODIFY THESE GUIDELINES AT ITS DISCRETION. PLEASE CHECK WITH THE DESIGN REVIEW COMMITTEE TO BE CERTAIN THAT YOU HAVE THE LATEST EDITION.

I.	INTRODUCTION	Page 1
1.1	DEFINITIONS	Page 1
1.2	REGULATIONS FOR THE DESIGN REVIEW COMMITTEE	Page 1
1.3	CONTENT OF REGULATIONS	Page 2
1.4	EFFECT OF THE DECLARATION	Page 2
1.5	EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS	Page 2
1.6	INTERFERENCE WITH UTILITIIES	Page 2
1.7	GOAL OF REGULATIONS	Page 3
1.8	INTERPRETATION OF THE REGULATIONS	Page 3
1.9	ENFORCEMENT OF DECLARATION AND REGULATIONS	Page 3
1.10	ADVISEMENT OF NEIGHBORS	Page 3
II.	SPECIFIC TYPES OF IMPROVEMENTS – REGULATIONS	Page 3
2.1	GENERAL	Page 3
2.2	ADDITIONS AND EXPANSIONS	Page 4
2.3	ADDRESS NUMBERS	Page 4
2.4	ADVERTISING	Page 4
2.5	AIR CONDIITONING EQUIPMENT	Page 4
2.6	ANIMALS	Page 4
2.7	ANTENNAS	Page 4
2.8	ASTRO-TURF	Page 4
2.9	AWNINGS	Page 5
2.10	BALCONIES	Page 5
2.11	BASKETBALL BACKBOARDS	Page 5
2.12	BIRDHOUSES AND BIRDFEEDERS	Page 5
2.13	BOATS	Page 5
2.14	BUG ZAPPERS	Page 5
2.15	BUILDING HEIGHT	Page 5
2.16	CABLE TV ANTENNAS	Page 5
2.17	CAMPERS	Page 5
2.18	CARPORT	Page 5
2.19	CIRCULAR DRIVES	Page 5
2.20	CLOTHESLINES AND HANGERS	Page 6
2.21	CLOTH OR CANVAS OVERHANGS	Page 6
2.22	COLOR	Page 6
2.23	CORNER VISIBILITY	Page 6
2.24	DECKS	Page 6
2.25	DOG RUNS	Page 6
2.26	DOORS	Page 6
2.27	DRAINAGE	Page 7
2.28	DRIVEWAYS	Page 7
2.29	EVAPORATIVE COOLERS	Page 7
2.30	EXTERIOR LIGHTING	Page 7
2.31	EXTERIOR MATERIALS	Page 7
2.32	FENCES	Page 7
2.33	FIREWOOD STORAGE	Page 10
2.34	FLAGPOLES	Page 10
2.35	GARAGES	Page 11
2.36	GARBAGE CONTAINERS AND STORAGE AREAS	Page 11
2.37	GARDENS – FLOWERS	Page 11

2.38	GARDENS – VEGETABLES	Page 11
2.39	GAZEBOS	Page 11
2.40	GRADING AND GRADE CHANGES	Page 11
2.41	GREENHOUSE AND GREENHOUSE WINDOWS	Page 11
2.42	HANGING OF CLOTHES	Page 11
2.43	HOT TUBS	Page 11
2.44	HOLIDAY DECORATIONS	Page 11
2.45	HOUSE NUMBERS	Page 11
2.46	IRRIGATION SYSTEMS	Page 11
2.47	JACUZZI	Page 11
2.48	JUNK VEHICLES	Page 12
2.49	LANDSCAPE AND MAINTENANCE	Page 12
2.50	LATTICEWORK (PATTERN)	Page 13
2.51	LIGHTS AND LIGHTING	Page 13
2.52	LIVESTOCK	Page 13
2.53	MAILBOXES	Page 13
2.54	MICROWAVE DISHES	Page 14
2.55	MINING AND DRILLING	Page 14
2.56	MOTOR HOMES & EMERGENCY VEHICLES	Page 14
2.57	MOTORIZED VEHICLES	Page 15
2.58	OVERHANGS – CLOTH OR CANVAS	Page 15
2.59	PAINTING	Page 15
2.60	PATIO COVERS & PERGOLAS	Page 17
2.61	PATIOS – ENCLOSED	Page 17
2.62	PATIOS – OPEN	Page 17
2.63	PAVING	Page 17
2.64	PETS	Page 17
2.65	PIPES	Page 17
2.66	PLAY AND SPORTS EQUIPMENT	Page 17
2.67	POLES	Page 17
2.68	POOLS	Page 18
2.69	RADIO ANTENNAS	Page 18
2.70	ROOFS	Page 18
2.71	ROOFTOP EQUIPMENT	Page 19
2.72	SAUNAS	Page 19
2.73	SCREEN DOORS	Page 19
2.74	SETBACKS	Page 19
2.75	SEWAGE DISPOSAL SYSTEM	Page 19
2.76	SHEDS	Page 19
2.77	SHUTTERS – EXTERIOR	Page 20
2.78	SIDING	Page 20
2.79	SIGNS	Page 20
2.80	SKYLIGHTS	Page 20
2.81	SOLAR ENERGY DEVICES	Page 20
2.82	SPAS	Page 21
2.83	SPRINKLER SYSTEM	Page 21
2.84	SQUARE FOOTAGE	Page 21
2.85	STATUARIES	Page 21
2.86	STORAGE SHEDS	Page 21
2.87	SUNSHADES	Page 21
2.88	SWAMP COOLERS	Page 21
2.89	SWINGSETS	Page 21

2.90	TELEVISION ANTENNAS	Page 21
2.91	TEMPORARY STRUCTURES	Page 21
2.92	TEMPORARY VEHICLES	Page 21
2.93	TRAILERS	Page 21
2.94	TRASH CONTAINERS AND ENCLOSURES	Page 21
2.95	TREE HOUSES	Page 21
2.96	UNDERDRAINS	Page 21
2.97	UTILITY EQUIPMENT	Page 21
2.98	VANES	Page 22
2.99	VEHICLES	Page 22
2.100	VENTS	Page 22
2.101	WALLS	Page 22
2.102	WALLS – RETAINING	Page 22
2.103	WATER FEATURES	Page 22
2.104	WELLS	Page 22
2.105	WIND TURBINES	Page 22
2.106	WINDOWS	Page 22
2.107	WOOD STORAGE	Page 22
2.108	WOOD STOVE STACKS	Page 23
III.	PROCEDURES FOR COMMITTEE APPROVAL	Page 23
3.1	GENERAL	Page 23
3.2	DRAWINGS OR PLANS	Page 23
3.3	SUBMISSION OF DRAWINGS AND PLANS	Page 23
3.4	REVIEW FEE	Page 23
3.5	ACTION BY THE COMMITTEE	Page 24
3.6	PERFORMANCE OF WORK	Page 24
3.7	RIGHTS OF APPEAL	Page 24
3.8	COMPLAINTS	Page 25
3.9	DECLARATION PREVAILS	Page 25
IV.	APPROVED FORMS	Page 25
	EXTERIOR PAINT REQUEST FORM	Page 26
	ACCESSORY BUILDING REQUEST FORM	Page 27
	REQUEST FOR APPROVAL FORM	Page 28
V.	SCHEMATIC DRAWINGS	Page 29
	FIGURE 1: 2 RAIL SPLIT CEDAR FENCE	Page 30
	FIGURE 2: 3 RAIL SPLIT CEDAR FENCE	Page 31
	FIGURE 3: OPEN RAIL FENCE	Page 32
	FIGURE 4: DOG – EARED SOLID FENCE	Page 33
	FIGURE 5: SPLIT CEDAR GATE	Page 34
	FIGURE 6: DOG – EARED SOLID GATE	Page 35
	FIGURE 7: WHITE PVC (POLYVINYLCHLORIDE) RANCH FENCE	Page 36
	FIGURE 8: WROUGHT IRON FENCE	Page 37
	FIGURE 9: MAILBOX PEDESTAL	Page 38
	FIGURE 10: MASONARY MAILBOX PEDESTAL	Page 39

*Residential Improvement Design Standards
For
Home Farm Community Association, Inc.*

I. INTRODUCTION

- 1.1 **DEFINITIONS**- The following words, when used in these regulations, shall have the meaning hereinafter specified:
- A. **Association** – Shall mean Home Farm Community **Association**, Inc., a Colorado corporation not for profit, its successors and assigns.
 - B. **Declaration** – Shall mean the **Declaration** of Covenants, Conditions, and Restrictions for Home Farm Community recorded in Adams County, Colorado, on December 7, 1994, under Reception No. C0037602, as thereafter Amended and Supplemented.
 - C. **Committee** – Shall mean the Design Review **Committee**, duly appointed in conformance with Article 4, Section 4.3, of the **Declaration** to review the erection, placement, and alteration of Improvements to **Property** in Home Farm Community **Subdivision**.
 - D. **Subdivision** - Shall mean the Home Farm Community **Subdivision**.
 - E. **Property** – Shall mean all lots and common areas, developed or undeveloped, within the Home Farm Community **Subdivision**.
 - F. **Lot** – Shall mean any numbered plot of land shown upon any recorded subdivision plat of the **Properties** which is not designated as a common area.
 - G. **Common Area** – Shall mean all the real **Property**, including improvements thereon, owned by the **Association** for the common use and enjoyment of the **Owners** of the **Properties**.
 - H. **Owner** – Shall mean the recorded **Owner**, including contract sellers, whether one or more persons or entities, of fee simple title to any lot or living unit situated upon the **Properties**.
 - I. **Declarant** – Shall mean the **Declarant** as defined in the **Declaration** of Covenants, Conditions and Restrictions for Home Farm Community, Article 2, Section 2.15.
- 1.2 **REGULATIONS FOR THE DESIGN REVIEW COMMITTEE** – The **Declaration** requires prior approval by the **Committee** or its designated representative before any building, fence, or other structure is erected, placed, or altered (“Improvement to **Property**”). Improvements to **Property** include, but are not limited to, any landscaping

of **Property**; the construction, demolition or removal of any building or other structure; and any changes of the exterior appearance of a building or other improvement. The Regulations contained herein establish certain acceptable design for different types of improvements. These Regulations apply to residential **Property** in the Home Farm Community **Subdivision**. The Regulations are intended to assist the **Owners in the Association**. All proposed Improvements to **Property** must be submitted to the **Committee**.

- 1.3 **CONTENT OF REGULATIONS** – In addition to the introductory material, these Regulations contain:
- (A) A listing of specific types of improvements which **Owners might wish to make, with specific information as to each of these types of improvements;**
 - (B) **A summary of procedures for obtaining approval from the committee;** and
 - (C) Figures showing approved designs for fences and mailbox pedestals.
- 1.4 **EFFECTS OF THE DECLARATION** – **Copies of the Declaration** are delivered to new and resale **Owners when they purchase their homes. Each Owner should receive and become familiar with the Declaration.** Nothing in these Regulations shall supersede or alter the provisions or requirements of the **Declarations** Provisions relating to the use of the **Properties**, and to Improvements to **Property**, which are found in Article 3, 4 and 5 of the **Declaration**.
- 1.5 **EFFECT OF GOVERNMENTAL AND OTHER REGULATIONS** – Use of the **Properties** and improvements to **Properties** must comply with applicable building codes and other governmental requirements and Regulations. Approval by the **Committee** will not constitute assurance that improvements comply with applicable governmental requirements and Regulations, or that a permit or approvals are not also required from applicable governmental bodies. For information about City of Westminster requirements, **Owners must write or call the City of Westminster.**
- 1.6 **INTERFERENCE WITH UTILITIES** – In making Improvements to **Property**, **Owners are responsibly for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, 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 utility lines. Underground utility lines and easements can usually be located by contacting the following entities:**

Adams County
City of Westminster Utilities Department
Xcel Energy
Century Link
Comcast (Cable Television)
Home Farm Community Association, Inc. (Common area irrigation lines)

- 1.7 **GOAL OF REGULATIONS** – Compliance with these Regulations and the provisions of the **Declaration** will help preserve the inherent architectural and aesthetic quality of the Home Farm Community **Subdivision**. 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 **Committee** and neighbors will go far in creating an optimum environment which will benefit the **Owners**. **By following these Regulations and obtaining approvals for improvements from the Committee, Owners will be protecting their financial investment and will help to promote improvements that are compatible with the standards for Home Farm Community Subdivision.**
- 1.8 **INTERPRETATION OF THE REGULATIONS** – The **Design Review Committee** shall maintain strict interpretation of, and shall not approve and variation to, these Regulations. If a question arises as to the correct interpretation of any terms, phases or language contained in these Regulations, the **Association** Board of Directors’ interpretation thereof shall be final and binding.
- 1.9 **ENFORCEMENT OF DECLARATION AND REGUALTIONS** – The **Design Review Committee** shall have primary responsibility for the enforcement of the **Declaration and Regulations**. **The Committee will investigate written complaints of Owners on violations of Declaration or Regulations** if such complaints are dated and signed by the OWNER. The **Committee**, the **Association** Board of Directors, and employees of the **Association** shall use all reasonable means to maintain the anonymity of complaining Owners. If a violation is found, the **Committee** will notify the Owner in violation, in writing, requesting that appropriate action be taken to maintain compliance. If the Owner in violation does not come in to compliance with the **Declaration** or Regulations after receipt of two written letters from the **Committee**, the **Committee** will request that the violation be referred to the **Association** Board of Directors for enforcement action.
- 1.10 **ADVISEMENT OF NEIGHBORS** – It is advised that Homeowners advise neighbors prior to submitting forms for changes or additions.

II. SPECIFIC TYPES OF IMPROVEMENTS – REGULATIONS

- 2.1 **GENERAL**
- A. The following alphabetical list covers a wide variety of specific types of improvements or alterations which **Owners and builders typically consider installing**. **Pertinent information is given as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement shall be submitted to the Committee**, and written approval of the **Committee** shall be obtained before the improvements are made. Drawings or plans shall include dimensions, setbacks, roof slopes, and both elevation and plan views of all proposed expansions or additions. Applications for paint change must be accompanied by samples or chips of the colors to be approved, along with a written description of color schemes of adjacent homes. Drawings, plans and other color samples will be retained in **Association** files for future

reference. If needed, the **Committee** will submit the request to the Board of Directors for its separate review and response. In some cases, where specifically stated, a type of improvement is prohibited. Improvements not listed will require **Committee** approval.

B. The architectural style of a proposed residence shall be consistent with the traditional style and character of the other single family residences built in **Home Farm Community Subdivision**, per the opinion of the Committee.

- 2.2 **ADDITIONS AND EXPANSIONS** – **Committee** approval is required. Homeowners must use the “Accessory Building Request Form” when submitting an addition or expansion for approval. Additions or expansions to the home will require submission of detailed plans and specifications, including descriptions of material to be used, and plans and elevation drawings showing dimensions, setbacks, roof slopes, etc. Additions and expansions must be of the same architectural style and color as that of the residence.
- 2.3 **ADDRESS NUMBERS** – requires **Committee** approval to relocate to a position different from that originally installed by the builder.
- 2.4 **ADVERTISING** – See Signs
- 2.5 **AIR CONDITIONING EQUIPMENT** – **Committee** approval is required. Air conditioning equipment, including swamp coolers, garage fans and attic fans, installed in the side yard should not be immediately visible to adjacent **Property Owners**. It should be installed in such a way that any noise to adjacent Property Owners is minimized. Installation of air conditioning equipment, including swamp coolers, on the roof of the house or in a window of the house will not be permitted. Any associated vents or louvers must be painted to match roof shingles.
- 2.6 **ANIMALS** – Under Article 3, Section 3.13 of the **Declaration**, no animals, livestock or poultry of any kind shall be raised, bred or kept on any part of the **Properties** or in any living unit, except that not more than three (3) dogs, cats or other household pets in the aggregate may be kept on any lot or in any living unit thereon or on the Common Area, but only if they are not raised, bred, kept or maintained for any commercial purpose. No horses shall be kept on the **Property**. Dogs, cats or other household pets owned by **Owners or their guests shall not be permitted to run at large, but shall be kept under the control of such Owner by leash, cord or chain. The Owner of any dog, cat or other household pet shall immediately remove excrement deposited by said animal upon the Properties. City of Westminster ordinances also restrict the activities of dogs, cats and other animals when off Owner’s lots.**
- 2.7 **ANTENNAS** – See Attachment “Resolution of Board of Directors for Antenna and Satellite Dish Regulations” dated January 15, 1997. Antennas permitted in this resolution do not need approval but the **Owner** shall be required to submit the “Notification Form.”
- 2.8 **ASTRO-TURF** – Or other floor covering shall not be used on front porch or balconies.

- 2.9 **AWNINGS** – See Overhang.
- 2.10 **BALCONIES** – See Deck.
- 2.11 **BASKETBALL BACKBOARDS** – **Committee** approval is required. If garage or pole mounted, backboard and support structure should be clear or neutral colored, unless otherwise approved by the **Committee**. Garage-mounted backboards in the front yard may not project more than two (2) feet from the front of the garage. Pole-mounted basketball backboards must have a black or galvanized removable steel pole and must be installed midway between the front of the house and the sidewalk. Rims and nets on all types of basketball units must be maintained in a neat and clean appearance. Temporary basketball backboards also are acceptable but must be placed in such a manner that they do not block sidewalks and are not placed in streets. Backyard concrete pads for basketball courts may not be lighted. The size of the backyard basketball court shall be determined based on the size of the Lot. In general the backyard area is that area contained by the side lot lines, the rear lot lines and the rear house exterior wall extended to the side lot line. The backyard area does not include areas on the side of the house. The area of the backyard, after construction of the basketball court, must contain at least 60% landscape material (sod, trees, shrubs, landscape mulch) in addition to non-permeable elements including but not limited to patio/deck/dog run/basketball court/etc. elements. The resident must submit a detailed plot plan with all elements shown, including dimensions and square footage of the landscape material that will meet the 60% requirement. In no case shall the basketball court exceed 20'x25' in size. Unless the basketball court is contained in a rear lot that drains to an Association property or a public right-of-way, the homeowner is responsible for assuring that no negative drainage impacts occurs to any neighboring property.
- 2.12 **BIRDHOUSES AND BIRDFEEDERS** – A birdhouse or birdfeeder may only be installed in the back yard.
- 2.13 **BOATS** – See Motor Home Vehicles
- 2.14 **BUG ZAPPERS** – If used, shall only be on while the **Owner is outside in close proximity**.
- 2.15 **BUILDING HEIGHT** – See Official Development Plan for Home Farm, as approved and amended by the City of Westminster.
- 2.16 **CABLE TV ANTENNAS** – See Antennas.
- 2.17 **CAMPERS** – See Motor Home Vehicles.
- 2.18 **CARPORTS** – Not permitted.
- 2.19 **CIRCULAR DRIVES** – See Driveways.

- 2.20 **CLOTHESLINES AND HANGERS** – Only retractable clotheslines are permitted. All laundry must be removed by the sundown and clothesline retracted.
- 2.21 **CLOTH OR CANVAS OVERHANGS** – See Overhangs.
- 2.22 **COLOR** – See Painting.
- 2.23 **CORNER VISIBILITY** – City of Westminster Intersection Sight Distance Criteria must be adhered to as follows: “At the intersection of two public streets or a private driveway and a public street, sight distance shall be evaluated across a ‘sight distance triangle’ where obstructions are restricted according to the following criteria. Within the area of the triangle there must be no wall, fence, sign, foliage, berming or other structure which will obscure the driver’s view of traffic approaching that intersection. The structures, foliage or berms within the sight distance triangle can extend no higher than 24 inches above the curb elevation and no lower than eight feet above the curb. Exceptions to this requirement exist for public facilities such as fire hydrants, utility poles and traffic control devices. These facilities must be located to minimize visual obstruction.”
- Per City of Westminster criteria, the “sight distance triangle” is formed by public residential street flow lines and a line connecting them at thirty-five (35) feet from the intersection of the flow lines, or in the case of a rounded property corner, from the intersection of the street flow lines extended. This standard also applies for corner lots at the intersection of a private driveway and a public street. Where the entry collector street, Home Farm Avenue, is involved, the dimensions fifty-five (55) feet, rather than thirty-five (35) feet must be used. If further clarification is necessary, the City of Westminster “Intersection Sight Distance Criteria” manual should be consulted.
- 2.24 **DECKS** – **Committee** approval is required. Must be constructed of wood or other material matching the material of the residence and, if painted, must match the color scheme of the residence, unless otherwise approved by the **Committee**. Must be installed as an integral part of the residence and patio area. At grade decks must be skirted from the bottom of the deck floor to ground level without impeding drainage. Skirting does not apply to garden level or walk-out decks (which can be 4’ to 8’ above ground). **Construction of decks over easement areas is not permitted.**
- 2.25 **DOG RUNS** – **Committee** approval is required. Dog runs must be constructed with fencing of the same design as approved in Section 2.32, including F.(5), or as otherwise approved by the **Committee**. Dog runs must be located in the rear or side yard, abutting the home and substantially screened from view. They are limited in size to 575 square feet, cannot be higher than the lot boundary fence, and in no case can be more than six (6) feet high. Wood screening or mature landscape screening is required to hide a substantial view of the dog run. Dog runs must have double fence when next to any **Association** fence.
- 2.26 **DOORS** – **Committee** approval is required for the addition of screen or other type doors to a home. The material should match existing doors on the house, and the color should be the same as that of the existing doors on the house, unless otherwise approved by the

Committee. Security doors or security window bars require **Committee** approval. Security window bars are not permitted in front yards, but may be permitted on the lowest level of back yards upon **Committee** approval.

- 2.27 **DRAINAGE** – Changes in drainage must be engineered and approved by the City of Westminster. When installing landscape, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways.
- 2.28 **DRIVEWAYS** – All driveways leading from the street to an **Owner’s** home or property are to be constructed of permanent, properly formed, hard-surfaced paving (i.e., concrete with a four (4) inch minimum thickness). Modifications to the original driveway require **Committee** approval. Widening for the purpose of extra parking spaces is not permitted. Extensions to existing driveways may not be more than three feet (3’) in width on either side. No asphalt extensions are acceptable.
- 2.29 **EVAPORATIVE COOLERS** – See Air Conditioning Equipment.
- 2.30 **EXTERIOR LIGHTING** – See Lights and Lighting.
- 2.31 **EXTERIOR MATERIAL** – Acceptable building materials include high-quality hardboard lap siding, high-quality state of the art vinyl and aluminum siding, brick , stone, or other harmonious materials utilized for accent or home details as approved by the committee. As new siding products become available, Owners may submit these products for consideration by the Committee. Traditional exterior details such as front porches, gables, columns, bay windows, shutters, and window trim shall be used where appropriate if approved by the Committee. Colors shall be more of earthen tones and shall harmoniously blend to the visual benefits of the development.
- 2.32 **FENCES:**
- A. **General** – Fences and/or walls/brick columns/entrance monuments constructed by developer and/or builder along or abutting **Property** lines, arterial streets, collector streets and local streets may be removed, replaced, or painted a different color or altered, including adding a gate, without approval of the **Committee**. If any such fences and/or walls/brick columns/entrance monuments constructed by developer and/or builder which are located upon an **Owner’s Property** are damaged or destroyed by **Owner or Owner’s** agents, the **Owner shall repair and recondition the same at the Owner’s expense.**
- 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 a space between the bottom of the fence and the ground elevation so as not to block these drainage patterns.

C. **Fence Design** – Fences may not be constructed without **Committee** approval. The recommended construction shall be in accordance with the specifications shown on Figure 1 through 8 attached and in compatibility with neighbor’s existing fences. Such property line fences may be solid (either wood or cedar-colored or white PVC solid fence with a rail cap), open split rail, or open flat rail (either white PVC ranch fence or wood fence), or black wrought iron fence. Open rail fences must be approximately three feet six inches (3’6”) or four feet six inches (4’6”) in height and must be constructed in accordance with Figures 1, 2, 3, and 7. Split rail or open rail cedar decorative fences are permitted in front yards in accordance with Figures 1 and 3. Transitions between a six foot (6’) fence and fences of lower heights must be as shown in Figure 4. Gates in fencing must be constructed in accordance with Figures 5 and 6. As to lots with a slope rising away from the house, the **Committee** will consider approval of either the six foot (6’) fence at the toe of the slope rather than on the property line at the top of the slope, or the three foot six inch (3’6”) open fence (mentioned above) along the property line at the top of the slope. In this case, a landscaping and maintenance plan for the slope area may be required by the **Committee**. All of the above-mentioned fencing must be constructed of rough-sawn material or PVC or wrought iron as noted, and split rail fences must be constructed with either standard or jumbo rails. All fences must adhere to the sight triangle regulations by the City of Westminster.

- (1) **Front Yard Decorative Property Line Fencing** – Height limitation will be four feet (4’) and the fence must be within eighteen inches of the property line. Design must be similar to that shown in Figures 1 and 3. Only split-rail or open-rail cedar fencing will be allowed.
- (2) **Property Line or Perimeter** – Height limitations will be six feet (6’) maximum and five feet (5’) minimum for wrought iron fences and privacy fences with either 1”x4” or 1”x6” pickets/slats (see figures 4 and 8), 4’6” maximum for 3-rail fences (see figure 2, 3, and 7), and 3’6” maximum for 2-rail fences (see Figures 1, 3, and 7). However, an exception may be granted in certain cases by the **Committee** to allow a four foot (4’) maximum height on the side corner lots abutting streets, extending to the property line.
- (3) **Fences or Screening Located within Property Line** – Must be an integral part of the landscape design.
- (4) **Double Fencing** – Not permitted, except see Dog Run, Section 2.25. Double fencing is not the same as double facing. Check with the **Committee**.
- (5) **Solid Fences** – The constructing **Owner** has the choice of which side of the fence can face the **Owner’s** house, with the following exceptions:
 - a) fence sections which front with any public street,
 - b) fence sections on corner lots that side on to any public street,

- c) fence sections on corner lots where the rear property fence of the **Owner** extends parallel with the front yard of the adjoining lot to the rear of the **Owner's** lot, and
- d) fence sections which front with any common walkway, greenbelt, park or nonurban area.

These above-noted exceptions must be constructed such that the side of the fence which is generally accepted as being the most “finished” side (i.e., the smooth side) faces said public street, front yard, common walkway, etc. Alternating panels (smooth side in, then smooth side out) of no more than eight feet (8’) in width are allowed only between adjacent **Properties**, and only if both parties agree. Solid side-yard fences (“return or wing fence”) may not extend past the front corner of the house/garage. Open rail and wrought iron return fences may be allowed to line up with the front corner of a front yard porch, courtyard, patio or deck, if approved by the **Committee**. The **Committee** may require fence returns (“wing returns”) to be set back from the front of the house/garage.

- (6) **Cluster Mail Boxes** – Fences bordering cluster mail boxes, if ever used in the future, must allow 3 ½’ to 4’ clearance behind cluster box to allow for mail delivery.

D. No plastic chicken wire, hog wire, barbed wire, strand wire or chain link fences (for dog runs, see Dog Runs) will be allowed. Weld wire (2”x4”) mesh, either galvanized or white-coated (for PVC fences) or black-coated (for wrought iron fences), may be attached to an open fence, if installed on the inside of the fence and not extending above the top rail. In general, only open rail fencing will be allowed on property lines abutting common walkways and greenbelts (including the community park). Exceptions are as shown on the Official Development Plan for Home Farm and as approved by the **Committee**. All property line fence height differentials must be treated with a transition fence similar in design to that shown on Figure 4.

E. Fences shall not be constructed within City right-of-way areas and, therefore, must be set back from the sidewalk a minimum distance of at least three-and one-half feet (3-1/2’), which is in most cases the distance between the right-of-way line and the back of sidewalk. The fence setback from the sidewalk shall be the same distance for all adjacent corner lots so that the side lot boundary fences of both **Owners** shall meet at the back property line shared between the two **Owners**.

F. **Maintenance Responsibility** –

- (1) **Perimeter Fences** – A 6’ solid perimeter fence may bound those homes with lots adjacent to residential collector streets or peripheral arterial streets. These fences have been constructed by the builder and/or developer. Maintenance of the fence is the responsibility of the homeowner, except that maintenance of the stain on the street side of fence is the responsibility of the **Association**. Maintenance of

any brick columns is the responsibility of the **Association**. Deteriorated materials must be replaced by the homeowner with materials identical to the original in quality, quantity, and design. If the Board deems it necessary, it will direct the **Association** to repair the perimeter fence. The cost of repair may be assessed against the individual homeowner. Perimeter fences may not have gates or removable sections of any sort. There can be no rear yard access through perimeter fences. Preservatives that do not contain color tints are acceptable.

- (2) **Lot Boundary Fences** – Lot boundary fences usually run along common lot lines separating two **Owners'** yards. Boundaries must be within +/- three inches (3") of the lot line unless so prevented by a barrier, such as a concrete drainage pan. Ownership is sometimes shared between the two **Owners** and maintenance is the shared responsibility of the two **Owners**. Front wing fence returns between the house and side lot lines may have a gate. Preservatives that do not contain color tint are acceptable.
- (3) **Greenbelt Fences** – A greenbelt fence separates a homeowner's property from the greenbelt/public land/other landscaped tract. These may have been constructed by the builder and/or developer. Maintenance is the responsibility of the homeowner. If the Board deems it necessary, it will direct the **Association** to repair the greenbelt fence. The cost of repair may be assessed against the individual homeowner. Color must not be altered from the original fence material. Preservatives that do not contain color tints are acceptable. Gates in split rail greenbelt fences along the southern boundary buffer tracts and along the pool park will be considered, but the maintenance and any associated replacement costs will be the responsibility of the **Owner** and not the **Association**.
- (4) **Mesh Wire** – May be erected on the homeowner's side of a rail fence to assist in containment of pets or children. Ownership and responsibility for maintenance is solely the homeowner's.
- (5) **Chain Link Fences** – Are only acceptable for construction of dog runs. They may not be used as part of the lot boundary fencing. Ownership and responsibility for maintenance is solely the homeowner's.

2.33 **FIREWOOD STORAGE** – See Wood Storage.

2.34 **FLAGPOLES** – Flagpoles attached to the front of the house *or balcony* do not require approval as long as the pole top does not rise above the level of the bottom sill of the second story windows and is a maximum of 8'-0" long. Free-standing poles are acceptable provided they do not exceed fifteen (15) feet in height and are located within six feet of the front of the home. All flagpoles are to be used for the flying U.S. flags and military service flags only. U.S. and military service flags are also permitted to be displayed on the inside of a window or door of an **Owners** or occupants residence. Flags must be flown in accordance with the Federal Flag Code. Flag sizes should be in

proportion to the flagpole staff and military service flags may not exceed a dimension of thirty-six by forty-eight inches.

- 2.35 **GARAGES** – **Committee** approval is required. A double car garage or maximum four car garage is to be attached as an integral part of the residence design. Garage doors shall be wood, hardboard or metal, painted to match the residence body color. Garage doors shall be kept closed when not in immediate use. Additions to or expansions of original garage(s) will be considered for approval provided they are designed as an integral part of the original design, using matching materials, designs, and compatible roof pitches. A 3-sided elevation view of the proposed addition must be submitted, showing dimensions, materials, and roof pitch.
- 2.36 **GARBAGE CONTAINERS AND STROAGE AREAS** – See Trash Storage.
- 2.37 **GARDENS-FLOWERS** – **Committee** approval is not required. All flower gardens must be weeded, cared for and carefully maintained.
- 2.38 **GARDENS-VEGTABLE** – **Committee** approval is not required, if located in the rear or side yard. Must be weeded, cared for and carefully maintained.
- 2.39 **GAZEBOS** – **Committee** approval is required. Must be an integral part of the landscape plan. Maximum height is fifteen (15) feet. Must be in rear yard.
- 2.40 **GRADING AND GRADE CHANGES** – See Drainage.
- 2.41 **GREENHOUSES AND GREENHOUSE WINDOWS** – **Committee** approval is required. Must be located in the rear yard, and must be a contiguous integral part of the home.
- 2.42 **HANGING OF CLOTHES** – See Clotheslines and Hangers.
- 2.43 **HOT TUBS** – **Committee** approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be in the rear yard. Must be installed in such a way that it is not immediately visible to adjacent **Property Owners, i.e., hidden fence, shrubs, etc.**
- 2.44 **HOLIDAY DECORATIONS** – All seasonal decorations must be removed within thirty (30) days of that particular holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion. Holiday decorations may not include any audio that can be heard beyond the limits of the lots.
- 2.45 **HOUSE NUMBERS** – See Address Numbers.
- 2.46 **IRRIGATION SYSTEMS** – Underground manual or automatic irrigation systems will not require approval of the **Committee**.
- 2.47 **JACUZZI** – See Hot Tubs.

2.48 **JUNK VEHICLES** – See Motor Home Vehicles.

2.49 **LANDSCAPE AND MAINTENANCE** – **Committee** approval is required.

Landscaping must be installed within eight (8) months after the date of purchase of the house, per Article 3, Section 3.2 of the **Declaration**. Landscaping portions in side yards in the front of the house and on corner lots between the street and a homeowner’s fence must consist, at a minimum, of groupings of shrubs/trees in addition to crushed gravel, rock, or bark mulch. **After October 1, 2000, any new landscaping installation or substantial re-landscape installations that are altering at least 50% of the yard must meet the following criteria: at least 70% of the total landscape (front, rear and side yards) must be organic materials (bark, planting beds, sod), and of that 70%, at least 50% must be sod. The DRC reserves the right to specify minimum tree heights/sizes/quantities if, in their opinion, the plan submitted is not compatible with neighboring landscaping.** Quality, state-of-the-art artificial turf may be considered for approval as an alternative to turf grass provided that it is not allowed in front yards and is not permitted anywhere that it can be seen from a public right-of-way per City code. Specialized turf grass that is promoted to conserve water, such as 90/10 fescue/bluegrass mix, is recommended. For the purpose of this standard, turf grass is defined as continuous plant coverage consisting of hybridized grasses that, when regularly mowed, form a dense growth of leaf blades and roots.

Owners are encouraged to consider xeriscape applications when submitting plans. For the purpose of this standard, xeriscape is defined as the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-saving practices. The **Committee** shall not impose additional requirements on **Owners** who submit xeriscape plans. Plans that only include rock for the total yard without the inclusion of the required organic materials noted above will not be approved.

(A) Gravel, rock and/or soil piles left in front or on visible side yards of houses, in the street, or on the driveway shall be left no longer than a period of thirty (30) days. Leaving gravel, rock, and/or soil piles in the street is a violation of a City of Westminster ordinance.

(B) Delivery and placement of landscape materials shall not damage greenbelt or entry/median areas. Delivery trucks are not allowed to cross these areas (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the common **Properties** results, the **Owner** will be held financially responsible for remedying the damage caused by **Owner** or their agents.

(C) In the event that landscape materials die, the **Committee** reserves the right to require the **Owner** to remove dead plant materials timely and to replace these materials if the **Committee** determines such replanting’s are necessary in order to be in substantial compliance with the **Owner’s** previously approved landscape plan.

(D) When water use restrictions are imposed by the City of Westminster, **Owners** shall maintain their yards by watering in accordance with municipal restrictions and shall make all reasonable efforts to maintain turf viability in accordance with published restrictions. When municipal water use restrictions are lifted by the City of Westminster, **Owners** shall revive their yards with regular watering, turf replacement (if necessary) and ongoing maintenance within sixty (60) days after the date that the water use restrictions are lifted. In the event that water use restrictions are lifted after September 15th, then the **Owner** shall comply with this provision no later than June 30th of the following year. Ongoing weed control shall be provided by **Owners** at all times, including periods when water use restrictions may be in place.

2.50 **LATTICEWORK (PATTERN)** – **Committee** approval is required. Lattice work must be a minimum of 1/2” thick if it does not adjoin directly to the house.

2.51 **LIGHTS AND LIGHTING** – **Committee** approval is not required for exterior lighting if in accordance with the following regulations: Exterior lights must be of the traditional style and character as installed by builder on other residences in the **Subdivision**, and be as small in size as is reasonably practical. Exterior lighting should be directed toward the house and must be of low wattage to minimize glare sources to neighbors and other **Owners**. Lighting fixtures should be dark colored so as to be less obtrusive. Low voltage lighting offers safety advantages over conventional house-voltage systems. Any variance from these Regulations or usage of high wattage spotlights or flood lights requires **Committee** approval. Energy-efficient outdoor lighting devices, including without limitation, a light fixture containing a coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device are permitted.

2.52 **LIVESTOCK** – See Animals.

2.53 **MAILBOXES** – Each **Owner** shall provide and install their own mailbox. Two mailboxes are to be installed on one pedestal, except in those instances where single mailbox pedestals are necessary to accommodate odd number lots, for example on cul-de-sacs. The maximum width between the two mailboxes in twelve inches (12”). All mailboxes shall be a standard style. The pre-approved colors for mailboxes are black, white or galvanized, and it is preferred that mailboxes sharing a single pedestal be the same color and style. **Committee** approval is required for any non-standard style or non-approved color.

Pedestal restrictions are as follows:

- a. Wood mailbox pedestals are provided and installed by the respective builders on the lot boundary between two homes. These pedestals are constructed within the guidelines that are shown in Figure 9. Replacement of any wood pedestal shall be at the expense of the **Owner** and shall be constructed within the guidelines shown in Figure 9. Black metal lockable post mount mailboxes shall also be allowed, not to exceed 12-3/4” x 13-1/4” in size.

- b. Masonry mailbox pedestals which fall within the guidelines shown in the “Sample” Figure 10 will be allowed following **Committee** approval. Alternative dimensions and styles shall be submitted to the **Committee** for consideration and/or approval. All masonry pedestals must be constructed entirely of either brick or stone in a material that exactly matches the masonry material on either of the adjoining homes. Masonry pedestals will be installed by the respective **Owners** at their expense. Adjoining **Owners** must be in agreement and the “Request for Approval” must contain signatures of and be submitted by both **Owners**.

2.54 **MICROWAVE DISHES** – See Antennas.

2.55 **MINING AND DRILLING** – Not Permitted. The **Declaration**, Article 3, Section 3.22, prohibits use of the **Properties** for the purpose of mining, quarrying, drilling, boring, or exploring for or removing oil, gas, or other hydrocarbons, minerals, rocks, stones, gravel, or earth.

2.56 **MOTOR HOME & EMERGENCY VEHICLES** - Not permitted to be located or parked permanently on the **Properties** or on streets within Home Farm Community **Subdivision**. The **Declaration** provides that no trailer, motor home, camper, including vehicle-mounted camper, whether chassis or slide in, or pick-up coach, vehicle-mounted tent, boat, semi tractor-trailer, truck (except non-commercial van or pick-up truck not larger than ¾ ton) shall be parked, placed, erected, maintained or constructed on any lot for any purpose. These vehicles must be moved from the general area within 72 hours unless approved in writing by the **Committee**. Such vehicles may be kept only within garages. **The Association** does not permit enclosed structures other than garages for this type of storage.

(A) Inoperable (junk) vehicles cannot be repaired, constructed or allowed to remain on any lot or on any private or public street in such a manner as to be visible from any portion of the **Properties**. City of Westminster ordinances may also restrict the parking of vehicles described above on any public street. An inoperable (junk) vehicle is defined as having one or more of the following characteristics: not licensed, not registered, has one or more flat tires, does not have an engine or transmission, is supported by blocks and/or jacks, or shows similar indications that the vehicle cannot be driven on public roadways.

(B) Emergency service vehicles as defined in Colorado statute 38-33.106.5(d) belonging to emergency service providers are permitted to be parked in an **Owner’s** or occupant’s driveway or community streets under the following conditions:

The emergency motor vehicle **MUST** be required by the **Owner’s** or occupant’s employer to be parked at the **Owner’s** or occupant’s residence as a condition of the **Owner’s** or occupant’s employment; **AND**

The emergency motor vehicle has a gross weight of ten thousand pounds or less; and

The vehicle is used by an **Owner** or occupant who is a member of a volunteer fire department OR is employed by a primary provider of emergency firefighting, law enforcement, ambulance, or emergency medical services; and

The parked emergency vehicle does not block emergency access or prevent other **Owners** from using the streets.

Emergency service provider is defined as a primary provider of emergency firefighting, law enforcement, ambulance, or emergency medical services.

- 2.57 **MOTORIZED VEHICLES** – Motorized Vehicles are not to be driven on greenbelts or Common Areas. This includes snowmobiles, golf carts, motorcycles, minibikes, go-carts, mopeds and delivery trucks, but excludes lawn cutting, snow removal or maintenance equipment. Such vehicles shall not be parked as to be visible from any of the **Properties**. City of Westminster code prohibits motorbikes, motorcycles, motorized scooters and other gas or electric vehicles to be driven on open space trails, paved city trails and on open space land.
- 2.58 **OVERHANGS – CLOTH OR CANVAS** – **Committee** approval is required. The color must be the same as the exterior of the residence, unless otherwise approved by the **Committee**. Metal or fiberglass awnings are not permitted. Retractable awnings require **Committee** approval.
- 2.59 **PAINTING** – **Committee** approval is required even if color and color combinations are identical to the original color painted by builder.

(A) Proposed exterior paint color samples, whether a repaint of existing exterior colors or different proposed colors, must be painted on a single garage door.

The proposed body/field color shall be at least (two feet by two feet) 2' x 2'. Samples of trim and accent color must be painted next to the body color (on the same garage door) and must also be at least 2' x 2' each. If the proposed front door color is different than the accent color then a 2' x 2' sample shall be painted alongside the other proposed color samples (on the same garage door).

Samples must be painted (on a single garage door) prior to your approval request being sent to Vista Management. And, samples are to be left untouched until after full approval has been received, in writing, from Vista management.

In addition, sample colors (body/field, trim, accent and door) swatches (from the paint manufacturer or your painter) are to be submitted along with the exterior paint request form. Swatches

must be labeled next to each proposed color: body/field, trim, accent, and door.

- (B) **Four (4) copies** of each sample color swatch (2" x 2" minimum size if possible), and the completed exterior paint request form shall be sent to Vista management a minimum of 30 days prior to any exterior painting taking place. No exceptions. Homeowners may submit colors of their choosing for the **Committee's** consideration. Colors submitted must be soft, neutral colors, and accent and trim colors must harmonize well with each other. Use of complimentary colors on the paint color strip from your paint store are encouraged so that the field, trim and accent colors harmonize well together. The **Committee** will determine the appropriateness of the color choices. Specific colors not allowed shall be purple, orange, red or pink.
- (C) All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing.
- (D) Whenever exterior painting is to be done, all changes must be approved by the **Committee** prior to any painting being done, even if they are the original builder colors.
- (E) It is recommended that all homes be painted on a regular schedule to avoid chipping and peeling.
- (F) Colors which will meet requirements for approval are best described as being soft, muted colors.
- (G) All paints are to be satin paints, except in the case of doors and shutters. (Please note: metal doors will not successfully accept latex paint. They need an enamel, oil based paint.)
- (H) Paint schemes must be different from neighboring homes. Submittals without a description of neighbors' paint colors will not be considered by the **Committee**.
- (I) Garage doors are to be the **same color as the field/body**, unless otherwise requested and approved by the **Committee**. Outlining the garage door panels in a contrasting color, in a checker board design, or, the trim color is not permitted.
- (J) All window trim and wood and metal area surrounding window is to remain white, except where painted a different color originally by the builder.

(K) Most homes in the **Subdivision** have multiple tone paint schemes (e.g., siding color, trim color and accent color for shutters and doors). New colors submitted should preserve this multiple tone scheme. For example, if the trim was a different color than the doors and shutters originally, they should also be different in the submitted colors.

(L) **PLEASE PLAN SUBMITTAL AHEAD OF THE THIRTY DAY REVIEW TIME FRAME ALLOWED FOR THE COMMITTEE.**

(M) In general, after approval, only those areas that are painted may be painted; only those areas stained may be restained; unpainted surfaces and unstained areas such as brick shall remain unpainted and unstained.

- 2.60 **PATIO COVERS & PERGOLAS** – **Committee** approval is required. Pergolas must be an integral part of the landscape plan. Maximum height is fifteen (15) feet. Pergolas must be in the rear yard. Plans must show the exterior elevation, designated materials and colors, and include *final* dimensions.
- 2.61 **PATIOS – ENCLOSED** – See Additions and Expansions.
- 2.62 **PATIOS – OPEN** – **Committee** approval is required. Must be an integral part of the landscape plan, and must be located so as not to create an unreasonable level of noise for adjacent **Property Owners**. **Must be the same color and design as the residence, unless otherwise approved by the Committee.** Patios and balconies shall not be used for storage other than patio furniture and barbecues.
- 2.63 **PAVING** – **Committee** approval is required for front yard changes, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, brick, flagstones, stepping stones, pre-cast, patterned, exposed aggregate concrete or asphalt pavers are used as the paving material.
- 2.64 **PETS** – See Animals.
- 2.65 **PIPES** – See Utility Equipment.
- 2.66 **PLAY AND SPORTS EQUIPMENT** – **Committee** approval is required. Equipment shall be located in the rear or side yard. Size will be considered on a case-by-case basis depending on lot size and proximity to neighbors. In some cases, written consent from adjacent neighbors may be required.
- 2.67 **POLES** – See Flagpoles, Utility Equipment, Basketball Backboard, etc.

2.68 **POOLS** – **Committee** approval is required. Solid fencing for security reasons is encouraged. Above-ground pools will not be allowed. Pools will not be allowed on lots abutting parks and open space areas.

2.69 **RADIO ANTENNAS** – See Antennas.

2.70 **ROOFS** – All roof replacement must be submitted to the **Committee** for approval prior to installation. The following guidelines will be used as acceptable criteria for roofing replacement:

A. A premium composite roofing with a minimum 30-year warranty and 100-115 miles per hour wind rating. Must be of a neutral color and must be a dimensional shingle. The following brands and colors are approved products:

Presidential TL by Certain Teed: Autumn Blend, Shadow Grey, Weathered Wood, Charcoal Black, Bark Brown.

Grand Manor by Certain Teed: Gatehouse Slate, Stonegate Gray.

Tamko Heritage Series: Weathered Wood, Natural Timber, Oxford Gray, Mountain Slate, Autumn Brown, Black Walnut, Brownstone.

GAF Timberline Series: Weathered Wood, Stone Wood, Heather Blend, Mission Brown, Barkwood, Hickory, Slate, Shakewood, Pewter Gray, Charcoal.

Owens Corning Oakridge: Driftwood, Estate Gray, Teak, Brownwood.

Owens Corning Duration: Sedone Canyon, Sand Dune, Storm Cloud, Summer Harvest, Aged Copper, Pacific Wave.

Owners Corning Woodcrest/Woodmoor: Autumn Maple, Chestnut, Timber, Sycamore, Mesquite Granite.

Chancellor RGM: Weathered Wood, Black Walnut.

GAF/Elk Prestique: Weathered Wood, Barkwood, Antique Slate.

By listing specific products, neither the **Association** nor its Executive Board is endorsing or recommending any of the listed products; they are for illustrative purposes only.

B. Featherweight concrete tile/shake product; the **Owner** is responsible for insuring that installation of this product does not compromise the structural integrity of their home. Must be of a neutral color, four (4) brochures showing color must be submitted with the DRC application.

C. Shingle color must be a neutral color. If the shingle brand/color is not listed above, the homeowner must submit four (4) sets of color brochures showing the intended color. In general, the **Committee** will not approve colors in the tones of green, blue, red, bright rust, light tan/brown, dark grey/black or white.

D. T-lock or 3-tab shingles are not acceptable. Other products not allowed include, but are not limited to, steel roofing, rolling roofing, asphalt roofing and wood shake shingles.

- E. Residents may request other roofing products than those mentioned above, but they must submit four (4) brochures describing the shingle and showing the color desired before approval can be considered.
- F. Partial replacement or patching of damage roof sections must be completed with the same brand and color of shingle to match existing house shingles. In cases where the existing shingle brand and color is no longer manufactured, replacement of damaged shingles must be done with a shingle that closely matches the existing shingles in texture and color.

2.71 **ROOFTOP EQUIPMENT** – Not permitted.

2.72 **SAUNAS** – See Additions and Expansions.

2.73 **SCREEN DOORS** – See Doors.

2.74 **SETBACKS** – The following requirement for single family lots are taken from the Official Development Plan for Home Farm, as approved and amended by the City of Westminster.

- A. Area of Lot – For each single family dwelling, there shall be provided a minimum land area of not less than eight thousand (8,000) square feet.
- B. Front Setback – The minimum depth of front setback for each single family dwelling shall be twenty (20) feet from the back of the sidewalk to the structure. Private garages and parking spaces shall have the same minimum front setback as the building to which they are accessory. This shall not preclude the use of a garage driveway as supplemental parking space.
- C. Side Setback – Distance between Structures – The minimum width of side setback for each single family dwelling shall be six (6) feet on each side, and the minimum distance between structures shall be twelve (12) feet. The minimum width of a side setback shall be seventeen (17) feet when that side setback is adjacent to a street. Corner lots shall also comply with the City of Westminster sight triangle regulations. Private garages shall have the same side setback as the building to which they are accessory.
- D. Rear Setback – The minimum depth of rear setback shall be twenty (20) feet for each single family dwelling. The minimum depth of rear setback shall be fifty (50) feet for rear yards abutting arterial streets.

2.75 **SEWAGE DISPOSAL SYSTEMS** – Are not allowed.

2.76 **SHEDS** – **Committee** approval is required. Homeowners must use the “Accessory Building Request Form” to request approval. Siding, roofing and trim materials must match or be very similar to the materials used on the exterior of the house. For example, if 8” horizontal lap siding is used on the house, then the same size and style of lap siding

must also be used on the shed. Shingles must match the color and be of a similar style as those used on the house. Sheds must be the same color as the exterior of the house, unless otherwise approved by the **Committee**. Sheds shall be screened from view by a fence and shall be located in the rear or side yard. Sheds shall not be more than eight and one-half (8-1/2) feet high, nor larger than eight (8) feet wide by ten (10) feet long. Roof pitch must match that of the house.

- 2.77 **SHUTTERS – EXTERIOR** – **Committee** approval is required. Should be of the same material and painted to match the color scheme of the exterior of the house, unless otherwise approved by the **Committee**. Homes which originally had shutters installed by the builder as part of the exterior scheme are required to replace these shutters as necessary with a similar style product unless otherwise approved by the **Committee**.
- 2.78 **SIDING** – **Committee** approval is required. Refer to Section 2.31 regarding types of acceptable materials.
- 2.79 **SIGNS** – The City of Westminster Sign Code 11-11.1-9 and Article 3, Section 3.21, of the **Declaration** (except as related to political signs) control signs.
- A. For Sale/For Rent signs: one professional sign per dwelling advertising a dwelling for sale or rent is permitted.
 - B. Business and Security Systems signs: non-advertising security system signs are allowed on the **Owner’s** property. Signs advertising a business are not permitted.
 - C. Garage sale signs shall be removed at the end of the last sale day.
 - D. Political signs: May be located on an **Owner’s** or occupant’s property in accordance with City of Westminster sign code 11-11-6 (C). Political signs are not allowed on **Common Areas**, including **Association** landscape tracts and perimeter fencing. Political signs may be displayed no longer than forty-five (45) days before an election and shall be removed within ten (10) days following an election. An **Owner** or occupant may display one political sign per political office or ballot issue that is contested in the election. A political sign may be no larger than 36”x48” or the maximum allowed by any applicable county ordinance that regulates the size of political signs on residential property, whichever is smaller. A political sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.
- 2.80 **SKYLIGHTS** – **Committee** approval is required. Skylights must be the same type as installed in new homes by builder, and exterior trim must be painted according to Regulations. Skylights must have a flat profile, i.e., no curves, bubble, or round shapes.
- 2.81 **SOLAR ENERGY DEVICES** – **Committee** approval is required. Must be designed to appear as if it is an integral part of the roof. Must be enclosed in a gable effect by matching siding or roofing materials. No exterior plumbing may be visible from

adjoining street. The **Committee** will require, in writing, proof of compliance with 100 MPH wind load stamped by a registered professional engineer.

- 2.82 **SPAS** – See Hot Tubes.
- 2.83 **SPRINKLER SYSTEMS** – See Irrigation Systems.
- 2.84 **SQUARE FOOTAGE** – The Official Development Plan for Home Farm and Amendments thereto define the square footage requirements for the original living area (above finished ground level and fully enclosed) for residents. Porches, terraces, unfinished basement areas, guest or separate quarters are not construed as living areas.
- 2.85 **STATUARIES** – will not be allowed without prior approval of the **Committee**. Limited statuaries not exceeding 36” in height will be considered for the front yard if the improvement is consistent with the overall landscape theme, is consistent with the house colors, and is located on the porch steps or within a five foot boundary from the front of the house.
- 2.86 **STORAGE SHEDS** – See Sheds.
- 2.87 **SUNSHADES** See Overhangs.
- 2.88 **SWAMP COOLERS** – Not permitted as rooftop equipment or in windows. See Air Conditioning Equipment.
- 2.89 **SWINGSETS** – See Play and Sports Equipment.
- 2.90 **TELEVISION ANTENNAS** – See Antennas.
- 2.91 **TEMPORARY STRUCTURES** – **Committee** approval is required. Camping tents set up for cleaning or occasional overnight sleeping by children will not require **Committee** approval if left up no longer than 72 hours.
- 2.92 **TEMPORARY VEHICLES** – See Motor Home Vehicles.
- 2.93 **TRAILERS** – See Motor Home Vehicles.
- 2.94 **TRASH CONTAINERS AND ENCLOSURES** – See Article 3, Section 3.12 of the **Declaration**.
- 2.95 **TREE HOUSES** – Not Permitted.
- 2.96 **UNDERDRAINS** – Modification or impeding the flow is prohibited.
- 2.97 **UTILITY EQUIPMENT** – Installation of utilities of utility equipment requires **Committee** approval unless located underground or within an enclosed structure. Pipes,

wires, poles utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

- 2.98 **VANES** – **Committee** approval required. The Developer’s entry monument weathervane logo has been approved.
- 2.99 **VEHICLES** – See Motor Home Vehicles.
- 2.100 **VENTS** – See Rooftop Equipment.
- 2.101 **WALLS** – See Fences.
- 2.102 **WALLS – RETAINING** – A single retaining wall shall not be more than thirty-six (36) inches in height (measured at the exposed side) without an engineering plan. Where required by the **Committee**, a detailed landscape plan, indicating the size and exposure of the retaining wall, shall be provided by the **Owner at the time of plan review for approval. Property Owners are liable for their respective lot drainage. Retaining walls shall be constructed of: brick, treated wood, natural stone, or similar materials, subject to approval by the Committee.** Exposed concrete retaining walls are specifically forbidden.
- 2.103 **WATER FEATURES** – **Committee** approval is required. Must be an integral part of the landscape plan, and must be located so as not to create an unreasonable level of noise for adjacent **Property Owners**.
- 2.104 **WELLS** –Not permitted. Refer to the **Declaration, Article 3, Section 3.27, for details.**
- 2.105 **WIND TURBINES** – Wind-electric generators that meet interconnection standards established in rules promulgated by the Public Utilities Commission pursuant to Section 40-2-124, C.R.S. are permitted provided that the devices meet all local municipality requirements and that the sound associated with the wind-electric generators does not interfere with the use and enjoyment by residents of property situation.
- 2.106 **WINDOWS** – **Committee** approval is required for all windows not of the same make or design as originally installed by builder. Submission of plans and specifications to the **Committee** shall include a description of the window frame material and color. Mill finish on aluminum windows is specifically prohibited. Replacement windows shall be the same color as those initially installed. Mixing of different styles of windows (i.e., some windows with grids and some windows without grids) on the same side of a house is not permitted unless specifically approved by the **Committee**. See Section 2.41 for restrictions on greenhouse windows.
- 2.107 **WOOD STORAGE** – **Committee** approval is not required. Must be located in the side or backyard, adjacent to the house, and must be neatly stacked, and must not be located so as to block any existing drainage pattern on the lot.

- 2.108 **WOOD STOVE STACKS** – **Committee** approval is required. All new and added stove stacks shall be enclosed and shall meet the City of Westminster specifications for fire hazard compliance.

III. PROCEDURES FOR COMMITTEE APPROVAL

- 3.1 **GENERAL** – In a few cases, as indicated in the listing in the preceding Section II, a specific type of improvement is not permitted under any circumstances. In all other cases, including improvements not included in the listing in Section II, advanced or prior written approval by the **Committee** is required before any Improvement to **Property** is commenced. This section of Regulations explains how such approval can be obtained.
- 3.2 **DRAWINGS OR PLANS** – Article 4 of the **Declaration** requires an **Owner** to submit to the **Committee**, prior to commencement of work on any Improvement to **Property**, description, plot plans, construction plans, specifications and samples of material and colors, etc., as the **Committee** shall reasonably request, showing the nature, kind, height, width, color, materials and location of the proposed Improvement. In the case of major improvements, such as room additions, decks, or structural changes, detailed plans should be professionally prepared by an architect, engineer, and/or draftsman and should meet the City of Westminster requirements. However, simple drawings and descriptions may be sufficient for other improvements. Whether done by the **Owner** or professionally, the following Regulations should be followed in preparing drawings or plans:
- A. 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. Drawings made from a lot survey base are preferred.
 - B. Existing improvements, in addition to the home, should be shown on the drawing or plan, and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.
 - C. The proposed improvements should be shown on the plan and labeled. Either on the plan, or an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors.
 - D. The plan or drawing and other materials should show the name of the **Owner**, the address of the home, and a telephone number where the **Owner** can be reached.
- 3.3 **SUBMISSION OF DRAWINGS AND PLANS** – Four copies of the “Request for Approval Form” and four copies of the drawing or plan shall be submitted to the **Committee**. Plans should be submitted to the **Design Review Committee** in care of the **Association’s** property management company.
- 3.4 **REVIEW FEE** – No fee is charged at this time, for review/approval of plans by the **Committee**. All costs for submittals shall be borne by the **Owner**. Any engineering

consultant fees or other fees reasonably incurred by the **Association** in reviewing any proposed improvement will be assessed to the homeowner requesting the improvement.

- 3.5 **ACTION BY THE COMMITTEE** – The **Committee** will meet regularly to review plans submitted for approval and covenant/regulation violation complaint letters received. The **Committee** may require submission of additional information or material, and the **Committee** may deny the request until all required information or materials have been submitted. The **Committee** will contact the **Owner** by phone, if possible, if additional information or materials are required. The **Committee** will act upon all requests within thirty (30) days of its regularly scheduled meetings, or within thirty (30) days after receipt of all additional information or materials requested by the **Committee**, unless the time is extended by mutual agreement. All decisions of the **Committee** will be in writing.
- 3.6 **PERFORMANCE OF WORK** – After approval by the **Committee**, a proposed Improvement to Property should be accomplished as promptly as possible, in accordance with the approved plans, drawings and descriptions, The work must be completed, in any event, within eighteen (18) months (except landscaping which must be completed within ninety days per the **Declaration**, Article 4, Section 4.11) unless a shorter time period is specified by the **Committee**.
- 3.7 **RIGHT OF APPEAL** – In the event of disapproval of a request by the **Committee**, an **Owner** may appeal to the **Association Executive Board** through the following process:
- A. Appeals must be submitted in writing to the **Association's** management company within thirty (30) days of the denial by the **Committee**.
 - B. The written appeal will be sent to both the **Committee** and the **Executive Board** for review.
 - C. The **Committee** will provide a written response within ten (10) days to the **Executive Board** with either an approval based on new information submitted in the appeal or with additional rationale for denial of the appeal.
 - D. The **Executive Board** will review the information submitted by the **Owner** and the **Committee** and will make a determination as to the final ruling on the appeal. In some cases, the **Executive Board** may elect to schedule a meeting with the **Owner** and/or the **Committee** if they determine such a format is necessary.
 - E. A written decision will be sent to the **Owner** and a copy of the decision will also be sent to the **Committee** within thirty (30) days of the written appeal being received in the office of the management company, or within thirty (30) days after receipt of additional information or materials requested by the **Executive Board**, unless the time is extended by mutual agreement.

- 3.8 **COMPLAINTS** – Should be submitted to the **Committee**, in writing, and must be dated and signed by an **Owner**. **The Board of Directors and the Committee** will take all reasonable action to preserve the anonymity of complaining **Owner**.
- 3.9 **DECLARATION PREVAILS** – The foregoing **Design Review Committee** Regulations and procedures are supplementary to all of the terms and provisions of Article 4 of the **Declaration**, and shall remain in full force and effect. In the event of any actual or apparent conflict between these procedures and said Article 4, the latter shall prevail.

IV. APPROVED FORMS

Access the approved forms from the Home Farm Community Association website:
www.homefarmcommunity.com

Design Review Committee Request for Approval Form
Design Review Committee Accessory Building Request Form
Design Review Committee Exterior Paint Request Form

HOME FARM COMMUNITY ASSOCIATION

EXTERIOR PAINT REQUEST FOR APPROVAL

c/o Vista Management Associates, Inc.

8700 Turnpike Drive, Suite 230 Westminster, CO 80031

Ph: (303)429-2611 Fx: (303)429-2632

Name: _____ Email Address: _____

Address: _____ Phone Number: _____

Dates (approx.) will begin: _____ End: _____

Colors Currently On Your Home:

Brick _____

Field _____

Trim _____

Accent _____

Neighbors Colors:

Brick _____

Brick _____

Field _____

Field _____

Trim _____

Trim _____

Accent _____

Accent _____

(PLEASE NOTE DO NOT CHOOSE COLORS TOO CLOSE TO YOUR NEIGHBORS' COLORS)

Your Choices:

Brick _____

Field _____

Trim _____

Accent _____

PLEASE PROVIDE 4 SETS OF PAINT CHIPS

Design Review Committee Action Needed By: _____

DRC Action:

- Approved as Submitted
- Approved with Conditions:
Conditions for Approval include the following:
- Disapproved as Submitted.
Reasons for Disapproval include the following:

DRC Member Signature: _____ Date: _____

HOME FARM COMMUNITY ASSOCIATION
ACCESSORY BUILDING REQUEST FOR APPROVAL
c/o Vista Management Associates, Inc.
8700 Turnpike Drive, Suite 230 Westminster, CO 80031
Ph: (303)429-2611 Fx: (303)429-2632

Name: _____ Email Address: _____

Address: _____ Phone Number: _____

Dates (approx.) building will begin: _____ End: _____

Details from Your Plans:

- 1) Measurements: Height _____ Length _____ Width _____
- 2) Is the siding material the same as your house? _____
- 3) Is the Roofing Material the same as your house? _____
- 4) Is it painted to match the field and trim colors on your house? _____
- 5) Are the details (trim boards) consistent with your house? _____
- 6) Does the pitch of the roof match your house? _____
- 7) Have you provided space around the accessory building, or made design considerations, that will allow for future maintenance (repainting)? _____

PLEASE ATTACH YOUR PLANS (MEASUREMENTS ARE NEEDED) AND A MATERIAL LIST

- 1) BIRD'S EYE PLAN OF THE ENTIRE LOT SHOWING WHICH NEIGHBORS OR STREETS WILL SEE THE ACCESSORY BUILDING
- 2) SIDE DRAWINGS SHOWING VIEW SEEN BY NEIGHBORS AND FROM STREET WHERE AFFECTED. (PLEASE SEND IN 4 SETS OF THIS FORM AND PLANS OR FAX ONE SET OF FORMS AND PLANS)

Design Review Committee Action Needed By: _____

DRC Action:

- Approved as Submitted
- Approved with Conditions:
Conditions for Approval include the following:

- Disapproved as Submitted.
Reasons for Disapproval include the following:

DRC Member Signature: _____ Date: _____

HOME FARM COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE REQUEST FOR APPROVAL
c/o Vista Management Associates, Inc.
8700 Turnpike Drive, Suite 230 Westminster, CO 80031
Ph: (303)429-2611 Fx: (303)429-2632

Name: _____ Email Address: _____

Address: _____ Phone Number: _____

Dates (approx.) building will begin: _____ End: _____

My request involves the following types of improvements:

- | | | | |
|------------------------------|-------------------|----------------------|---------------------|
| _____ Basketball Backboard | _____ Fencing | _____ Play Equipment | _____ Shed |
| _____ Deck/ Patio Slab | _____ Landscaping | _____ Room Addition | _____ Security Door |
| _____ Dog Run | _____ Patio Cover | _____ Roofing | _____ Window(s) |
| _____ Drive/Walkway Addition | _____ Painting | _____ Sauna/Hot Tub | _____ Wall(s) |

Other: _____

Describe improvement and submit 4 copies of this form and plans or fax ONE set:

Anticipated Date of Completion: _____

I understand that the approval of the Design Review Committee must be obtained before I can proceed with my project. I understand that approval by the DRC does not constitute approval of the local building department and that I may also be required to obtain a building permit. I agree to complete improvements promptly after receiving approval from the DRC. I have read the Design Review Guidelines Manual and will comply with all requirements.

Homeowners Signature: _____ Date: _____

Design Review Committee Action Needed By: _____

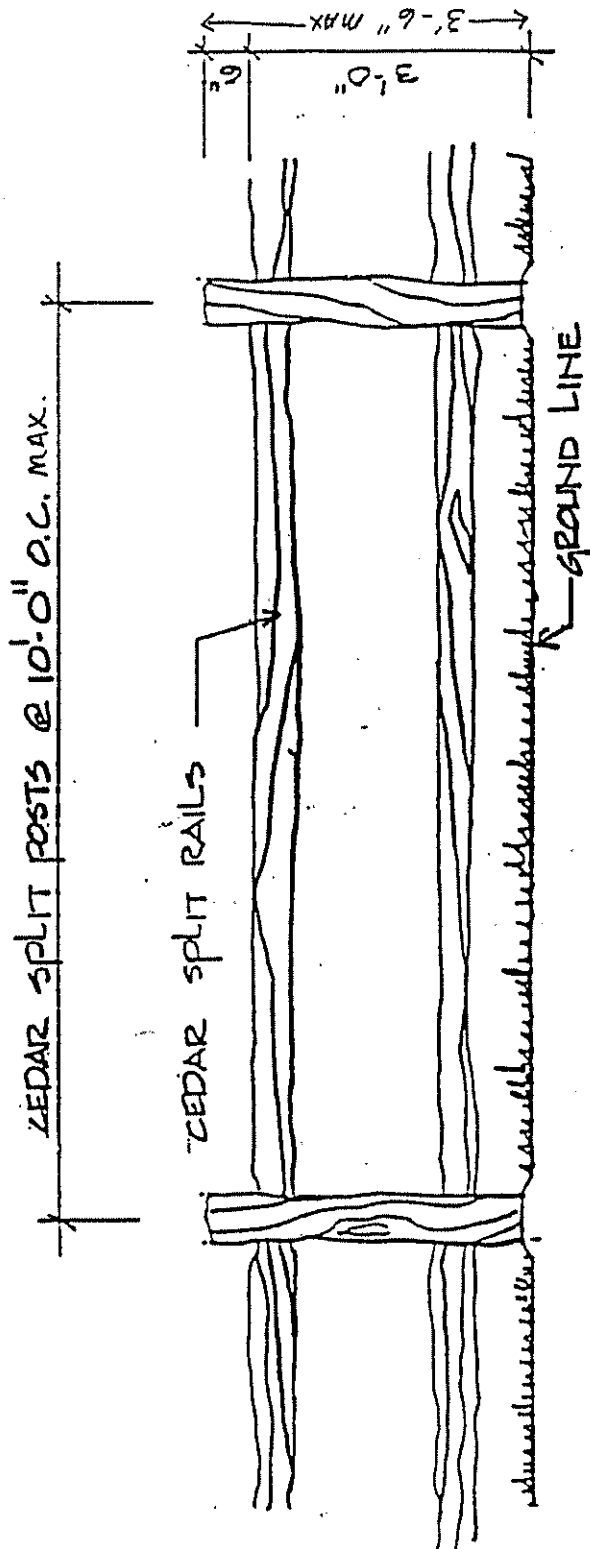
DRC Action:

- Approved as Submitted
- Approved with Conditions:
Conditions for Approval include the following:

- Disapproved as Submitted.
Reasons for Disapproval include the following:

DRC Member Signature: _____ Date: _____

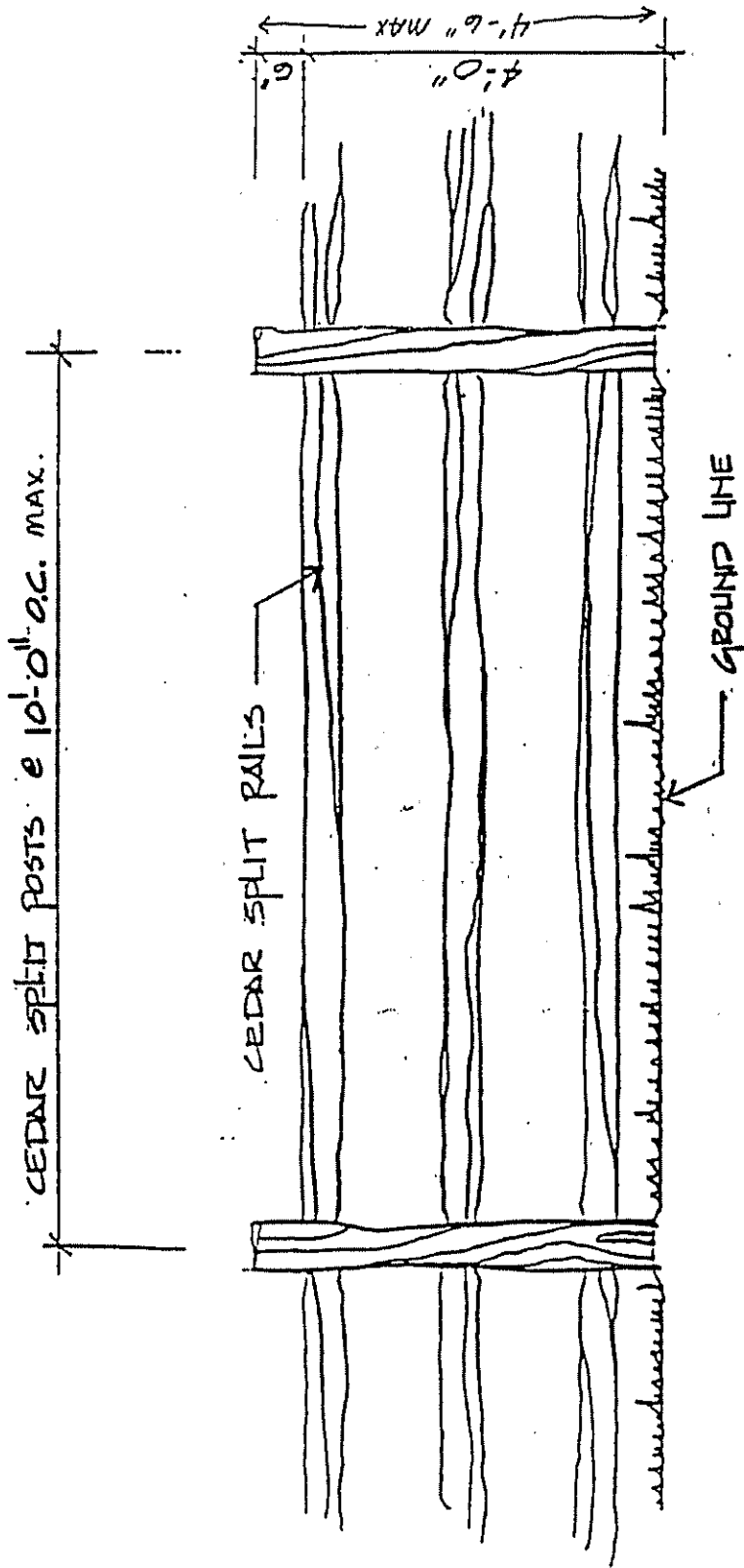
V. SCHEMATIC DRAWINGS



FRONT ELEVATION

NOTE: SEE FIGURE 4 FOR
RECOMMENDED FOOTINGS

Figure 1: SPLIT CEDAR
2 RAIL - TYPICAL
GATE CONSTRUCTION.



FRONT ELEVATION

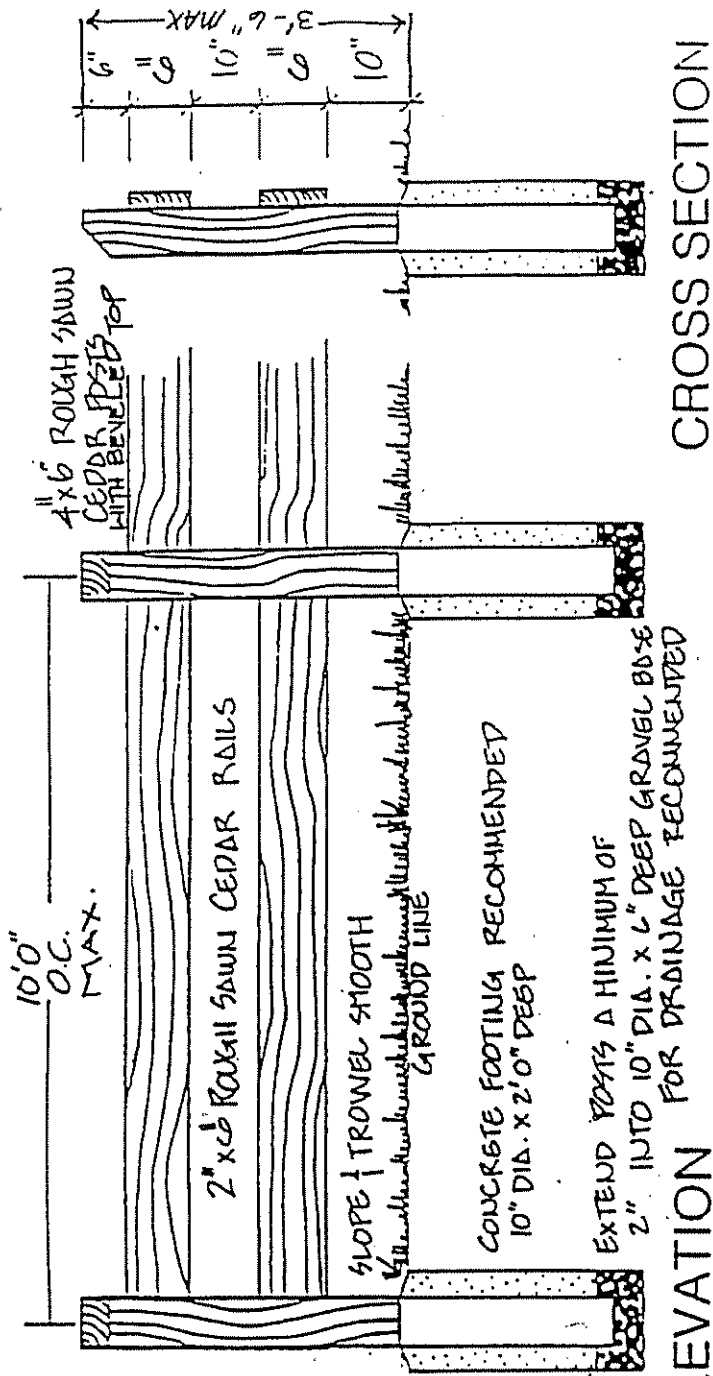
NOTE: SEE FIGURE 4 FOR RECOMMENDED FOOTING

SEE FIGURE 5 FOR TYPICAL GATE CONSTRUCTION

Figure 2:
3 RAIL -SPLIT CEDAR

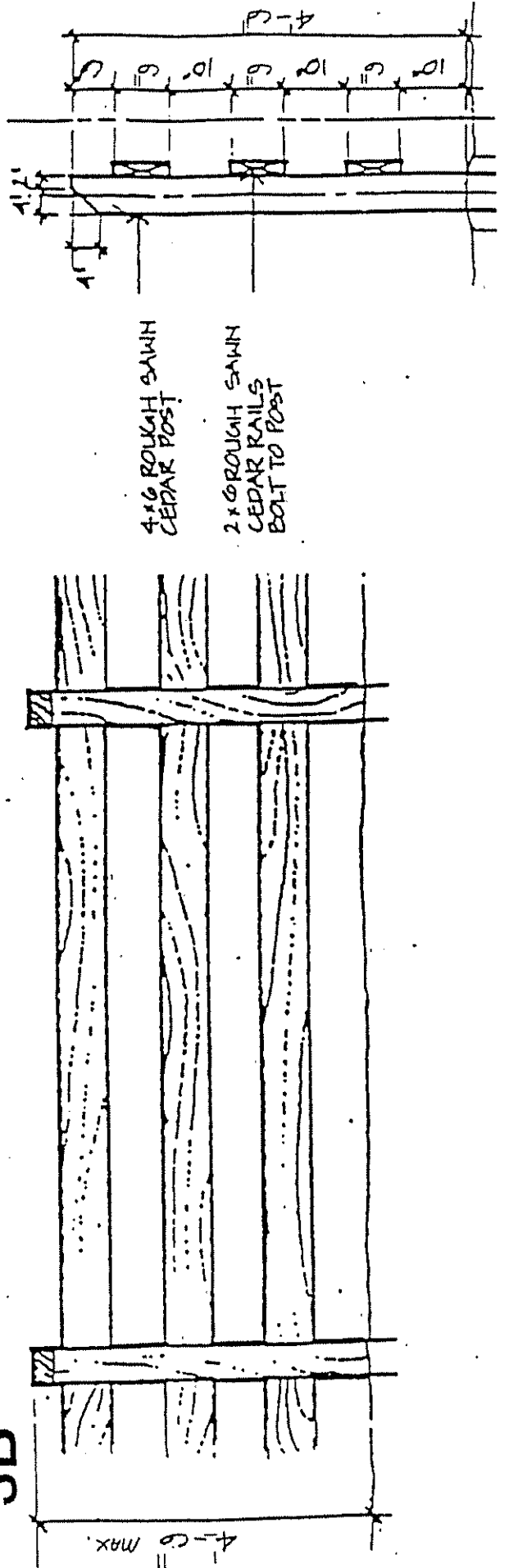
Figure 3: OPEN RAIL

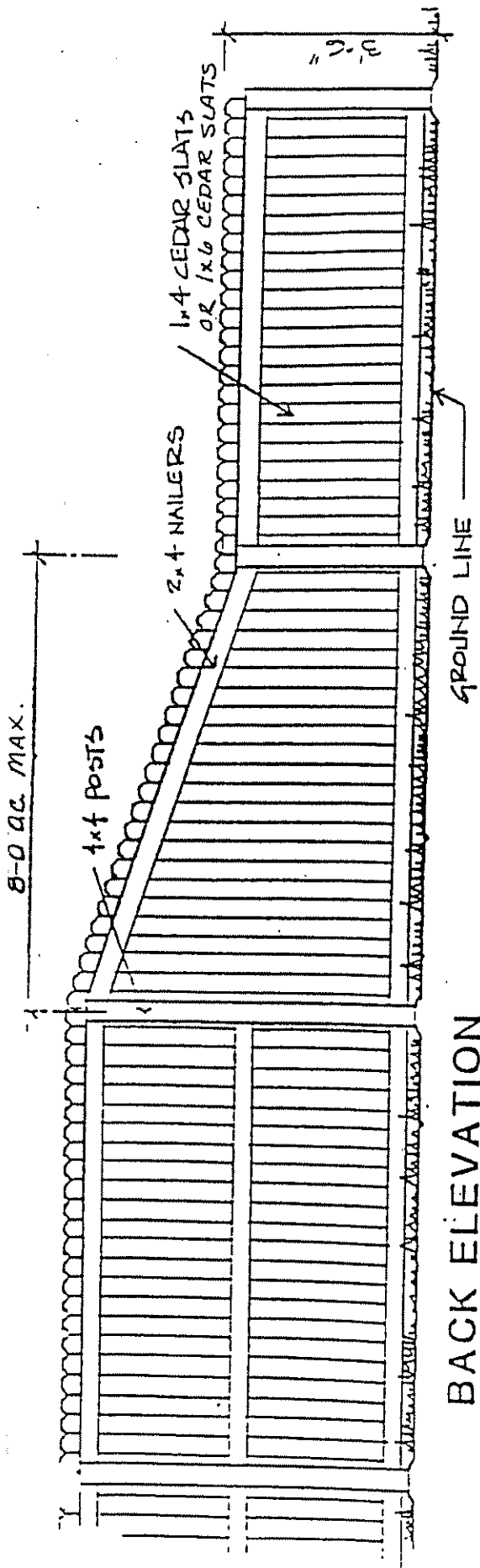
3A



CROSS SECTION

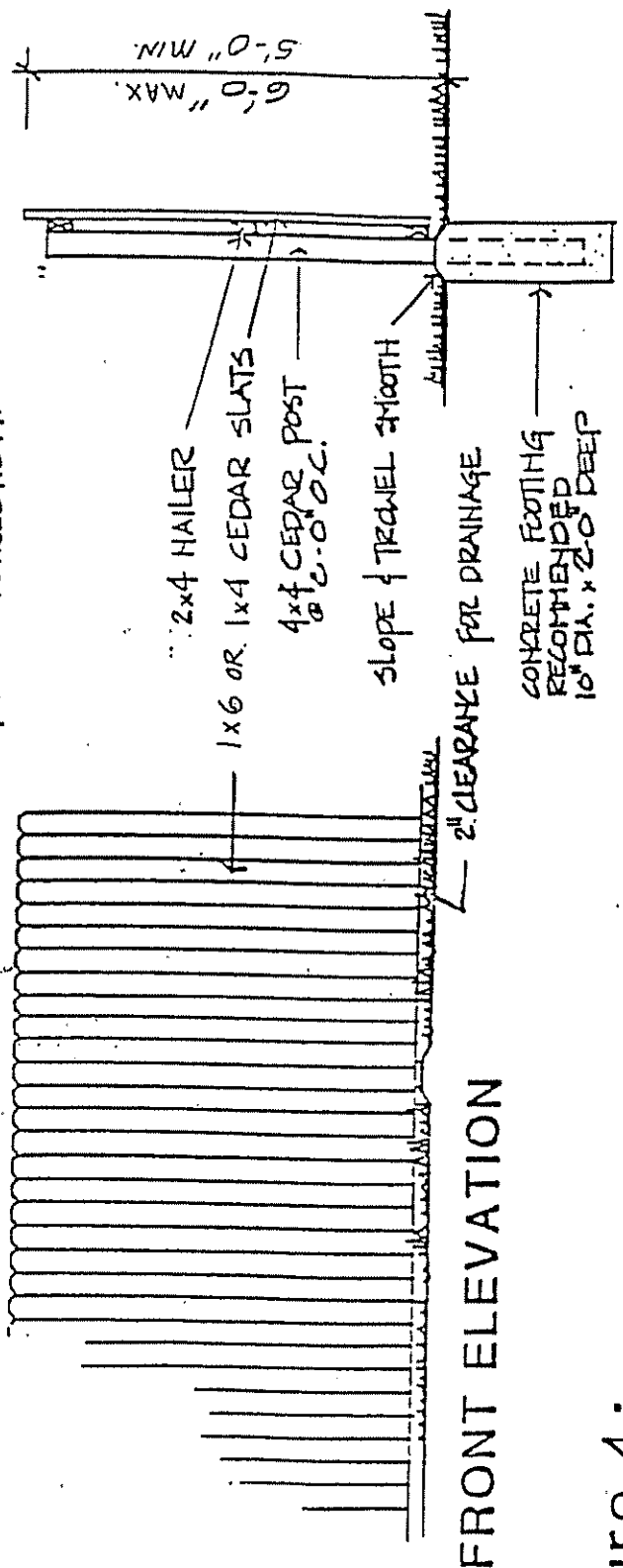
3B





BACK ELEVATION

NOTE:
SEE FIGURE 6 FOR TYPICAL
GATE CONSTRUCTION.



CROSS SECTION

Figure 4:
DOG-EARED SOLID FENCE

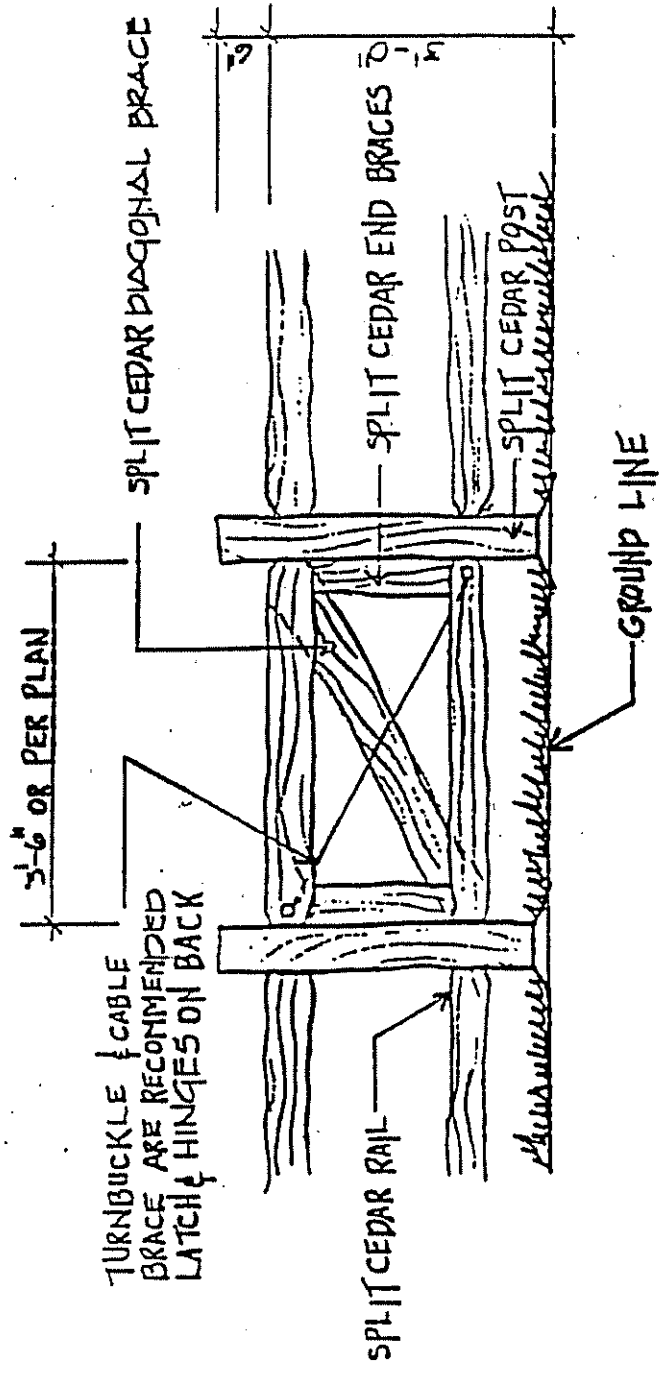


Figure 5:
SPLIT CEDAR GATE

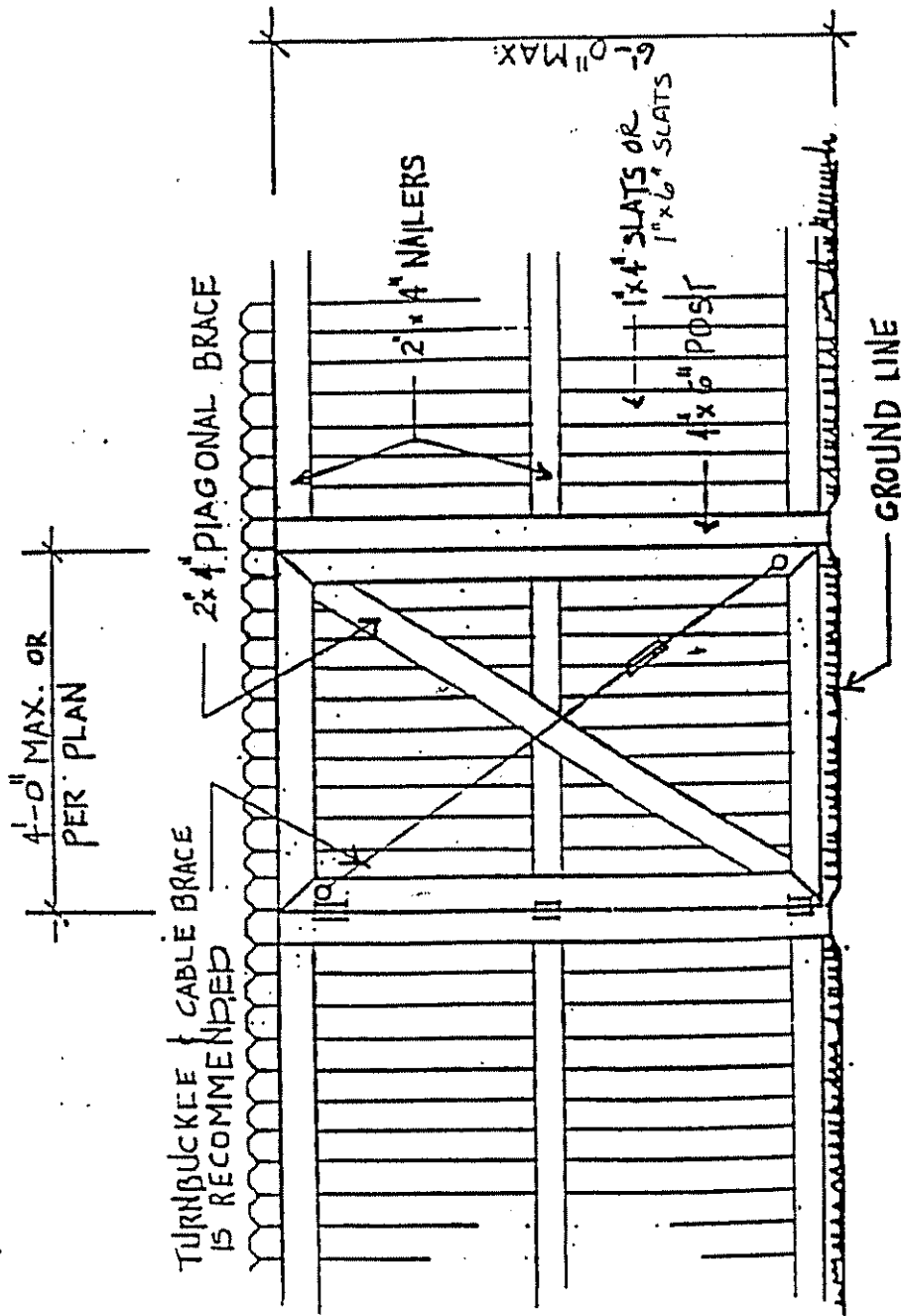
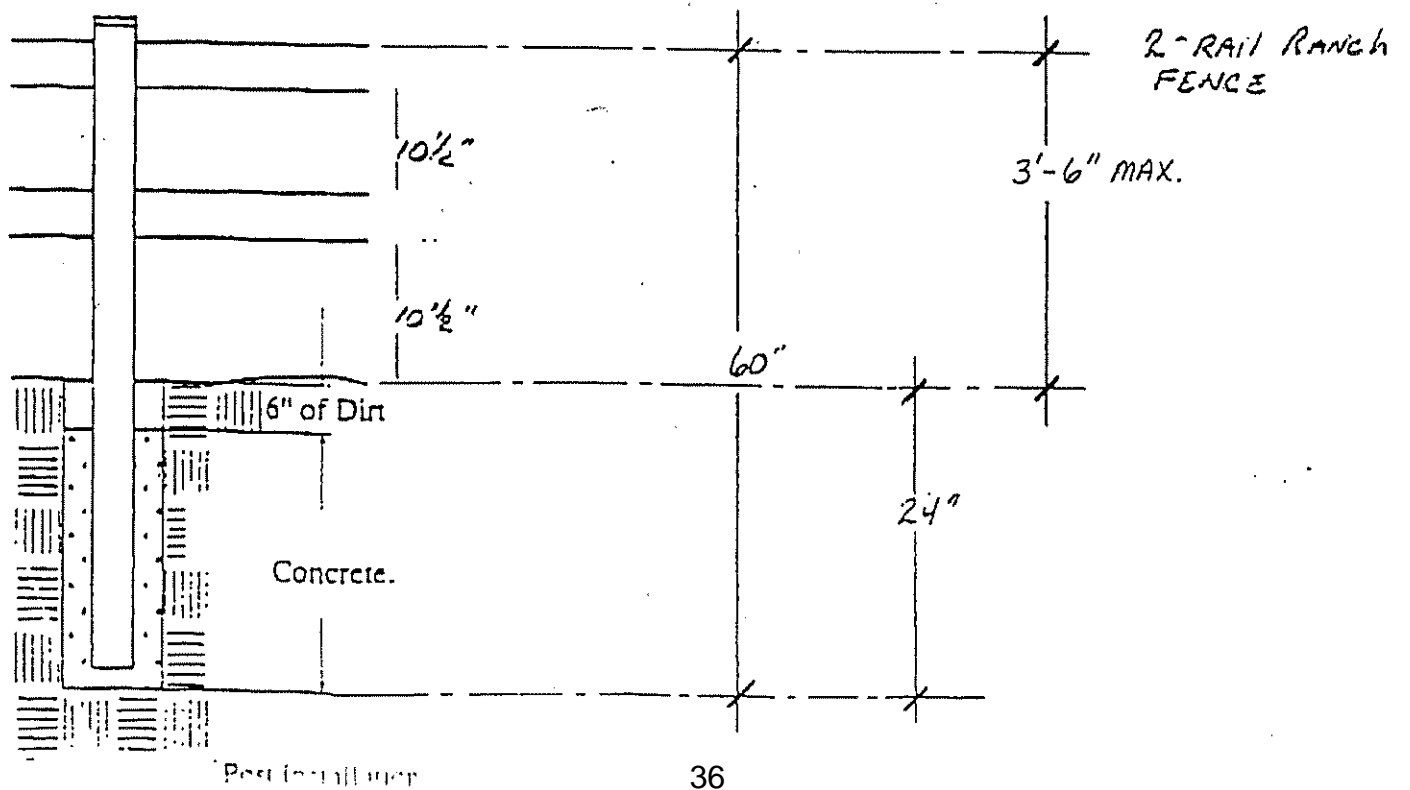
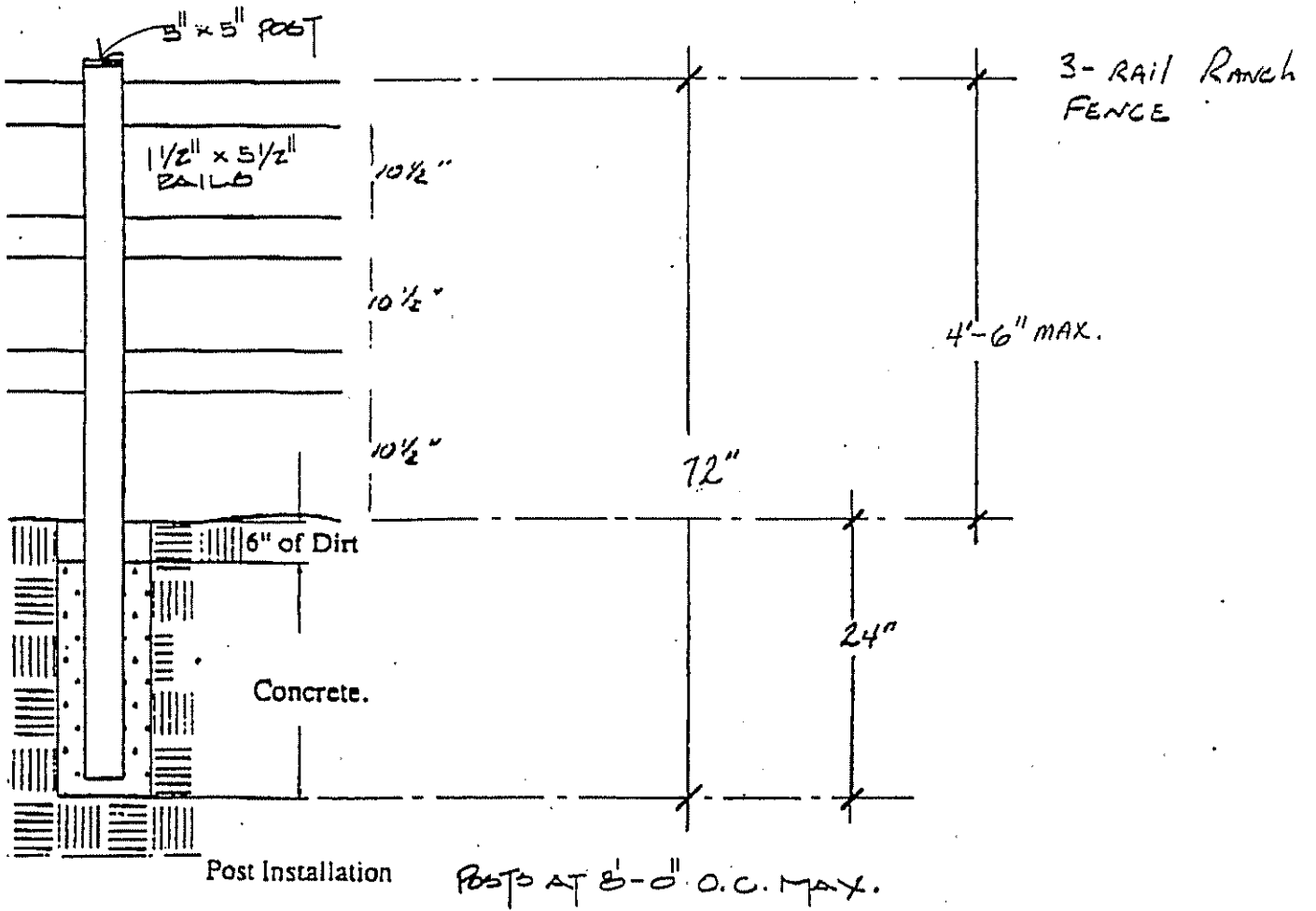


Figure 6:
 DOG-EARED SOLID GATE

Figure 7: WHITE PVC (POLYVINYLCHLORIDE) RANCH FENCE



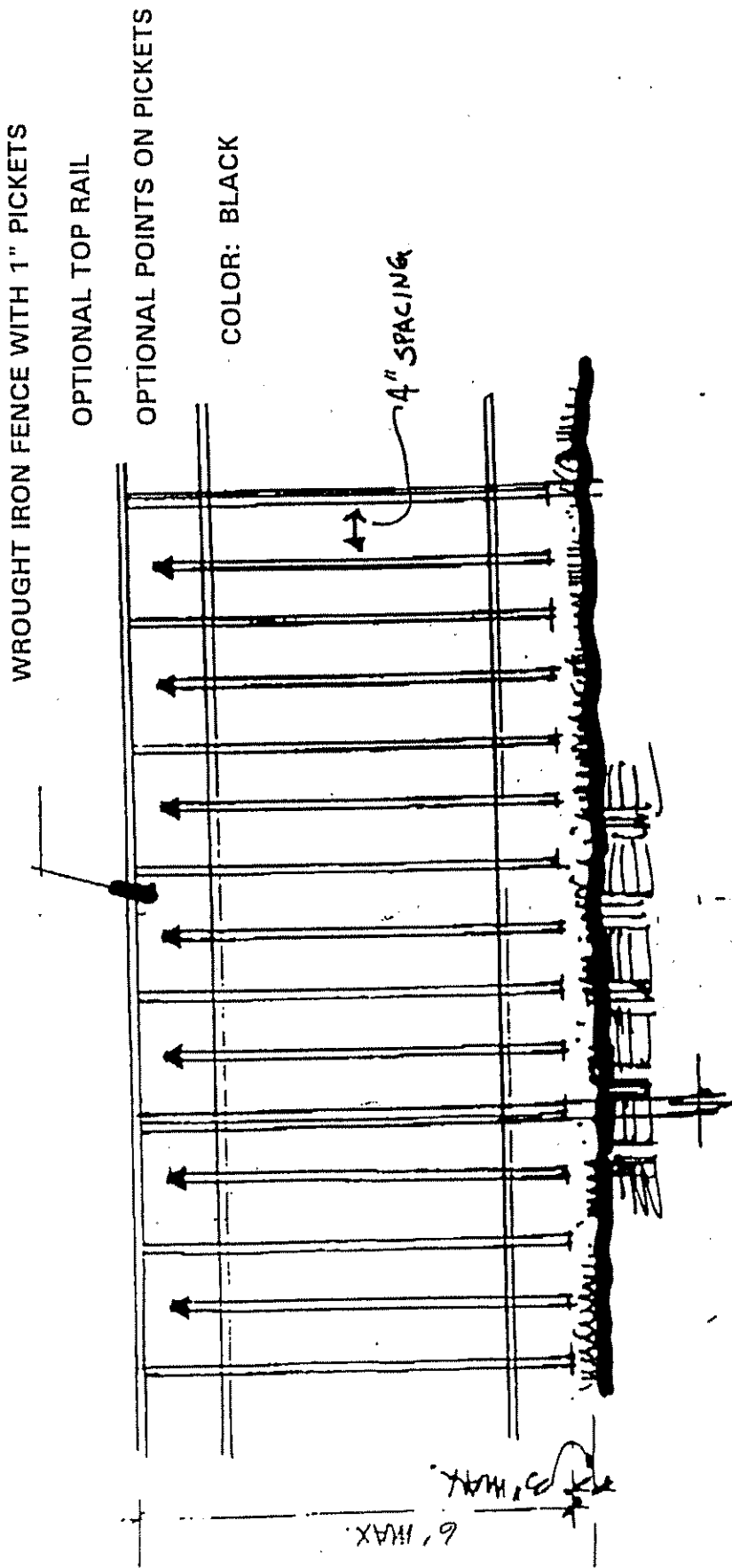


Figure 8:
WROUGHT IRON FENCE

Figure 9: MAILBOX PEDESTAL

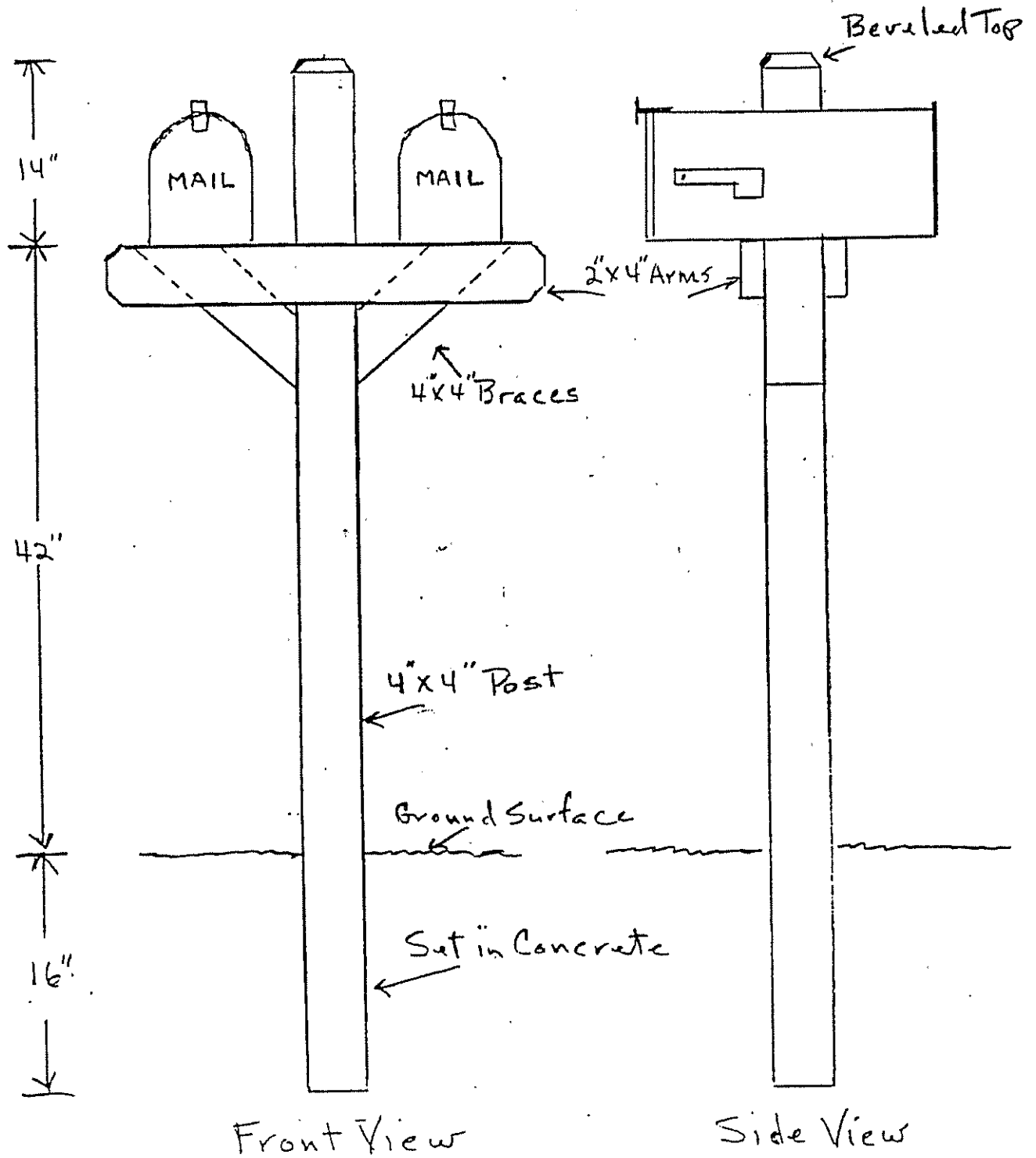
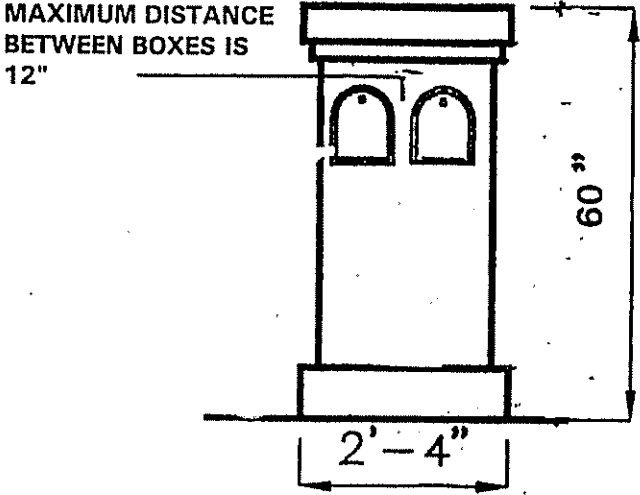


Figure 10: MASONRY MAILBOX PEDESTAL



SAMPLE MAIL BOX ELEVATION (PER D.R.G. APPROVAL)

1/2"=1'-0"