

Proposed Changes to HOA Guidelines dated November 2014

Note: Proposed word changes are in *italics*.

Original

§ 2.02.8 Tin or other metal sheds will not be permitted.

Proposed

§ 2.02.8 *Plastic*, tin, or other metal sheds will not be permitted.

Original

§ 2.10 Bay Windows, Grid Styles and Patterns of Windows. Committee approval is required.

Proposed

§ 2.10 Bay Windows, Grid Styles and Patterns of Windows. See section 2.92 Windows.

Add the following

§ 2.92 Windows. *Replacement windows must be the same color and style as the original windows. The grid styles and patterns of the windows must be retained in the replacement windows.* Committee approval is required.

Original

§ 2.42.1 All deciduous trees must be a minimum of at least 2½” caliper at the time of installation. All conifer trees must be at least 6’ in height. All shrubs must be at least a 5-gallon size.

Proposed

§ 2.42.1 All deciduous trees must be a minimum of at least 2½” caliper at the time of installation. All conifer trees must be at least 6’ in height. All shrubs must be at least a 5-gallon size. *Due to their relatively short life span and their invasive characteristics, Aspen trees and/or Cottonwood trees may NOT be installed or replaced in the front or side yards of any unit.*

Add the following from Attachment 5:

§ 2.42.4 *Ground cover may include turf, alternative turf, high quality artificial turf, mulch, decomposed granite, decorative rock, or other natural material over fabric to provide a neat, dust-free, weed-free appearance.*

§ 2.42.5 *Front yard specifications:*

- a. *The front yard must have a minimum of 50% irrigated turf or alternative turf area. Sprinkler controllers must be set to water grass areas in compliance with the Town of Castle Rock Water Use Management program.*
- b. *The front yard must have a maximum of 25% tastefully organized inorganic coverings such as rock, stone, or gravel (or some combination thereof).*
- c. *The remaining area should be plants, shrubs, trees, and organic mulched area.*

§ 2.42.6 *Side yard specifications:*

- a. *In any location where the side yard of a corner lot is exposed to a street, the side yard landscaping shall be integrated with the front yard landscaping to the rear of the lot and subject to the same specifications.*
- b. *In any location where the side yard of a corner lot is exposed to a street in front of a fence, the side yard landscaping shall be integrated with the front yard landscaping to the fence and subject to the same specifications.*

§2.42.4 renumbered as 2.42.7 *No changes*

§2.42.5 renumbered as 2.42.8 *No changes*

§ 2.42.9 *Common areas. Care should be taken to ensure that no damage is done to any tree, shrub, plant, ground cover, or landscape element in the Common areas. Homeowners and/or their agents may NOT transit across or through the Common areas with any equipment that may cause damage to the Common Elements. See Section 2.94 Work Involving Common Areas for further information. Committee approval is required.*

Original

§ 2.44 Lights and Lighting. Committee approval is not required for exterior lighting if it is installed in accordance with the following guidelines. Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed toward the ground and house and be of low wattage to minimize glare to neighbors and other homeowners. Lighting for walkways generally should be placed on wooden stands and lighting fixtures should be dark colored so as to be less obtrusive. The use of motion detector spotlights, high-wattage spotlights, or floodlights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require Committee approval. Temporary holiday lighting need not receive prior approval if one is keeping with community standards. Holiday lighting must be removed no later than 30 days after the holiday.

Proposed

§ 2.44 Lights and Lighting. Committee approval is not required for exterior lighting if it is installed in accordance with the following guidelines.

2.44.1 Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed toward the ground and house and be of low wattage to minimize glare to neighbors and other homeowners. ~~Lighting for walkways generally should be placed on wooden stands and~~ Lighting fixtures should be dark colored so as to be less obtrusive.

2.44.2 The use of motion detector spotlights, high-wattage spotlights, or flood lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require Committee approval.

2.44.3 Temporary holiday lighting need not receive prior approval if one is keeping with community standards. Holiday lighting ***may be installed 30 days prior to the holiday and*** must be removed no later than 30 days after the holiday.

Original

§ 2.49 Painting. All paint projects now require an Architectural Request Form be submitted for approval PRIOR to the start of the project. When a unit needs to be repainted that is not in compliance with the current guidelines, it must be repainted to conform to the current guidelines. Completed Architectural Review Request Forms must include color scheme identifier, as well as the specific names and numbers for the body, trim, and accent. Homeowners may receive a letter in the mail from Peak to Peak Property Management indicating that it is time to paint. Paint conditions are evaluated based on, but not limited to, peeling and chipping; fading; oil spotting; thinning and bleed through; warping or buckling of trim boards or siding; and discoloration. Reference Attachment 3 for specific detailed guidelines regarding paint projects. Reference Attachment 4 for the exact color names and Sherwin-Williams reference numbers that are approved for use. Upon approval, display the "pink" Window Notice in your front window indicating that the project has been approved.

Proposed

§ 2.49 Painting. All paint projects now require an Architectural Request Form be submitted for approval PRIOR to the start of the project. When a unit needs to be repainted that is not in compliance with the current guidelines, it must be repainted to conform to the current guidelines. *Any paint scheme prior to October 2014 that is no longer a currently approved HOA paint scheme, may not be repainted in any way. To repaint, a*

homeowner must choose one of the 26 approved paint schemes and repaint the entire house (unit) including any accessory buildings that have been added.

Completed Architectural Review Request Forms must include color scheme identifier, as well as the specific names and numbers for the body, trim, and accent.

Homeowners may receive a letter in the mail from the Association's *property management company* indicating that it is time to paint. Paint conditions are evaluated based on, but not limited to, peeling and chipping; fading; oil spotting; thinning and bleed through; warping or buckling of trim boards or siding; and discoloration. *The final evaluation is normally conducted by an independent painting contractor hired for this specific purpose and who is restricted from bidding on the work to ensure an impartial evaluation. The HOA board will review the painting contractor's evaluations, make all final painting decisions, and will subsequently notify the homeowner whether painting will be required in the current year.*

Reference Attachment 3 for specific detailed guidelines regarding paint projects.

Reference Attachment 4 for the exact color names and Sherwin-Williams reference numbers that are approved for use. Upon approval, display the "pink" Window Notice in the front window indicating that the project has been approved.

Original

§ 2.60 Roof Replacement. Committee approval is required. Unless approved by Committee, roofs must remain the same color and composition as originally installed by US Homes. All buildings constructed on the properties should be roofed with dimensional 4-tab asphalt shingles of the same or greater quality and color than those originally used by U.S. Homes. Other materials require prior Committee approval. Repairs to an existing roof with the same building materials that exist on the home, do not require prior Committee approval. Tile, metal, and wooden shake roofs are NOT permitted.

Proposed

§ 2.60 Roof Replacement.

Committee approval is required. Unless approved by Committee, roofs must remain the same color and composition as originally installed ~~by US Homes~~. All buildings constructed on the properties should be roofed with dimensional 4-tab asphalt shingles of the same or greater quality and color than those originally installed ~~used by U.S. Homes~~.

*The color of the roofing should be complementary to the exterior of the home. Earth tone colors should be given preference. Red, white, blue, green, and pastel colors are NOT permitted. **Added***

Other materials require prior Committee approval. Repairs to an existing roof with the same building materials that exist on the home, do not require prior Committee approval.

Tile, metal, and wood shake roofs are NOT permitted.

Original

§ 2.68 Signs. Committee approval is required for most signs. Temporary signs advertising property for sale or lease which are no more than five (5) feet in height and no more than two (2) feet by three (3) feet in dimension, and which are conservative in color and style may be installed on the lot without Committee approval provided there is no more than one per lot. No signs are permitted facing the golf course.

Proposed

§ 2.68 Signs. Committee approval is **not** required for ~~most~~ signs that follow the following guidance. ALL other signage requires Committee approval.

2.68.1 Signs advertising property for sale or lease which are no more than five (5) feet in height and no more than two (2) feet by three (3) feet in dimension, and which are conservative in color and style may be installed on the lot without Committee approval provided there is no more than one per lot.

2.68.2 Political signs in support of parties, candidates, ballot issues, etc. may be displayed 45 days prior to the election and must be removed within 7 days after the election. Each homeowner may place only one (1) sign on their property for each candidate and only one (1) sign for each ballot measure. No signs may be placed on any common elements of the Association at any time. Signs must be the lesser of 36 x 48 inches or the maximum size allowed by the Town of Castle Rock on residential property. Homeowners must remove signs that are not in conformance with these restrictions within 24 hours of notification by the Association.

2.68.3 Commercial signs advertising a company doing work on a property may be displayed during the period that the work is being performed and for a period not to exceed seven (7) days after completion of the work. See Advertising (section 2.04).

2.68.4 No signs **of any type or style** are permitted facing the golf course **or placed on the HOA Common elements at any time** with two (2) exceptions. A Realtor's sign indicating an Open House may be displayed for a period of not more than 12 hours on HOA Common elements. Signs indicating a Garage Sale may be displayed on HOA Common elements one (1) hour prior to the garage sale and must be removed no later than one (1) hour after the conclusion of the sale. Neither of these two exception may face the golf course.

2.68.5 Signs announcing No Soliciting, Security Warning, and Cameras in Use are permitted provided they are no more than nine (9) inches by nine (9) inches in dimension, and which are conservative in color and style may be installed on the lot without Committee approval provided there is no more than one of each per lot.

2.68.6 The Town of Castle Rock's Water Wiser sign may be displayed in the front window during the period of water restrictions and is to be removed immediately thereafter.

Add the following

§ 2.92 Windows. Replacement windows must be the same color and style as the original windows. The grid styles and patterns of the windows must be retained in the replacement windows. Committee approval is required.

§2.9.2 renumbered as 2.9.3 No changes

§2.9.3 renumbered as 2.9.4 No changes

§2.9.4 renumbered as 2.9.5 No changes

Proposed - Add the following.

§ 2.9.6 Zero-scaping. Zero-scaping is not permitted anywhere on the property. Zeriscap is encouraged by the Town of Castle Rock and is permitted after Committee approval. See section 2.9.5 and Attachment 5 for specific guidance.

Attachment 3 Red Hawk Paint Guidelines

Original

§8 After your request is received, a member of the Architectural Committee will contact you within one week to make an appointment to review your request

Proposed

§8 Delete in its entirety

Proposed

§8 Paint schemes prior to October 2014 are no longer approved for use and may not be repainted in any way by homeowners. To repaint, the homeowner must choose one of the 26 approved paint color schemes and repaint the entire structure.

Note: The Table of Contents will be redone to reflect the additions, corrections, and deletions. Homeowners who wish to obtain a reprinted copy of the Guidelines may obtain one from the Association for a small charge to cover the cost of printing.

Proposed by the Board of Directors at a regularly scheduled meeting on 28 September 2017. Homeowner's may submit comments by email or letter not later than Monday October 23rd and the Board will discuss and vote for adoption at the October 26th meeting of the Board of Directors.