

# ARC GUIDELINES FOR THE ENCLAVE

as set forth by the ARCHITECTURAL REVIEW COMMITTEE Statement of purpose as determined by the Architectural Review Committee

To set standards governing the appearance and maintenance of the exterior of the home and its improvements.

## A. EXTERIOR ADDITION GUIDELINES

### 1. Maintenance of House Exterior

a. Siding and trim will be maintained with the same original selection of colors that were provided by Genesee. (A list of these color choices is available from the A.R.C, on the last page of this document and in the original governing document).

*\*Selection of colors may vary slightly from original colors per June 2000 Revision enclosed.*

b. The trim colors as listed in the original selection of colors provided by Genesee (A list of these color choices is available from the A.R.C, on the last page of this document and in the original governing document). These may vary slightly and be combined with most body colors. Some exceptions may apply and will be determined by the ARC.

c. Front door and garage door may be painted the same as the trim or body color

d. Garage door may be painted a color from the original chart that compliments the basic color scheme.

e. The front door and facia may be painted with the same color as in the original color chart with minor variance in color.

f. It is recommended that you get with a member of the ARC with your color chips before submitting a "Request for Improvement".

g. Exterior to be maintained in a well-kept manner, i.e. no peeling paint so as to reflect a well-cared for community.

### 2. Exterior additions to home will comply with the following:

a. All improvement plans and designs must be presented to the A.R.C. for approval prior to beginning work.

b. Construction will comply with the City of Aurora building codes.

c. Design of structure to be pleasing to the eye. Balance and proportion to be in harmony with the existing house and those of the neighborhood.

d. Materials used are to be the same as those used on existing structure, i.e. Roofing shingles - Since Woodruff by Masonite is no longer available replacement material will be determined based on what products are available at that time. Siding - 8" horizontal wood grain pressboard Trim - Appropriate 1 X\_solid wood Paint - to match existing structure color and quality Redwood construction may be used in projects such as patios/screens, covers, arbors, and gazebos.

e. Quality of construction of finished project to match or exceed that of existing house.

f. Any changes to front door entry ie., security doors, screens, etc. must be approved.

### 3. Backyard Redwood Patios, Decks, Arbors and Gazebos

a. Redwood structures require frequent upkeep. If they are not maintained they become an eyesore. With the aforementioned in mind, redwood structures will be required to have a protective treatment finish applied biannually at the minimum.

b. Painted Structures- maintained in a well kept manner, i.e. no peeling paint, as to reflect a well cared for community.

c. Pergolas and all other structures are included here. Regardless of the material out of which structures are built, they must be maintained in a well-kept manner. *\*Added with the February 2021 Revision*

d. Awnings and all other covers providing shade need ARC approval. The color should be in

harmony with the color of the home and the existing acceptable palate of the community. *\*Added with the February 2021 Revision*

4. Satellite Dishes

- a. Satellite dishes 3-feet, 9-inches in diameter or smaller shall be permitted. It is requested that consideration of your neighbors and community be considered when selecting a site and that every effort be made to place it in the least conspicuous location while still enabling the dish to receive a proper signal.

5. Conditions not allowed

- a. No free standing detached storage sheds.
- b. No security iron bars on windows.
- c. Exterior structures that are not maintained so as to constitute an eyesore to the community.
- d. Anything that negatively impacts the investment of homes in the Enclave, e. Mirrored Window tinting- other window tinting acceptable.

6. Solar Panels *\*Added with September 2018 Revision*

- a. All improvement plans and designs must be presented to the A.R.C. for approval prior to beginning work.
- b. The installer and manufacturer must be named.
- c. Per C.R.S. 38-30-168 the A.R.C. can impose safety restrictions and reasonable restrictions on size

7. Rain Water Barrels *\*Added with September 2018 Revision*

- a. Rain barrels may be installed per HB16-1005. They must be installed in such a manner as to not impact your neighbor's property.
- b. Barrels may not rise above the fence line and installation plans must be submitted to and approved by the A.R.C. prior to beginning work.

**B. LANDSCAPING STANDARDS**

1. Grass

- a. Any type acceptable to City of Aurora.
- b. Square footage as approved by City of Aurora.

2. Xeriscape

- a. Encouraged in backyards and existing front planting areas to conserve resources.
- b. All improvement plans and designs must be presented to the A.R.C. for approval prior to beginning work. Collaboration with Aurora Water is required and the plans must be approved by them prior to submitting to the A.R.C. *\*Added with September 2018 Revision*
- c. Information for the Water-Wise Landscape Rebate Program can be found on the website [www.auroragov.org](http://www.auroragov.org) *\*Added with September 2018 Revision*

3. Trees

- a. Preferably hardy trees recommended by City of Aurora, County Extension Agent, or professional landscaper.
- b. Consideration should be made as to how trees will appear upon maturity and how they will impact neighboring property
- c. Trees must be maintained according to Aurora municipal code including maintenance of a height of 8 feet above any public sidewalk. Information for the Code of the City of Aurora can be found on the website <https://library.municode.com/co/aurora> under the Code of Ordinances *\*Added with September 2018 Revision*

4. Hedges

- a. Prohibited along side property line if in any way would interfere with proper drainage,
- b. Acceptable within backyards to screen service areas, storage areas, compost piles, and facilities for hanging clothes.
- c. Acceptable as privacy screens for decks, hottubs etc.
- d. Prohibited in front yard lawn area.

## 5. Ponds, Streams, and Waterfalls

- a. Acceptable as long as there is no interference with lot grade.

## 6. Fences

- a. Acceptable at heights up to 6 feet.
- b. Wooden fences must be of cedar or comparable product.
- c. No chain link fencing permitted, including dog runs.
- d. Fences may be allowed to age naturally or may be restored to their original cedar color by using a transparent stain such as Colorado Paint Company's "cedar brown" stain. As always, a written request to stain your fence must be submitted to the ARC.
- e. The Enclave HOA will maintain fences along the perimeter bordering the common area. Inside upkeep will be the homeowner's responsibility.
  - i. Should lack of interior upkeep, including but not limited to vine and plant growth, landscaping changes, retaining walls, dropped rock, etc. damage the fence, then the maintenance and repair costs will be the responsibility of the homeowners. *\* Added with September 2018 Revision*
- f. The wing fences between the houses, which were provided by Genesee, can be stained, however, you must have verbal ARC approval of stain color so as to maintain a uniform appearance.

## 7. Landscaping Rock

- a. Acceptable as long as it compliments the brick and home colors.

## 8. Maintenance

- a. Dead shrubs, grass, flowers, and trees will be removed within 30 days of discovery.
- b. Lawns will be mowed, weeds pulled, and trees and shrubs pruned as often as necessary to maintain a neat, uniform appearance.
- c. Fallen leaves should be gathered and removed before they begin to blow around the neighborhood yards and streets.

## 9. Artificial Turf *\* Added with September 2018 Revision*

- a. All improvement plans and designs must be presented to the A.R.C. for approval prior to beginning work.
- b. Artificial turf is permissible only in backyards. *\* Added with September 2018 Revision*

## 10. Backyards *\* Added with September 2018 Revision*

- a. Backyards must be landscaped as required by Article 3.1.5 in the Covenants
- b. All improvement plans and designs must be presented to the A.R.C. for approval prior to beginning work as required by Article 5.4 in the Covenants.

## **C. LANDSCAPE/ YARD DECORATIONS**

### 1. Yard Decorations

- a. Yard decorations in the front yard shall be limited to two items, which may for example include any combination of wreaths, statues, wall plaques, and welcome signs. Birdbaths and fountains will not count towards the two-item limit.
- b. Any object added to the existing landscape provided by the builder, such as concrete, rock walls, brick, plaster, birdbaths, fountains, and yard decorations must be submitted for approval by the ARC.

### 2. Free-Standing Structures

- a. Portable backboards are permitted, provided they are housed in the garage when not in use.
- b. Portable children's play toys such as playhouses and sand and water tables are permitted, provided that they do not exceed the dimensions of 60x60x60 and are maintained in a well-kept manner. *\* Added with the February 2021 Revision*
- c. Play and sports equipment is addressed separately. *\* Added with the February 2021 Revision*

### 3. Seasonal Decorations

- a. Permitted as long as they are removed within one month after the holiday, b. ARC has the authority to determine if a display is in the best interest of the community.

### 4. Exterior Lighting

- a. Lit walkways, spotlights, and security lights are permitted as long as their placement does not interfere with neighbors.
- b. Security cameras are permitted as long as their placement does not interfere with a neighbor's privacy. *\*Added with the February 2021 Revision*

5. Potted Plants

- a. Acceptable in standard planters as long as they compliment the home's exterior.
- b. Animal planters and ornate planters would be considered yard decorations and should be submitted to the ARC for approval.

6. Play and Sports Equipment *\*Added with the February 2021 Revision*

- a. ARC approval is required. The size, location, building materials and color will be reviewed by the Committee on a case-by-case basis, with consideration given to lot size and proximity to neighbors.
- b. The equipment and its color palette must be integrated into the existing landscape and aesthetic.
- c. All equipment must be maintained in a well-kept manner i.e. no peeling paint or stain, no rotting wood, no rusting, etc., so as to reflect a well cared for community.

**D. PRE-APPROVED PROJECTS** *\*Added with the February 2021 Revision*

The ARC retains the ability to inspect all preapproved projects completed by homeowners for CCR compliance and retains the ability to require changes as outlined in our CCR.

1. Mailbox Replacement:

- a. Black metal or black plastic security or non-security models.
- b. The replacement mailbox must be reasonably close in size and fit on existing post; the post must be unchanged from original design and paint color.

2. Re-sodding or Seeding Existing Lawns:

- a. Replacement sod for patching part of a lawn or all of a lawn in a like for like fashion.
- b. Seeding for patching part of a lawn or all of a lawn in a like for like fashion
- c. Any change in design or dimensions of lawn and garden planting areas must be submitted for approval by the ARC.

3. Existing Garden Beds:

- a. Existing garden beds can be re-planted in a like for like fashion
- b. Any change in design or dimensions of lawn and garden planting areas must be submitted for approval by the ARC.

4. Video Doorbells:

- a. Installation of video doorbells (ex: Ring, Simply Safe, ADT, etc.) are preapproved.

5. Security Cameras:

- a. Security camera installation is pre-approved, however, it is required that the cameras do not interfere with a neighbor's privacy
- b. Security Cameras must be installed on a homeowner's private property only.

COMMUNITY COVENANTS REQUIRE THAT ANY PLANS TO CHANGE THE HOMES EXTERIOR MUST BE SUBMITTED IN WRITING TO THE ARCHITECTURAL REVIEW COMMITTEE FOR THEIR APPROVAL PRIOR TO BEGINNING THE PROJECT.

## JUNE 2000 Revision of Genesee Paint Palette

### PAINT PACKAGES SHERWIN WLLLIAMS

	BODY	TRIM	FRONT DOOR
#1	STUCCO <u>GREIGE</u>	OFF WHITE	HEATHER
#2	PALISADE	SILVER SCREEN	BLUESTONE
#3	VICTORIAN ROSE	FRAGILE BEAUTY	FLOATING GARDEN
#4	BEACH HOUSE	WHITE WOOL	VILLAGE GREEN
#5	SANDBAR	MYSTERY GREEN	<u>BRICKDUST</u> ...
#6	STORMY NIGHT	ORIGAMI WHITE	BLUERIDGE
#7	TINSMITH	WHITE CLIFFS	CHARCOAL BLUE
#8	MONORAIL <u>SILVER</u>	FRAGILE BEAUTY	CRANBROOK
#9	EVEREST WHITE	PAVESTONE	TRELLIS ROSE
#10	TOWER TAN	FRAGILE BEAUTY	ESPLANADE
#11	EAGLET BEIGE	GATEWAY GREEN	EGGPLANT

