

ARCHITECTURAL CONTROL STANDARDS NARRATIVE

HOMEOWNERS

Effective 9/16/2023

All building and improvements to the exterior of homes, including color choices, additions of patios, fencing, and storage units will require review and approval by the Architectural Review Committee (ARC). An application form and guidelines will be made available by any ARC or board member.

All construction and installation of any improvements shall comply with city, state, and federal building and land use code regulations. Compliance with these regulations is the responsibility of the homeowner. ARC review and approval is not a review, nor an approval, for compliance with any local, state, or federal building or land use regulation.

Building, electrical, or plumbing permits may be required. The determination and acquisition of any necessary permits is the responsibility of the homeowner.

Changes to the proposed plan necessitated by permits or compliance with local, state, or federal building or land use codes are subject to additional review by ARC.

It is the strong desire of the Board of Directors of Southern Bluffs that homeowners with concerns regarding their neighbors, first discuss those concerns with their neighbor and try to resolve the issue without Board intervention. Many times, a friendly discussion can bring an awareness of an issue and an easy solution to a concern. If this does not resolve the concern, or if you desire some guidance/help setting up a discussion, please contact an ARC member or a member of the Board of Directors.

Awning and Patio Covers: The ARC must approve any exterior permanent and/or retractable awning. This restriction does not apply to table mounted umbrellas in the backyard. The awning shall be clearly compatible with the architectural design and qualities of the home. Colorado Law also indicates that an association shall not effectively prohibit the installation of an awning, shutter, trellis, ramada, or other shade structure that is marketed for the purpose of reducing energy consumption (Title 38.33.3, p. 10).

Building and Site Compliance: No exterior construction work will begin before 7:00 am or continue after 6:00 pm Mon – Sat and 10:00 am to 6:00 pm on Sundays. Loud music is not allowed at any time. Construction areas shall be kept free of litter and debris daily, and streets must be cleared of dirt, gravel, mud, etc. Portable toilet(s) must be in place prior to construction commencing.

Exterior Air Conditioners: Exterior air conditioning units or heat pumps may be located or added provided there is no adverse visual impact to adjoining properties. New individual air conditioning units extending from front or visible windows are prohibited except for a medical necessity.

Exterior Lighting: Exterior lighting should not cause glare on adjacent properties. Maintenance and replacement of existing exterior lighting does not require ARC approval. Floodlights and spotlights mounted on poles above 24” are prohibited. All holiday lights must be removed from the exterior of the house no later than thirty (30) days following the holiday. Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of the house.

Exterior Paint Colors: Applications are not required for any repainting which does not change the material or color of the existing paint; however, approval is required if the resident desires to change the paint color. An application for changing the color scheme of the home is required before beginning to paint. Homeowners

should include with the application the specific color(s), description of application and any other information deemed pertinent. Only earth tone colors are permitted.

Fences: Fences can be used for the following purposes: to visually define the property lines; to provide security; as an architectural feature intended to enhance the physical appearance of the house or property.

As indicated in the CCRs, no Lot shall be fenced in its entirety, fences must be approved by ARC, and no front yard fences shall be permitted (7.4). No fences over 6' are permitted. Fence materials must be approved by the ARC.

- Chain Link Fencing: Not permitted under any circumstances.
- Vinyl Fences: Permitted with ARC approval.
- Wood / Metal / Combination Fences: *May be* permitted with ARC approval.

Garbage, yard waste and recyclables: No lot, vacant lot, open space, common property, or street shall be used as a dumping ground for trash or rubbish of any kind. All garbage, yard waste and recyclables shall be kept in appropriate sanitary containers for proper disposal. Containers should be kept in the garage, behind a fence in the side yard of the home, or next to the garage. Containers should be put out no earlier than the night before collection; then stored appropriately by the next day.

Garden Architecture: ARC approval is not required for the installation of gardening structures; however, owners are encouraged to discuss with immediate neighbors the installation of gardening structures that exceed fence height.

Grandfather Clause: The restrictions outlined in this document shall apply to all homeowners beginning September, 2023. These restrictions shall not be applied retroactively to existing properties unless safety is an issue.

Hot Tubs/Spas: Exterior hot tubs or spas must be located in the rear yard. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which it is attached or closely related. The installation of Hot Tubs/Spas requires notification to the ARC with any necessary permits from the city.

House Numbers: House numbers within Southern Bluffs are required for reasons of security and public safety as well as for aesthetic appearance and community standards. They must be a minimum of 4" high, visible from the street and easily located.

Landscaping: Ongoing improvements to and maintenance of existing landscaping for individual homes is required. All new homes are required to have landscaping done within 12 months from the Certificate of Occupancy being issued whether the home is being occupied or not. Weeds and untrimmed trees, shrubs, etc. are not permitted. If yards are not cleaned within two weeks, the ARC will give written notice to the homeowner. The Association reserves the right and authority to provide maintenance as necessary and charge the Owner a Default Assessment in accordance with the CC&Rs if the Owner fails to perform the maintenance within the time period specified in the letter.

The front yard must have at least one tree with a minimum 2" caliper and minimal height of 6'. Additional shrubs and plants are also encouraged to enhance curb appeal.. Xeriscaping is encouraged and is defined as a landscape design that uses low-water-use or drought-tolerant or drought-resistant plants that require little to no supplemental irrigation. A list of water-wise trees and plants is available from the ARC and the Board. Yards

may be landscaped with gravel, but residents are required to plant at least one tree, and the gravel must be maintained with weeds removed.

Southern Bluffs is owned by the homeowners and the appearance of every home within its boundaries affects not only the overall look of the community but the individual property values within it.

Lawn mowing should be confined to the following hours: Mon –Sat 8 am to 8 pm and Sun 10 am to 8 pm.

On-Street Parking: On-street parking is allowed within the Lot's frontage extents (i.e., no vehicle parking in front of other Owner's Lots); however, vehicles must be parked facing the direction of traffic flow and shall not be parked closer than 20 feet to a fire hydrant or an intersection, nor on Southern Bluffs Parkway where it is divided (Seventh Street to the clubhouse).

Recreational Equipment: Semi-permanent play equipment over 8 feet in height must be placed in rear yards. Examples include playhouses, swing sets, and trampolines.

Recreational Vehicles: Storage of full-size RV's, travel trailers, fifth wheels, motorhomes, and campers is not permitted on streets. The only outside storage permitted is defined as the driveway, side yard or backyard of the home. If a recreational vehicle is too large for the driveway, it can be parked at the curb for no longer than 48 hours for loading and unloading purposes.

Roofing: Dimensional / architectural asphalt shingle roofing are preferred. No metal roofing is allowed. Colors must blend in with the surrounding homes. No propanel type roofing or wooden shingle roofing will be permitted.

Siding: Siding on new homes must have ARC approval prior to installation and should be included in the application form. Replacement siding on existing homes does not need ARC approval if the materials used are the same. If changing to something new, ARC approval will be needed. Acceptable siding materials include cedar, stucco, fiber cement siding (i.e. hardiplank), or brick. Metal siding consistent with approved building styles can be used pending ARC approval. All homes shall have the main siding with an accent siding such as stone or brick. Siding shall not be overly reflective or brightly colored.

Sidewalks and Driveways: Sidewalks, driveways, and pathways located in front of the home and/or the side for a corner lot must have ARC approval prior to installation. Sidewalks and pathways located within the fenced area, rear or side, of the lot do not require ARC approval.

All lots with homes must have a sidewalk in the front. Homeowners that purchased an extra lot beside their existing home lot used to extend their yard space shall install a sidewalk in the front. This will keep the continuance of the sidewalk going for safety purposes.

Sidewalks adjacent to the street are public, but the homeowner is responsible for maintenance.

Stonework or brickwork: The ARC must approve any design change to the exterior of the home if it is changed from the original product used.

Solar Panels: Solar panels, whether for heating, hot water, or electrical generation are permitted, but placement must be approved by the ARC. Application for approval must include construction details, permits, etc. Solar panels should be mounted in the side or rear yard or roof to minimize visibility from the street side unless such installation would seriously impact the performance of the unit(s).

Storage Sheds: All permanent and removable sheds require ARC approval and should be hidden from street view and conform to the architecture of the house.

Materials and Finish: The exterior walls, doors, and roofs of sheds must be constructed of either wood whose color and finish or of siding whose color, style and finish match that of the exterior materials of the house. Shed roofs must be similar in color and materials to that of the house.

Removable Storage Sheds: Heavy duty rubber or unbreakable plastic or composite storage sheds that are portable and temporary in nature, (i.e., not permanently attached to the house or a fence) may be approved providing that they are (1) minimally visible from the street, and (2) match or blend with the color and texture/finish of the house.