



Smoky Hill Homeowners Association

Architectural Review Committee Architectural Guidelines

For the Smoky Hill 400 Community

City of Centennial, Arapahoe County Colorado

Improvements of any type, including, but not limited to, construction, erection, alteration, remodeling or placement on any lot without written approval of the Architectural Review Committee (ARC) are prohibited. To facilitate timely review and approval of plans and specifications, guidelines are provided below for reference. Unless specifically exempted in the Architectural Review Committee Architectural Guidelines (“Guidelines”), complete plans and specifications must be submitted for each project, and written approval must be received prior to the start of work. (Reference Section 2.2 of the Revised Protective Covenants for the Smoky Hill 400 Community (“The Covenants”).

Guidelines of acceptable building materials and project designs may be obtained from the ARC. These guidelines are not intended to be inclusive, but merely provide samples of what has been approved for construction in the past.

Applicable permits and compliance with all City of Centennial and Arapahoe County Building Codes (“City and County Building Codes”) and zoning restrictions are the homeowner's responsibility.

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ARC approval of submitted plans and specifications in no way relieves the homeowner of his/her obligation to satisfy City and County requirements

The homeowner is responsible for, ensuring that construction conforms to City and County Building Codes, the structural soundness of all projects, setbacks, property line locations, and insuring that “qualified persons” perform all work.

It is also the homeowner's responsibility to obtain all required building permits prior to the start of construction.

PROCEDURES

The Covenants establish the procedures followed by the ARC. Section 2 of The Covenants addresses procedures for submitting a Home Improvement Request Form (“Improvement Request Form”) and for revision of these Guidelines.

The ARC reports to the Board of Directors (BOD) of the SHHOA.

Information detailing proposed plans and specifications by the homeowner are to be submitted to the ARC on an Improvement Request form. The Improvement Request Form may be altered when plans and specifications require more detailed information to adequately address all the issues associated with a request.

Completed and legible plans and specifications must be submitted to the ARC at least 30 working days prior to the desired approval date. No verbal approvals are allowed under any circumstances.

Any homeowner has the right to appeal decisions made by the ARC by appearing at a regularly scheduled Smoky Hill Homeowners Association (“SHHOA”) meeting and presenting his/her appeal or by sending a written request of appeal to the SHHOA BOD.

PAINTING & SIDING

Repainting the same colors, if previously approved by the ARC, does not require re-submittal of an Improvement Request Form.

Color selections; require approval prior to the start of painting. It is not feasible to list all of the colors that are acceptable. Before starting to paint, a completed Improvement Request form as well as color samples (available at your paint store) must be submitted to and approved by the ARC. Color requests must include the main house color as well as the trim/accent color.

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Changing the exterior material (e.g., siding) requires approval by the ARC prior to the start of construction.

Color selections for paint and siding must be within the "soft earth tone" family of colors.

ROOFS

Installing a roof that is the same color and style as previously approved by the ARC does not require re-submittal of an Improvement Request Form. Installations, other than those previously approved by the ARC, require approval prior to the start of construction. (Reference Section 5 of The Covenants.)

Because of the potential fire hazard, wood shake roofs are discouraged. The ARC encourages the use of materials that are approved by insurance companies and the Cunningham Fire Department.

FENCING

Any fence that is installed in Smoky Hill 400 and conforms to the below three guidelines, does not require approval from the ARC. Any deviation from these three guidelines must be submitted on an Improvement Request Form and submitted to the ARC for approval prior to the start of construction.

The following three fence types are approved for use in Smoky Hill 400:

TYPE 1) = 6' 1 x 8 Baffleboard (Metro District Type Fence)

6 X6 Posts, 6ft. 1X6 Dog-Eared Pickets, 1X2 Baffles



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TYPE 2) = 4' or 6' High 3" or 5" wide Dog Eared Pickets

4X4 Posts 2X4 Rails



TYPE 3) = 3' Split Rail



All fences located on rear and side property lines which abut Smoky Hill Road, South Telluride Street, Tower Road and Buckley Road are the property of and maintained by the Smoky Hill Metropolitan District.

All fences located on rear and side property lines which abut parks and park entry ways are the property of and maintained by the Smoky Hill Metropolitan District.

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Homeowners are responsible for all fencing on their property including the rear and side of their lots.

All rear property lines which abut the Trails West Elementary School site shall be fenced. All such fences are the property of and maintained by the homeowner. The homeowner will select the type of fence to be installed. Fence types "1" and "2" are acceptable.

Only fence type "3" may be installed beyond the front building line of any home. Any such fence shall not completely enclose the front yard.

Where a solid fence borders a street, the rails and posts shall face the lot. The fence pickets shall face the street (refer to above diagram for fence types "1" and "2").

On each lot that abuts a park and does not have adjacent park access, one gate may be installed for access.

All wood members in fence types "1", "2", and "3", are to be rough or resawn cedar. A homeowner wishing to use an alternate type material must first obtain approval from the ARC.

It is the homeowner's responsibility to notify and obtain the approval of adjacent neighbors prior to the installation of any fence that separate lots along the property line.

It is the responsibility of homeowners with corner lots to ensure that their rear or side lot fencing does not interfere with traffic sight on streets.

LANDSCAPING

All changes to a property's landscaping must be approved prior to the start of any project, with the exception of the following: (1) replacing existing bushes and flower beds with substantially the same type and size of plant. And (2) changes to landscaping that is completely concealed behind that homeowners privacy fence and does not change any slope or substantially alter the existing water drainage.

An Improvement Request Form for landscaping must include existing and proposed drainage plans. (Refer to Section 5.8 of The Covenants for restrictions on landscaping.)

CONSTRUCTION/REMODELING

An Improvement Request Form must be submitted and approved by the ARC prior to any exterior construction or remodeling of a residence, driveway or other structure.

All construction materials must be new. (Refer to Section 5 of The Covenants for restrictions on building types, construction and exterior materials.)

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RETAINING WALLS

Retaining walls must not change the direction of the current water drainage and must be harmonious with surroundings. An Improvement Request Form for retaining walls must include plans and specifications as well as existing and proposed drainage plans. (Refer to Section 5.7 of The Covenants for restrictions on retaining walls.)

DECKS

Decks that are not visible from the street or from neighboring properties may be constructed and/or remodeled without prior approval from the ARC. All other decks require prior approval.

Construction must be of natural wood color or a natural stain or preservative. Painted wood is not allowed without ARC approval.

PATIOS AND EXTENSIONS

Patios and extensions that are not visible from the street or from neighboring properties may be constructed and/or remodeled without prior approval from the ARC. All other patios and extensions require prior approval.

If a privacy enclosure is requested, it must conform to the fencing guidelines.

PATIO COVERS

Patio covers that are not visible from the street or from neighboring properties may be constructed and/or remodeled without prior approval from the ARC. All other patio covers require prior approval.

Metal or fiberglass covers are not allowed. Canvas covers are acceptable with a sound structural support frame and a color combination that is harmonious with the color of the home.

Painted wood construction must match the color of the home.

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OUTBUILDINGS / SHEDS

Any outbuilding or shed installed within Smoky Hill 400 that conforms to these Guidelines will not require approval from the ARC. Any deviation from these Guidelines must be submitted to the ARC for approval prior to the start of construction.

The structure must be attached to, or immediately adjacent to the main dwelling. Structures may be located along a back fence with approval of affected neighbors.

The structure must be painted the same color scheme as the home. Redwood or cedar may be substituted with prior approval from ARC.

The structure must be located behind an approved enclosure (fence).

The structure must not exceed eight feet from grade to the peak of the structure.

The maximum size of the structure is 120 square feet.

Roofing materials must match the home.

Refer to Section 5.6 of The Covenants for restrictions on outbuildings and sheds.

DOG RUNS

Dog runs must be concealed from view with an approved type 1 or type 2 fences.

ANTENNA AND SATELLITE DISHES

Antennas, including satellite dishes, that are enclosed in home attics or otherwise concealed from view of neighbors do not require ARC approval. All other installations must be submitted for approval prior to installation.

SWAMP COOLERS

Swamp coolers that are concealed from view of neighbors do not require ARC approval. Swamp coolers may not be installed on the front or the front sloping roof of the home. All other installations must be submitted for approval prior to installation.

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ARC

Current ARC members and contact information can be found by contacting any SHHOA board member or by visiting <http://www.smokyhillhoa.net/> .

Approved September 9 2008

SHHOA Signature on file