

Architectural Review Guidelines / Rules & Regulations



Smoky Hill Homeowners Association

Architectural Guidelines / Rules & Regulations

For the Smoky Hill 400 Community

City of Centennial, Arapahoe County Colorado

Updated August 13, 2018

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.

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

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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 - Painting and Siding Guidelines are developed to maintain the integrity of the neighborhood and promote consistently appealing appearance. A Home Improvement Request Form should be submitted for all color selections.

- a. **Color Selection** – A Home Improvement Request form is required prior to painting. Allow 30 days for final approval.
- b. **A COLOR SCHEME GUIDEBOOK AT THE SHERWIN WILLIAMS STORE AT 17100 E SMOKY HILL ROAD (Smoky Hill and Buckley) shows pre-approved color schemes.**
 - i. When using a Pre-Approved Color Scheme, a 4'x4' sample on a visible side of the house is not required for ARC approval.
 - ii. This does NOT mean that Sherwin Williams brand paint must be used. Any reputable paint supplier can color match any selected color. If another brand of paint is selected, please reference the SW colors matched.
 - iii. These schemes show Base Colors, Trim Colors and Accent Colors [if needed].
 1. Colors cannot be switched within a Pre-Approved Scheme (EG: Base and Trim Colors cannot be interchanged).
 - iv. There is a guide spelling out how to use the Color Scheme Guidelines at the beginning of the guide book.
- c. **Color Selections requiring approval must be approved by the ARC PRIOR TO THE START OF PAINTING.** Most painting contractors request written approval prior to starting the job. **It is the HOMEOWNER’S RESPONSIBILITY to obtain approval when required.**
- d. Using a color scheme exactly the same for two adjacent homes is not acceptable.
- e. **ALTERNATE COLOR APPROVAL PROCESS (NOT using a pre-approved Color Scheme):**
 1. Submit a completed Home Improvement Request Form for ARC Review

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2. Paint a 4' x 4'SQUARE on the side of your house in a field that can be easily viewed from the street for ARC review. Clearly show the Base Color, the Trim Color and if needed, the Accent Color.
 3. Color Requests MUST include the Base Color, Trim Color and Accent Colors that are being submitted for approval AND indicate which pre-approved color scheme the paint selection approximates.
 4. **The ARC is responsible to respond to the color request within 30 days of the request submission date.**
- f. Section 3: **Changing EXTERIOR MATERIAL (EG: Siding) requires approval by the ARC prior to the start of construction. Include all pertinent details on the Home Improvement Request form (Siding Mfr/Type/Color/Etc).**

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) = Composite Fence, must match new Metro District Type and Color



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

4X4 Posts 2X4 Rails



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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.

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.

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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.)

ROLL-OFFS, BAGSTERS, STORAGE PODS – Roll-offs, Bagsters and Storage Pods may only be in your driveway for a maximum of 30 days – *effective June 12, 2018.*

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.

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.

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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.

Except with the approval of the ARC, no temporary, prefabricated, soft-sided or other type building or structure of any nature, with or without a concrete or wood pad or foundation, shall be moved to or placed upon or assembled at or otherwise maintained on any site. Temporary structures used for seasonal storage, construction materials or similar cases, must be approved by the ARC. In any case, said structure shall not have a footprint of more than 120 square feet or be more than 8 ft in height.

Exceptions to the 120 sq.ft. rule are: tents, canopies or other temporary structures put in place for less than 48 hours used for parties, receptions or other such events. Approval from ARC is not required in these cases.

No structure of a temporary nature such as: trailer, mobile home, RV, vehicle, tent, shack, lean-to, canopy, shed, etc., shall be used as a residence.

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 and AIR CONDITIONERS

Swamp coolers and Air Conditioners that are concealed from view of neighbors do not require ARC approval. Swamp coolers and Air Conditioners may not be installed on the front sloping roof of the home. Window mounted or portable Swamp Coolers and Air Conditioners are allowed if smaller than 23" X 16" where they are visible from the street from **June 1 through Sept 30 only**. Any units larger than 23" X 16" must not be visible from the street. All other installations or exceptions from this guideline must be submitted for approval prior to installation.

SNOW REMOVAL FROM SIDEWALKS

Snow must be cleared from sidewalks no later than 24 hours after the end of any snowfall that exceeds one inch.

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REFUSE CONTAINERS

Refuse Containers or any other trash can not be placed on the sidewalks at any time. This is in accordance with City Code Compliance Right-of-Way Obstruction: *No item, object or vegetation may be stored, placed or maintained on public sidewalks or roadways within the City including vegetation within 8 vertical feet of a sidewalk or 15 vertical feet of a roadway.* Violation Letters will be sent at every observation.

PARKING RESTRICTIONS

The Resolution Clarifying Parking Restrictions restricts a vehicle's presence to periods no longer than 48 hours. That restriction means the vehicle in question, including but not limited to oversized vehicles, commercial vehicles, motor homes, trailers, watercraft and all-terrain vehicles, may be parked within the community temporarily for the purpose of active loading and unloading, but no more than a total of 48 hours in any calendar month. See Resolution Clarifying Parking Restrictions for further information.

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

Revised August 9, 2018

Carol Larkin, ARC Chair