

**VINTAGE RESERVE
HOMEOWNERS ASSOCIATION,
INC.**

**RESIDENTIAL IMPROVEMENT
GUIDELINES FOR ALL LOTS**

Revised:

FEBRUARY 2023

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PERTINENT DEFINITIONS:

Front Yard: The yard extending from the vertical plane or elevation of the house facing the street and extending to the property line adjacent to or along the street.

Rear Yard: Also known as back yard. The yard extending from the vertical plane between the back corner edges of house to opposite edge of house to the back property line (excluding patios, decks, and porches).

Side Yard: The yard extending from the vertical plane of the sidewalls of the house to the property line and not extending past the front or rear corner or edges of the house (excluding patios, decks, and porches).

Common Areas: Any property not inclusive within any individual residential lot property line boundaries.

1. INTRODUCTION

1.00 **Terminology.** Throughout this document, the Design Review Committee is referred to as the **DRC**. The Declaration of Covenants, Conditions, and Restrictions of Vintage Reserve which are officially filed with Jefferson County under Reception Number F2077690 on August 12, 2004 are referred to as the **CCRs**. The Vintage Reserve Homeowner Association is referred to as the **HOA**. **The Vintage Reserve Document Library can be reviewed at pcms.cincwebaxis.com.**

1.01 **Basis for Guidelines.** These **Residential Improvement Guidelines For All Lots** are intended to assist homeowners living in the Vintage Reserve Community in implementing landscaping and other home improvements to their property. In accordance with the **Declaration of Covenants, Conditions and Restrictions (CCRs) of Vintage Reserve**, as amended and filed with the Clerk and Recorder of Jefferson County, prior approval is required from the Board of Directors or otherwise designated representatives (the DRC) before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in Vintage Reserve is undertaken. For example, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement including changing paint colors must be submitted to the DRC for prior approval. The **Residential Improvement Guidelines For All Lots** (delineated in this document) set forth the guidelines established by the Board of Directors with respect to residential property.

1.02 **Contents of Guidelines.** In addition to the introductory material, these Guidelines contain:

- 1) A listing of specific types of improvements which homeowners might wish to make with specific information pertaining to each of these types of improvements, **Section 2**.
- 2) A summary of procedures for obtaining approval for improvements from the DRC, **Section 3**.
- 3) Some helpful landscaping ideas and information, **Section 4**.
- 4) Fence Details, **Section 5**.
- 5) Parking Restrictions Map, **Section 6**
- 6) Design Request Approval Form, **Appendix A**.

1.03 **Design Review Committee.** The DRC consists of at least three (3) members, all of whom are appointed by the Board of Directors of the HOA and are tasked with reviewing requests for design approval.

1.04 **Committee Address and Phone.** The address of the Committee will be same as the address of the current Management Company.

MANAGEMENT COMPANY	PHONE	E-MAIL
PCMS 7208 S Tucson Way, Suite 125 Centennial, CO 80112	303-224-0004	support@pcms.net or corpoffice@pcms.net

1.05 **Effect of Community and Supplemental Declarations. The Declaration of Covenants, Conditions and Restrictions (CCRs)** is a document governing property within Vintage Reserve. Particular areas or groups of lots become part of the Community HOA by annexation pursuant to a document entitled Annexation of Additional Land. Copies of the CCRs including amendments are available upon request from the Management Company or from the Jefferson County Clerk and Recorder referencing “Reception Number F2077690”. Nothing in these Guidelines shall supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended shall take precedence.

1.06 **Effect of Governmental and Other Regulations.** Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. Approval of additions, expansions, improvements, or modification of the Lot or the improvements thereon are contingent on strict compliance of all applicable government permits, codes, requirements, and regulations.

Approval by the DRC will not constitute assurance that improvements comply with applicable governmental requirements and/or regulations. It is up to the homeowner to verify what permits or approvals may be required from the applicable governmental bodies before starting any projects.

1.07 **Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all set-backs, easements, water, sewer, gas, electrical, cable television, or other utility lines. Homeowners shall not construct any permanent improvements over such easements. Homeowners will be responsible for any damage to any utility lines as a result of improvements. All underground utility lines can be located by contacting:

UTILITY NOTIFICATION CENTER OF COLORADO		
PHONE	WEBSITE	EMERGENCY CONTACT
800-922-1987	WWW.COLORADO811.ORG	Dial 811

1.08 **Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Declaration of Covenants, Conditions, and Restrictions of Vintage Reserve Homeowners Association, as amended, will help preserve the inherent architectural and aesthetic quality of Vintage Reserve. It is important that the improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the DRC and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the DRC, homeowners will be protecting their financial investment and will help insure that

improvements to property are compatible with standards established for Vintage Reserve. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Board of Directors (of the HOA) interpretation thereof shall be final and binding.

2. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES

2.01 **General.** Sections 2.01 through 2.85 are a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the DRC and written approval of the committee obtained before the improvements are made.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvements without advance approval if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. For an improvement not listed below, design review and approval is required. **See Procedures For Committee Approval, Section 3 of these Guidelines**, including the requirements for content and detail of submitted plans and requests.

2.02 **Accessory Buildings.** Accessory buildings detached from, or attached to, the residence are not permitted. (for example, but not limited to, storage sheds, equipment sheds, greenhouses, remote workshops, etc.) For patio or below deck enclosures **see Section 2.50 Patios.**

2.03 **Additions and Expansions.** Approval is required. Additions or expansions to the residence must be constructed of wood, glass, brick, stone, or other material resembling the material used in construction of the exterior of the residence. The design must be the same or generally recognized as a complementary architectural style and meet all design guidelines as may be applicable. Colors utilized for the expansion must be complementary to that of the residence.

2.04 **Address Numbers.** Approval is not required to replace or relocate existing house mounted address numbers if the new address numbers are similar in size and style to the originally installed address numbers on the residence. Additional address numbers may be added on certain lots such as on a pedestal or bollard to clarify the address due to the lot configuration. Additional address numbers must receive DRC approval.

2.05 **Advertising.** All trade signs, which includes, but not limited to, landscaping, remodeling, painting, and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. For realty signs, etc. **See Signs. Section 2.65.**

2.06 **Air Conditioning Equipment.** Approval is not required for the replacement of existing exterior ground mounted condensing units serving the air conditioning system of the residence. Approval is required for additional or supplementary exterior condensing units associated with a new additional or supplementary cooling system serving the residence. Approval is also required for all other types of externally installed air conditioning and heating equipment including roof and gable mounted attic ventilators. Ground mounted equipment may not be installed in the front yard, and window mounted air conditioning units are not allowed. The intent of this guideline is to restrict the installation of roof mounted equipment, however if such air conditioning equipment

is part of a renewable energy system or energy conservation system, then the DRC will work jointly with the homeowner to determine an approved location for the equipment that meets the aesthetic standards of the subdivision.

2.07 Antennas. In accordance with the Federal Communications Commission (FCC) Act of 1996, installation and maintenance without restriction of over the air video reception devices for direct broadcast satellite (DBS - dishes), multichannel multipoint distribution service (MMDS-wireless cable), or television broadcast station (TVBS) antennas are generally allowed with the following provision:

1) **Satellite Dishes:** Approval is not required for installation of satellite dishes less than one (1) meter (39 inches) in diameter. The installed location of the dish on the residence is to be determined by the DBS provider in order to acquire satisfactory reception. Roof installations are highly discouraged. Satellite dishes larger than one (1) meter are not allowed at any location on the residence or lot.

2) **Multichannel Multipoint Distribution Services and Television Broadcast Station Antennas:** Approval is required. The FCC Act of 1996 allows for the installation, without restriction, of rectangular antennas less than 1 (one) meter (39 inches) in diagonal measurement or round antennas of less than one (1) meter (39 inches) in diameter to be installed on vertical masts if required for adequate reception. For this type of installation, the Vintage Reserve HOA will enforce the allowable authority in the FCC Act of 1996 to require these type of mast installations to be shielded from view from street(s) and adjacent property owners and to be installed in the rear yard so long as adequate reception can be acquired.

3) **Other Communication Devices:** The FCC Rule of 1996 does not apply to, or include, provisions for HAM Radio antennas, CB Radio antennas, AM/FM audio antennas, or Digital Audio Radio Service (DARS) antennas. Exterior installation of these types of antennas are not allowed in Vintage Reserve. Ultra-high frequency (UHF) and very high frequency (VHF) antennas may be approved. Tower mounted high frequency antennas will not be approved.

4) **Satellite Communication Antennas:** Approval is required.

2.08 Awnings. Approval is required. **See Overhangs/Awnings- Cloth or Canvas, Section 2.46.**

2.09 Balconies. Approval is required. **See Decks, Section 2.19.**

2.10 Barbecue/Gas Grills. All barbecue grills, smokers, etc. are permitted in the rear yard or side yard.

2.11 Basketball Backboards. Only portable backboards will be allowed. No basketball backboards shall be attached to the garage or house. Patio installations of portable backboards require approval and must have a minimum set back of five (5) feet from property boundaries. Consideration must be given to noise control to avoid inconveniencing adjacent neighbors. Portable basketball backboards in the driveway are allowed and do not require approval if the following guidelines are met:

- 1) Portable units cannot be placed in the public right of ways, streets, or sidewalks.
- 2) Portable units shall not be placed in the Vintage Reserve owned and maintained cul-de-sac streets, 'hammerhead tee' streets, or common areas.
- 3) Location must be at least half of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.

2.12 **Birdbaths.** Approval is not required if placed in the back yard and if finished height is no greater than five (5) feet including any pedestal. Approval is required for placement in front yards. **See Statutes, Section 2.70 and Water Features, Fountains and Ponds, Section 2.83.**

2.13 **Birdhouses and Bird Feeders.** Approval is not required if the size is limited to one foot by two feet. No more than three in number shall be installed on any lot. Approval is required for more than one feeder to be located in the front yard. A birdhouse or bird feeder, which is mounted on a pole, may not exceed eight (8) feet in height. There are no restrictions on humming bird feeders.

2.14 **Carports.** Are not permitted.

2.15 **Clothes Lines and Hangers.** Permanent exterior clothes lines and hangers are not permitted. Retractable clothes lines are allowed.

2.16 **Cloth or Canvas Overhangs.** Approval is required. **See Overhangs/Awnings- Cloth or Canvas, Section 2.46.**

2.17 **Common Areas.** The subdivision common areas are generally defined as any property not inclusive within any individual residential lot property line boundaries. Modifications to common area property by Vintage Reserve residents is not allowed.

No signs of any kind shall be placed on any common property without the written consent of the Board of Directors of the HOA.

Regarding homeowner work in or impacting Common Areas, any damage to the Common Area is the responsibility of the homeowner. Driving vehicles including wheelbarrows across Common Areas is generally not permitted. However, when circumstances warrant, the Board of Directors of the HOA will consider homeowner requests, provided that prior approval is obtained and the homeowner agrees to pay for repairs of any damage. The actual restoration of the Common Area, if required, may be done by the HOA, but at the homeowners' expense.

2.18 **Compost.** Approval is required. Containers must not be immediately visible to adjacent properties and must emit no odor. Underground composting is not allowed.

2.19 **Decks.** Approval is required. The deck must be constructed of a suitable material such as redwood, cedar, or composite type decking products approved by the DRC. Maintenance free (composite) decking products may be used if the decking material is consistent throughout the

front, side or rear elevation of the building. The finish on the floor decking material must be of a color that is compatible with one of the exterior paint colors or the masonry on the home. Hand rails, balusters, top rails, stair rails, etc. may be wood, metal, or a combination of each. Wood shall be painted or stained in a color complementary to colors used on the house body and house trim, or if unpainted redwood or cedar it shall be treated with transparent sealant or semi-transparent stain.

Accent lighting under the deck or around the deck perimeter shall be only low wattage and does not require DRC approval with the intent of minimizing impact on neighbors.

Homeowners are reminded that as with wood products, some types of maintenance free decking products may also require periodic maintenance for proper care and to retain the products aesthetic conformity, including but not limited to, fading, warping, etc.

Design and construction shall meet all requirements set forth by Jefferson County. Construction shall not occur over easements and must be set back a minimum of five (5) feet from the property line.

2.20 Dog Doors. Approval is not required.

2.21 Dog Houses and Cat Enclosures. Approval is required. These structures are restricted to ten (10) square feet and must be located in a fenced rear yard or side yard. These structures must be installed at ground level, must not extend above the fence, and must be painted or stained complementary with the exterior of the home (wood, brick, stone, etc.) Limit of one such structure per home/lot. **See Fences, Section 2.28.**

2.22 Dog Runs. Approval is required. Dog Runs must be located in the rear or side yard, abutting the home. Home owners are encouraged to screen the dog run from view by planting fast growing or mature trees or shrubs. Dog runs will be limited to 250 square feet and cannot be higher than 4 feet 6 inches. The dog run fence shall be the same color as other fencing on the lot. Tarpaulins and chain-link are not permitted. **The dog run fencing materials and design shall match the 3-rail fence with wire mesh option from Section 5, Detail A. See Fences, Section 2.28.**

2.23 Doors. Approval is not required for replacement of an already existing entrance door to a home if the material matches or is similar to existing doors on the home and if the color is generally accepted as a complementary color to that of existing doors on the house. Custom door designs require approval.

1) Storm and Screen Doors: Approval is not required for storm or screen doors. Colors shall be complementary with the color scheme of the home.

2) Security Doors and Windows: All security or security-type doors and windows must be approved prior to installation. Colors shall be complementary with the color scheme of the home.

3) Garage Doors: Approval is required if the replacement is **not** similar in design and style as the existing door. All garage doors on the home must match in design, style, and color.

2.24 **Drainage and Sump Pumps.** Approval is required for exterior sump pump discharge that is directed toward adjacent or common property. The CCRs require that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern that exists on the property at the time it was purchased from the builder or previous owner. When installing landscaping, it is very important to ensure water drains away from the foundation of the house. The DRC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping shall conform to the established drainage pattern. If possible, in-home sump pump drainage shall discharge a reasonable distance from the property line, onto the owners' property, to allow for absorption. Visible exterior piping shall be painted to match the color of the house. Adverse pump discharge effecting adjacent properties will not be tolerated. Sump pump water discharge (not piping) from an in-home sump is allowed onto the common area subject to DRC approval.

2.25 **Driveways.** Changes/Alterations require approval. Replacement of a driveway with one of the same design, size and color does not require approval. Pull-off areas to the side of the driveway are not permitted. Alternatives to concrete such as epoxy gravel, etc. are not permitted. Driveway borders are allowed but require approval. **See Paving, Section 2.51.**

2.26 **Evaporative Coolers.** Roof mounted and window mounted installations are not permitted. **See Air Conditioning Equipment, Section 2.06, regarding air conditioning equipment as part of an energy conserving system.**

2.27 **Exterior Lighting.** **See Lights and Lighting, Section 2.45.**

2.28 **Fences.** Approval is required for new fences, replacement fences, staining of new and existing fences, and repair/replacement of existing fencing where large sections of fencing is involved such as more than one (1) eight-foot section of fence. No fences are permitted in the front yards of lots. **The 3-rail fence is the only permitted perimeter fencing to be installed by homeowners (See construction detail, in Section 5).** Prior to installing any new fence on the rear or side yard of a lot, the homeowner must first submit plans to obtain approval and must comply with the specific fence detail for the community. **The homeowner is responsible for ensuring that the fence is installed within their property boundaries.** Submission of a plan for a fence does not guarantee that a homeowner will obtain approval of such fence. Fencing must be maintained in good repair.

Fence Stain: All new fencing, excluding repaired/replaced sections of existing fencing (see following paragraph on repair), shall be stained for long term maintainability and appearance. This is not a requirement as fences may be left natural and unstained, however the HOA strongly recommends staining of new fences. The approved color for Vintage Reserve is Sherwin Williams SW3511 Semi Transparent Cedar Bark, or the exact equivalent from another vendor. Painting of new fences will not be approved, unless it is required to meet the intent of the following paragraph on repair of a fence section.

Repair and Re-Staining of Existing Fencing. Residents are required to maintain fencing by repairing or replacing broken and/or deteriorated rails (horizontal planks), posts, and gates. The homeowner shall strive to maintain the physical and visual integrity of the entirety of the fence. Replacement portions of existing fences shall be installed to match as close as practical the surface

appearance of the existing fencing, such as naturally weathered, or as previously stained, or as previously painted (paint will not be approved for new fencing not previously installed). If subsequent to the repair and/or replacement of portions of an existing fence the homeowner decides to stain the entire fence, then approval from the DRC will be required in order to verify use of the approved stain SW3511 for fences that have not been stained previously, or to verify that the selected stain matches as close as practical the previous stain (or in some cases paint). It is highly recommended that prior to the staining of existing fencing that has weathered, power-washing of the existing fence be done in order to remove dark spots and surface irregularities.

Wire Mesh. The use of **wire mesh** on 3-Rail Fences is optional. If wire mesh is used there are two approved type and configurations. **Either of the wire mesh configurations described below may be used either by themselves or in combination.** Uncoated non-colored standard wire mesh is the only approved color for the wire mesh.

- a) The first method is 2" x 4" or 4" x 4" 16-gauge welded wire mesh installed in accordance with Section 5 of the Residential Improvement Guidelines. The mesh is to be installed on the interior side of the fence between the rails and the fence posts and to extend from the ground up to the highest fence rail. Said wire mesh shall be fastened to the highest rail in such a manner that it is terminated on and not above or below the rail.
- b) The second method is 1/2" x 1/2" (the preferable size) or 1/4" x 1/4" wire mesh (also known as hardware cloth). Use of this method can be effective in preventing intrusion by rabbits, etc. into the yard. The mesh is to be installed on the interior of the fence between the rails and the fence posts and to extend from the ground up to the lower or middle fence rail. Said wire mesh shall be fastened to the lower or middle rail in such a manner that it is terminated on and not above or below the rail.

On existing fences this mesh may not be installed on the outside of the fence and must be installed on the inside of the fence between the existing fence posts.

- c) Chicken wire, plastic or fiberglass mesh is not permitted.

2.29 Firewood Storage. Is not permitted. **See Wood Storage, Section 2.84.**

2.30 Fire Pits. For permanent fire pits, approval is required. Natural gas or propane fueled fire pits that are constructed of masonry or metal and are permanent structures typically installed in the backyard adjacent to or integral with patio or patio extensions will be reviewed for adjacency to neighboring properties and fence lines, compatibility with the adjacent landscaping, and visual impact to adjacent properties. Low voltage and/or low wattage accent lighting above or around the fire pit perimeter will be reviewed and considered by the DRC with the intent of minimizing impact on neighbors. Small portable and moveable metal fire pits are considered as patio furniture and are not covered by this paragraph. Frequent burning of wood in fire pits is highly discouraged due to smoke generation.

2.31 **Flagpoles.** Approval is required for any freestanding flagpole. Approval is not required for flagpoles mounted to the residence. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. No flag shall exceed 20 square feet in surface area.

2.32 **Fowl and Bee Hives.** Keeping of fowl and bee hives is not permitted.

2.33 **Garbage and Recycle Containers and Storage Areas.** See **Trash and Recycle Containers, Enclosures and Pickup Section 2.78.**

2.34 **Gardens- Flower or Vegetable.** Approval is not required for flower or vegetable gardens. All gardens must be weeded, cared for and maintained. Vegetable gardens shall be located in the rear or side yard.

2.35 **Gazebos.** Approval is required. For purposes of Vintage Reserve, a gazebo is an open air free standing roof structured assembly used for patio type furniture and amenities. The gazebo is not to be fully enclosed or used as a general purpose storage shed. A gazebo must be an integral part of the rear yard landscape plan and must not obstruct the adjacent property owner's view. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence.

2.36 **Grading and Grade Changes.** Approval is required. See **Drainage. Section 2.24.**

2.37 **Greenhouses.** Are not permitted.

2.38 **Gutter and Downspouts.** Approval is not required if similar to the existing installation. Approval is not required if gutter enhancements such as products designed to partially cover or protect the gutters similar to "Leaf Guard" are proposed. **Refer to Section 2.47** for painting requirements.

2.39 **Hanging of Clothes.** See **Clothes Lines and Hangers, Section 2.15.**

2.40 **Hot Tubs and Jacuzzis.** Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it minimizes direct visibility of the hot tub or Jacuzzi from adjacent neighbors. In some instances, additional screening around the hot tub may be required. Drainage of hot tubs and Jacuzzis onto adjacent property and the common areas is not allowed. Low voltage and/or low wattage accent lighting around the hot tub perimeter will be reviewed and considered by the DRC with the intent of minimizing impact on neighbors.

2.41 **Irrigation Systems.** Underground automatic irrigation systems do not require approval. All homes must have an underground automatic irrigation system installed with the landscaping. For recommended irrigation system treatment, **See Irrigation, Section 4.05.**

2.42 **Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited.

2.43 **Landscaping.** Approval is required. All residential lots in Vintage Reserve shall be landscaped. Changes to existing landscaping must be completed in accordance with the

installation schedule set forth in the landscaping plan approved by the DRC. Landscaping for new construction or for an extensive exterior renovation of a lot must be completed no later than six (6) months from the closing on the house or from application approval. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

The Vintage Reserve HOA and DRC will strive to stay informed about and conform with current and future State of Colorado and Jefferson County regulations regarding water conserving landscaping including new installations and conversion of existing landscaping of lots, and will administer any such regulations relative to Vintage Reserve landscaping projects.

Xeriscape is allowed for Vintage Reserve residential lots. Xeriscape involves the use of water conserving drought tolerant plants, shrubs and mulch typically requiring minimal water and maintenance. For front yard projects involving the replacement of existing turf and organic type landscaping with xeriscape, consideration must be given to the integration with adjacent neighbor front yards. The Design Review Request Form submitted to the DRC must include thorough detail delineating plant and hardscape materials supplemented with applicable literature, photos of proposed plants, and descriptions.

The following are basic requirements for landscaping within Vintage Reserve:

- 1) Front yard landscaping requirements: Landscape requirements for front yards may include xeriscape as noted above, **or** at least one-third sod and one evergreen or deciduous tree. Additionally, shrubs or bushes shall be naturally incorporated into the front yard. Large areas of exposed mulch, gravel or cobble without plant material coverage are not permitted.
- 2) Side yard landscaping requirements: Side yard landscaping requirements are the same as those for front yards and rear yards, with the exception that additional trees are optional for side yards. The requirement is to aesthetically integrate and/or transition the side yard with the front and back yard.
- 3) Rear yard landscaping requirements: The rear yard may include xeriscape or at least one-third sod or other natural erosion control materials. Large areas of exposed mulch, gravel or cobble without plant material coverage are not permitted.
- 4) Synthetic (Artificial) Turf: Use of synthetic turf will be reviewed by the DRC. The request for this type of installation must illustrate provisions for adequate drainage of the synthetic turf as well as a description of how the turf is to be installed and maintained.
- 5) Yard Decorations: **See Section 2.85 for yard decorations.**
- 6) Irrigation: All landscaping shall include automatic irrigation: **See Irrigation Systems, Section 2.41 and Irrigation, Section 4.05.**

7) Plant Material Location and Sizes: Landscaping may consist of trees, shrubs, ground covers, annual and perennial flowers, turf grasses and mulches. In the case of shade or ornamental trees (deciduous), it is strongly suggested plantings be installed no closer than six (6) feet from the property line. In the case of evergreen trees (conifer), it is strongly suggested plantings be installed no closer than ten (10) feet from the property line. Consideration must be given for the full mature size of the proposed planting and potential infringement upon neighboring property. Landscape materials may also be used to define space, and create visual interest. Select a variety of plant species including deciduous and evergreen trees and shrubs. It is recommended that plant material shall be installed in the following minimum sizes:

- a. Shade trees - 2" caliper
- b. Ornamental trees – 1 ½" caliper
- c. Evergreen trees - 6' height minimum
- d. All shrubs - 5 gallon container
- e. Groundcover, annuals, and perennials - no guideline

8) Weed Block Fabric: Shall be used with rockscapes and mulch areas to prevent weed growth, as one method of weed management.

9) Maintenance: Landscaping is a requirement for all Vintage Reserve Lots and must be maintained in a neat, attractive, weed-free, and well-kept condition.

2.44 **Latticework**. Approval is required for any type of trellis or latticework.

2.45 **Lights and Lighting**. Approval is not required for exterior landscape lighting if it is installed in accordance with the following guidelines:

- 1) Exterior landscape lights (for trees, shrubs, etc.) must be conservative in design and be as small in size as reasonably practical.
- 2) Exterior landscape lighting shall be of low wattage to minimize the glare to neighbors and other homeowners.

Exterior lighting that does require approval includes high-wattage spotlights or flood lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.), accent lighting for hot tubs, fire pits, decks, and exterior home illumination.

Replacement of existing home carriage lights (exterior fixtures on garages and outside walls) must be compatible with the style of the home and be similar in size and function to the originally installed light fixtures. Carriage light replacement does **not** require DRC approval.

For holiday lighting, see **Seasonal Decorations, Section 2.60**.

2.46 **Overhangs/Awnings - Cloth or Canvas**. Approval is required. An overhang shall be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. **See Patio Covers, Section 2.49**.

2.47 **Painting.** Approval is required if the exterior house colors will be changed from the current colors. A Design Approval Request Form complete with neighbor signatures must be submitted to the DRC. **For proposed colors that differ from the existing colors of the house, paint color samples are to be painted on a hard surface of the house visible from the street with a size of at least 12 inches by 12 inches.** Review and approval are **not required** if the color and/or color combinations are identical to the existing color on the home. Colors may be chosen from the Vintage Reserve Paint Pallet available from the current Management Company and from the Sherwin-Williams.com website, (or from another vendor if not Sherwin-Williams).

Applicants (homeowners) shall strive to select a house body color (if new) that is dissimilar to adjacent houses so that no houses in the immediate vicinity are painted with the same or nearly the same color. All existing surfaces to be re-painted must match the proposed color scheme.

The Light Reflectance Value (LRV) establishes the amount of light a color reflects or absorbs. An LRV rating below 20 for the proposed house body color will not be approved. There are no restrictions on LRV for trim and accent colors. LRV ratings for proposed paint can be provided by the paint vendor or paint contractor.

Refer to section 2.28 Fences for guidance on staining of new and existing fences.

2.48 **Parking.** This section provides guidance regarding restrictions on residence parking and potential contractor parking in the Vintage Reserve “Hammerhead Tees.” The Vintage Reserve HOA issued Resolutions in 2008 updated in 2017 that Amended the Declaration of Covenants, Conditions, and Restrictions (CCRs) on file with Jefferson County regarding parking in the Hammerhead Tees. These amendments were in response to requirements defined by the Fire Department. The amendments provide that no parking is allowed at the “top of the tees” or on dead end streets in order to accommodate possible fire department access. Refer to the map included at the end of these guidelines and the relevant portion of the adopted Fire Code. This is particularly relevant for contractors performing work for Vintage Reserve homes, roll-off trash containers, and stored landscaping materials. Questions regarding these parking restrictions can be directed to the management company, the DRC and/or the HOA.

For Vehicular parking guidance regarding recreational vehicles and commercial vehicles, refer to the (CCRs) on file with Jefferson County for Vintage Reserve. (See paragraph 1.05 of this document.)

2.49 **Patio Covers and Pergolas.** Approval is required. Patio covers and Pergolas must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Wood shall be painted in a color complementary to colors used on the house body and house trim, or if unpainted wood it shall be treated with transparent sealant or semi-transparent stain. Freestanding patio covers may be permitted as well as extensions of the roof. **See Overhangs/Awnings – Cloth or Canvas, Section 2.46.**

2.50 **Patios.** Approval is required **For Both Open and Closed Patios.** Open patios including patios with limited height perimeter masonry or non-masonry walls must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. Perimeter privacy walls incorporated into the patio design are generally limited

to no more than 42 inches in height. (See **Walls, Section 2.81**). In some instances, additional plant material, around the patio, may be required for screening. The patio and materials must be defined in the Design Review Request (such as concrete, epoxy gravel, flagstone, etc.) and be similar to or generally accepted as a complementary color and design to the residence. Low voltage and/or low wattage accent lighting around the patio perimeter will be reviewed and considered by the DRC with the intent of minimizing impact on neighbors. **Closed patios and below deck enclosures are considered as similar to a building addition and require approval. See Additions and Expansions, Section 2.03 for specific requirements. Also see section 2.30 Fire Pits relative to the incorporation of such fire pits with a patio extension.**

2.51 **Paving.** Approval is required, for all newly proposed and constructed walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers, driveway borders, gravel or crushed rock. Asphalt will not be allowed. **See Driveways Section 2.25.** Approval is not required for the replacement of existing paving as presently installed.

2.52 **Play Structures and Sports Equipment.** Approval is required. Consideration shall be given to adjacent properties so as not to create an undue disturbance (a min. 5-foot setback from the property line, is recommended for trampolines, swing sets, fort structures, etc.). In some instances, additional plant material, around the equipment, may be required for screening. Wood structures shall be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in good repair. Camp tents set up on a temporary basis are considered "Sports Equipment" for purposes of this guideline. **See Basketball Backboards, Section 2.11.**

2.53 **Pools.** Approval is required. Permanently installed Swimming Pools must be placed in the rear yard and be an integral part of the deck or patio area. Pools shall be located in such a way that they are not immediately visible to adjacent property owners (i.e. screened with plant material, low rise masonry walls, etc.). Please refer to the Jefferson County Building Department for building permit requirements. Drainage of pools onto adjacent property or to common areas is not allowed. **See Hot Tubs and Jacuzzis. Section 2.40.**

2.54 **Radio Antennas.** Approval is required. **See Antennas, Section 2.07.**

2.55 **Radon Systems.** Approval is not required. Painting of exterior exhaust or vent piping is required. The paint color shall match the body paint of the residence. Painting of the exterior fan motor housing is optional.

2.56 **Railings and Handrails.** Approval is required. Railing and handrails may be made of wood, metal or a combination thereof. Railings and handrails may be proposed for use in front, side and rear yards provided the guidelines presented below are adhered to. All railings and handrails must be maintained in good condition to prevent decay, rusting, oxidation, or staining of the structure to which they are attached. A variance to the requirements listed below will be considered by the DRC in order to comply with The American With Disabilities Act.

- 1) **Wooden Railings:** Approval is required for construction of any new wooden railings or handrails or modification of existing wooden railings and handrails that are different in design or color from those that are currently in place. The design shall conform to the

architecture of the house and colors shall be complementary to the colors of the house. Repair, replacement or painting of existing wooden railings or handrails that do not change the existing design or color do not require approval.

2) Metal Railings and Handrails: Approval Required. The submitted application for metal railings must include detailed product literature illustrating the design, appearance, material, and the layout of where the railing is proposed for installation. The intent of this guideline is to provide basic criteria for use by residents when replacing the existing wooden porch railings originally installed by the builder with an alternate railing. In order to maintain a general level of consistency regarding the design of metal railings installed in Vintage Reserve, adhere to the following general guidance:

- a. Metal railings or handrails can be wrought iron, steel, or aluminum.
- b. Black is the preferred color, but other colors will be considered if they are consistent with the color scheme of the residence and architecture of Vintage Reserve. Metal railings or handrails must have a rust preventative and corrosion resistive coating such as powder coat or paint suitable for metal products.
- c. The design of the railing shall not be excessively ornamental.
- d. Vendor supplied products that are termed "minimalist design" are generally not overly ornamental and are preferred.
- e. Railings must be anchored securely in accordance with the manufacturer or vendor's instructions.
- f. Railing shall be between 36 inches and 42 inches in height.
- g. The appearance of the railing or handrail must be maintained by the homeowner.

3) Hybrid Wood and Metal Handrails and Railings: Approval is required. Such railing shall conform to the guideline in 1) and 2) above regarding design, color and maintenance.

- a. The color of the wooden portion of such railing shall harmonize with the materials and colors on the house. Paint samples may be required by the DRC.
- b. Black is the preferred color for metal portions, but other colors will be considered if they are consistent with the color scheme of the residence and architecture of Vintage Reserve. Metal portions must have a rust preventative and corrosion resistant coating such as powder coat or paint suitable for metal products.

2.57 Rooftop Equipment. Approval is required.

2.58 Roofing Materials. The intent of this section is to define roofing material requirements that maintain the quality and visual appearance that was intended and installed by the original builder, and to provide guidance for homeowner discussions with potential roofing contractors as the need may arise. Approval is required for ALL roof replacements.

Submittal requirements for a re-roofing project must include a completed Vintage Reserve Design Approval Request Form including the information requested in each of the following four (4) categories. It is suggested that homeowners provide a copy of this page to prospective roofing contractors who have this information readily available in product literature and in their proposed scope of work. That literature is suitable for satisfying the submittal requirements.

- 1) General Construction: Replacement shingles shall be multi-layer laminated composite construction utilizing a suitable base such as fiberglass, with asphalt coating and a granular surface. Shingle construction types that are NOT approved include 3-tab asphalt only shingles, wood shake shingles, coated metal roofing, concrete tile, slate, and synthetic wood. **Provide the shingle construction type.**

- 2) Color Selection: Color variations that are requested will be reviewed by the DRC. **Provide the selected shingle color.**

- 3) Manufacturers: Established manufactures of composite asphalt roofing such as CertainTeed, GAF, Owens Corning, IKO, Tamko, and Malarkey are recommended. **Indicate the product manufacturer.**

- 4) Product Specifications: Roofing material recommended by a roofing contractor shall comply with industry quality and testing standards for Fire Resistance, Wind Resistance, Tear Resistance, etc. As a minimum, compliance with national standards is generally stated in manufacturer product literature to include ASTM D228, D3018, D3161, D3462, D7158, E108, UL790, UL-ER2453-01 and 02, and ICC-ES AC438. **Include specification and warranty information in the submittal package or vendor literature.**

Homeowners are encouraged to discuss with roofing contractors any additional (and optional) product features such as a higher level of impact resistance (class 4), higher wind velocity classification for warranty purposes, Energy Star Rating Level, and quality options for shingle underlayment.

2.59 **Saunas.** Approval is required. Free standing saunas are not permitted.

2.60 **Seasonal Decorations.** Approval is not required. Decorations must be installed and removed within forty-five (45) days of the holiday. No seasonal decorations may be placed on any common property or tract owned or maintained by the Vintage Reserve HOA, unless first receiving written consent of the Board of Directors

2.61 **Sewage Disposal Systems.** Are not permitted.

2.62 **Sheds.** Are not permitted.

2.63 **Shutters.** Approval is required for exterior shutters. Shutters shall be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

2.64 **Siding and Masonry Veneer.** Approval is required for re-siding an entire residence and for replacing masonry veneer. Partial siding replacement of damaged sections will not require approval nor will approval be required for repair and partial replacement of masonry veneer. Replacement siding and/or masonry veneer on a portion of a residence shall be the same as exists on the remainder of the residence. The siding must be painted the same colors used on the residence. Siding is also meant to include stucco.

2.65 **Signs.** Approval is not required for most signs. Temporary signs advertising property for sale or lease which are no more than four (4) 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 front yard of the lot of the property for sale or lease only, without approval. If the front and rear yards of the property are bordered by separate streets two signs may be placed on the property so they are visible from the respective streets. No lighted signs will be permitted.

No signs of any kind may be placed on any common property without the written consent of the Board of Directors. **See Advertising, Section 2.05 and Common Areas, Section 2.17.**

2.66 **Skylights.** Approval is required.

2.67 **Solar Energy Devices.** Approval is required. Installation shall be harmonious with the architecture of the house and Vintage Reserve community. Only solar panels for flat mounting on the roof will be approved. It is recommended that electrical panels and conduit serving the solar system shall be painted the same color as the house or trim. Installation shall conform to requirement of the Jefferson County Building Department, and a permit may be required.

2.68 **Spas.** Approval is required. **See Hot Tubs and Jacuzzis, Section 2.40.**

2.69 **Sprinkler Systems.** Approval is not required. **See Irrigation Systems, Section 2.41 and Irrigation, Section 4.05.**

2.70 **Statues.** Approval is required if statues are installed in the front yard or if the statue is over five (5) feet in height including any pedestal. Statues installed in the front yard shall be located close to the main entrance to the house. Approval is not required if statues are installed in the rear or side yard and the height is not greater than five (5) feet, including any pedestal. **See Section 2.85 Yard Decorations.**

2.71 **Storage Sheds.** Are not permitted.

2.72 **Sump Pumps.** See section 2.24 Drainage and Sump Pumps.

2.73 **Sunshades.** Approval is required. **See Overhangs/Awnings - Cloth or Canvas, Section 2.46 and Patio Covers and Pergolas, Section 2.49.**

2.74 **Swamp Coolers.** See Air Conditioning Equipment, Section 2.06, Evaporative Coolers, Section 2.26, and Rooftop Equipment, Section 2.57.

2.75 **Swing Sets.** Approval is required. **See Play Structures and Sports Equipment, Section 2.52.**

2.76 **Television Antennas.** See Antennas, Section 2.07.

2.77 **Temporary Structures, Storage Pods, and Dumpsters.** No structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, storage pod, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other improvements, necessary temporary structures for storage of materials or containment and removal of construction waste may be erected and maintained by a person doing such work. The preferred location for trash dumpsters (roll-offs), material staging, and portable toilets is the home driveway. If it is intended to place dumpsters, portable toilets, or material staging in the county-maintained street, the homeowner or contractor shall contact Jefferson County to determine if a permit will be necessary. If the proposed location is on the Vintage Reserve owned and maintained “Hammerhead-Tee” streets, approval must be granted by the DRC and the current management company. Temporary structures such as dumpsters shall not be placed sooner than seven (7) working days prior to commencement of work and shall be removed within seven (7) working day after completion of work. Permanent sheds are not permitted. See Common Areas, Section 2.17 regarding work impacting common areas.

2.78 **Trash and Recycle Containers, Enclosures and Pickup.** Approval is required for any trash and recycle enclosures. Trash and recycle containers are to be stored inside of the garage or in an approved exterior enclosure such that the containers are not visible from the adjacent streets. The design of an exterior enclosure shall conform to the architecture of the house and colors shall be the same as the colors of the house. The DRC may consider on an individual lot basis the use of a “blind” to block the exposure or view of a trash/recycle container from the front of the lot. A “blind” could consist of strategically located landscaping, a wing wall, etc. Refuse, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored, or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No recycle or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit recycle or trash pickup.) Trash and recycle containers may be placed on the street for pickup after dusk on the day prior to the day that such trash is to be picked up. Trash and recycle containers must be properly stored the evening of pickup.

2.79 **Tree Houses.** Are not permitted.

2.80 **Trellises.** Approval is required. See section on Yard Decorations.

2.81 **Walls.** Approval is required for perimeter privacy walls and screening walls around portions of patios, porches, play yards, gardens, etc. and for structural walls of limited height that may be integral to a patio design. Such walls shall generally be limited to no more than 42 inches in height. See Patios, Section 2.50.

2.82 **Walls-Retaining.** Approval is required. New or old creosote treated timber railroad ties are prohibited. Rock, brick or interlocking modular units, that complement the color of the house or existing retaining walls, are preferred materials for the walls. Such walls shall be properly anchored and provided with weep hole drains. Walls shall **not** be located so as to alter the existing drainage patterns.

2.83 **Water Features, Fountains and Ponds.** Approval is required. Water features, fountains and ponds may be located in the front, rear or side yard. These features shall be integrated with the existing or proposed landscaping and be compatible with the architecture of the residence. They must also be maintained to prevent unsightly conditions, control odors and biological growth.

2.84 **Wood Storage.** Will not be permitted except for temporary staging or storage of wood or building materials associated with approved work on a residence. Such temporary staging shall occur no sooner than seven (7) working days prior to the beginning of such work and be removed within seven (7) working days after the completion of such work. Such storage shall not occur on common areas.

2.85 **Yard Decorations.** Miscellaneous yard decorations other than previously defined for statues, water features, ponds, birdbaths, etc. can be installed in yards without approval if they are small in size (such as wind chimes, flower garden pottery and accents, wind spinners), and are specifically designed for exterior use in yards. Prominent and highly visible structures or assemblies proposed as permanent installations for the front yard will require approval.

3. PROCEDURES FOR COMMITTEE APPROVAL

3.01 **General.** This section of the Guidelines explains how approval may be obtained for those improvements outlined in Section 2 requiring approval.

3.02 **Drawings or Plans.** Homeowners are required to submit complete plans and specifications and obtain approval for such improvements prior to commencement of any work on said improvements. Plans and specification shall show exterior design, heights, materials, colors, location of the structure or additions to the structure, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information **as may be required to illustrate the proposed work.** In most cases, the materials to be submitted will not have to be professionally prepared by an architect, engineer, landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, or structural changes, detailed plans and specifications, prepared by a licensed architect or professional engineer, may be required. Whether done by the homeowner or professionally, the following guidelines for plan preparation are essential for an accurate review by the DRC

- 1) For revisions and/or improvements to the exterior of the lot, property lines shall be depicted on the drawings, and set-back distances for the specific improvement to the property line shall be annotated. i.e. the location of a patio enlargement, or planting of trees, or addition of a play structure, etc. Applicable existing conditions/features of the lot such as driveways, patios, fencing, etc. shall be illustrated.

2) For modifications to the exterior structure of a residence, such as new or modified window openings, deck enlargements, or door openings, etc., an ‘elevation drawing’ depicting the vertical face of the exterior wall affected by the improvement will be essential in most cases for DRC review of the application.

3) The proposed improvements shall be shown on the plan and labeled, including a north arrow on the drawing. Either on the plan or on an attachment, there shall be a brief description of the proposed improvement, including the materials to be used and the colors. The DRC may request a scaled drawing if essential for a detailed review of the proposed improvement.

4) For complex exterior projects impacting the lot boundaries, the proposed improvements must take into consideration the easements, building location restrictions, and sight distance at intersections. The DRC may request easements to be shown on the drawing if essential for a detailed review of the proposed improvement.

5) Homeowners shall be aware that many improvements require a permit from the Jefferson County Building Department. The HOA and the DRC reserves the right to require a copy of such permit as a condition of its approval.

3.03 Submittal Requirements. The application for project review and approval must contain the following information.

1) Completion of the Design Approval Request Form (Appendix A)

2) Owner’s name, address, telephone number and email must be legible.

3) Acknowledgement signatures from adjacent neighbors.

4) Designer’s name, address, telephone number and email, if other than the homeowner.

5) All submitted plans must be legible. Legends, notes, annotations etc. shall be printed or typed. Vendor product information literature shall be included when applicable.

3.04 Review Fee. Review fees are generally not required by the HOA/DRC. However, the Declaration (CCRs) authorizes the Vintage Reserve HOA to collect a fee for review of plans for proposed improvements and the Board of Directors reserves the right to charge such a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the HOA in reviewing any proposed improvement that is complex and requires a review by experts. If a fee is required the applicant will be notified of such fee upon receipt of Design Approval Request Form. No plans will be reviewed prior to receipt of the required fee by the Management Company listed in Section 1.04.

3.05 Action by the Design Review Committee. The DRC will regularly review all plans submitted for approval. The DRC may require submission of additional material and may postpone action until all required materials have been submitted. The applicant will be contacted if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for changes.

3.06 **Prosecution of Work.** A proposed improvement to a property shall be accomplished as promptly and diligently as possible in accordance with the completion date delineated on the Design Approval Request form or in the approved plans and description, but not to exceed one year from the date the project is approved. The DRC or Management Company reserves the right to observe the work and the right to file a notice of noncompliance where warranted.

3.07 **Rights of Appeal/Variance Request.** A homeowner may appeal to the Board of Directors in the event of disapproval by the DRC provided such appeals are submitted within thirty days (30) after the applicant received notice of such disapproval. Any variance request shall be submitted in writing to the Board of Directors through the Management Company with an explanation for the request. All variance requests will be reviewed by the Board of Directors.

3.08 **Questions.** For clarifications regarding the application and review process contact the Management Company listed in Section 1.04 or the address and phone shown on the Design Approval Request Form.

4. LANDSCAPING GUIDANCE

4.01 **General.** The purpose of this section is to provide general landscaping guidance if revisions and modifications are desired for all or part of a lot. Local landscaping contractors and nurseries are well versed in landscaping techniques, soil preparation, plantings, and features specific to this climate region. **Refer to section 2.43 Landscaping for general requirements.**

4.02 **Slopes.** Slopes and banks shall be planted with drought tolerant plants, ground covers, shrubs, and terracing with stone or other free draining materials to minimize erosion. The established drainage pattern of the lot shall not be changes. **Refer to section 2.24 Drainage and Sump Pumps.**

4.03 **Soils/Drainage/Grading.** Residents shall become aware of the existing drainage conditions and preserve and accommodate the drainage pathway which exists on their particular site. See guidelines under **Drainage and Sump Pumps, Section 2.24.** Minor drainage modifications may be made to the lot providing no alterations are made to the engineered drainage pattern.

4.04 **Rockscapes.** Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock. Weed block fabric shall be utilized in conjunction with rockscapes.

4.05 **Irrigation.** Refer to Denver Water (www.denverwater.org) regarding watering strategies and any local restrictions on watering frequency and duration.

4.06 **Landscape Materials.** Deciduous and evergreen trees exist in Vintage Reserve, as well as shrubs of various species, ornamental trees, rockscapes, mulch areas, and ground covers.

Landscape contractors and/or nurseries can provide suitable options and information for revisions or upgrades to existing lots. **See section 2.43 Landscaping.**

Vegetable gardens may be integrated with planting beds and used ornamentally in back yard locations.

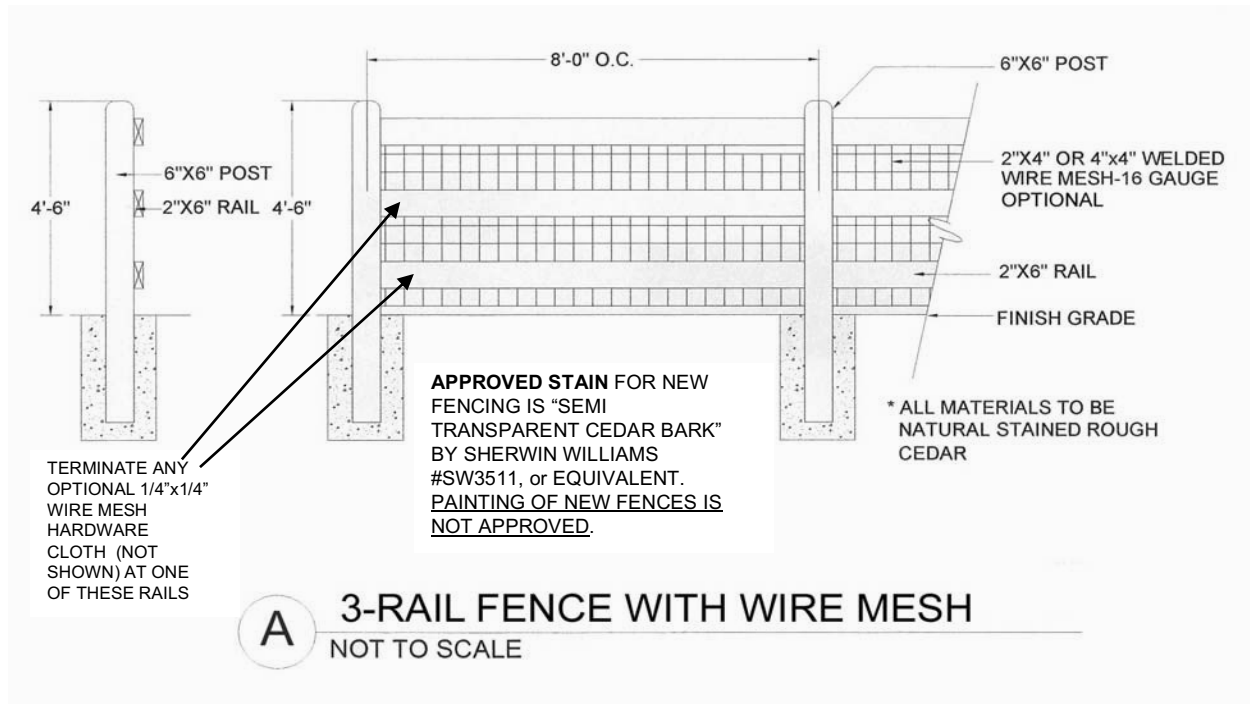
For natural wood mulches the suggested minimum depth is three inches. Weed block fabric shall be used in conjunction with mulches.

Synthetic Turf and Xeriscaping may be integrated with the landscaping plan for the lot, in lieu of turf grass to accommodate reduce water usage. **See section 2.43 Landscaping**

4.07 Landscape Maintenance. All lots in Vintage Reserve are required to be adequately maintained in a neat, attractive, and well-kept condition including lawn watering, tree trimming, shrub trimming, and weed control. **See section 2.43 Landscaping.**

SECTION 5

Fence Detail



The use of **wire mesh** on 3-Rail Fences is optional. If wire mesh is used there are two approved types and configurations. **Either of the wire mesh configurations described below may be used either by themselves or in combination.** Uncoated non-colored standard wire mesh is the only approved color for the wire mesh.

- a) The first type is 2" x 4" or 4" x 4" 16-gauge welded wire mesh installed in accordance with this section of the Residential Improvement Guidelines. The mesh is to be installed on the interior side of the fence between the rails and the fence posts and to extend from the ground up to the highest fence rail. Said wire mesh shall be fastened to the highest rail in such a manner that it is terminated on and not above or below the rail.
- b) The second type is 1/2" x 1/2" (the preferable size) or 1/4" x 1/4" wire mesh (also known as hardware cloth). The mesh is to be installed on the interior of the fence between the rails and the fence posts and to extend from the ground up to the lower or middle fence rail. Said wire mesh shall be fastened to the lower or middle rail in such a manner that it is terminated on and not above or below the rail.

On existing fences this mesh may not be installed on the outside of the fence and must be installed on the inside of the fence between the existing fence posts.

- c) Chicken wire, plastic or fiberglass mesh is not permitted

SECTION 6

Parking Restrictions Map (see previous section 2.48)

Vintage Reserve



RESTRICTED PARKING LOCATIONS
(Fire Apparatus access)

See the following page showing selected paragraphs of Chapter 5, 2021 International Fire Code that South Metro Fire Rescue has adopted regarding Fire Apparatus Access Roads, and therefore the restrictions on parking in Vintage Reserve.

**2021 INTERNATIONAL FIRE CODE
FIRE SERVICE FEATURES**

CHAPTER 5

**SECTION 503
FIRE APPARATUS ACCESS ROADS**

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

503.2.5 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.

503.3 Marking.

Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words “NO PARKING—FIRE LANE” shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.4.1 Traffic calming devices.

Traffic calming devices shall be prohibited unless *approved* by the *fire code official*.

APPENDIX A - Design Approval Request Form

VINTAGE RESERVE HOMEOWNERS ASSOCIATION Design Approval Request Form Please email submittal to support@pcms.net or mail to: 7208 S. Tucson Way, Suite 125 Centennial, CO 80112	<u>For Official Use Only</u> <hr/> <u>Date Checked in PCMS</u> <hr/> <u>Emailed</u> <hr/> (Revised February 2023)
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Homeowner Name: _____ **Address** _____

Email: _____ **Home Phone:** _____

Cell Phone: _____ **Work Phone:** _____

My Request Involves the Following Type of Improvement:

- Painting – **Form must be initialed here** [_____] **to verify paint samples have been applied to home.**
- Landscaping Deck or Patio Driveway Fencing Play Structure Roofing
- Hot Tub Awnings Trash/Recycle Enclosure Pergola or Gazebo Solar
- Other: Describe Improvement (**materials, dimensions, color; attach vendor product literature**):

Planned Completion Date: _____

I understand that I must receive approval of the DRC in order to proceed. I understand that DRC approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I agree to complete improvements **within one year** of receiving approval. I also acknowledge the Association's approval of the request cited above is contingent on my strict compliance of all applicable government permits, codes, requirements, and regulations; failure to adhere to this contingency will invalidate the Association's approval for the improvements or modifications cited above. I hereby authorize the DRC and the management company to enter onto my property for exterior inspection at a mutually agreed upon time.

Date: _____ **Homeowner Signature:** _____

Neighboring Adjacent Property - Owner Acknowledgment

My signature on this form indicates that I have seen the plans for my neighbors proposed improvement. Adjacent property owner's initials or refusal to initial the plans, does not and will not indicate approval or disapproval of a project, but only that neighbors are aware of the scope and concept of the project.

Name (printed)	Signature/Date	Address
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____