

# **Golden Bear**

HOMEOWNER ASSOCIATION, INC.

## RESIDENTIAL IMPROVEMENT STANDARDS FOR ALL PATIO HOME LOTS

The Homeowners Association Board of Directors adopted these Design Standards September 21, 2010. Revised and effective as of 1/15/2014. As provided in the Declaration, Covenants, and Restrictions, these design standards are subject to amendment by the Board of Directors.

## **TABLE OF CONTENTS**

### **I INTRODUCTION**

- 1.01 Basis for Standards
- 1.02 Contents of the Standards
- 1.03 Architectural Review Committee
- 1.04 Committee Address and Phone
- 1.05 Effect of Community and Supplemental Declarations
- 1.06 Effect of Governmental Regulations
- 1.07 Interference with Utilities
- 1.08 Goal of the Standards
- 1.09 Amendments
- 1.10 Interpretation of Standards
- 1.11 Declaration Prevails

### **II PROCEDURES FOR COMMITTEE**

#### **APPROVAL**

- 2.01 General
- 2.02 Drawings or Plans
- 2.03 Submittal Requirement
- 2.04 Advising Neighbors
- 2.05 Review Fee
- 2.06 Action by Committee
- 2.07 No Written Architectural Standards
- 2.08 Building Permits
- 2.09 Completion of Work
- 2.10 Rights of Appeal
- 2.11 Complaints and Enforcement

### **III SPECIFIC TYPES OF IMPROVEMENTS-STANDARDS**

- 3.01 General
- 3.02 Accessory Buildings
- 3.03 Additions and Expansions
- 3.04 Address Numbers
- 3.05 Advertising
- 3.06 Air Conditioning Equipment
- 3.07 Antennas
- 3.08 Astro-Turf
- 3.09 Awnings
- 3.10 Barbecue/Gas Grills
- 3.11 Basketball Backboards
- 3.12 Birdbaths
- 3.13 Birdhouses and Bird Feeders

- 3.14 Carports
- 3.15 Cloth or Canvas Overhangs
- 3.16 Clothes Lines and Hangers
- 3.17 Compost
- 3.18 Decks
- 3.19 Dog Houses
- 3.20 Doors
  - Security Doors
  - Screen Doors
  - Storm Doors
- 3.21 Drainage
- 3.22 Driveways
- 3.23 Electric Circuits
- 3.24 Evaporative Coolers
- 3.25 Exterior Lighting
- 3.26 Fences
- 3.27 Flagpoles
- 3.28 Garbage Containers and Storage Areas
- 3.29 Gardens-Flower or Vegetable
- 3.30 Gazebos
- 3.31 Handrails
- 3.32 Hot Tubs
- 3.33 Irrigation Systems
- 3.34 Jacuzzis
- 3.35 Kennels
- 3.36 Landscaping
- 3.37 Latticework and Trellises
- 3.38 Lights and Lighting
- 3.39 Overhangs/Awnings-Cloth or Canvas
- 3.40 Painting
- 3.41 Patio Covers
- 3.42 Patio-Enclosed
- 3.43 Patio-Open
- 3.44 Paving
- 3.45 Pipes
- 3.46 Play Structures and Sports Equipment
- 3.47 Pools
- 3.48 Privacy Fence / Screens
- 3.49 Radon Abatement
- 3.50 Retaining Walls
- 3.51 Roofing Materials
- 3.52 Rooflines
- 3.53 Satellite Dishes
- 3.54 Saunas
- 3.55 Screen and Storm Doors
- 3.56 Seasonal Decorations

- 3.57 Sheds
- 3.58 Sidewalk Esthetics
- 3.59 Siding
- 3.60 Signs
- 3.61 Skylights
- 3.62 Solar Energy Devices
- 3.63 Spas
- 3.64 Statues and Fountains
- 3.65 Storage, Outside
- 3.66 Storage Sheds
- 3.67 Sunshades
- 3.68 Swamp Coolers
- 3.69 Swing Sets
- 3.70 Television Antennae
- 3.71 Temporary Structures
- 3.72 Trash Containers, Enclosures, and Pickup
- 3.73 Tree Houses
- 3.74 Underground Installations
- 3.75 Utility Equipment
- 3.76 Vents
- 3.77 Walls, Privacy
- 3.78 Walls, Retaining
- 3.79 Water Lines
- 3.80 Weather Vanes and Directionals
- 3.81 Wind Chimes
- 3.82 Window Replacement
- 3.83 Window Well Grates

**IV REAR YARD LANDSCAPING**

- 4.01 General
- 4.02 Downspouts
- 4.03 Drainage
- 4.04 Planting near Foundation
- 4.05 Rear Yard Slopes
- 4.07 Shade
- 4.06 Soils/Drainage/Grading
- 4.08 Trimming Trees and Bushes

**V FENCES**

- 5.00 Fence Paint Formula
- 5.01 Fence Detail

**6.00 APPROVED PROJECT LIST**

**7.00 Architectural Standards Addendum**

## I. INTRODUCTION.

**1.01 Basis for Standards.** These Residential Improvement Standards are intended to assist homeowners living in the **Golden Bear Community** in implementing landscaping and other home improvements to their property while remaining within the architectural standards of the community. The Declaration of Covenants, Conditions and Restrictions of **Golden Bear Homeowners Association, Inc.** as amended, requires prior approval from the Board of Directors before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any portion of any lot in **Golden Bear** shall be made. For instance, any addition to, or removal of, existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement including changing paint colors. In order to assist homeowners, the Architectural Review Committee has established a pre-approved list of improvements that don't need to be approved by the Architectural Review Committee - provided the homeowner buys the exact item described by manufacturer, description, model, color, and item number. This List is available at <http://www.goldenbearpatiohoa.org> and from the management company.

This booklet contains the standards established by the Patio Board of Directors with respect to residential property.

Reminder: By following this guideline during the project planning process, the homeowner may reduce or avoid costly remodeling to return the home and lot to compliance with these Architectural Design Standards.

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

- A summary of procedures for obtaining approval from the Architectural Review Committee;
- A listing of specific types of improvements which homeowners might wish to make, with specific information as to each of these types of improvements; some backyard landscaping reminders.

**1.03 Architectural Review Committee.** The Architectural Review Committee (ARC) consists of at least three (3) members, all of whom are appointed by the Board of Directors of the Association to review requests for architectural approval. If there are less than three ARC members due to a lack of volunteers, individual members of the Board of Directors shall supplement the ARC to ensure three members at all times.

**1.04 Architectural Committee Address and Phone.** The address of the ARC will be the same as the address of the Association or Management Company. The address and phone number of the management company can be found on:

- (1) Golden Bear Website: <http://www.goldenbearpatiohoa.org>,
- (2) Most recent copy of the Golden Bear Newsletter.

**1.05 Effect of Community and Supplemental Declarations.** The Declaration of Covenants, Conditions and Restrictions for the Homeowners Association is a document governing property within the Golden Bear Community. Copies of the Declaration including amendments are delivered to new home buyers when they purchase their homes and are available at any time from the Association. Each homeowner should review and become familiar with the Declaration including amendments. Nothing in these Standards (this document) can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended will control.

**1.06 Effect of Governmental Regulations.** Use of property and any improvements must comply with applicable U.S. Federal and Colorado State governmental requirements and regulations as interpreted and enforced by Longmont City building codes.

**Approval by the Architectural Review Committee does not constitute approval from any applicable governmental authority. Applicant is required to seek separate approval from applicable governmental authority and is also required to obtain any permits that may be required prior to commencing construction.**

**1.07 Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting (at the time of publication):

**Utility Notification Center of Colorado**  
1-800-922-1987

**1.08 Goal of Standards.** The Golden Bear Architectural Review Committee is primarily concerned with the aesthetics of every submitted project. Property improvements should compliment and enhance the neighborhood and increase the value of your home. The architectural review process is designed to encourage common building practices, ensure a safe living environment and ultimately maintain home values in the neighborhood. Compliance with these Standards and the provisions of the Declaration of Covenants, Conditions, and Restrictions of Golden Bear Homeowners Association, Inc., as amended, will help preserve the inherent architectural and aesthetic quality of the Golden Bear community. It is important that any improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the ARC and your neighbors will go far in creating an optimum environment which will benefit all homeowners. By following these Standards and obtaining prior written approval for improvements to property from the Committee, homeowners will better protect their financial investment and will help maintain the established neighborhood appearance.

**1.09 Amendments.** These Design Standards may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted or otherwise changed by the Board at its discretion.

**1.10 Interpretation of these Design Standards.** If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these standards, the Architectural Review Committee interpretation thereof shall be final and binding. See: the Golden Bear Declaration of Covenants, Conditions and Restrictions.

**1.11 Declaration Prevails.** This Design Guideline and Procedure Document is supplemental to all terms and provisions stated in the Declaration of Covenants, Conditions, and Restrictions. If there appear to be contradictions, real or as interpreted by the ARC and Board of Directors, between this document and the Declaration, the Declaration shall prevail.

## II. PROCEDURES FOR COMMITTEE APPROVAL.

**2.01 General.** Advanced or prior written approval is required before any "Improvement to Property" is commenced including, but not limited to any exterior improvement.

**2.02 Drawings or Plans.** Homeowners are required to submit complete plans and specifications prior to beginning any work or improvement. Said plans and specifications must be plotted horizontally and vertically and must show exterior design, height, materials, color, location of the structure or addition to the structure, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading, as well as such other materials and information as may be required. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect, or draftsman, and a simple drawing with dimensions and a complete description including color will be sufficient. In the case of major improvements, such as room additions or other structural changes, detailed plans and specifications prepared by a licensed architect may be required. Whether done by you or professionally, the following standards in this document must be followed in preparing drawings or plans. If drawing the required plans is beyond the homeowner's ability, the homeowner should contact the ARC for advice.

In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should also indicate the type of materials to be used. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements, and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) of your lot obtained when you purchased it, this survey would be an excellent basis from which to draw.

Existing improvements are to be included on the drawing or plan and identified or labeled. Such existing improvements are the home, driveway, fencing, walks, decks, trees, bushes, etc.

The proposed improvements must be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: *Redwood deck, 10 feet by 12 feet with 2 inch by 6 inch decking. Natural stain.*)

The plan or drawing and other materials should show the name of the homeowner, the address of the home, and a daytime telephone number where the homeowner can be reached. The proposed improvements must take into consideration the easements, building location, restrictions, and sight distance requirements at intersections and alleys.

**2.03 Submittal Requirements.** Once a landscape or project plan has been developed, two copies must be submitted to the ARC. The Management Company will keep one copy of the proposed project application on file. The other copy will be sent to the members on the Golden Bear ARC for review. Plans must contain the following:

1. Project Approval Request Form (Appendix A).
2. Owner's name, address, and daytime telephone number.
3. Designer's name, address, and telephone number (if applicable).
4. A scale of 1/4" = 1'-0" or 1/2" = 1'- 0"  
Structural details should be drawn at a scale of 1" = 1'- 0"
5. North pointing arrow, labeled North.
6. All existing conditions, including house, walks, driveway, patios, decks, walls, plants, trees, drainage ways, property lines, and any easements.
7. All proposed project elements, including, but not limited to: landscape planting improvements, landscape features such as walls, patios, structures, hot tubs, gazebos, water features, shrubs, trees, perennial and annual beds.
8. Review Fee.

**2.04 Advising Neighbors.** It is suggested that Owners advise neighbors prior to submitting forms for proposed improvements. In certain cases, the ARC may request adjacent neighbor input.

**2.05 Architectural Review Fee.**

1. The Declaration authorizes the ARC to collect a fee for reviewing the plans of proposed improvements. Presently, the charge for review is **\$40.00**, made payable to the Management Company. The Board of Directors reserve the right to wave the review fee as the Board feels applicable.
2. The Board of Directors reserves the right to charge a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the Association in reviewing any proposed improvement.

**2.06 Action by Board of Directors/Architectural Review Committee.** The ARC will regularly review all plans submitted for approval. The ARC may require submission

of additional material and may postpone action until all required items have been submitted. The ARC will contact you if the committee needs additional information, or requires a change to the submitted review. The homeowner telephone number provided should be one which reaches a person or answering device/service during normal daytime business hours. All decisions of the ARC will be finalized in writing to the Management Company. The Management Company will inform the homeowner of the ARC decision.

**2.07 No Existing Written Standard:** Any project review that does not conform neatly in all respects to the existing standards included in RESIDENTIAL IMPROVEMENT STANDARDS FOR ALL PATIO HOME LOTS as approved April 25, 2012, and the most current version of any approved Addendums will not be evaluated until the Architectural Review Committee and the Patio Board of Directors can design and approve a set of additional standards, so that all pending and similar successive architectural review requests can be evaluated against the same set of standards.

### **2.08 Building Permits.**

Homeowners should be aware that many improvements require a permit from the Longmont and/or County Building Department. The ARC reserves the right to require a copy of such permit(s) as a condition of its approval.

The homeowner must submit the "Approved" project plan as modified by the ARC to the Longmont City Building Inspector's Office when applying for a building permit. Submission of a plan to the Building Inspection Office other than the "Approved" one will render the project as non-compliant and subject to enforceable action by the HOA, which may include requiring the homeowner to correct the changes that created the non-compliance, or imposing fines until the non-compliance is corrected.

If the Longmont Building Inspection Office requires structural or construction technique changes that alter the elevations or look of a project, the project must be resubmitted to the Architectural Review Committee for re-approval before construction begins. The plans approved by the ARC and the associated Longmont City Permit must be identical.

Interpretation and implementation of State and Federal regulations by the Longmont City Building Inspectors will be considered the final word on technical details and issues.

**2.09 Completion of Work.** A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six months. The ARC should be notified of any unforeseen project delays as soon as possible. The Board of Directors reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.

**2.10 Right of Appeal / Variance Request.** A homeowner may appeal to the Board of Directors in the event of adverse action by the ARC, provided such appeals are submitted within thirty days after the applicant received notice of such adverse action. Any

variance request should be submitted in writing to the Management Company. All variance requests will be forwarded to the ARC and Board of Directors for review.

### **2.11 Owner Complaints and Enforcement of Declaration and Design Standards.**

The ARC and the management company shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Design Standards. They will investigate written complaints of Owners for violations of the architectural requirements of the Declaration or these Design Standards if such complaints are dated and signed by the complaining Owner. The ARC, the Board, and the management company, shall use all reasonable means to maintain the anonymity of complaining Owners, and the ARC shall be allowed access to the property of the Owner filing the complaint for purposes of verification. If a violation is found, the ARC or management company shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his/her property into compliance with the Declaration and Design Standards within thirty (30) days, or the time specified by the notice, the ARC will request that the violation be referred to the Board for enforcement action, which may include the Board fining the violating Owner for such non-compliance.

## III. SPECIFIC TYPES OF IMPROVEMENTS-STANDARDS.

**3.01 General.** The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **Unless otherwise specifically stated, two copies of the proposed project application including drawings or plans must be submitted to the ARC, and written approval of the Committee obtained, BEFORE any improvements are made.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvements without advanced approval if the homeowner follows the stated requirements. In some cases, where specifically stated, certain types of improvements are prohibited. If you have in mind an improvement not listed below, architectural review and approval is required. The ARC may submit the request to the Board for its separate review and response before making a decision on a specific application.

### **3.02 Accessory Buildings. Not Permitted.**

### **3.03 Additions and Expansions. Approval Required.**

Additions or expansions to the home structure must be constructed of wood, siding, glass, brick, stone, and materials closely resembling the materials used in the original construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design standards as may be applicable. Colors must be the same as that of the original residence. Rooflines and pitches must match those of the existing house. See Rooflines, Section 3.52.

### **3.04 Address Numbers. Approval Required.**

Exceptions: One set of brass or black numbers 4" or 5" tall may be placed horizontally on the top rail of the diagonal fence section closest to the rear gate belonging to the homeowner or vertically on the fence post adjacent to the diagonal fence section (see Fence Detail, Section 5.01) in an alley. Alternately, numbers may be centered on the trim strip above the garage door. Numbers on the fence will have to be removed by the homeowner when the fence is repainted. Custom brass or ceramic address plaques are limited to 12 X 16 inches. If an address plaque is attached to the fence it must be removed by the homeowner when the fence is repainted.

**3.05 Advertising.** All trade signs, which include, but are not limited to, remodeling, landscaping, painting, roofing, and realty signs, etc., may only be displayed while work is in progress and must immediately be removed upon completion of the job. Only one trade sign no larger than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension may be displayed by any specific business. See Signs, Section 3.60.

**3.06 Air Conditioning Equipment.** Approval Required.

All air conditioning equipment requires advance approval. No air conditioning equipment except as permitted by Paragraph 3.24 may be installed on roof. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent property owners, and must be screened or enclosed with materials similar to the home or with approved plant material.

**3.07 Antennas.** The Association has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rules which became effective October 4, 1996:

1. Antennas may be installed inside the attic of a home without ARC approval.

HDTV antennas mounted outside must meet the same requirements as the direct broadcast dishes discussed below.

2. Homeowners must request location approval from the ARC prior to installing an outside-mounted antenna/satellite dish. No Architectural Review Fee will be charged for this type of request.

3. The antenna/dish should be mounted at least 8 feet back from the all front surfaces of the home. All efforts should be made to locate the antenna/dish on the side or rear of the home, shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal.

4. Antennas/Dishes must be mounted on the fascia, trim strips, side of the house, or on a 4" x 4" wooden post no taller than 6' – 0". Antennas cannot be mounted on the roof ridge or on the backyard fence. Mounting an antenna on the roof may invalidate your roof warrantee.

5. Shortwave antennas and antenna towers will not be approved.

**3.08 Astro-Turf.** Not Permitted. Neither Astro-turf nor any other floor covering shall be used on the front porch or sidewalk. All other surface treatments on the front porch or sidewalk requires approval.

**3.09 Awnings.** Approval Required. See Overhangs/Awnings - Cloth or Canvas, Section 3.15.

**3.10 Barbecue/Gas Grills.** All barbecue grills, smokers, etc., must be maintained in the rear yard or on the patio, not visible from the front of the home. Any permanently installed gas BBQ grill must have ARC installation approval and applicable city permit.

**3.11 Basketball Backboards.** No basketball backboards shall be attached any part of the home. Only portable basketball backboards shall be allowed and these do not require approval if the following standards are met: 1) portable units cannot be placed in the public right of ways, streets, alleyways, or on sidewalks; 2) The portable basketball backboard must be stored out of sight when not in use.

**3.12 Birdbaths.** Approval is not required if the height is not greater than 3 1/2 feet including any pedestal. See Statutes and Fountains, Section 3.64.

**3.13 Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to one foot by two feet. A birdhouse or bird feeder, which is mounted on a pole, may not exceed six (6) feet in combined height. Bird Houses and feeders may not be attached to the fence.

**3.14 Carports.** Not Permitted.

**3.15 Cloth or Canvas Overhangs.** Refer to Section 3.39.

**3.16 Clothes Lines and Hangers.** Permitted, but clothes lines need to be retracted if not in use.

**3.17 Compost.** Approval is not required for a small, odorless container. The container must not be immediately visible to adjacent properties and all odors must be controlled.

**3.18 Decks.** Approval Required.

1. The deck must be constructed of redwood, western red cedar, Trex, or other material similar to the material of the residence, and stained or painted a similar or complimentary color to the exterior of the residence.

2. Structural members such as posts, rim joints and floor joists must be pressure treated with a preservative.

3. Redwood and western red cedar, etc., must be coated with a preservative / stain which enhances the look of the wood, and reduces the deterioration and maintenance of the deck. Trex does not require a stain or painted finish.

4. The deck must be located so as not to obstruct or greatly diminish the view of, or create an unreasonable level of noise for, adjacent property owners.

5. Construction shall not occur over easements and must be set back a minimum of five (5) feet from the property line.

**3.19 Dog Houses.** Small commercial plastic doghouses do not require approval. Doghouses constructed of wood, brick, stone, etc., must be approved. They are restricted to fifteen (15) square feet and must be located in a fenced back yard. Doghouses must be installed at ground level, and must not be visible above the fence. If constructed of wood, brick, or stone etc., the structure must match the exterior of the home. Only one constructed doghouse per home/lot will be allowed.

**3.20 Doors.** Approval Required. Doors that need replacement should be replaced with a door of similar style, material and color so that it doesn't significantly change the look of the home.

**1. Security Doors and Windows.** Approval Required. All security or security-type doors and windows must be approved prior to installation. Excessive ornamentation will not be approved.

**2. Screen Doors.** Approval Required. Screen doors will not be approved on the front of the house. They may be used on the back door. Colors must be complimentary with the color scheme of the home or be white in color. A door with a "milled aluminum finish" will not be approved. Screens must be kept in good condition without any holes or tears.

**3. Storm Doors.** Approval is not required for storm doors, if the manufacturer and style appear in the pre-approved list. Colors must be complimentary with the color scheme of the home or be white in color. Homeowners wishing to utilize a storm door not on the pre-approved list, or a different color or style, must first obtain approval.

**3.21 Drainage.** The Golden Bear Patio Home Declaration requires that there be no interference with the establish drainage pattern of any property. For new construction, the Building Codes as interpreted, used and enforced by the Longmont City Building Code Office will be the guide for these projects.

The ARC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Sump pump drainage should be vented a reasonable distance from the property line, but still on the owner's property, to allow for absorption.

When planning and installing any outside projects including, but not limited to, landscaping, patios, fences, sidewalks, planters, etc, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against your or your neighbor's house foundation, walkways, sidewalks, and driveways into the street.

**Adverse affects caused by improper drainage to adjacent properties may be expensive. Cost of any clean up / repair / replacement will be the responsibility of the offending homeowner.**

**3.22 Driveways.** Changes/Alterations will not be permitted. This includes a pull-off area to the side of the driveway, an additional driveway adjacent to the existing driveway, or an apron extension for trash can storage. Trash cans are to be stored out-of-sight (inside the backyard fence or inside the garage.) See Trash Containers, Enclosures and Pickup, Section 3.72.

**3.23 Electric Circuits.** Approval Required. Additional electric lines in conduit are not to be run horizontally along or attached to the siding of the house. Electric lines must be routed through the basement, exiting the rim joist at the closest point to the area of use. Outdoor circuits of any kind must incorporate a ground-fault breaker. Any circuits not meeting the above standards must have approval. A building permit is required.

**3.24 Evaporative Coolers.** Approval Required. Window mounted units will not be permitted. Roof top mounted equipment is not preferred. If applicant requests roof top mounting equipment, Applicant's application must also include alternative locations for equipment that comply with Section 3.06 and estimates of increased costs or diminished efficiency of such equipment and must be installed so as to minimize visibility from street locations.

**3.25 Exterior Lighting.** Approval Required. See Lights and Lighting, Section 3.38.

**3.26 Fences.** Approval Required.

1. Fences are not permitted in the front yards of lots.
2. Prior to installing any fence on the back yard of a lot, the homeowner must first submit plans for such fences and must comply with the specific fence detail for the community. Submission of a plan for a fence does not guarantee that a homeowner will obtain approval for such fence.
3. If fencing is approved, conditions may be imposed relating to the construction, design, materials, location, or other matters.
4. Additional gates in an existing homebuilder installed (constructed) rear yard fence will not be approved.
5. Gates shall swing into the back yard.
6. No plastic or metal chicken wire, hog wire, barbed wire, or strand wire will be allowed.

See Vertical Lap Cedar Fence Detail, Section 5.01. The approved fence paint formula is listed in Section 5.00.

The Longmont City Building Code controls the placement, sight triangle and height of all wooden fences and all fences built must meet all City Code Requirements.

**3.27 Flagpoles:** Approval is required for any freestanding flagpole. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. A flagpole base must be placed where the flag can fly free of any obstructions (house, trees, fences, shrubs, etc. Pole flown flags will not be larger than 24 square feet.

Approval is not required for one flagpole mounted on the front of the residence. Such residence-mounted flagpoles are limited to a maximum 6' in length and flags should not be larger than 15 square feet in size. Poles should be mounted high enough to keep the flag from dragging on the ground or touch any surrounding shrubbery.

No more than two flags, one U.S. Flag and one service flag may be displayed at the same time. Service flags should be the same size or smaller than the U. S. Flag. Special events flags may be flown on the day of the event but should be taken down at the end of the day.

**3.28 Garbage Containers and Storage Areas.** See Trash Containers, Enclosures and Pickup, Section 3.72.

**3.29 Gardens - Flower or Vegetable.** Approval is not required for flower or vegetable gardens located inside the rear yard fence. Vegetable plant growth must be contained within the rear yard fence and must not be visible from the street. No front or side yard gardens will be approved. Landscaping of the front yard is limited to HOA maintained plantings.

**3.30 Gazebos and Arches.** Approval Required. A gazebo must be an integral part of the rear yard landscape plan and must not obstruct the adjacent property owner's views. Arches and gazebos must be no more than 8' tall and must be a complementary color to the exterior of the residence.

**3.31 Front Porch/Step Handrails.** Permitted. Black steel/iron handrails like those installed by the builder are the only permitted style of handrail to be installed by homeowners in the front outside of the house. See Pre-Approved Project List.

**3.32 Hot Tubs.** Approval Required. A hot tub/Jacuzzi must be an integral part of the deck or patio area and of the rear yard landscaping. The hot tub must be installed behind a 6' solid fence or approved privacy screen measured from the surface upon which the tub/Jacuzzi rests/sits in such a way that it is not immediately visible to adjacent property owners and does not create an unreasonable level of noise for adjacent property owners. In some instances, additional fencing, privacy walls, or plant material around the hot tub/Jacuzzi may be required for sufficient screening. All hot tubs/Jacuzzis must have a locking lid capable of supporting 150 pounds. Hot tub lids must be in place and locked down when the hot tub is not in use. Both a locking lid and a locking fence will be

required for approval of any proposed pool, hot tub, or Jacuzzi projects. Consult City Building codes.

**3.33 Irrigation Systems.** Underground automatic irrigation systems will not require approval. Irrigation systems must be installed, inspected, adjusted, repaired, and maintained in a manner that prevents water damage to adjacent homes or properties.

**3.34 Jacuzzis.** See Hot Tubs, Section 3.32.

**3.35 Kennels.** Breeding or maintaining animals in the Golden Bear Community for a commercial purpose is prohibited.

**3.36 Landscaping.** Approval Required. 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.) and building materials (stone, wood, edging, etc.) must be clearly labeled in detail.

**3.37 Latticework and Trellises.** Approval is required for any type of permanent fencing using garden trellises or latticework. Lattices and Trellises must be 6 feet in height above ground level or less.

Lattices that are permanently attached to the house or attached to fence style posts must be painted to match the body or trim color of the house or the approved fence color.

Garden trellis or lattices 6 feet or less in height used to support plants/vegetation do not require approval. Non-permanent lattices having a life expectancy of one or two growing seasons that are not attached to the house or fence style posts do not require painting.

**3.38 Lights and Lighting.** Approval is not required for replacement of exterior lighting if it is consistent with the original lighting fixture. Approval is required if the fixture is an additional light unit. Any new light must be installed in accordance with the following standards:

- (1) Exterior lights must be conservative in design.
- (2) Exterior lighting should be directed toward the ground and be of low wattage (40 or 60 watt lamps) to minimize the glare to neighbors and other homeowners.
- (3) The use of high-wattage spotlights, floodlights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require approval. For holiday lighting, See Seasonal Decorations, Section 3.56.

**3.39 Overhangs/Awnings - Cloth or Canvas.** Approval Required. An overhang should 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. Requester must provide a swatch of the material to be used.

**3.40 Painting.** Approval Required. It is recommended that all homes be painted on a regular schedule to avoid unsightly chipping and peeling.

1. Brand, color number and/or color combinations must be identical to the original colors established on the home by the builder. Any changes to the color scheme must be submitted for approval and must conform to the general scheme of the community. Original color numbers are available from the website at <http://www.goldenbearpatiohoa.org> or from the Management Company. If you choose to use a different color on your home, you will need to submit the Architectural Request Form with your color samples painted on a hard surface at least 12" x 12", along with a general description of the colors of the houses on either side of your home.

2. All roof vent caps, louvers, plumbing stacks etc., are to be painted flat or semi-gloss black.

3. Garage doors are to be painted the same color as the body of the home. Using contrasting colors to paint or outline door panels will not be permitted.

4. Only those areas that are painted, or are designated by the standards as needing to be painted, may be painted and repainted; only those areas stained may be re-stained; unpainted and unstained areas (such as brick, stone or concrete) shall remain unpainted and unstained.

5. The **HOA** maintains the outside of the wooden vertical lap fence that is in most back yards. The inside of the fence is the home owner's responsibility to keep maintained and painted. The approved fence paint color formula is listed in Section 5.00 and is also available from the Management Company.

**3.41 Patio Covers.** Approval Required. Patio covers must be constructed of materials that match the ones originally used to build the house. Rooflines, pitches, support columns, trim material, brick, rock, and shingles must match those of the original structure. Painting schemes must match the original house colors. See Rooflines, Section 3.52.

**3.42 Patios, Enclosed.** Approval Required. See Additions and Expansions, Section 3.03.

**3.43 Patios, Open.** Approval Required. Open patios 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. In some instances, additional plant material around the patio may be required for screening. The patio and materials must be similar to, or generally accepted as being of complementary color and design to the residence.

**3.44 Paving.** Approval is required for all walks, patio areas, or other paving, and for all materials used including concrete, brick, flagstone, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed.

**3.45 Pipes.** See Utility Equipment Section 3.75.

**3.46 Play Structures, Sports Equipment, Playhouses.** Approval Required. Consideration will be given to adjacent properties (at least a minimum 5' setback from the property line is recommended for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material around the equipment may be required for screening. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and sightly manner.

**3.47 Pools.** Approval Required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property owners (i.e., screened with a plant material or a privacy wall).

**3.48 Privacy Fence / Screen.** Approval Required for all fences and screens. In some situations a privacy fence may be appropriate or required for a specific architectural project. The fence must match existing neighborhood fences for construction, size, materials, and colors. See Fences, Section 3.26.

**3.49 Radon Abatement.** Approval Required. Homeowner must use a licensed contractor, preferably a City of Longmont certified contractor and obtain the necessary City permits. Homeowner will then make available, upon request, copies of the City permits and the contractor's documentation of the installation.

Radon Information Sources:

Colorado  
Hazardous Materials and Waste Management Division  
4300 Cherry Creek Drive South, Denver, CO 80246-1530  
303-692-3090 or 303-692-3300, or 1-800-846-3986  
<http://www.cdphe.state.co.us/hm/rad/radon/radon.asp>

Boulder County Public Health  
3450 Broadway  
Boulder, CO 80304  
303-441-1180  
<http://www.co.boulder.co.us/health/environ/airquality/indoorair/sources/radon.htm>

**3.50 Retaining Walls.** Approval Required. Retaining walls in the rear yard may be used to alter steep changes in grade, but should not alter the basic drainage pattern and may require weep holes to provide required drainage. All Retaining walls must be backfilled with soil to the middle of the capstone on the uphill side of the wall. A single retaining wall shall not be more than thirty-six inches (36") in height (measured at the exposed side) without an engineering plan.

The owner shall provide a detailed landscape plan indicating the size and exposure of the retaining wall, at the time of plan review. Owners are liable for their respective lot drainage. Exposed concrete retaining walls will not be approved.

**3.51 Roofing Materials.** Approval Required. Replacement roofing materials are to be the same type, color, and texture as used by the home builder. The home should be re-roofed with the same or better quality shingle than originally used by the builder. Other materials, types, textures, or colors will require prior approval.

**3.52 Roofline Changes.** Approval Required. Rooflines must be hip or gable end styles to match existing rooflines. Proposed roof pitches shall match the existing roof pitch. Any plan including the addition of or change to a roof must include elevation views when submitting the Architectural Design Request Form.

**3.53 Satellite Dishes.** See Antenna, Section 3.07.

**3.54 Saunas.** Saunas in an outdoor accessory building will not be permitted.

**3.55 Screen Doors.** See Doors, Section 3.20, and Approved Projects List, Section 6.00.

**3.56 Seasonal Decorations.** Approval is not required if installed on a privately owned lot provided that they are in keeping with the Community standards and that the decorations are removed within thirty (30) days of the holiday. Obstruction of sidewalks and right of ways shall not be permitted.

**3.57 Sheds.** Not Permitted.

**3.58 Sidewalk Aesthetics.** No items are to be temporarily or permanently mounted on the manufactured stone, brick facing, or siding on the front or sides of the home with the exception of a surface mounted flag holder. It needs to be noted that any holes drilled in the materials used on the exterior of the home may be impossible to repair and direct replacement materials are no longer available. No window boxes, planters, hose reels or other items are to be mounted on the front or sides of the home. Decorative items must be tasteful and conservative in number. Potted plants are appropriate if placed on the steps or among the live plantings maintained by the lawn service company. Planters and pots are not to be placed where they interfere with mowing and trimming of the lawn, or maintenance of the plants in the front yard. Any decorative items in the path of mowing operations must be removed by the homeowner before the lawn service arrives. Homeowners are not to plant additional plants or replace existing plants maintained by the **HOA's** lawn service without **HOA** approval. Seasonal potted plants, landscape materials, empty pots, hoses, or hose reels should not be visible from the sidewalk or street during the non-growing months.

**3.59 Siding.** Approval Required. Additional or replacement siding must match the siding installed by the builder. Vinyl, aluminum, or steel siding will not be permitted.

### **3.60 Signs.**

1. Temporary signs advertising property for sale or lease should be no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension. Such signs may be installed in the front yard of the lot of the property for sale or lease without

approval provided there is no more than one sign per lot. See Advertising, Section 3.05. All other signs on the front of the home, including, but not limited to, address numbers and nameplates must be approved.

2. The display of a political sign by a homeowner on that homeowner's property or in a window of the owner's residence is approved if displayed no earlier than forty-five days before the day of an election or later than seven days after an election day. The size and number of political signs that may be placed on a homeowner's property must meet any applicable city or county ordinances that regulate the size and number of political signs on residential property. Only one political sign per office or ballot issue in an upcoming election may be displayed on a homeowner's property. The maximum height and sign dimensions of political signs are controlled by city ordinance. No sign may be displayed that is larger than this limit. No political signs may be placed on any common or limited common property without the written consent of the Association.

3. Common non-advertising security system signs will be allowed.

4. Garage sale signs shall be removed immediately at the end of the last sale day.

5. Signs shall not be taped to utility poles, mail boxes, traffic control signs, or common area fences. Sawhorse and wire frame style signs are recommended.

**3.61 Skylights and Solartube lighting.** Approval Required. Bubble type skylights are prohibited.

**3.62 Solar Energy Devices.** Approval Required.

**3.63 Spas.** Approval Required. See Hot Tubs and Jacuzzis, Section 3.32.

**3.64 Statues or Fountains and Decorative Items.** Approval is not required if they are installed in the rear yard and are a height not greater than five (5) feet, including any pedestal. If a statue or decorative item is proposed for the front yard approval is required. Statues and decorative items should be located close to the front or main entrance of the house. Statuary and decorative items should be conservative, few in number, and made from materials other than plastic. Temporary holiday displays including lighted plastic statues are permitted. During the holidays, lighted decorations shall be placed so extension cords do not cross the sidewalk on private or public property. Fountains will not be approved for the front yard.

**3.65 Storage, Outside.** Excess items not currently in use must be stored out of sight in the garage or backyard. This includes yard equipment, ladders, wood products of any kind, building materials, landscaping materials, appliances, etc. Garden hose racks and reels cannot be mounted on the outside of the backyard fence. Hoses should be kept out of sight when not in use.

**3.66 Storage Sheds.** No shed, portable or permanent, will be approved.

**3.67 Sunshades.** Refer to section 3.39.

**3.68 Swamp Coolers.** Approval Required. See Air Conditioning Equipment, Section 3.06, Evaporative Coolers, Section 3.24.

**3.69 Swing Sets.** Approval Required. See Play and Sports Equipment, Section 3.46.

**3.70 Television Antennas.** See Antennas, Section 3.07.

**3.71 Temporary Structures.** No structure of a temporary character, including, but not limited to, a house trailer, storage trailer, car trailer, dumpster, shack, storage shed, or outbuilding shall be parked, placed or erected upon any lot, driveway or street for longer than 24 hours without approval. During the actual construction, alteration, repair or remodeling of a structure or other improvements, materials may be stored in the garage of the home until the work is completed with the car parked on the driveway or street until the work is done. The work of constructing, altering, or remodeling any structure or other improvements shall be made in a timely manner so vehicle parking in the garage can be regained as soon as possible.

**3.72 Trash Containers, Enclosures and Pickup.** Trash or garbage enclosures will not be approved. Refuse, garbage, trash, lumber, shrub or tree clippings, excessive plant waste not being composted, metal, bulk materials, scrap, refuse, or debris of any kind may not be kept, stored, or allowed to accumulate on any lot. Garbage or trash cans or waste receptacles shall be kept inside the backyard fence or in the garage. Trash containers may be placed on the alley/street for pickup after 5:00 p.m. the day before such trash is to be picked up. Trash containers must be properly stored following trash pickup. Storage in this manner will help maintain property values in Golden Bear and will avoid unsightly conditions that impact or affect the entire neighborhood. Because we have a large percentage of front-loading garage homes without the benefit of an alley and to insure fairness to all homeowners these standards shall apply to all homeowners.

**3.73 Tree Houses.** Not Permitted.

**3.74 Underground Installations.** Approval Required.

**3.75 Utility Equipment.** Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, and utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

**3.76 Vents.** Approval Required. Piping and Vents that pierce the roof must be painted flat or semi-gloss black like other vents on the home.

**3.77 Walls, Privacy.** Approval Required. See Fences, Section 3.26.

**3.78 Walls, Retaining.** Approval Required. See Retaining Walls, Section 3.50.

**3.79 Water lines.** Approval Required. Additional water lines must be routed to the exterior of the house closest to the point of use through the basement. Water lines cannot run horizontally along, or be attached to, the siding of the house.

**3.80 Weather Vanes and Directionals.** Not Permitted.

**3.81 Wind Chimes.** Wind Chimes do not need approval, but must be quiet enough to not to disturb neighbors. You may be asked to muffle, relocate, or remove an excessively loud wind chime. Wind Chimes may not be hung or mounted outside of the backyard fence.

**3.82 Window Replacement.** Approval Required. Replacement windows should maintain the basic look established by the homebuilder. The original windows installed in our homes were manufactured by Ammsco. Submission of plans and specifications to the ARC shall include a description of the window frame material and color. Mill finish on aluminum windows is specifically prohibited.

**3.83 Window Well Grates.** No approval is required if the grate is purchased from and installed by a company listed on the Approved Project list. Open window wells present a major liability for homeowners if someone should fall into one and be injured. Window well grates must be of heavy gauge steel mesh welded to a steel rim and secured against unwanted entry. All window grates and covers must provide a means of escape in case the window is used as a fire exit. Grates and window covers not conforming to the above description require approval. See Approved Projects List, Section 6.00.

#### **IV. BACKYARD LANDSCAPING.**

Since the front and side yards in Golden Bear are maintained through the **HOA**, any changes to front and side yard landscaping requires approval.

**4.01 General.** The purpose of this section of the Standards is to help you maintain an appropriate landscaping plan for your rear yard. You may need to resubmit your backyard landscape plan to keep your official paperwork current in respect to the configuration of your backyard.

**4.02 Downspouts.** Downspouts from an adjacent home are to remain in place and in the down position to provide the proper drainage of water coming off the roof during wet weather. Down spouts that project into your back yard from an adjacent home may be replaced with an underground drain system which extends away from your neighbor's home. However, the homeowner is required to contact the owner of the adjacent home before changing the type and/or placement of a new downspout/drainage system. The homeowner is responsible for and must maintain an acceptable drainage path away from the adjacent neighbor's home.

#### **4.03 Drainage**

When planning and installing any outside projects including, but not limited to, landscaping, patios, fences, sidewalks, planters, etc, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against your or your neighbor's house foundation, walkways, sidewalks, and driveways into the street.

**Adverse affects caused by improper drainage to adjacent properties can be expensive. The cost of any clean up, repair, or replacement will be the responsibility of the offending homeowner.**

**4.04 Planting Close to Foundation.** You need to remember that a potential hazard exists when proper drainage is not maintained and/or when water is introduced to "expansive soils" by plantings adjacent to your foundation. Rock and bark are the best materials to use when landscaping next to your neighbor's home.

**4.05 Rear Yard Slopes.** Excess rain or irrigation water must move away from the home into established swales, streets, and gutters. Slopes need to be kept steep enough to prevent water from puddling or gathering next to a foundation – yours or your neighbor's.

**4.06 Shade Trees and Shrubs.** Choose trees and shrubs that when mature will be in proportion to the back yard.

**4.07 Soils/Drainage/Grading.** Your home may be constructed on "expansive soils". The prime characteristic of expansive soils is that they swell when water is introduced. The soil, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures which are placed in the ground and this can result in severe structural damage to your home.

**4.08 Trimming trees and shrubs.** Plant growth must be trimmed regularly to keep limbs from touching fences, neighbors' homes, or obscuring fire lane signs in alleys.

#### **IV. FENCES**

##### **Fence Paint Color: Custom Fence – Golden Bear Fence Color**

Diamond Vogel  
300 2<sup>nd</sup> Avenue  
Longmont, Colorado 80501  
Phone 303 - 776 – 0622

AT 1301 Light Beige

01	05
FF - 42	4Y 18
JJ - 12	1Y 12
TT - 8	40
DD - 12	1Y 12
EE – 12	1Y 12

## **Golden Bear Patio Homes Architectural Standards Addendum**

### **7.00 Patio Home Architectural Standards Addendum**

All changes, additions and deletions to the Golden Bear Patio Home Architectural Standards will be listed in the following section:

ADDENDUM #1 – Date 1/15/2014

Section 3.40 – Item #3 is hereby corrected as follows:

Garage doors are to be painted the same color as the **BODY** of the home. Using contrasting colors to paint or outline door panels will not be permitted.