

Covenants Update Group 1

[Group 1: mainly family vehicles]

6.2(g) Storage of Vehicles. [change first half of paragraph to the following:] Vehicles of short-term guests or agents of Owners may be parked for no more than fourteen (14) days. No inoperable vehicles shall be kept on the Lot or any road adjacent thereto in any area other than in the garage. Any vehicle parked outside of the garage must be parked on or adjacent to a driveway and driven off the lot at least once a week. Garages are restricted to occupancy by the Owner of the Lot for storage and for parking spaces for vehicles. Garage doors shall remain closed when not in use for ingress or egress of vehicles.

Comment: Many residents have an additional vehicle. Parking a vehicle on or beside the driveway, so long as the vehicle is routinely used, would be allowed, to make life a little easier in our neighborhood.

Covenants Update Group 2

[Group 2: mainly non-occupancy structures]

6.1(f) Outbuildings and Decks. No detached occupancy structures such as cottages, guest houses, etc. will be permitted. Up to two detached Auxiliary Structures are permitted. Auxiliary Structures are non-occupancy detached structures of 400 square feet or less, excluding a garage, which include tool sheds, garden sheds, greenhouses, pool cabanas, pagodas, and the like. The determination of whether a proposed Auxiliary Structure qualifies under this clause shall be made by the ARC for any proposed structure not explicitly named in this clause. Decks and related screens, trellises, etc., attached to the Residence, may be proposed for construction on the Lot. All such Outbuildings and Decks require prior ARC approval of consistency with the Residence and neighborhood appearance standards.

Comment: Our neighbors should be able to enjoy the land in which they have invested, while we all want an uncluttered neighborhood, so some limitation is appropriate.

6.1(g) Enclosures. [add “ground-level” in statement “concealed from the ground-level view of other Lots and roads”.]

6.1(j) Construction Type. [added “Residence” and “for occupancy”] All Residence construction shall be new. No premanufactured structure, building previously used at another location or building or structure originally constructed as a mobile dwelling may be moved onto a Lot for occupancy. Geodesic domes or similar structures are not permitted.

Comment: A premanufactured storage shed, for instance, would be allowed, but not premanufactured housing.

6.1(l) Trash and Garbage. Each Lot must utilize the standard trash collection containers in conformity with the standards established by the trash collection service, contracted by the Owner.

Comment: Previous wording implied the HOA might contract trash service. It is not the aim of the HOA to limit residents’ choice of trash service.

6.1(r) Border Walls and Fences. All border walls and fences shall be subject to approval by the ARC. Barbed wire and chain-link fencing within the Property or along any exterior boundary of the Property is prohibited, except for a small dog run, if ARC approved.

Comment: Chain link fencing has not been allowed by the ARC, but this would make it clear in the covenants.

6.1(t) Restriction on Antennae, Pipes, Utility Lines and Transmitters.

~~[strike No electronic or radio transmitters of any kind other than garage door openers, cordless telephones, cellular phones and security systems shall be operated in or on any structure within or otherwise on any Lot.]~~

Comment: This would give residents the right to use a CB or ham radio if that is their hobby. Also, this struck clause is outdated, as it forbids wifi, as well.

Covenants Update Group 3

[Group 3: mainly guests]

6.2 (a) Use Restrictions.

~~[strike No room or rooms in any Residence or parts thereof may be rented or leased and no paying guests shall be quartered in any Residence.]~~

Comment: Many residents rent a room to a friend or family. This is very common as real estate prices continue to rise in Colorado, and we see no reason to restrict families wishing to rent a room.

6.2 (b) No Short Term Rentals. No Lot shall be used or rented for transient, hotel or motel purposes.

~~[strike Except for those activities conducted as a part of the marketing and development program of the Declarant, no industry, business, trade, commercial activities or home professional pursuits shall be conducted]~~

Comment: During COVID, practically every working resident conducted professional pursuits from their home. Many continue to do so and many did so before. We do not wish to tell residents they may not work from their home.

6.2 (i) Pets. ~~[strike approved and licensed in writing by the Executive Board]~~

Comment: The HOA has never tracked dogs and cats of residents. Livestock and unusual pets are still forbidden.

6.2 (r) Restrictions on Signs and Advertising. [add “or a single candidate sign not exceeding 18” x 24” for each ballot race”]

Comment: First Amendment rights are important in elections. Colorado law protects the right of residents to display a modest yard sign for each election contest before elections, while gaudy communications are still forbidden.

Covenants Update Group 4

[Group 4: mainly recreational vehicles]

6.2(g) Storage of Vehicles. [change second half of paragraph to the following:] Auxiliary Vehicles are vehicles such as a boat, camper (on or off supporting vehicles), trailer, tractor, truck, towed trailer unit, motorcycle, snowmobile, recreational vehicle or any other vehicle, the primary purpose of which is for recreational or sporting. With prior ARC approval, Auxiliary Vehicles may be stored in a fenced area, concealed from the ground-level view of other Lots and roads. Otherwise, all Auxiliary Vehicles must be parked within the garage or offsite. RVs and campers may be parked on the property at the side or rear or in the driveway for no more than two (2) weeks. With written notice to an Owner, the Association and the ARC shall have the right to enter unenclosed portions of the Lot to remove and store, at the Owner's expense, vehicles in violation of this Paragraph.

Comment: While we wish to prevent unsightly recreational vehicles staying in the front of a home, residents would be permitted to conceal such vehicles appropriately, with ARC approval of the fencing.