

**RESIDENTIAL IMPROVEMENT GUIDELINES  
FOR  
HOMESTEAD FARM HOMEOWNER'S ASSOCIATION**

Revised as of October, 2013

Part 1 of 5

**1.0 Introduction**

**1.01 Definitions** The following words, when used in these Guidelines, shall have the meaning hereinafter specified. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Declaration:

- a. **"Association"** Shall mean Homestead Farm Homeowners Association, Inc., a Colorado non-profit corporation, and its successors and assigns.
- b. **"Declaration"** Shall mean the Amended and Restated Declaration of Covenants and Restrictions for Homestead Farm Homeowners Association as recorded in the real Property records of Arapahoe County, Colorado, on March 10, 1997 at Reception #A7027727.
- c. **"Architectural Control Committee" or "ACC"** Shall mean the committee established pursuant to Article IX of the Declaration (together with such ancillary and sub-committees, such as the Design Review Committee, as may be established by the Board from time to time), to perform the duties and functions delegated and assigned to it therein or in these Residential Improvement Guidelines.
- d. **"Design Review Committee" or "DRC"** Shall mean the committee duly appointed by the Board as a subcommittee of the ACC to act as the Board's designated representative in matters relating to new exterior construction, and/or exterior changes and improvements to properties in Homestead Farm. As a subcommittee of the ACC, the DRC shall report to the ACC.
- e. **"Guidelines"** Shall mean these Residential Improvement Guidelines of Homestead Farm Homeowners Association as adopted and amended from time to time by the Board.
- f. **"Substantial Violation"** Substantial Violation is defined as one that remains uncured after proper notice of one or more of the published rules and regulations has been made to a Member. (This definition is required by Article IV, Sec. 3, D, of the Declaration of Covenants.)

**1.02 Goal of Guidelines**

- a. Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Homestead Farm development. It is important that improvements to and maintenance of Property including all improvements be made in harmony with and not detrimental to the rest of the community. All improvements made must be in a complementary style to the Living Unit and the overall community. A spirit of cooperation among the ACC, the DRC, and every Owner will go far in creating an optimum environment which will benefit everyone. By following these Guidelines and obtaining approvals for improvements from the ACC/DRC and rectifying any problems identified by the ACC, you will be protecting your financial investment and helping to ensure that new and existing improvements and Lots are compatible with standards established for Homestead Farm. If a question arises as to the correct interpretation of any terms, phrases, or language contained in these Guidelines, the Board's interpretation thereof shall be final and binding.
- b. The Declaration requires prior approval by the ACC (or its designated representatives such as the Design Review Committee) before any improvements may be made to Property in Homestead Farm. The DRC change request form should show the existing Property, including all previously approved changes to the Property. Improvements to Property are broadly defined in the Declaration and may include any sight lines, hard landscaping or change of the grade of a Lot; the construction or installation of a patio, deck, pool, hot tub; the erection, demolition or removal of any exterior building; and any change of the exterior appearance of a building or other improvement. These Guidelines establish certain pre-approved designs for different types of improvements and exempt certain improvements from the requirements for approval by the ACC or the Design Review Committee. These Guidelines also establish methods for managing violations of the Declaration or these Guidelines, including the suspension of common area privileges and the imposition of fines in certain circumstances.

**1.03 Content of Guidelines**

In addition to the introductory material, these Guidelines contain:

- a. a summary of procedures for obtaining approval from the Design Review Committee;
- b. a summary of procedures to be followed by the ACC and/or DRC in processing requests;
- c. a summary of all procedures to be followed by the ACC in handling violations of the Declaration and/or Guidelines;
- d. a listing of common types of improvements that Owners might make along with specific information as to each of these types of improvements; and
- e. approved designs for fences.

**1.04 Subordination of Guidelines to the Declaration**

Copies of the Declaration are delivered to new Owners when they purchase their homes. Each Owner should review and become familiar with the Declaration. Nothing in these guidelines can supersede or alter the provisions or requirements of the Declaration. Provisions relating to the use of Property including all improvements are found in Articles VII, VIII, and IX of the Declaration.

**1.05 Subordination of Guidelines to Governmental and Other Regulations**

Use of Property including all improvements must comply with applicable building codes and other governmental requirements and regulations. Approval by the DRC does not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies (collectively known as "Building Codes" and "Building Permits"). This Association shall not be responsible for the failure of any improvements to comply with Building Codes under any circumstances. For information about City of Centennial requirements, Owners should write or call the City of Centennial.

**1.06 Interference with Utilities**

In making improvements to Property, Owners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Owners should not construct any improvements over such easements without the consent of the utility involved and Owners will be responsible for any damage to any utility lines. Owners should contact the appropriate utility before beginning construction.

**2.0 Procedures to Obtain Approval**

**2.01 General**

As indicated below, there are some improvements for which advance written approval by the ACC/DRC is not required if the Guidelines with respect to such improvements are followed. In a few cases, as indicated below, a specific type of improvement is not permitted under any circumstances. In all other cases, including improvements not included in the listing, advance or prior written approval by either the ACC or DRC is required before an improvement to exterior Property is commenced. This section of the Guidelines explains how such approval must be obtained.

**2.02 Drawings or Plans**

Article IX of the Declaration requires an Owner to submit to the DRC, prior to commencement of work on Property, descriptions, plot plans, construction plans, specifications and samples of materials and colors, etc., as the DRC shall reasonably request showing the nature, kind, height, width, color, materials, and location of the proposed improvement. The DRC change request form should show the existing Property, including all previously approved changes to the Property. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and simple drawings and descriptions will be sufficient. In the case of major improvements, such as room additions or structural changes, detailed plans and specifications may be required. Whether done by the Owner or professionally, the following guidelines should be followed in preparing drawings or plans.

- a. The drawing or plan should be done to scale and should depict the Lot lines of the Lot and the outside boundary lines of the home as located on the Lot. If a copy of an improvement survey is available, it is an excellent base from which to draw.
- b. Existing improvements, in addition to the home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.
- c. The proposed improvements should 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 exterior colors.
- d. The plan or drawing and other materials should show the name of the Owner, the address of the home and a telephone number where the Owner can be reached.

**2.03 Records of Applications, Drawings, and Plans**

The Association will keep a copy of the drawing or plan on file.

**2.04 Review Fee**

No fee is charged for review/approval of plans.

**2.05 Completion of Work**

After approval, a proposed improvement should commence as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within one year from the date of approval.

**2.06 Rights of Appeal**

An Owner may appeal any decision reached by the DRC to the ACC (or the Board) using the appeal process spelled out in article IX of the Covenants.

**2.07 Questions**

Any Owner should feel free to contact any member of the DRC or the ACC at any time concerning its decisions and procedures.

**2.08 Submittal Form**

A copy of the Submittal Form is included with these Guidelines. Additional copies of the Submittal Form can be obtained from the Homestead Farm HOA web site at: <http://www.homesteadfarm.org/acc/application.html>

**3.0 Procedures for Request Processing and Guideline Enforcement**

**3.01 Architectural Control Committee and Design Review Committee Consistency**

The ACC and the DRC will follow the same record keeping techniques, interpretation, and application of the Declaration and the Guidelines of the Association. Detailed written records of all contacts regarding requests or violations will be kept. All actions regarding requests or enforcement will be handled by a majority of DRC committee members.

**3.02 Action by the Committee**

The Committees (ACC or DRC) will meet as needed to review all plans submitted for approval. The Committees (ACC or DRC) may require submission of additional material and the Committees (ACC or DRC) may postpone action until all required materials have been submitted. The Committees (ACC or DRC) will contact the Owner by phone, if possible, if additional materials or information is required. The Committees (ACC or DRC) will act upon all requests within thirty (30) days after receipt of all required documents unless the time is extended by written notice. Approvals will be with a written confirmation of the Committee's decision. Denials will be sent via certified mail, or if delivered by the Design Review Committee, will be acknowledged as received by the Owner via a signed receipt. The ACC must approve any applications that represent a variance to the guidelines.

**3.03 Assignment of Requests**

Requests from Board members and other residents for project approval will be handled by the DRC except in the following instances:

- a. The Architectural Control Committee (ACC) will handle requests from members of the DRC.
- b. Requests requiring a variance to the Covenants and/or Guidelines will be handled by the ACC. In addition, the DRC will present their recommendations for any applications that represent a variance to the guidelines to the Board.

**3.04 Violation Control**

The ACC shall have the authority to enforce violations of the Declaration and these Guidelines. The ACC may assess penalties against Owners in the event that the Declaration or these Guidelines are violated. Such penalties may include revocation of the privileges of using all common areas of the community including the pool, tennis courts, and volleyball courts, and/or the imposition of fines. The fines may be per occurrence of violation or non-compliance, as may be determined by the ACC. Any fine will be assessed in accordance with the schedule as defined in the *Policies and Procedures for Covenant and Rule Enforcement*, and may accumulate for so long as a violation exists or continues.

**3.05 Fine Schedule and Enforcement Process**

The Fine Schedule and the Enforcement Process are defined in the *Policies and Procedures for Covenant and Rule Enforcement*.

**4.0 Specific Types of Improvements - Guidelines**

**4.01 General**

The following is a listing, in alphabetical order, of a wide variety of specific types of improvements that Owners typically consider. Pertinent information is listed as to each. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the DRC, and the written approval of the DRC obtained before the improvements are made. If needed, the DRC will submit the request to the ACC for its separate review and response. In some cases where it is specifically so noted, an Owner may proceed with the improvement without advance approval by the DRC if the Owner follows the stated guideline. In some cases, a type of improvement is prohibited. If an Owner intends to make an improvement not listed below, ACC approval is required.

**4.02 Additions and Expansions**

DRC approval is required. Additions or expansions to a home will require submission of detailed plans and specifications. A minimum detail plan shall include: site plan; exterior elevation of all sides; materials list; color samples (minimum 1" square); and minimum scale site plan (1" = 10'). Any addition or expansion must be of the same or generally recognized as a complementary architectural style and color as that of the residence.

**4.03 Address Numbers**

No approval is required for replacing existing address numbers w/ new numbers 4 to 6 inches in height.

**4.04 Advertising See Signs, Section 4.49**

**4.05 Air Conditioning Equipment**

DRC approval is required. Air conditioning equipment installed in the side yard or backyard should not be immediately visible to adjacent Owners and may be required to be screened from public view. It should be installed in such a way that any noise to adjacent Owners is minimized. Installation of air conditioning, swamp cooler, or evaporative equipment on the roof of the Living Unit or in a window of the Living Unit will not be permitted.

**4.06 Antennae See Communication Reception/Transmission Systems, Section 4.11**

**4.06 Awnings**

DRC approval is required. Must be cloth or canvas. The color must be the same as or generally recognized as a complementary color to the exterior of the residence.

**4.07 Balconies See Decks, Section 4.12**

**4.08 Basketball Backboards, Portable and Permanent Backboards**

DRC approval is required. Free standing, pole mounted backboards may not be constructed in the "front" yard, whether permanent or sleeve-set. "Rear" and "side" yard pole mounted basketball backboards may be approved by the DRC based upon, but not limited to, the following considerations: proximity of goal and backboard to the Lot lines, proximity to the Owner's living area, landscaping and vehicles. Garage mounted backboards are permitted with DRC approval. Portable, freestanding basketball boards may be utilized provided that they are maintained in a like new condition, are not placed on or next to a right-of-way, are not left for a period longer than twelve (12) hours in a designed/designated landscaped area of the Lot and are stored completely out of sight at the end of the day.

**4.09 Birdbaths See also Statues, Section 4.54 and Birdhouses and Birdfeeders, Section 4.10**

Not permitted in front yard. DRC approval not required for those erected in back yard.

**4.10 Birdhouses and Birdfeeders**

Not permitted in front yard. DRC approval not required for those erected in back yard.

**4.11 Communication Reception/Transmission Systems and Cable Lines**

One (1) small satellite dish, no larger than one meter in diameter (equivalent to 39 inches), may be installed and maintained on any Lot, but only upon compliance with the following conditions:

- a. DRC approval is required. Preferred placement is in the rear yard of the home, below the fence line and not visible to any street or open space. The equipment should be installed with emphasis on being as unobtrusive as possible to the adjacent neighbors.

- b. All cable lines running across the Lot must be properly buried underground. All cable lines running on the siding of the home must be properly hidden so as not to look in poor condition. Cable lines should run parallel with all siding and with all trim boards and be painted to match surface that it is installed on.

**4.12 Decks**

DRC approval is required. Must be installed as integral part of the residence and patio area. Must be located so as not to obstruct or diminish greatly the view of adjacent Owners or to create an "unreasonable" level of noise for adjacent Owners. If painted, the color must match the color of the body of the house.

**4.13 Dog Runs**

Not allowed.

**4.14 Doors**

DRC approval is required unless the replacement door is an exact duplicate of the existing door.

- a. **Storm / Security Doors** DRC approval is required.
- b. **Garage Doors** All garage doors must be approved by the DRC prior to installation. Garage doors with windows will not be allowed. Non-functional hardware will be allowed as long as it is in character with the community and is APPROVED by the Design Review Committee.

**4.15 Drainage**

DRC approval is required for any change affecting drainage of water over or across any Lot. The established drainage pattern means the drainage pattern as engineered and constructed by Sanford Homes prior to conveyance of title from Sanford Homes to the original Owner. When installing landscaping it is very important to insure that water drains away from the foundation of the Living Unit and that the flow patterns prevent water from flowing under or collecting near or against the Living Unit foundation, walkways, sidewalks, driveways, and common areas. Water should flow fully over walkways, sidewalks, and driveways into the street. The DRC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern.

**4.16 Driveways See also Paving, Section 4.37**

DRC approval is not required when replacing existing driveways, sidewalks, or patios in kind. DRC approval is required for extension or expansion of driveway.

**4.17 Evaporative Coolers See Air Conditioning Equipment, Section 4.05**

**4.18 Exterior Lighting See Lights and Lighting, Section 4.32**

**4.19 Fences – Perimeter**

a. **Definition of Perimeter Fence**

Perimeter fence defined: all fences that back up to Dry Creek Road, South Holly Street and East Easter Ave.; all properties that back up to Easter/the Baptist Church property; the south side of Fremont Street between Holly and Grape St.; the north side of Fremont Street for the first three properties that back up to Fremont starting at Holly (7156, 7160 & 7164 S. Hudson Cir.); the S. Glencoe St. entrance from Dry Creek and the S. Grape St. entrance from Easter.

b. **General**

Perimeter fences may not be removed, replaced, stained a different color or altered, including adding a gate, without approval of the DRC. If an Owner replaces their existing Perimeter fence (the original Sanford Homes design), it shall be replaced with a six (6) foot privacy fence in accordance with the style specifications below. If any such fences, which are located on an Owner's Lot, are damaged, the Owner shall repair and recondition the same at the Owner's expense. If such fences are destroyed or damaged in an amount equal to or greater than 50% of the total fence linear footage, the Owner shall replace the entire fence with a six (6) foot privacy fence in accordance with the style specifications below. All perimeter fences must be uniformly stained with the DRC approved color.

c. **Replacement Perimeter Fence Style**

Any construction or repair of any Perimeter fence shall be in accordance with the specifications shown on Figure A and as set forth below.

d. **Specifications**

- Perimeter fences will be six (6) feet in height, constructed as follows: Fence to be constructed with three (3) rails on back evenly spaced and two (2) fascia boards on the front.
- Rails shall be mounted flush with the backside of the posts either by joist hangers or the use of a notched post.
- Posts are to be 6" x 6" cedar.
- Fascia boards are 1" x 4" cedar.
- Rails are 2" x 4" cedar.
- Pickets are 1" x 6" cedar.
- Top cap board is 1" x 4.5" cedar.
- Posts are to be set in holes at least 24" below ground and 12" diameter.
- Top of posts to be bevel cut at 45 degrees.
- Posts will be set at intervals of 8 feet or less, and properly plumbed.
- Galvanized or weather resistant fasteners must be used.
- HF Perimeter Fence Stain - Sold at Home Depot - STR#1509
- Behr Base: 211 Solid Color Wood STN/Stain – SO (DP-504) Plymouth Gray

Formatted: Bullets and Numbering

CLRNT	BL	CL	LL
0Z	0	0	0
384th	246	50	106

f. **Brick Pillars**

At the time an Owner's Perimeter fence is either repaired or replaced, any existing brick pillars on the fence line are to be increased in height to match the height of the new Perimeter fence line, or completely removed. Top must be finished in current style consisting of two corbel layers and concrete cap.

4.20 **Fences - Non-perimeter**

a. **Definition of Non-Perimeter Fence**

Any other fences (new or existing) erected within Homestead Farm that are not Perimeter Fences.

b. **General**

Fences and/or walls may not be removed, replaced, painted a different color, or altered, including adding a gate, without approval of the DRC. If any fences and/or walls located on an Owner's Lot are damaged or destroyed, the Owner shall repair and recondition the same at the Owner's expense. Repairs or replacement of such fences/walls shall restore the same to its original condition.

c. **Drainage under Fencing**

It is important to remember that certain drainage patterns may exist along or under proposed fence locations. When constructing a fence, be sure to provide for a space of 2 - 3 inches between the bottom of the fence and the ground elevation so as not to block these drainage patterns.

d. **Fence Designs**

Fences may not be constructed without DRC approval. The recommended construction shall be in accordance with the specifications shown on Figures 1 through 7 (attached). Such Lot line fences may be solid or open. An open fence must be no more than 54" in height and constructed in accordance with Figures 1 through 3. A solid non-perimeter fence must be no more than six feet in height and must be constructed in accordance with Figures 4 and 5. Transitions between a three foot six inch fence and a six foot fence must be as shown on Figures 4 and 5. Gates in fencing must be constructed in accordance with Figures 6 and 7. As to Lots with a slope rising away from the Living Unit, the DRC will consider approval of the above mentioned six foot privacy fence located at the foot of the slope rather than on the Lot line at the top of the slope, or the three foot six inch open fence mentioned above on the Lot line at the top of the slope. In this case, a landscaping and maintenance plan for the slope area may be required by the DRC. All of the above mentioned six foot, non-perimeter, privacy fencing must be constructed of rough sawn material and split rail fences must be constructed with "jumbo" rails.

1. **Front Yard Fencing**

No fencing that will be erected past the front elevation of the home will be allowed.

2. **Lot line**

Height limitation will be six feet. See Figures 4 and 5.

3. **Fences or Screening Located within Lot line**

Must be rough sawn wood. Must be an integral part of the landscape design.

4. **Double Fencing**

Not permitted.

5. **Common Areas**

Fences constructed adjacent to common areas will be of split rail design only.

6. **Pet Control**

Welded wire mesh (2 in. by 4 in.) attached to split rail fences is allowed to insure pet control. The welded wire should be of a type designed to be as unobtrusive as possible.

7. **Solid Fencing**

All fencing facing a street must be constructed smooth side out.

e. Except as noted, plastic, chicken wire, hog wire, barbed wire, strand wire and/or chain link fences will not be allowed.

4.21 **Flagpoles**

A maximum of two (2) 4 foot x 6 foot flags, National or State, attached to a pole, not to exceed 6' in length and 2" in diameter, may be affixed to the front or back of a Living Unit without DRC approval. The top of the flagpole may not be higher than nine (9) feet above the front door entry elevation. Free standing flagpoles are not allowed.

4.22 **Gardens (Flower)** See also **Landscaping, 4.30**

For flower gardens less than 200 square feet, DRC approval is not required. All gardens should be weeded, cared for, and carefully maintained.

4.23 **Gardens (Vegetable)** See also **Landscaping, 4.30**

For vegetable gardens less than 200 square feet, DRC approval is not required if located in the rear or side yard and substantially screened from view of adjacent Owners.

4.24 **Gazebos and Pergolas/Arbors**

DRC approval is required. Freestanding Gazebos or Pergolas/Arbors larger than 3 ft deep by 6 ft wide are not allowed. Height of freestanding structures, including attachments, should not exceed seven (7) feet. All other structures should not unreasonably obstruct adjacent Owner's views. 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 and must comply with all existing set back requirements. Roof material should match that of the Living Unit.

4.25 **Grading and Grade Changes** See **Drainage, Section 4.15**

4.26 **Holiday Decoration / Lighting**. Exterior holiday lighting, subject to Guideline 4.31 "Lights and Lighting", and exterior holiday decorations do not require DRC approval. However, exterior holiday lighting and exterior holiday decorations may not be installed more than 30 days prior to the holiday and must be removed within 30 days after the holiday.

4.27 **Hot Tubs**

DRC approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Should be installed in such a way that it is not immediately visible to adjacent Owners and that it does not create an unreasonable level of noise for adjacent Owners.

4.28 **Irrigation Systems**

Underground manual or automatic irrigation systems will not require approval of the DRC.

4.29 **Jacuzzis** See **Hot Tubs, Section 4.27**

4.30 **Landscaping**

DRC approval is required for all landscaping modifications or changes that affect more than 200 square feet. All proposed plans must be submitted, and should be prepared by a landscape or nursery professional.

4.31 **Latticework**



DRC approval is required. No freestanding latticework will be approved.

**4.32 Lights and Lighting**

DRC approval is not required for exterior lighting if in accordance with the following guidelines:

Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting should be directed towards the Living Unit and be of low wattage to minimize glare sources to neighbors and other Owners. Lighting should not spill over into neighbor's yards. Lighting glare should not be visible from above the light source. Lighting for walkways generally should be directed to the ground. Lights on poles should not exceed five (5) feet in height. Lighting fixtures should be consistent with the color of the home. Any variance from these guidelines or use of high-wattage spotlights or floodlights requires DRC approval.

**4.33 Painting**

DRC approval is not required if color and/or color combinations are identical to the existing color established on the home. Any changes to the color scheme or color changes must be submitted to the DRC for approval. All structures, including sheds, must be painted at the same time and in the same scheme as the residence.

You will need to submit the architectural request listing your proposed colors, the paint manufacture, and color codes and a general description of the colors of the adjacent Living Units. You may also submit paint sample strips, designating what color is to be used for the body, trim, and accent.

**4.34 Patio / Porch Roof**

DRC approval is required. Must be constructed of wood or material generally recognized as complementary to the home and be similar or generally recognized as complementary in color to the colors in the home. Roof materials on patios must be the same as on the Living Unit.

**4.35 Patios - Enclosed See Additions and Expansions, Section 4.02 and Sunrooms, Section 4.57**

**4.36 Patios - Open**

DRC approval is required. 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 Owners. Must be similar or generally accepted as a complementary color and design of the residence.

**4.37 Paving See also Driveways, Section 4.16**

DRC approval is not required when replacing existing driveways, sidewalks, or patios in kind. DRC approval is required when changing either the location or finish of walks, driveways, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as the paving material.

**4.38 Play and Sports Equipment**

DRC approval is required. Approval will be based upon, but not limited to the following criteria:

- a. Be located in the rear yard.
- b. Height of the structure should not unreasonably obstruct adjacent Owner's views.
- c. Shrubs and/or trees equal to  $\frac{3}{4}$  the height of the play structure at planting may be required for screening purposes. Amount, size, and location of vegetation will be at DRC's discretion.
- d. All play and sports equipment must be in a fenced yard.
- e. Use of the equipment should not create an unreasonable level of noise for the neighbors.
- f. Any roofs on the structure must be unobtrusive.
- g. Playhouses and Forts. DRC approval required. Size and location must be such as to not create an undue disturbance. Must not be used as a storage facility.

**4.39 Poles See Basketball Backboards, Section 4.08 and Flagpoles, Section 4.21**

**4.40 Pools**

DRC approval is required. Above ground pools will not be allowed.

**4.41 Radio Antennae See Antennae section 4.06**

**4.42 Roofing**

All re-roofing work (except repair of a limited number of shingles) requires DRC approval. When an owner replaces a portion of their roof, remodels, or adds any new roofing it must be consistent for the entire home. Multiple roofing materials on the same home will not be approved. Samples, material information sheets, color samples and addresses of similar homes (with similar roof pitches) using the requested material and a detailed drawing or photo of the applicant's home must be submitted with the application. Material should be of a similar color and design resembling aged, weathered cedar shakes (brown or gray) and be generally accepted as complementary to the exterior of the home.

The approved roofing materials (based on information following) are:

- Concrete Tile Roofing**
- Stone-Coated Metal Roofing**
- Recycled Plastic Shakes**
- Dimensioned Asphalt - Random Pattern Only**

The DRC may, based upon, but not limited to, color, quality and appearance, approve **Concrete Tile Roofing** resembling in design a cedar shake. In addition, approval will be dependent upon an independent structural engineer's report certifying that the weight of the material can be supported by the roof structure. Recommended roofing manufacturers are: Westile or equivalent.

The DRC may, based upon, but not limited to, color, quality and appearance, approve **Stone-Coated Metal Roofing** resembling in design a cedar shake. In addition, approval will be dependent upon an independent structural engineer's report certifying that the weight of the material can be supported by the roof structure. Recommended roofing manufacturers are: Gerard Roofing Technologies or equivalent.

The DRC may, based upon, but not limited to, color, quality and appearance, approve **Recycled Plastic Shakes** resembling in design a cedar shake. These shakes are full size, one-piece shingles cast from cedar shakes. Recommended roofing manufacturers are: Voslite or equivalent.

The DRC may, based upon, but not limited to, color, quality and appearance, approve **Dimensioned Asphalt** resembling in design a cedar shake. Recommended roofing manufacturers are:

MANUFACTURER	STYLE	COLOR
CertainTeed	Presidential Shake	For all styles: Autumn Blend, Burnt Sienna, Shenandoah, Classic Weathered Wood, Weathered Wood, Cumberland, Shadow Grey, and Chestnut
	Presidential Shake IR	See above
	Presidential Shake TL	See above
	Landmark TL	See above
GAF	Timberline HD	For all styles: Autumn Brown, Cedar, Bark Wood, Shake Wood, Weathered Wood
	Timberline Ultra HD	See above
	Grand Sequoia	See above
Tamko	Heritage	For all styles: Weathered Wood, Rustic Slate, Natural Timber, Black Walnut, Mountain Slate
	Heritage Premium	See above
	Heritage IR	See above
	Heritage Vintage	See above
Owens Corning	Woodcrest	For all styles: Teak, Driftwood, Chestnut
	Trudefinition Duration	See above

When replacing cedar shake shingles with an approved alternative, Owners with cedar siding on exterior walls or dormers are strongly encouraged to replace it with new siding that is consistent with or complementary to the existing siding (that is not cedar shake) on the home.

**4.43 Roofing Equipment**  
DRC approval is required.

**4.44 Satellite Dishes See Communication Reception/Transmission Systems, Sect 4.11**

**4.45 Screen Doors See Doors, Section 4.14**

**4.46 Sewage Disposal Systems**

Will not be approved.

**4.47 Sheds**

DRC approval is required. Approval will be based upon, but not limited to, the following criteria:

- a. Must be of the same or generally recognized as complimentary architectural style and color as that of the residence. If the color scheme is changed on the residence, it must also be changed on the shed.
- b. Maximum height shall not exceed six (6) feet including skids, foundation, or concrete slab.
- c. Requests for approval will be reviewed on a case-by-case basis; taking into consideration the Lot size, square footage of the home and proposed location of shed or accessory building.
- d. Must be screened from the street by a fence, if visible from the street.
- e. Highest point must not be higher than the top of the screening fence at its lowest point.
- f. Must be located in the back yard.
- g. Roof should be complimentary to existing roof on residence.
- h. Should not unreasonably obstruct adjacent Owner's views.
- i. Shrubs and/or trees equal to  $\frac{3}{4}$  the height of the shed or accessory building at planting may be required for screening purposes. Amount, size, and location of vegetation will be at the DRC's discretion.
- j. Materials other than wood or Masonite siding that resembles the home siding will not be approved.
- k. Must be set back a minimum of 3' from the side of Lot lines and 5' from rear Lot lines or comply with subdivision setback requirements.

**4.48 Shutters - Exterior**

DRC approval is required. Shutters must be of a similar material, color, design, and size generally accepted as complementary to the exterior of the Living Unit. Shutters may be made of wood or vinyl, but must have individual slats. Wood shutters must be repaired or replaced when the deterioration of the shutter is visible. Wooden slats need to be replaced when they are broken or badly bowed. All replacement shutters must be the same style and width as the original Sanford supplied shutters (1/2 the width of the window, and the style as shown in Figure B).

**4.49 Siding**

DRC approval is required for a change of siding. Hardboard or an alternative siding, such as James Hardie siding, will be considered with DRC approval required. Other types of siding, such as vinyl, aluminum, or steel are not approved. Existing siding must be removed if a replacement siding is used.

**4.50 Signs**

DRC approval is not required for the following signs:

- a. Temporary signs advertising Property for sale or lease that are no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension and are conservative in color and style may be installed, provided there is not more than one sign per Lot.
- b. Real Estate signs must be removed within forty-eight (48) hours after closing, unless required by law, following the sale of a Lot.
- c. Political Signs - Restrictions on the display of political signs shall be in accordance with the Sign Code of the City of Centennial. As of September 15<sup>th</sup>, 2005, Section 1-3703 of the City of Centennial Sign Code imposes the following restrictions:
  - political signs cannot exceed six ( 6 ) square feet in area
  - cannot be posted more than forty-five (45) days prior to the election
  - must be removed fifteen (15) days after the election to which the sign relates
  - no sign shall constitute a traffic hazard
  - no sign is permitted on public property including public streets, medians, islands, sidewalks, traffic control signals, utility poles or trees
  - no sign visible from a public right-of-way may have any moving, swinging, rotating or flashing parts

All other signs must be approved by the DRC. No lighted signs will be permitted.

- 4.51 **Skylights and Tube Lights**  
DRC approval is required.
- 4.52 **Solar Energy Devices**  
DRC approval is required. Must be designed to appear as if it is an integral part of the roof. Must be enclosed in matching siding and/or roofing material. No exterior plumbing may be visible.
- 4.53 **Spas** See **Hot Tubs, Section 4.27**
- 4.54 **Sprinkler Systems** See **Irrigation Systems, Section 4.28**
- 4.55 **Statues**  
DRC approval is not required if installed in rear yard and of a height not greater than three (3) feet, including any pedestal and are not visible by from adjacent Owners and no more than three (3) in number. All other statues or like structures must be approved by DRC prior to installation.
- 4.56 **Storage Sheds** See **Sheds, Section 4.47**
- 4.57 **Sunrooms**  
DRC approval is required. Must be on the back of the Living Unit. May not be larger than ten (10) feet by twenty (20) feet and must be a contiguous, integral part of the home.
- 4.58 **Sunshades** See **Awnings, Section 4.06**
- 4.59 **Swamp Coolers/Evaporative Coolers** See **Air Conditioning Equipment, Section 4.05**
- 4.60 **Swing Sets** See **Play and Sports Equipment, Section 4.38**
- 4.61 **Temporary Structures**  
DRC approval is required. Camping tents set up for cleaning or occasional overnight sleeping by children will not require DRC approval if left up for no longer than forty-eight (48) hours.
- 4.62 **Tree Houses**  
Not permitted.
- 4.63 **Underground Installations**  
DRC approval is required.
- 4.64 **Vanes** See **Wind Vanes and Directionals, Section 4.71**
- 4.65 **Vents** See **Rooftop Equipment, Section 4.43**
- 4.66 **Walls - Retaining**  
DRC approval is required.
- 4.67 **Wells**  
Not permitted.
- 4.68 **Windows, Window Replacement and Storm Windows**  
DRC approval is not required if the window(s) are replaced with the exact or similar type and style window(s). DRC approval is required for window(s) replacement that would be a change in style, size, or color. The style of window(s) on the front, rear, or sides of a home that have muntin bars must be maintained when the window(s) is replaced. Muntin bar windows are considered an essential part of the character of the Homestead Farm neighborhood. Owners are encouraged to replace any non-muntin windows with muntin bar windows in order to continue to enhance and maintain the overall aesthetic continuity of the community.
- 4.69 **Window Bars**  
Not approved.

**4.70 Wind Vanes and Directionals**

DRC approval is required. Requires notification and disclosure to neighbors.

**5.0 General Guidelines**

**5.01 General**

The following is a listing, in alphabetical order, of a wide variety of specific types of additional issues that impact the aesthetics of Homestead Farm. Non-compliance of these issues may warrant penalties, including the suspension of common area privileges and the imposition of fines in certain circumstances.

**5.01 Animal Waste**

Owners are responsible for the immediate removal of their animal(s)' waste in all common areas and the yards of other residents. Animal waste in your own yard should be removed at least once a week.

**5.02 Boats See Recreational Vehicles, Section 5.10**

**5.03 Campers See Recreational Vehicles, Section 5.10**

**5.04 Clothes Lines and Hangers**

Permanent structures and lines strung between patio uprights are not allowed. Temporary/portable structures are allowed if out of public and neighbors view and erected and removed on the same day.

**5.05 Commercial Use Vehicles.** Unless otherwise prohibited by law, all commercial vehicles shall be parked in the Owner's garage unless ACC approval has been given to be parked in the Owner's driveway. Such approval will be based upon but not limited to curb appeal, effect on safety & street traffic, size and type of vehicle, signage and attached appurtenances. Commercial vehicles will not be given approval to be parked in the street. A "**Commercial Use Vehicle/Trailers**" shall be deemed to mean any vehicle with any of the following characteristics or combination of characteristics: any vehicle with business signage or logos, any vehicle over 7,000 pounds, any vehicle with no passenger seats (for example, delivery vans), vans with extended side panels, any vehicle with racks or panels designed to carry equipment, any vehicle with material or equipment protruding beyond the front, rear, top or sides of the vehicle (including any vertical extension above the limits of truck sides or van/automobile top, but not including a standard truck box), any vehicle in excess of 6'8" in height, and/or any vehicle with commercial vehicle license plate.

**5.06 Firewood Storage See Wood Storage, Section 5.17**

**5.07 Garbage Containers and Storage Areas See Trash and Recycling Containers and Enclosures, Section 5.13**

**5.08 Hanging of Clothes See Clotheslines and Hangers, Section 5.04**

**5.09 Motor Homes and other Recreational Vehicles See Recreational Vehicles, Section 5.11**

**5.10 Parking**

Parking in any landscaped area is not permitted. Sidewalks and driveway must be maintained in good condition, and free of unsightly stains. Parking of vehicles in the driveway shall not block any part of the public sidewalk.

**5.11 Recreational Vehicles**

No trailer, motor home, camper (including vehicle mounted camper whether chassis or slide in) or pickup coach, tent, boat or truck (except pickup) shall be parked, placed, erected, maintained or constructed on any Lot, driveway or street for any purpose. Trailers, campers, pickup coaches, tents or boats that can be and are stored completely within garages and are not used for living purposes are allowed. Residents preparing for/returning from trips may park such vehicles on their driveway or street no earlier than two days before they leave for a trip and for one day after returning from a trip. If any of the above mentioned items are not stored in the garage they must be stored at a facility not located in Homestead Farm. Visitors to Homestead Farm should park their vehicles so as not to interfere with, create a nuisance for, or endanger other residents or guests.

Car covers are not allowed except for temporary, overnight use.

**5.12 Snow Removal**

Sidewalks should be shoveled as soon as practical after a snowstorm for the safety of school children and residents.

**5.13 Storage - General**

Items such as lawn mowers, wheelbarrows, ladders, etc. must be stored so as not to be visible from the street or to the neighbors.

**5.14 Trailers See Recreational Vehicles, Section 5.11**

**5.15 Trash and Recycling Containers and Enclosures**

Trash and recycling containers must be kept in the garage. Enclosures are not permitted. Trash and recycling containers should not be placed on the street for pick-up earlier than the evening before pick-up, and must be returned to the garage the same day as the pick-up. Precautions should be taken with all trash to prevent materials being blown around the neighborhood. Refuse, garbage, 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.

**5.16 Vehicles See Recreational Vehicles, Section 5.11**

**5.17 Wood Storage**

DRC approval is not required. Must be located in the side or back yard and must be neatly stacked and must be located so as to not block any existing drainage pattern on the Lot or line of sight pattern for the neighbors.