

**RESIDENTIAL IMPROVEMENT GUIDELINES FOR
HOMESTEAD FARM HOMEOWNERS ASSOCIATION**

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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

The underlying philosophy of the Design Guidelines and Design Review Process is to preserve and protect the inherent qualities and characteristics of the neighborhood and appropriately accommodate evolving design trends and homebuyer preferences through the periodic review and adoption of amended Guidelines.

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 the 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.

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 Property as it currently exists. 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

Prohibited Improvements In a few cases, as indicated below, a specific type of improvement is not permitted under any circumstances.

Improvements Not Requiring Approval 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.

General Approval Requests General Improvement Requests are requests for approval that are listed and consistent with the Guidelines. General Improvement Requests are reviewed by the DRC consistent with the established Design Review procedures.

Exceptions Requests for approvals not listed in the Guidelines shall only be heard by the ACC.

Variances Requests for approvals of a variance from the Design Guidelines shall be decided by the ACC with a recommendation from the DRC. The role of the DRC in the case of a *variance* is advisory. If the DRC recommends approval of a variance and the ACC concurs, consideration shall be given to amending to Design Guidelines to allow future like cases to be approved without the necessity of a variance request."

An *Appeal* means a request to the Board to reverse the decision of DRC. An appeal follows the Appeal Process. The applicant shall present a case for why and how the DRC erred in its decision. At the discretion of the Board, a representative(s) from the DRC shall present their reasoning for denying or partially denying the applicant's request. The Board may take any of the following actions:

- a. Uphold the original decision of the DRC
- b. Uphold the original decision of the DRC in part
- c. Reverse the decision of the DRC
- d. Reverse the decision of the DRC in part
- e. Send the matter back to the DRC for another consideration based on the input of the Board

2.02 Application for Project Approval

All Homeowner requests for property improvements shall be submitted using the Application for Project Approval form, see **Attachment 2**. 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.

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 **Procedure for Appealing Decisions of Design Review Committee** within these guidelines.

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.

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 Assignment of Requests

	Responsibility of DRC	Responsibility of ACC	Responsibility of Board
Standard Requests			
Requests from Homeowners	X		
Requests from DRC Members		X	
Requests from Board Members	X		
Special Requests			
Requests for Variance from Guidelines		X With recommendation from DRC	
Requests for Exceptions - Improvements not listed		X	
Appeals			X

3.03 Action by the Committee

The Committees (ACC or DRC) will meet as needed to review all plans submitted for approval.

1. **Completeness Review**
The Committee (ACC or DRC) will complete the **Acknowledgement of Application Receipt & Completeness Review** form, see **Attachment 3**, within fourteen (14) days upon receipt of a Homeowner’s application. The Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact the Owner by phone or email, if possible, if additional materials or information is required.
2. **Approval or Denial**
The Committee (ACC or DRC) has 30 days from the acknowledgement of a complete application to render a written decision to the Homeowner. Findings are based upon the **Residential Improvement Guidelines** and application of the review criteria. Requested review extensions by the Committee will be sent via certified mail, or if hand delivered, will be acknowledged as received by the Owner via a signed receipt.

Approval Finding:

Harmony: The proposed project will be in harmony with the rest of the community.

Harm: The proposed project will not be detrimental to the community.

Written confirmation of Approvals will be provided by the **Notice of Design Review Authority Decision**, see **Attachment 4**, sent to the Homeowner.

Denial Finding:

Harmony: The proposed project will not be in harmony with the rest of the community.

Harm: The proposed project will be detrimental and cause harm to the rest of the community.

Denials will be sent via certified mail, or if hand delivered, will be acknowledged as received by the Owner via a signed receipt.

3.04 Failure to Act

In the event the Committee (ACC or DRC) fails to approve or disapprove the application within 30 days after its acknowledgement of a complete application from an owner, approval of the application will not be required and the related covenant or design guideline shall be deemed to have been fully complied with.

3.05 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.

3.06 Fine Schedule and Enforcement Process

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

3.07 Procedure for Appealing Decisions of Design Review Committee

1. Appeals Board

The Board of Directors shall hear homeowner appeals of any decision of the Design Review Committee. No board member shall participate in a hearing for which he/she is a party to an appeal.

2. Appeal Content Requirement

The Appeal must be in writing and must identify and discuss the following:

- a. Which of the decisions of the Design Review Committee are being appealed; and/or
- b. Conditions of Approval that are being appealed

The discussion shall include specific information in support of a reversal, including the identification of any provision of the covenants or design guidelines that the appellant believes has been violated.

3. Timing

Appellant has 30 days from the date of the Notice of the Design Review Committee's decision to file a written request with the Board of Directors for an appeal of a Design Review Committee decision. Failure to do so will result in the exhaustion of all rights of appeal.

4. Appeal Hearing

If an appeal is filed at least 10 days prior to the next regularly scheduled board meeting, the appeal will be heard at the next scheduled meeting of the Board. If an appeal is filed less than 10 days prior to the next regularly scheduled Board meeting, the appeal shall be heard at the subsequent meeting of the Board.

At the Board's discretion, the Appellant or his/her representative may make a presentation of the Appellant's position. Such presentation shall not exceed 10 minutes. The Board may also seek a presentation by a representative of the Design Review Committee describing the basis for the Committee's decision. The presentation shall not exceed 10 minutes.

5. Review

The Board of Directors may review all findings of fact and materials submitted by any party regarding the application. The Board of Directors, at its discretion, can seek further information through formal or informal discussions with the Design Review Committee, the applicant or any other party.

The Board may consider any aspect of Appellant's project, not just issues raised in the appeal. In rendering its decision, the Board of Directors normally will do one of the following:

- a. Uphold the original decision of the DRC and require enforcement of the conditions of approval
- b. Confirm the DRC decision in part.
- c. Reverse the decision of the DRC
- d. Impose different conditions of approval
- e. Send the matter back to the DRC for additional consideration based on the input or instructions of the Board.

In reconsidering the matter, the DRC shall be required to fully consider the directions or instructions of the Board. The decision of the DRC shall be final subject to a homeowner's right of appeal. The sole basis for an appeal shall be an appellant's representation that the DRC failed to fully consider the directions or instructions provided by the Board. The decision of the DRC shall be placed in writing by the Chairman of the DRC and delivered within 15 days following the meeting at which the matter was considered by the DRC.

6. Written Decision

A Board's decision shall be in writing and will be rendered within 15 days of the date of the meeting at which the appeal is heard. The Board's decision will be final.

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.

The City of Centennial NC-6 Land Development Code (LDC) standards shall be utilized in conjunction with these Guidelines. All new uses, expansions, and material changes to the operational characteristics of the existing use of any building, structure, land, or water is considered "development" that is subject to the applicable requirements of the LDC. The LDC provides restrictions on issues such as Building Construction, Easements, and Setback requirements for a wide range of improvements. Homeowners are responsible for compliance with the current City of Centennial standards for any improvement and for obtaining any required permits. Homestead Farm has also previously adopted, and will continue to enforce, more restrictive standards than the City of Centennial LDC on certain guidelines and specific types of improvements.

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 also Signs

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 also Communication Reception/Transmission Systems

4.07 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.

4.08 Balconies See also Decks

4.09 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.

4.10 Birdbaths See also Statues and Birdhouses and Birdfeeders

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

4.11 Birdhouses and Birdfeeders

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

4.12 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.

4.13 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.

4.14 Dog Runs

Not allowed.

4.15 Doors

- a. **Front Doors** DRC approval is required unless the replacement door is an exact duplicate of the existing door. See **Figure A of Attachment 5** for representative illustrations of approved Front Door styles.

Approved Features for Front Doors include:

Raised panels	Windowpanes
Glass is not a dominant feature	Proportionate to house windows
Clear glass	Partial or full sidelites with muntins
Muntins	Frosted glass
Divided glass	

Disapproved Features for Front Doors include:

Door asymmetry	Stained glass
Focal point of door is glass	Oval, arched top, or disproportionate shapes of glass
Tinted glass	Glass caming
Beveled glass	Simulated vertical planking
Etched glass	

- b. **Storm / Security Doors** DRC approval is required.
- c. **Garage Doors** All garage doors must be approved by the DRC prior to installation. See **Figure B of Attachment 5** for Garage Door illustrations.

Approved Features for Garage Doors include:

Style: Garage doors should be in character with the community aesthetic.

Form: Single Doors: 4 x 4 grid. All panels should be equal in size.
Double door: 4 x 8 grid. All panels should be equal in size.

Inset Panels: Solid or simulated vertical planking.

Glass: Single or double rectangular row proportionately divided clear glass separated by simulated muntins at the top of the door to replace top grid row. If used, windows must replace all panels on the top row of the door. Must be proportional to the grid. No semi-elliptical windows will be permitted.

Color: House body or complementary painted color.

Hardware: Simulated colonial style hinges and door handles painted black are permitted and encouraged with vertical planking.

- d. **Patio Doors** All patio doors must be approved by the DRC prior to installation. Glass Wall systems are prohibited.

Approved Features for Patio Doors include:

Type: Sliding, French, or Folding

Glass: Clear

Frame: White

Location: May not be located within 16 inches of the corner of a wall.

Maximum Width: 12 ft.

Maximum Height: 6 ft. 8 inches

Maximum Panel Width: 3 ft.

Muntins: Encouraged on all types. Required on French door type.

Trim: White brick molding

Total Window Coverage: Total width of window coverage on any wall shall not exceed 50 percent of the wall's width.

4.16 **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.

4.17 **Driveways** See also **Paving**

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

4.18 **Evaporative Coolers** See also **Air Conditioning Equipment**

4.19 **Exterior Lighting** See also **Lights and Lighting**

4.20 **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. **See Attachment 1.**

b. **General Conditions**

1. Perimeter fences may not be removed, replaced, stained a different color or altered, including adding a gate, without approval of the DRC.
2. If an Owner replaces their existing Perimeter fence (the original Sanford Homes design), it shall be replaced with a six-foot privacy fence in accordance with the Perimeter Fence style specifications.
3. 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.
4. If such fences are destroyed or damaged in an amount equal to or greater than 20% of the total fence linear footage, the Owner shall replace the entire fence with a six (6) foot privacy fence in accordance with the Perimeter Fence style specifications.
5. All perimeter fences must be uniformly stained with the DRC approved color.
6. Double sided fencing may be allowed with DRC approval.
7. Animal control wire attached to split rail fence rails and posts shall not extend above the top of the fence post.

c. **Replacement Perimeter Fence Style**

Any construction or repair of any Perimeter fence shall be in accordance with the specifications shown on **Figures A, B, and C of Attachment 6** and as set forth below.

d. **Specifications**

Maximum Height: 6 feet

Material: Rough sawn cedar

Fasteners: Galvanized or weather resistant fasteners must be used

Rails: Fence to be constructed with three (3) 2x4 cedar rails evenly spaced and mounted flush with the backside of posts using joist hangers.

Posts: 6x6 cedar posts will be set at intervals of 8 feet or less, and property plumbed. Posts are to be set in holes at least 12" in diameter and 24" below ground. Top of posts shall be bevel cut at 45 degrees.

Pickets: 5/8" x 5-1/2" cedar

Trim: Two (2) 1x4 cedar fascia boards on the front along the top and bottom

Top Cap Board: 1x6 cedar or 1"x5-1/2" composite material

Color: All perimeter fences must be uniformly stained with the DRC approved color.
HF Perimeter Fence Stain – Sold at Home Depot
Behr Base: 211 Solid Color Wood STN/Stain
SO Color Name: Plymouth Gray
Color ID: (DP-504)
Color Formula: BL (lamp black colorant) = 246
CL (yellow oxide colorant) = 50
LL (raw umber colorant) = 1Y106

e. **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 of pillar must be finished in current style consisting of two corbel layers and concrete cap. Alternately, the brick pillars may be completely removed.

4.21 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 Conditions**

1. Fences and/or walls may not be removed, replaced, painted a different color, or altered, including adding a gate, without approval of the DRC.
2. 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. Repair or replacement of such fences/walls shall restore the same to its original condition.

Repair

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 of fences/walls shall restore the same to its original condition. Repairs are defined as the reconditioning of 20% or less of the total linear fence footage. Repairs of fences to restore to the original condition do not require DRC approval.

Replacement

Replacement of fences/walls shall be constructed in accordance with the Design Specifications. Replacement is defined as the construction of new fencing exceeding 20 percent of the total linear footage. Replacement requires DRC approval.

3. Front Yard Fencing. Fencing erected past the front elevation of the home will not be allowed.
4. Double Fencing shall not be permitted. The DRC may consider double-sided solid fencing located on a lot line.
5. Common Areas. Fences constructed adjacent to common areas will be of split rail design only.
6. Animal Control
Welded wire mesh (2 in. by 4 in.) attached to split rail fences is allowed to insure animal control. The welded wire should be of a type designed to be as unobtrusive as possible. Wire shall not extend above the top of fence posts. Poultry netting or ½x½ inch hardware cloth may be allowed provided it does not extend above the top of the bottom rail of a split rail fence.
7. Solid Fencing Constructed Facing a Street. All fencing facing a street must be constructed smooth side out.
8. 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 at least 2 inches between the bottom of the fence and the ground elevation so as not to block these drainage patterns.

c. **Specifications**

1. Lot Line Fencing.

Homeowners are encouraged to install and maintain split rail fencing on the property/lot lines, but Homeowners are allowed to construct a solid property line fence, except adjacent to common areas where fences will be of split rail design only.

Open Fence (Split Rail)

Maximum Rail Height: 4 feet (3 rail) or 3 feet (2 rail)

Maximum Post Height: 4 feet 6 inches (3 rail) or 3 feet 6 inches (2 rail)

Material: Split cedar

Rails: Fence to be constructed with two (2) or three (3) evenly spaced, 4 inch minimum diameter "jumbo" cedar rails. Top rail shall be 6" below top of post

Posts: Cedar posts will be set at intervals of 10 feet or less, and properly plumbed. Posts are to be set in concrete piers at least 10" in diameter and 24" below ground.

Gates: Maximum width of 4 feet and maximum height equal to posts. Gates shall be built with horizontal 2x4 cedar rails in line with fence rails with a 2x4 "z" brace. 5/8"x3-1/2" or 5-1/2" dog-eared pickets on exterior side of gate. Top of pickets shall be parallel to top rail and bottom of pickets shall be parallel to bottom rail or ground surface. Maintain 2" minimum clearance at bottom of pickets to avoid blocking drainage pattern.

Color: Weather-aged natural finish

Split rail fences and gates shall be constructed in accordance with **Figure D** and **Figure E** of **Attachment 6**.

Solid Fence

Location: May be located on the rear and side property lines

Allowed Fence Heights: 4 feet, 5 feet, or 6 feet, fence transitions must be consistent with **Figure F** of **Attachment 6**.

Material: Rough sawn cedar

Rails: Located at top and bottom of fence with rails on interior side. 6 ft. fences to include additional center rail evenly spaced between top and bottom rails. Rails shall be mounted flush with the backside of the posts using joist hangers.

Posts: 4x4 or 4x6 cedar posts set at intervals of 8 feet or less, and properly plumbed. 4x6 cedar posts required for gates. Posts are to be set in concrete piers at least 10" in diameter and 24" below ground.

Pickets: 5/8"x3-1/2" or 5/8"x5-1/2" cedar

Gates: Maximum width of 4 feet and maximum height equal to posts. Gates shall be built with horizontal 2x4 cedar rails in line with fence rails with a 2x4 "z" brace. Turnbuckle and cable brace recommended located opposite to wood "z" brace. Pickets shall match fence. Top of pickets shall be parallel to top rail and bottom of pickets shall be parallel to bottom rail or ground surface. Maintain 2" minimum clearance at bottom of pickets to avoid blocking drainage pattern.

Color: Weather-aged natural finish

Solid fences shall be constructed in accordance with **Figure F** and **Figure G** of **Attachment 6** and solid fence gates shall be constructed in accordance with **Figure H** and **Figure I** of **Attachment 6**. 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. In this case, a landscaping plan for the slope area may be required by the DRC.

2. Fences or Screening Located within a Lot line

Must be consistent with interior lot line dog eared fence style and be an integral part of the landscape design. Fences or Screening shall not exceed 4 ft. in height.

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

4.22 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.

4.23 Gardens (Flower) See also **Landscaping**

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

4.24 Gardens (Vegetable) See also **Landscaping**

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.

4.25 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.

4.26 Grading and Grade Changes See also **Drainage**

4.27 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.

4.28 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.

4.29 Irrigation Systems

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

4.30 Jacuzzis See also **Hot Tubs**

4.31 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.

4.32 Latticework

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

4.33 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.

4.34 Painting

The exterior painting of a home, including the repainting of an existing color, requires the approval of the Design Review Committee. The DRC shall provide a collection of approved color combinations (house body color and multiple corresponding trim and accent colors) to the Board annually for adoption. This collection will be reviewed and updated annually by the DRC. The DRC is permitted to approve color combinations not part of this collection without it being considered a variance from the Guidelines. See **Attachment 1, Application for Project Approval** for complete color approval submittal requirements.

All structures, including sheds, must be painted at the same time and in the same scheme as the residence. Painting of house brick is not permitted.

4.35 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.

4.36 Patios - Enclosed See also **Additions and Expansions, Doors and Sunrooms**

4.37 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.

4.38 Paving See also **Driveways**

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.

4.39 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 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.

4.40 Poles See also **Basketball Backboards** and **Flagpoles**

4.41 Pools

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

4.42 Radio Antennae See also **Antennae**

4.43 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 cedar shakes 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
Certaainteed	Presidential Shake, Presidential Shake IR, Presidential Shake TL, Landmark TL	Autumn Blend, Burnt Sienna, Shenandoah, Classic Weathered Wood, Weathered Wood, Cumberland, Shadow Grey, and Chestnut
GAF	Timberline HD, Timberline Ultra HD, Grand Sequoia	Autumn Brown, Cedar, Bark Wood, Shake Wood, Weathered Wood
Tamko	Heritage, Heritage Premium, Heritage IR, Heritage Vintage	Weathered Wood, Rustic Slate, Natural Timber, Black Walnut, Mountain Slate
Owens Corning	Woodcrest , Trudefinition Duration	Teak, Driftwood, Chestnut

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.

4.44 Rooftop Equipment

DRC approval is required.

4.45 Satellite Dishes See also **Communication Reception/Transmission Systems**

4.46 Screen Doors See also **Doors**

4.47 Sewage Disposal Systems

Will not be approved.

4.48 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 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.

4.49 Shutters – Exterior

DRC approval is required for the replacement of all shutters. Shutters must be of a similar material, color, design, and size generally accepted as complementary to the exterior of the Living Unit. 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 A of Attachment 7**. Shutters may be made of wood or vinyl, but must have individual slats. Shutters may not be permanently removed.

4.50 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.

4.51 Signs

No lighted signs will be permitted. DRC approval is required for all signs except for the following:

- 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 15th, 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
 - 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

4.52 Skylights and Tube Lights

DRC approval is required.

4.53 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.

4.54 Spas See also **Hot Tubs**

4.55 Sprinkler Systems See also **Irrigation Systems**

4.56 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.

4.57 Storage Sheds See also **Sheds**

4.58 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.

4.59 Sunshades See also **Awnings**

4.60 Swamp Coolers/Evaporative Coolers See also **Air Conditioning Equipment**

4.61 Swing Sets See also **Play and Sports Equipment**

4.62 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.

4.63 Tree Houses

Not permitted.

4.64 Underground Installations

DRC approval is required.

4.65 Vanes See also **Wind Vanes and Directionals**

4.66 Vents See also **Rooftop Equipment**

4.67 Walls - Retaining

DRC approval is required.

4.68 Wells

Not permitted.

4.69 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 required to replace any non-muntin windows with muntin bar windows to maintain and enhance the overall aesthetic continuity of the community. Window trim shall be brick molding consistent with the original window trim provided by Sanford Homes and shall be painted white in color.

A picture window is defined as a large window usually dominating the room or wall in which it is located, designed or placed to present an attractive view. Picture windows shall include the large single pane of unobstructed glass and the associated side windows originally installed by Sanford Homes. Side windows may be double hung or sliding but shall include muntins consistent with the original side window muntin configuration.

4.70 Window Bars

Not approved.

4.71 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.

5.02 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.

5.03 Boats See also Recreational Vehicles

5.04 Campers See also Recreational Vehicles

5.05 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.

5.06 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.

5.07 Firewood Storage See also Wood Storage

5.08 Garbage Containers and Storage Areas See also Trash and Recycling Containers and Enclosures

5.09 Hanging of Clothes See also Clothes Lines and Hangers

5.10 Motor Homes and other Recreational Vehicles See also Recreational Vehicles

5.11 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.

5.12 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.

5.13 Shutters

Shutters must be repaired or replaced when the deterioration of the shutter is visible. Slats need to be replaced when they are broken or badly bowed. Shutters may not be permanently removed.

5.14 Snow Removal

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

5.15 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.

5.16 Trailers See also **Recreational Vehicles**

5.17 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.

5.18 Vehicles See also **Recreational Vehicles**

5.19 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.



Homestead Farm Homeowners Association
Application for Project Approval

Please complete this application, include the appropriate attachments, and simultaneously submit to:

Homestead Farm Design Review Committee C/O ACCU 2140 S. Holly St. Denver, Co. 80222 Attention: Jenna Woodman Fax: 303-777-2229 or jennawoodman@accuinc.com	Chairman, Homestead Farm Design Review Committee Ben Ferriman 7175 S. Forest Ln. Centennial, CO 80122 Cell: 303-827-6224 or bif216@gmail.com
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Date:	Note: Homeowners are Required to Submit a Complete Application and Respond in a timely manner to DRC Requests for Additional Information. Incomplete Applications will delay the DRC Decision Process and extend Review Deadlines.		
Name:			
Address:			
Phone:		E-Mail Address:	

Project Scope: This application includes the following changes or improvements. Please check all that apply:

<input type="checkbox"/>	Building Addition and Expansion	<input type="checkbox"/>	Air Conditioning Equipment	<input type="checkbox"/>	Antennae
<input type="checkbox"/>	Awning	<input type="checkbox"/>	Balconies	<input type="checkbox"/>	Basketball Backboards, Permanent
<input type="checkbox"/>	Birdbaths Front or Side Yard	<input type="checkbox"/>	Birdhouses, Front or Side Yard	<input type="checkbox"/>	Birdfeeders, Front or Side Yard
<input type="checkbox"/>	Communication Reception / Transmission Systems & Cable Lines	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Door(s)
<input type="checkbox"/>	Drainage	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	Evaporative Coolers
<input type="checkbox"/>	Exterior Lighting	<input type="checkbox"/>	Fences – Perimeter	<input type="checkbox"/>	Fences - Non-perimeter
<input type="checkbox"/>	Gardens (Flower) Greater than 200 sq.ft.	<input type="checkbox"/>	Gardens (Vegetable) Greater than 200 sq.ft.	<input type="checkbox"/>	Gazebos and Pergolas/Arbors
<input type="checkbox"/>	Grading and Grade Changes	<input type="checkbox"/>	Hot Tub	<input type="checkbox"/>	Jacuzzi
<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Lights and Lighting	<input type="checkbox"/>	Painting
<input type="checkbox"/>	Patio / Porch Roof	<input type="checkbox"/>	Patios	<input type="checkbox"/>	Patios - Open
<input type="checkbox"/>	Paving, Not in kind replacement	<input type="checkbox"/>	Play and Sports Equipment	<input type="checkbox"/>	Pole
<input type="checkbox"/>	Pool	<input type="checkbox"/>	Radio Antennae	<input type="checkbox"/>	Roofing
<input type="checkbox"/>	Rooftop Equipment	<input type="checkbox"/>	Satellite Dishes	<input type="checkbox"/>	Screen Doors
<input type="checkbox"/>	Shed	<input type="checkbox"/>	Shutters - Exterior	<input type="checkbox"/>	Siding
<input type="checkbox"/>	Skylights and Tube Lights	<input type="checkbox"/>	Solar Energy Devices	<input type="checkbox"/>	Spas
<input type="checkbox"/>	Statues	<input type="checkbox"/>	Sunrooms	<input type="checkbox"/>	Sunshades
<input type="checkbox"/>	Swamp Coolers/Evaporative Coolers	<input type="checkbox"/>	Swing Set	<input type="checkbox"/>	Vent
<input type="checkbox"/>	Walls - Retaining	<input type="checkbox"/>	Windows, New	<input type="checkbox"/>	Wind Vane and Directionals
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:

Project Description: Describe the proposed changes. Add additional sheets if necessary.

Sketch Plan Requirements for Non-Major Improvements

Please use on the attached site template or an 8.5 x 11 inch-sized piece of paper. Draw the plan to scale. Include the following information on the sketch plan:

Existing Improvements:

- a. Lot lines
- b. Dwelling footprint: Outside boundary lines of the home as located on the lot.
- c. Other structural improvements such as existing decks, porches, accessory structures
- d. Site improvements including walks, paths, driveways, patios, retaining walls, rocked areas, water features, etc.
- e. Existing landscaping including approximate existing tree canopies, bushes, and landscaped planting areas
- f. Water drainage (direction),
- g. All utilities (electrical, water, gas, phone, TV, cable, etc.),

Proposed Improvements:

The proposed improvements should be shown on the plan and labeled and depict the nature, kind, height, width, color, materials, and location of the proposed improvement.

Color Approvals

Please note that existing house colors **may** NOT be approved for re-painting.

Submittal Requirements

1. Please specify the paint/stain/deck/concrete colors (including brand, color name, and color number) in the table below. Please include color chip(s).
2. Please submit color photographs showing paint colors of adjacent homes.

Additional Color Approval Requirements

1. Paint a 2'x2' requested color swatch on the front of the house visible to the street for each requested color..

	Manufacturer	Color Name	Color Number
Structure Body Color			
Structure Trim Color			
Other: (Specify, e.g., front door, garage door, shutters)			

Required Submittal for Major Improvements

In addition to the information provided for non-major improvements, please attach the following:

- a. Architectural Sheets showing building elevations
- b. Site Plan

Conditions of Application

<p>With the submittal of this application, I understand and agree to the following conditions:</p> <p>Standard reviews may take up to 30 days. In some instances, additional review time may be required.</p> <p>I should not begin work until receipt of approval.</p> <p>Homestead Farm Design Approval does not constitute approval from the City of Centennial and that I may also be required to obtain a approval of the project from the City.</p> <p>I understand that I agree to complete improvement promptly after receiving approval from the Committee. I understand that if the work is not complete within 6 months from the date of approval I must resubmit my request</p> <p>Consistent with the covenants, representatives of the HOA may enter upon my property with proper notice to inspect the progress during the construction.</p> <p>I will notify the HOA when my project is complete.</p> <p>I have read the Homestead Farm Covenants and Regulations and will comply with all requirements.</p>
Homeowner's Signature

Please complete a sketch plan for proposed changes to your property.





Homestead Farm Homeowners Association

Acknowledgement of Application Receipt & Completeness Review

DRC Identification No.:	Note: Homeowners are Required to Submit a Complete Application and Respond in a timely manner to DRC Requests for Additional Information. Incomplete Applications will delay the DRC Decision Process and extend Review Deadlines.
Date:	
Name:	Project Scope:
Address:	
Date of Application Receipt by DRC:	

Completeness Review Findings	
	The application was found to be complete and the DRC review process has been initiated.
	The application was found to be incomplete and additional information is requested as noted below.

Project Description - The DRC requires the following additional information to better explain the project:

	A more complete description of the improvement
	Clarification regarding materials being used
	More complete description regarding improvement heights
	More complete description of the improvement colors.

Sketch Plan - Additional sketch plan information is required to show existing conditions and improvements:

	Lot lines		Existing landscaping including approximate existing tree canopies, bushes, and landscaped planting areas
	Dwelling footprint: Outside boundary lines of the home as located on the lot.		Water drainage (direction)
	Other structural improvements such as existing decks, porches, accessory structures		All utilities (electrical, water, gas, phone, TV, cable, etc.),
	Site improvements including walks, paths, driveways, patios, retaining walls, rocked areas, water features, etc.		

Proposed Improvements: Additional sketch plan information is required showing the following details:

	Dimensions or size of proposed improvements		Location of proposed improvements including distance from property lines
--	---	--	--

Explanation of Request for Additional Information

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Color Approvals

One or more of the following color specifications was missing from the submittal. Please provide specific information for the areas checked. Please remember to include color chips for all colors being used in the project.

		Manufacturer	Color Name	Color Number	Missing Color Chip
	Structure Body Color				
	Structure Trim Color				
	Other: (Specify)				
	Other: (Specify)				

If you have any questions regarding this notice, please contact the Homestead Farm Design Review Committee chairman

Attachment 3



Homestead Farm Homeowners Association

Notice of Design Review Authority Decision

DRC Identification No.:	Note: Homeowners are Required to Submit a Complete Application and Respond in a timely manner to DRC Requests for Additional Information. Incomplete Applications will delay the DRC Decision Process and extend Review Deadlines.
Date:	
Name:	Project Scope:
Address:	
Date of Application Receipt by DRC:	

Finding for Approval	
The proposed project has been found:	
<ol style="list-style-type: none"> 1). To be in harmony with the Homestead Farm Design Guidelines; and: 2). Will create no harm to adjacent properties or to the community as defined by the Design Standards. 	
Terms of Approval	
<input type="checkbox"/>	Approved as submitted
<input type="checkbox"/>	Approved with Conditions:
Terms and conditions for Conditional Approval as described in the Design Review Guidelines.	
Disapproved as submitted:	
Finding for Disapproval	
The proposed project has been found NOT to be in harmony with the Homestead Farm Design Guidelines and / or will create harm to adjacent properties or the community as defined by the Design Standards.	
Reason(s) for Finding of Disapproval as described in the Design Review Guidelines:	
Review Authority Signature:	Date

An Owner may appeal any decision reached by the DRC to the ACC (or the Board) using the appeal process spelled out in **Procedure for Appealing Decisions of Design Review Committee** within these guidelines.

Attachment 4

FIGURE A: FRONT DOORS

APPROVED STYLES:

APPROVED FEATURES:

- RAISED PANELS
- FOCAL POINT OF DOOR IS NOT GLASS
- CLEAR OR FROSTED GLASS
- MUNTINS
- DIVIDED GLASS
- WINDOW PANES PROPORTIONATE TO HOUSE WINDOWS
- PARTIAL OR FULL SIDELITES WITH MUNTINS

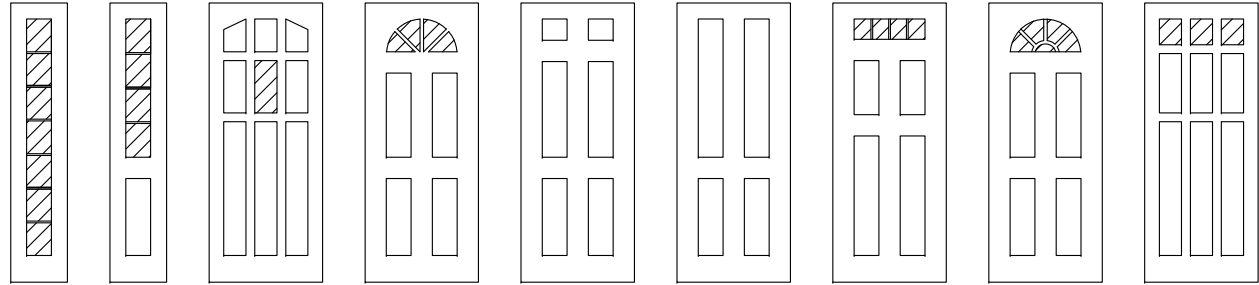
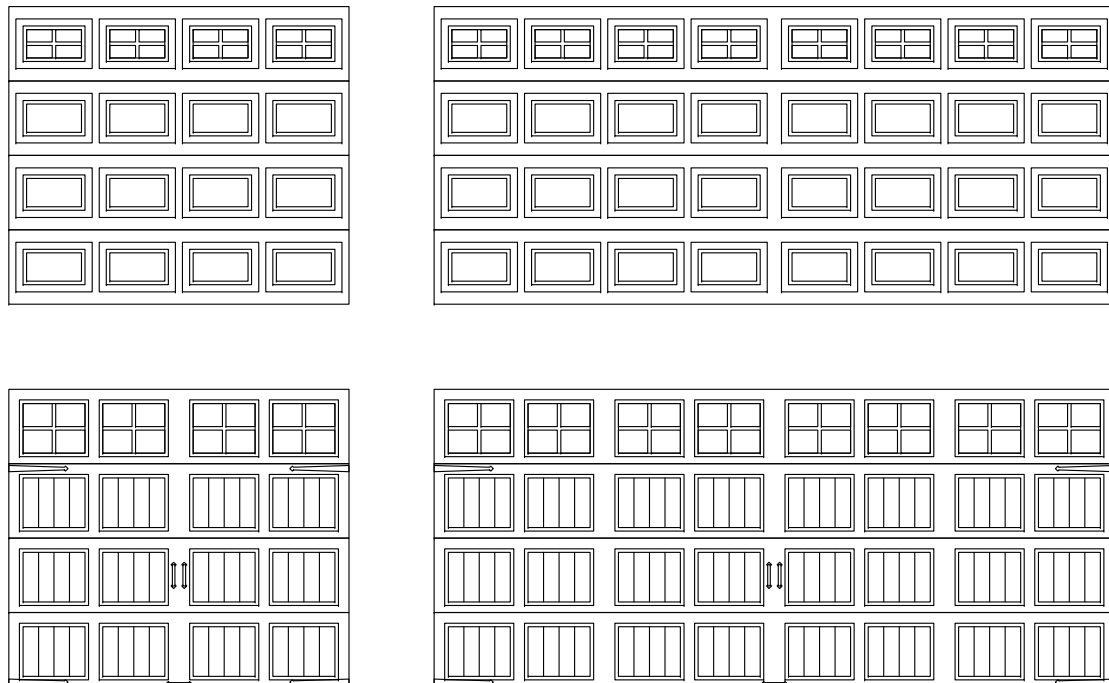


FIGURE B: GARAGE DOORS

APPROVED STYLES:

APPROVED FEATURES:

- 4x4 or 4x8 PANEL LAYOUT
- RAISED PANELS OR VERTICALLY GROOVED PANELS
- OPTIONAL TOP SECTION OF WINDOWS WITH MUNTINS
- OPTIONAL CARRIAGE DOOR HANDLE, HINGE, AND STEP PLATE HARDWARE ENCOURAGED ON VERTICALLY GROOVED PANEL DOOR STYLE



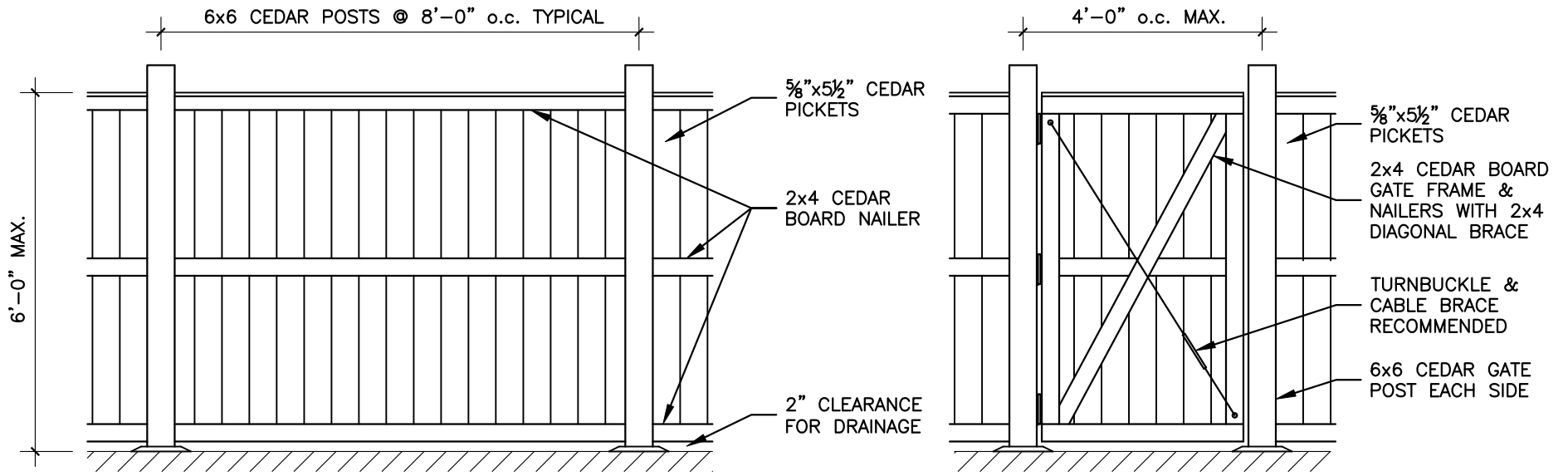


FIGURE A: SOLID FENCE PERIMETER EXTERIOR LOT LINE BACK (INTERIOR) ELEVATION

FIGURE B: SOLID FENCE GATE PERIMETER EXTERIOR LOT LINE BACK (INTERIOR) ELEVATION

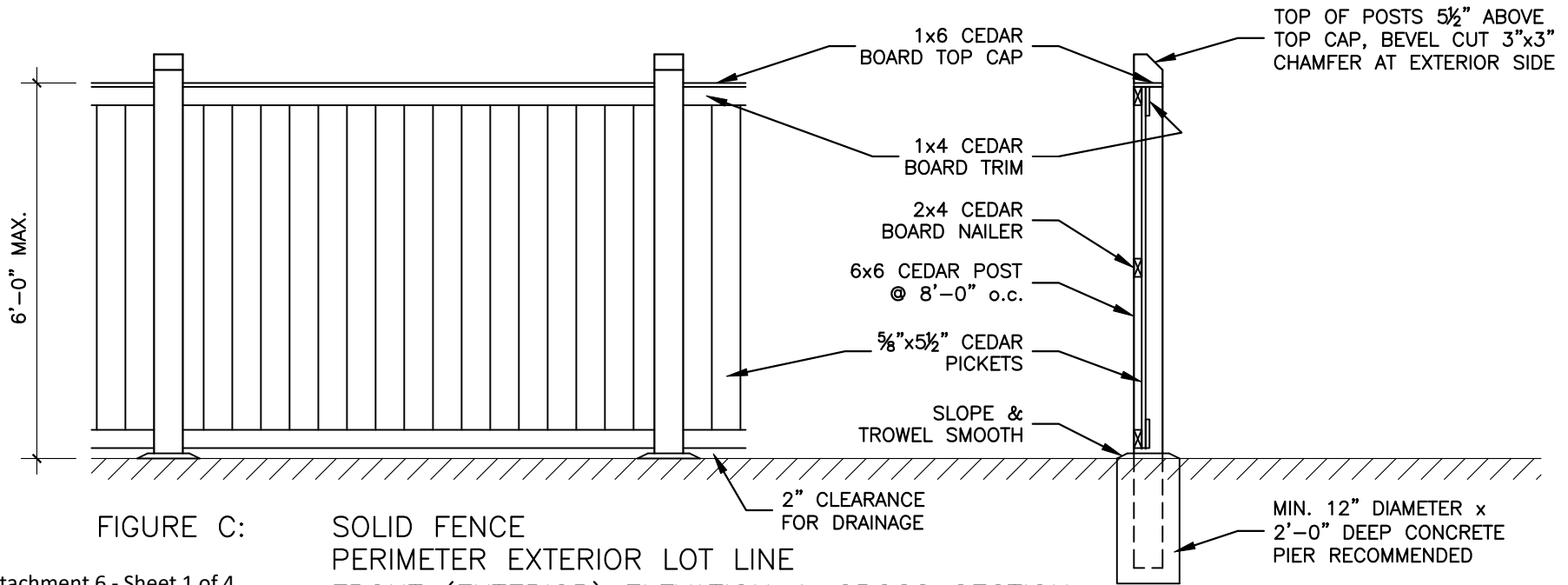
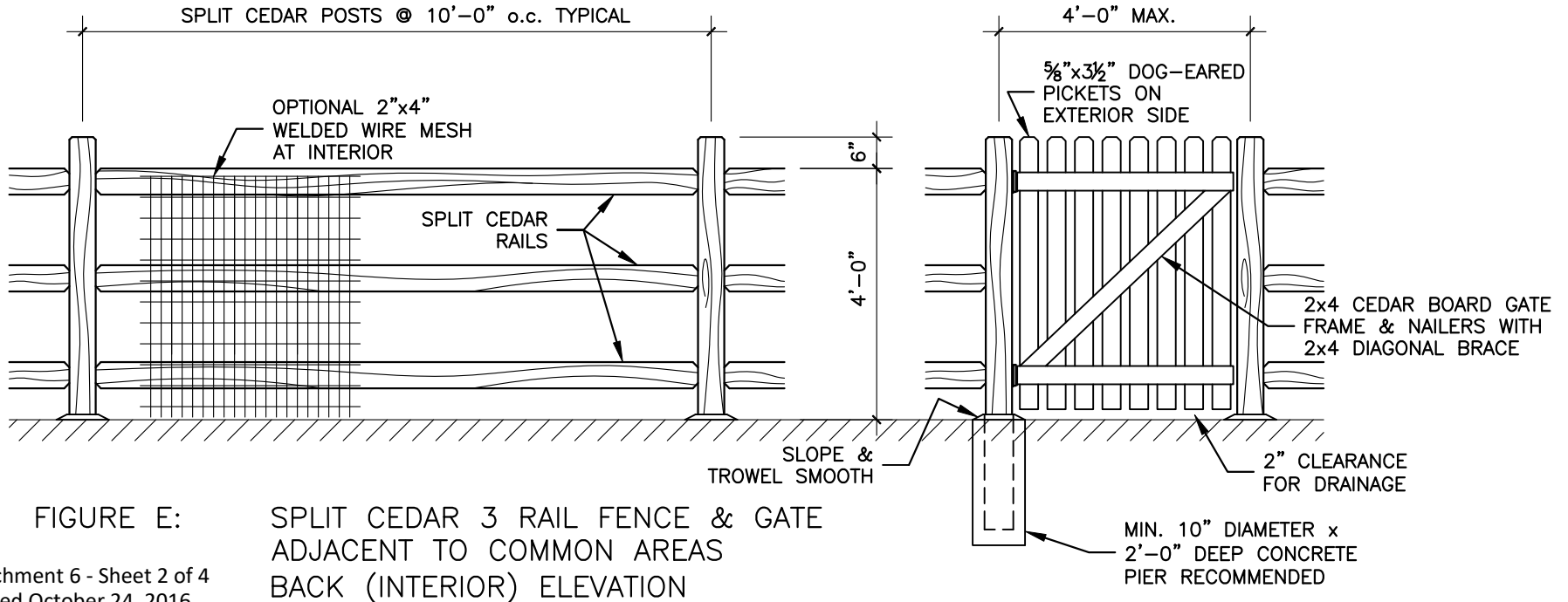
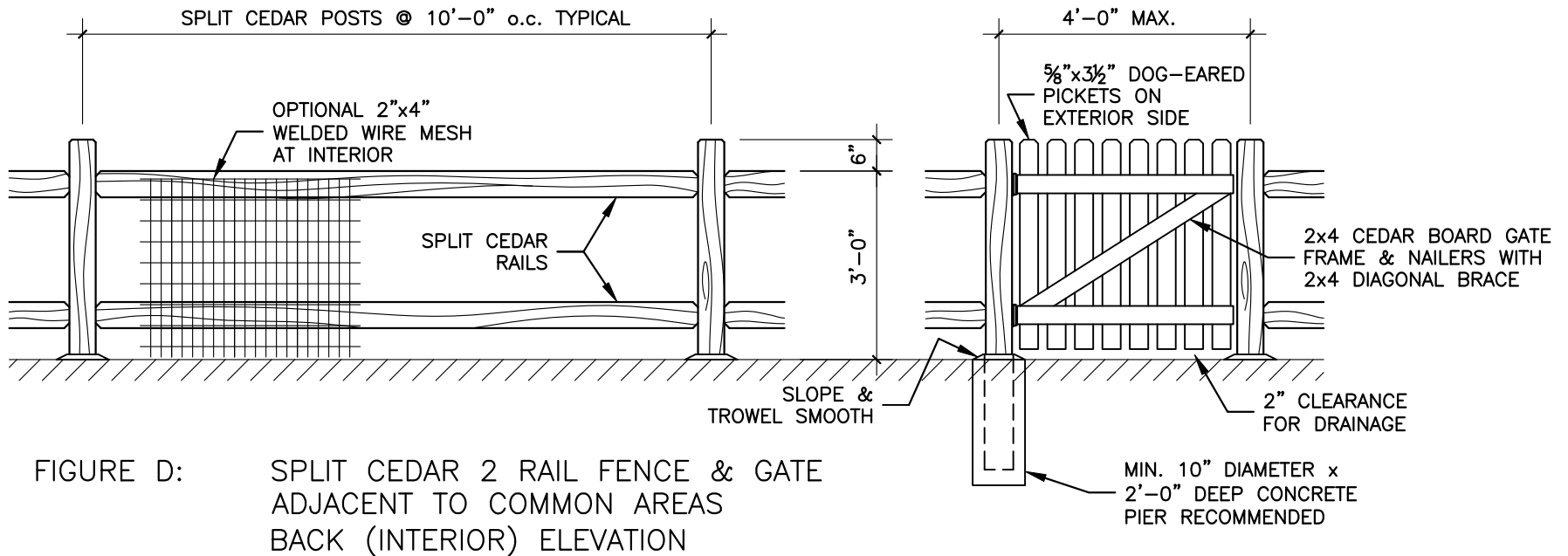


FIGURE C: SOLID FENCE PERIMETER EXTERIOR LOT LINE FRONT (EXTERIOR) ELEVATION & CROSS SECTION



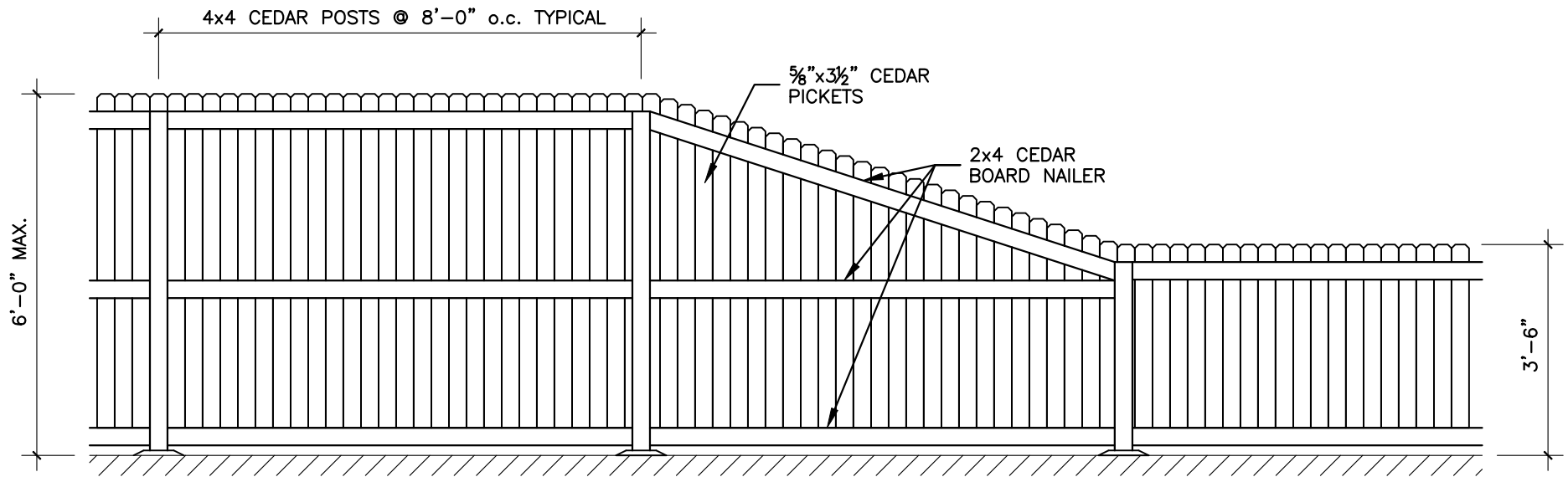


FIGURE F: DOG-EARED SOLID FENCE
INTERIOR LOT LINE
BACK (INTERIOR) ELEVATION

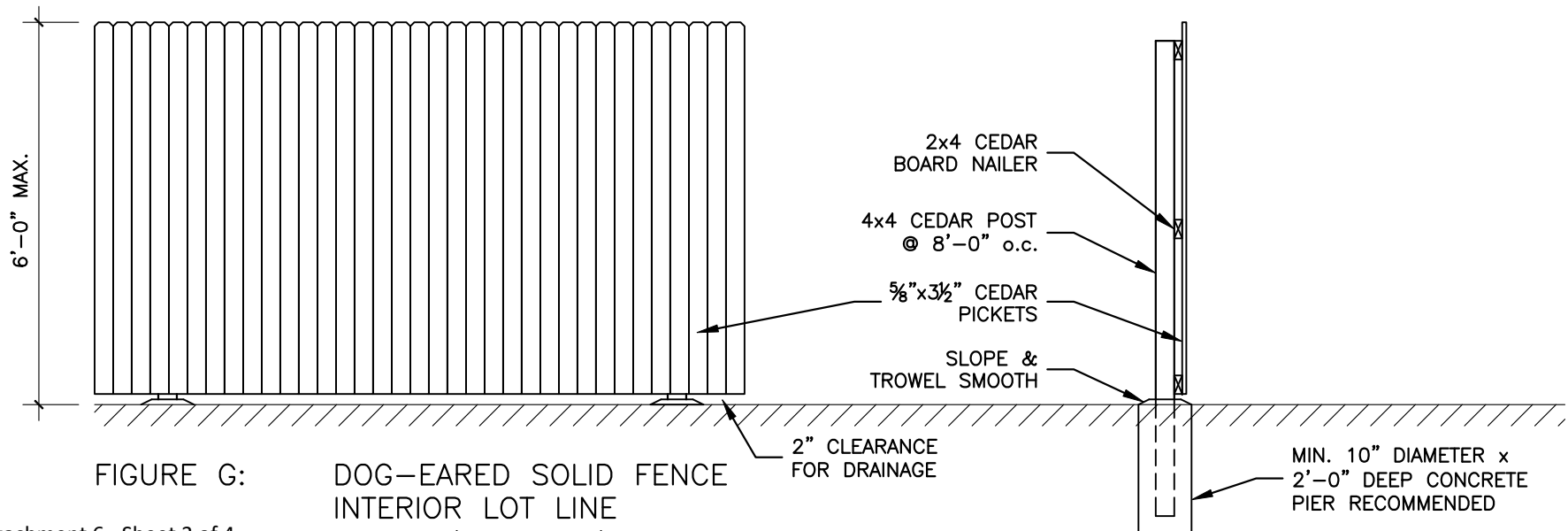


FIGURE G: DOG-EARED SOLID FENCE
INTERIOR LOT LINE
FRONT (EXTERIOR) ELEVATION & CROSS SECTION

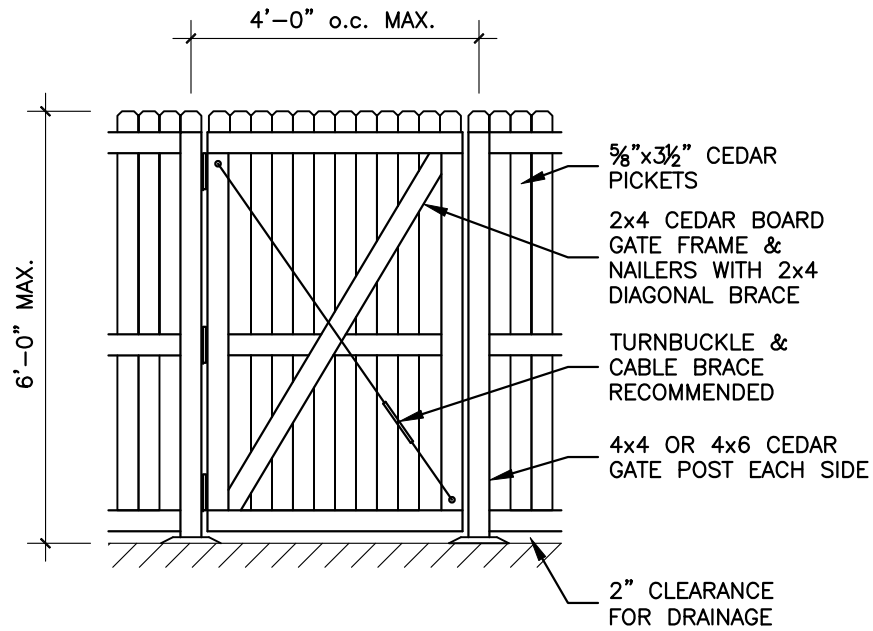


FIGURE H: DOG-EARED SOLID FENCE GATE BACK (INTERIOR) ELEVATION

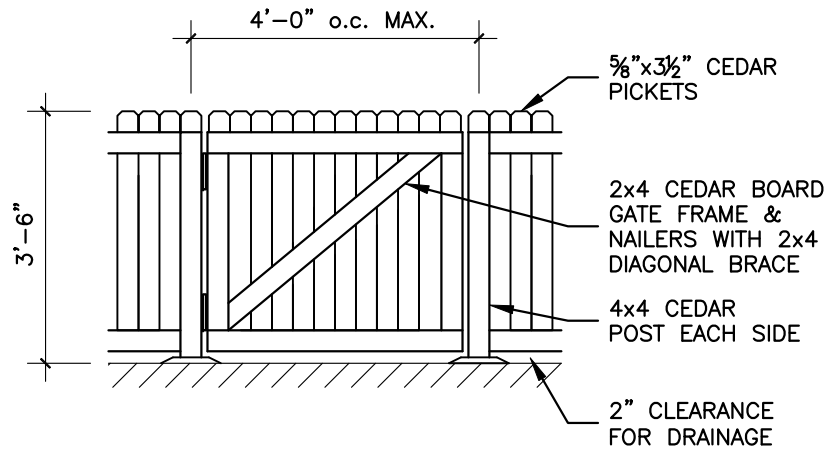


FIGURE I: DOG-EARED SOLID FENCE GATE BACK (INTERIOR) ELEVATION

FIGURE A: WINDOWS AND SHUTTERS

APPROVED WINDOW FEATURES:

- SQUARE MUNTINS REQUIRED AT FRONT, REAR, OR SIDES OF A HOME
- WINDOW TRIM SHALL BE BRICK MOLDING CONSISTENT WITH THE ORIGINAL WINDOW TRIM PROVIDED BY SANFORD HOMES AND SHALL BE PAINTED WHITE IN COLOR

APPROVED SHUTTER FEATURES:

- REPLACEMENT SHUTTERS MUST BE MADE OF VINYL OR WOOD AND OF THE SAME STYLE AND WIDTH AS THE ORIGINAL SANDFORD SUPPLIED SHUTTERS
- SHUTTER TYPE: INDIVIDUAL SLATS
- MUST BE AS TALL AS THE WINDOW WITH A WIDTH EQUAL TO $\frac{1}{2}$ THE WIDTH OF THE WINDOW

