

Architectural Design Guidelines

The Antelope Heights Homeowners Association has prepared these guidelines to assist you with detailed information about the Association’s many requirements, allowances, and limitations regarding the exterior use and appearance of member homes. We hope you find it helpful and refer to it when you are preparing to make improvements to the exterior of your home, and are submitting a request to the Architectural Review Committee (ARC) for review.

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* Town of Parker permit[s] may be required. It is the homeowner’s responsibility to contact the Town of Parker and have plans reviewed and approved prior to work.

Architectural Policies

A spirit of cooperation between the ARC and the members of the Association will go far in creating a harmonious environment to benefit all homeowners. This will help protect your financial investment and provide compatibility of improvements.

All improvements you plan to make affecting the exterior portion of your property MUST BE SUBMITTED AND APPROVED by the ARC prior to installation, unless a specific "pre-approval" is stated in these Architectural Design Guidelines. The term "improvement" includes, but is not limited to, such items as landscaping, fencing, patios, decks, pools, hot tubs, play equipment, pet enclosures, decks, deck covers, gazebos, storage facilities/sheds, room additions, and exterior materials and colors. All reviews are made on their individual merit - approval or denial in one instance does not necessarily mean the same decision in a different set of circumstances.

PLEASE NOTE: On-site personnel, such as a sales person or construction supervisor, do not have authority to approve architectural request items - you must submit them to the ARC as specified below.

Submittal Procedures

1. Please use the approved Antelope Heights Architectural Request Form, available on the Antelope Heights website[s] and from the property management company, to submit your request to the Architectural Review Committee. Requests for approval should be mailed, emailed, or faxed to the management company (addresses and fax numbers are on the submittal form). The management company will forward requests to the ARC, track them through the process, and return written responses to the homeowner regarding the ARC's decision.
2. Plans and specifications should be detailed and, depending on the request, may be required to include any or all of the following:
 - Plot plan showing the location of the improvement(s)
 - Landscaping description - identify trees, shrubs, mulch areas, flower beds, vegetable plots, walkways, sheds, play equipment, etc.
 - Height, width, length, materials description, and color samples for any structures or equipment
 - Appropriately sized paint samples large enough to enable review (see section 2.34)
 - Name, address, and phone number (and a mailing address if different than that of the property.)

3. **Plan ahead!** The ARC strives to respond to requests quickly, however, **it may take up to 30 days after a submittal is received for a final determination to be made and a response sent to the homeowner.**

Decisions will be mailed to the applicant in written format, and will be one of four responses:

- Approved
- Approved with conditions
- Request for additional information
- Denied

If a decision and written response is not mailed within 30 days, the request is deemed denied. Please contact the management company as soon as possible to discuss the issue.

If a request is denied, the applicant may appeal the decision of the ARC to the Board of Directors by submitting a written request through the management company within 30 days of denial. The Board of Directors will then set a date for a hearing and notify the applicant as to the time and place. This is normally the next scheduled Board of Directors meeting, but may be scheduled earlier if needed.

After approval of a request, **all work shall be completed within 18 months of approval**, or shorter if a condition of approval, and in conformity with the approved plan and conditions. Failure to complete work in the specified time shall constitute noncompliance with the conditions of approval.

Upon completion of work, applicant shall give written Notice of Completion to the ARC. The committee shall not consider work completed until Notice of Completion is received.

Although not commonly performed, per the CCR, the ARC or its duly recognized representative shall have the right to inspect any work prior to or after completion. Right to inspect shall terminate thirty (30) days after the ARC has received a Notice of Completion from the applicant.

Any improvement installed without approval is subject to removal at the owner's sole expense. The owner may also be subject to fines or other legal action.

2.1 Accessory Structures

Approval is required prior to installation.

All structures, such as gazebos, storage sheds, greenhouses, or play sets will be evaluated on their individual merit, use, location on lot, and appearance. Samples, brochures, photographs, materials description, and a plot plan showing the structure to scale are required. Structures should be placed to avoid unreasonable influence into neighboring yards.

See also Dog Kennels, Play Equipment, and Storage Structures.

2.2 Additions and Remodeling*

Approval is required prior to installation. Additions, expansion, or remodeling which will alter the exterior of any residence must include detailed plans, specifications, dimensions, and location. Certifications from licensed engineers and/or architects may also be required and all appropriate city or county permits must be obtained.

2.3 Address Numbers

ARC approval is not required if the size of each number is no larger than 6 inches in height or width, and is a color compatible with the home. Only the four or five numerical numbers of the address are permitted.

2.4 Advertising

See Signs.

2.6 Antennas

No exterior radio antennas, television antennas or other antennas may be erected unless approved in writing by the ARC. Any facility for the transmission or reception of audio or visual signals shall be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. Notwithstanding the foregoing, neither the restrictions nor the requirements of the section shall apply to those antennas (which may include some satellite dishes and other devices) that are specifically covered by the Telecommunications Act of 1996, as amended from time to time. As to antennas which are specifically covered by the Telecommunications Act of 1996, as amended, the ARC shall be empowered to adopt rules and regulations governing the types of antennas that are permissible hereunder, and to the extent permitted by the Telecommunications Act of 1996, as amended, establish reasonable, non-discriminatory restrictions relating to appearance, safety, locations, and maintenance.

2.7 Awnings

Approval is required prior to installation. In general, awnings, which are retractable, neutral in color, and constructed of cloth (as opposed to metal or plastic), are preferred.

2.8 Basketball Hoops

Front Yard Installation:

Fully portable hoops do not require approval provided the following conditions are met:

* Town of Parker permit[s] may be required. It is the homeowner's responsibility to contact the Town of Parker and have plans reviewed and approved prior to work.

- Entire structure must be kept behind the sidewalk at all times, and not allowed to be placed in the street.
- Pole structure, backboard, hoop and net must be kept maintained and in good repair at all times.

Immovable or “semi-permanent” hoops require approval and must meet the following conditions:

- Pole must be placed within 2 feet of the side of the driveway, and minimum 8 feet behind sidewalk,
- Pole must be either black or painted a neutral color. Maximum height of hoop is 10 feet.
- Approved installation is a removable pole with a ground sleeve no more than 4 inches above grade.
- Backboard must be white, clear or painted to match the surface on which it is mounted, and kept in good repair. Net must be neutral in color and kept in good repair.

Back Yard Installation:

Approval is required prior to installation. All requests will be evaluated on placement and configuration of each backyard, as well as court area surface, visual screening, and proximity to neighbors. Pole must be installed no closer than 15 feet from any property line.

See also Play Equipment/Sport Courts

2.9 Boats

See Vehicles.

2.10 Business Activities

Home-based businesses are permissible within Antelope Heights under the following conditions:

- Must conform at all times to all applicable ordinances of the Town of Parker.
- Must not have regular (i.e. daily) visitors, clients, employees, or deliveries.
- Must not be apparent or detectable by sight, sound, or smell from beyond the property lines.

In general, it is the intent of this provision to ensure there is no indication a home-based business exists within the residence. If a home-based business can operate under these conditions, the HOA will not interfere.

2.11 Campers

See Vehicles.

2.12 Clotheslines

Exterior clotheslines are permitted by the Colorado Common Interest Ownership Act (CCIOA); they must be of a retractable design.

Drying clothes outdoors is permissible under the following conditions, which shall be strictly enforced:

- Clotheslines and drying racks may be erected during daylight hours only, and shall be actively in use.

- When not in use, clotheslines must be retracted, and drying racks must be stored inside, out of view.
- Clotheslines must be at least 5 feet from the property line.

2.13 Decks*

Approval is required prior to installation. Decks must be wood or wood-look material. Wood decks shall be left their natural color, stained with a clear sealer, or may be painted a color that is compatible with the color scheme of the home. Wood-look materials must also be a color compatible with the color scheme of the home. Decks must be designed to be an integral part of the residence; no freestanding decks will be approved.

Any portion of the deck, railings, stairs, or landings that extends into the side property area, beyond the back most corner of the home, are limited to the following setbacks:

- Improvements which do not extend above the top of the nearest property line fence, if one exists, may be placed no closer than 5 feet from the property line.
- Improvements which extend above the top of the nearest property line fence, or if no property line fence exists, may be placed no closer than 15 feet from the property line.

Construction of decks over sloped areas is discouraged. The ARC may require that open areas under decks be closed from view or that the deck be stepped to conform more closely to the existing grade.

Like all other improvements, decks must be maintained in a neat and attractive condition. Normal maintenance such as re-staining or replacing worn boards or hardware does not require further ARC approval.

2.14 Deck Covers*

Approval is required prior to installation. Must be of material to match either the deck or the home in both material and color. Consideration must be given regarding line-of-sight views from neighboring properties.

**2.15 Decorations,
Seasonal**

No approval is required provided materials are in good taste, not installed earlier than 30 days prior to the holiday, and are removed within 30 days following the holiday.

See also Flags.

**2.16 Decorations,
Permanent**

Permanent items such as yard statuary, benches, arbors, birdbaths, fountains, wall-mounted art, etc. in the front area of the property require ARC approval.

* Town of Parker permit[s] may be required. It is the homeowner's responsibility to contact the Town of Parker and have plans reviewed and approved prior to work.

A birdhouse or birdfeeder, which is mounted on a pole may only be installed in the backyard, and does need ARC approval. All other permanent features shall require approval prior to installation.

See also Landscaping.

2.17 Dog Kennels and Dog Houses

Approval is required for all pet enclosures. Maximum size of pet enclosure is 300 square feet and maximum height is 60 inches. Suggested methods of containment are:

- Open rail fencing with weld wire (heavy gauge wire with 2"x4" openings, also called "rabbit wire" or "grid wire", not chicken wire), also PVC covered weld wire in white.
- Picket fencing with spaced installation.
- Picket fencing with "shadow-box" installation.
- "Invisible" below-ground electronic containment systems.

Chain link material will not be approved. Wood, PVC, or recycled wood-look materials are recommended. If a side property line fence is intended to be used as one wall of the pet enclosure, only full-height (6 foot) privacy fencing may be utilized for this purpose, and no evidence of the use may be noticed by the adjoining property owner.

The maximum size of a dog house that may be installed without prior approval is 48 inches in height, width, and length. All other doghouses require approval prior to installation. Doghouses may be installed in the back yard only, and material and color shall be compatible with the exterior of the home.

2.18 Doors

ARC approval is not required if the following conditions are met:

- Screen/Storm/Security doors: must be white, black, bronze, or match existing color of home, scrollwork and filigree is discouraged. Unpainted aluminum doors are not permitted.
- Entry doors: must be stained or painted a color that is compatible with trim and siding color of home, and requires ARC approval.

See also Painting.

2.19 Drainage

Any interference with the established drainage pattern over any property within the community is done at the property owner's risk. This includes changes that occur due to installation of any improvement, including but not limited to French drains, channelization, piping, landscaping, decks, patios, retaining walls, hot tubs, play equipment, and accessory structures. The ARC makes no representation of approval for changes to drainage and subsequent impact on adjacent properties. The "established drainage pattern" is that which exists at the time the final grading of any property is completed and the property conveyed to the owner. Fencing should be installed with a 2 to 3 inch gap at the bottom to allow for proper drainage into and through swales.

Each property owner is required to contain mud, silt, or other debris on their own property. Owners are not allowed to increase or decrease historical flows of water onto adjacent property.

2.20 Driveways

Extension, expansion or widening of a driveway should be submitted for ARC approval. In general, minor expansions (i.e. a few feet) should be approved. Any expansions should consider utility easements. Repair of driveway to original state does not require ARC review or approval. Parking or storing vehicles in rear or side yards is strictly prohibited.

2.21 Fences

Approval is required prior to installation, and shall adhere to the following conditions:

- A maximum height of seventy two inches (6 feet) and placed on (or less than 6 inches inside) the side or rear property lines. For fences that face the street, the smooth side of the fence shall be placed toward the street with the rail side of the fence to the inside of the lot.
- Fencing may not be placed any further forward on the lot than the front corners of the main living areas of the home, including the garage, unless approved by the ARC.

Approval is required prior to installation of any other type or location of fencing. Although double fencing is not recommended, double fences will be permitted, but only where a 6 foot privacy fence is constructed against an open rail fence.

Limited use of privacy fencing around hot tubs, animal enclosures, or play areas will be considered on a case-by-case basis. Each case will be considered on its individual merit and need.

Perimeter fencing installed by the developer may not be removed, changed, or modified except for the installation of weld wire or gates (see below.)

Perimeter fencing adjacent to common areas is placed inside property line. It is the joint responsibility of the Association and the property owner to maintain the fence. The Association reserves the right to make repairs to common area fencing, and if necessary, to assess an owner in the event that damage is the result of owner's actions or negligence. Gates may be allowed in perimeter fencing adjacent to common areas, with approval from the ARC, and will also be considered on a case-by-case basis.

See Addendum 1-A thru 1-C for approved fence designs.

2.22 Flags and Flagpoles

Bracket holder(s), attached to the front of the house, are permitted without prior approval. One United States flag and/or one of either State of Colorado, POW, Don't Tread on Me, or Armed Forces flag may be flown at any one time provided the flag(s) do not exceed 6 feet by 4 feet and are flown in accordance with the federal flag code.

Other flags, such as sports teams and seasonal/holiday themed flags may be flown for up to 30 days at a time. The HOA Board of Directors reserves the right to limit the number of times a flag of this category may be flown in a given year. Approval is required for all other flags/banners.

Permanent, free-standing flagpoles are permitted by the Colorado Common Interest Ownership Act (CCIOA); Approval is required prior to installation, and must meet the following conditions:

- Flagpoles will only be permitted in the back yard.
- Flagpoles may not exceed 25 feet in height.
- Flagpoles may be placed no closer to any property line than the installed height of the flagpole (e.g. a 20-foot flagpole must be a minimum of 20 feet from any property line).
- One United States flag and/or one of either State of Colorado, POW, Don't Tread on Me, or Armed Forces flag are permitted to be displayed provided the flag(s) do not exceed 6 feet by 4 feet and are flown in accordance with the federal flag code.

2.23 Garage Sales

No approval is required for garage sales provided the items for sale are personal household goods, and have not been purchased for re-sale in bulk, at auction or estate sale, and provided the sale is held in such a manner so as to not disturb other residents of the area. All garage sales must comply with applicable municipal requirements. The Association reserves the right to place limitations on the number of times in one year that an individual property can be used for garage sales.

2.24 Garages

Each residence shall have a garage with the capacity for minimum two cars. No garages shall exceed capacity for four cars.

See also Vehicle Parking.

2.25 Gardens

Approval is required, for flower and vegetable gardens and beds and should be shown on submittals of landscaping plan. Vegetable gardens are limited to back yards and height of mature plants shall not exceed 8 feet. All gardens shall be kept in a neat, weed-free condition.

2.26 Gazebos

Approval is required prior to installation for all freestanding structures. Each submittal will be considered on its individual merit and intent.

See also Accessory Structures.

2.27 Grade Change

See Drainage.

2.28 Greenhouses

See Accessory Structures.

**2.29 Hot Tub/Spa/
Sauna**

Approval is required prior to installation of any exterior hot tub, spa, or sauna. Facilities must be designed as part of a deck or patio area, and installed in such a way that it does not adversely impact neighbors by

visibility, noise, drainage, etc. External pump/filter equipment is only permitted in back yards, at ground level, and additional screening may be required.

See also Accessory Structures and Landscaping.

2.30 Landscaping

Any form of landscaping, such as retaining walls, gravel, rock, impervious surface material, structures, grass, trees, and shrubbery must have approval prior to installation. Routine maintenance using existing materials does not require approval.

Considerations should be given to plant materials that do not require excessive moisture around foundations. Neighbor's views should be considered when locating trees and shrubbery. With the ever increasing desire to reduce water use for irrigation, backyard landscaping may utilize up to 70% non-living durable materials such as rocks, concrete, mulch, and artificial grass; front yards 50%. The remaining areas shall utilize "long-lived" plant material; drought tolerant and low water use plants are encouraged.

Landscaping shall be maintained at all times, and kept in a neat, healthy, and attractive condition.

See also Drainage.

2.31 Latticework

Approval is required prior to installation for any latticework or other types of exterior screening. Lattice shall be a minimum of ½ inch thick, colors compatible with deck or home, and shall be kept in good condition.

2.32 Lights/Exterior Lights

ARC approval is required and lighting must be approved by the ARC and also must be in accordance with the following guidelines:

- All lighting, including any security type fixture, must be directed downwards and the light "cone" created must be contained within the property boundaries to avoid a glare source to neighboring properties
- Walkway lighting must be directed to the ground and shall not exceed 24 inches in height
- Lighting fixtures shall match other exterior fixtures so as to be less obtrusive.
- Exterior lighting must be conservative in design and be as small in size as is reasonably practical.

2.33 Motor Homes

See Recreational Vehicles.

2.34 Painting

Approval is required prior to painting. Approval will take into consideration the color tone and brightness, architectural style, stone or brick accents, roofing colors, and compatibility with other colors. No adjacent properties shall be allowed to use the same color scheme. Garage doors are to be painted the same as the body color of the home.

Color samples must be large enough to be useful in review, and marked clearly as to the areas in which they will be used. Exterior finishes shall be subtle muted tones of gray, green, brown, beige, ivory, slate, etc. Accent and "punch" colors, such as front doors, shutters, etc. may be more pronounced, however in no case, shall bright, neon, fluorescent, or primary tones be allowed.

2.35 Patios*

Approval is required prior to installation. Materials compatible with the home in color and size such as pavers, flagstone, or concrete should be utilized. Patios are considered at grade improvements, and may not extend closer than 5 feet to the property line, with the understanding that utility easements exist around the perimeter of most properties, and any improvement constructed within these easements are subject to removal at the owner's expense. Above grade improvements are considered decks.

See also Additions and Remodeling and Decks.

2.36 Patio Covers*

Approval is required prior to installation.

See also Deck Covers.

2.37 Pets

Common household pets may be kept but may not be bred or maintained for commercial purposes. Livestock, such as horses, poultry, swine, goats, etc. are not permitted. Owners shall control all pets at all times and each owner is responsible for any damage **and waste** caused by a pet.

**2.38 Play Equipment/
Sport Courts**

Approval is required prior to installation. This includes play structures, swing sets, climbing equipment, sport courts, putting greens, etc. In general, this section covers any permanent or semi-permanent above ground improvement not generally considered landscaping or covered under another section of these guidelines.

- All equipment shall be installed in the back yard.
- At grade improvements such as concrete courts may be constructed up to the property line fence, if one exists, otherwise not closer than 5 feet to the property line, with the understanding that utility easements exist around the perimeter of most properties, and any improvement constructed within these easements are subject to removal at the owner's expense.
- Improvements which do not extend above the top of the nearest property line fence, if one exists, may be placed no closer than 5 feet from the property line.
- Improvements which extend above the top of the nearest property line fence, or if no property line fence exists, may be placed no closer than 15 feet from the property line.

* Town of Parker permit[s] may be required. It is the homeowner's responsibility to contact the Town of Parker and have plans reviewed and approved prior to work.

- Maximum allowable height of swing sets/play structures is 12 feet from ground with natural wood and/or earth-tone finishes preferred.
- The maximum area of any sports court shall be dependent on the overall size and placement on the applicant's lot, and will be evaluated on an individual basis.
- Additional landscape screening or setbacks may be required depending on location of play area and proximity to adjacent properties.

The ARC endeavors to work with Association members to allow desired improvements, but the Association reserves the ultimate right to deny any court or other improvement if it is determined that it may negatively impact a neighboring property.

See also Basketball Hoops and Trampolines.

2.39 Recreational Vehicles

No recreational vehicles ("RV", camper, trailer, motor home) may be parked or stored in view, except during transport to or from the lot, or for purposes of loading or unloading, for a period exceeding 24 hours. Upon notice to the Board and the Management Company, a recreational vehicle belonging to an owner's visitor may be parked on the owner's lot or adjacent street for a period not to exceed 72 hours. The HOA reserves the right to limit the number of times in any one season a recreational vehicle may be parked outside a home.

Other types of "recreational" vehicles or "recreational" equipment such as boats, jet skis, off-road motorcycles, snowmobiles, etc. are addressed under Vehicles.

2.40 Retaining Walls*

Approval is required prior to installation. Any retaining wall in excess of 48 inches in height requires a permit from the Town of Parker.

See also Drainage.

2.41 Roofing*

Approval is required prior to installation. Roofs within Antelope Heights are constructed of extremely long-lasting concrete tiles. Roofs require little to no maintenance and should last for decades. If in the event maintenance or repair is required, every effort shall be made to match the style, color and composition of the existing tiles, and no approval is needed from the ARC.

If for any reason the style, color or composition of the existing roof is to be changed, recognizing that future technology may render other materials more compatible, different roofing products will be considered on a case-by-case basis, and must be approved by the ARC prior to installation.

* Town of Parker permit[s] may be required. It is the homeowner's responsibility to contact the Town of Parker and have plans reviewed and approved prior to work.

2.42 Sheds

See Storage Structures.

2.43 Siding, Exterior Materials

Approval is required prior to installation for any change to any exterior materials on the home. In general, those areas that were painted, must remain painted, and those areas with stone or brick must be left as stone or brick in their original colors and texture. Areas of unfinished concrete (e.g. patios and walkways) may be finished in various manners and shall be reviewed on a case-by-case basis.

2.44 Signs

Approval is required for all signs with the following exceptions:

- One sign advertising the home for sale or for lease, not to exceed 6 square feet with a maximum installation height of 60 inches. Signs shall be removed within 2 weeks after closing/transfer of property.
- Political signs as allowed by the Colorado Common Interest Ownership Act. (CCIOA) One sign per candidate or ballot issue allowed. Signs may be placed no more than 45 days prior to the election and 7 days after; may not exceed 6 square feet; and must be placed no closer than 10 feet from public right-of-way.
- One “contractor” sign may be placed in the street parkway directly in front of a residence which advertises a company actively performing work on the residence. The sign may remain for the duration of the work performed and up to two weeks after work has completed.

2.45 Skylights

Approval is required prior to installation. Skylights must be installed as an integral design component of the roof, at the same pitch and angle of the existing roof.

2.46 Snow and Ice Removal

Home owners are responsible for clearing their sidewalks of snow and ice within 48 hours after the snow has stopped falling. Owners of corner lots are responsible for sidewalks around the complete perimeter adjacent to their property. If the snow or ice is so hard it is difficult to remove, property owners may use sand or another abrasive material on the sidewalk to make it reasonably safe until the weather permits clearing the walkway.

2.47 Solar Energy Devices

Approval is required prior to installation. All such devices must be integrated into the existing design of the home, and if roof mounted, shall be at the same pitch and angle of the existing roof. No exterior plumbing may be visible from the street or adjoining properties.

2.48 Storage Structures

Approval is required prior to installation of any detached structure. Storage sheds are of particular concern to the Association with regard to their potential impact on adjacent properties and the aesthetic impact on the neighborhood in general, therefore the approval of a storage shed is not guaranteed. However, the Committee commits to working with each applicant to develop a plan that is fair and mitigates potential future problems.

Every request to erect a storage shed shall be reviewed and approved or denied on its own merit using the following criteria:

- Notwithstanding any other provision of this section or this document, the maximum allowed shed size shall be strictly restricted by the total lot size of the property. There is however, no requirement to erect the maximum size. It is always more acceptable to erect the smallest structure needed.

Lot Size (sq. ft.)	Maximum Shed Area (sq. ft.)
Under 8000	48
8000 to 9500	60
9500 to 11000	70
11000 to 12500	80
12500 to 14000	90
14000 to 15500	100
15500 to 17000	110
Over 17000	120

- These maximum sizes are not guaranteed to be approved based on other factors described here.
- Every effort should be made to minimize the height of the structure. The height of the structure is the more concerning dimension, and is dependent on many factors including manufacturer design, roof design, and square footage. Generally the larger the structure, the taller and more noticeable it will be, and although heights will vary based on these factors, the maximum allowed height shall be 10 feet. The committee will give favorable consideration to designs that utilize a lower profile over a higher profile when the option is available.
- A minimum 5 foot setback from any property line is required, and no structure shall be placed within the boundaries of a utility easement.
- Vertical landscape materials or other screening may be required to minimize the impact on adjoining properties. Plans shall show existing and proposed vegetation, fences, and any other mitigating features.
- Because it is preferable to identify issues prior to installation, the plan should include obvious sight-lines from adjacent and neighboring properties that may be impacted by the structure.
- Wood storage sheds shall match the colors and materials of the home as closely as possible. Plastic or composite storage sheds which are not intended to be painted shall be earth tones. All structures shall be maintained in a clean, neat, and attractive condition at all times.
- Other restrictions may also be imposed, based on the Committee's evaluation of the lot, grade, and visibility from the street or adjoining properties.
- The Architectural Review Committee will evaluate every request individually and work with the home owner to satisfy both the home owner's request and the Association.

See also Additions & Remodeling.

2.49 Swamp Coolers All cooling devices shall be installed at ground level or completely contained within the structure. No exterior roof-mounted or window-mounted swamp coolers, evaporative coolers, or air-conditioning units are permitted. Penetration of siding for installation of cooling devices is not permitted, other than what may be required for service lines.

2.50 Satellite Dishes No satellite dishes in excess of 24" in diameter are permitted.

See also Antennas.

2.51 Swimming Pools* Approval is required for all types of swimming pools (except as noted below), whether in-ground or above-ground.

Inflatable or lightweight wading pools and splash pools not exceeding 6 feet in diameter, placed in the back yard, may be used without prior approval.

2.52 Swing sets See Play Equipment.

2.53 Trampolines Approval is required prior to installation. The top surface of the trampoline shall not exceed 6 feet in height from ground level, and placed in back yard at least 6 feet from any property line. Safety netting or other containment materials may not exceed 10 feet in height from ground level.

2.54 Trailers See Vehicles and Vehicles, Parking.

2.55 Trash Containers Trash containers shall be placed at curbside no more than 24 hours prior to scheduled pick-up and shall be returned to a proper storage location by 9:00 p.m. the day of pick-up. Trash containers shall be stored out of sight at all times except when placed on the street for pick-up, and shall be kept in a clean and sanitary condition.

2.56 Tree Houses Tree houses are not permitted.

2.57 Unsightly Conditions No unsightly articles or conditions shall be permitted to remain or accumulate on any lot. By way of example, but not limitation, such items could include rock or mulch piles, construction materials, abandoned toys, inoperable vehicles, dead or dying landscaping, peeling or faded paint, broken shutters, gardening equipment not in actual use, fencing in disrepair, etc.

Gravel, rock mulch, bark mulch, timbers, block, or other types of bulk landscaping material or construction material must be installed on the lot or moved to a location not visible from the street within 14 days of delivery.

* Town of Parker permit[s] may be required. It is the homeowner's responsibility to contact the Town of Parker and have plans reviewed and approved prior to work.

- 2.58 Vehicles** Antelope Heights is a residential neighborhood, and as such, only private personal vehicles shall be allowed without limitation or other approval.
- Without limiting the generality of the following, all other types of vehicles must be shielded from view in an approved garage, approved out-building, or stored off-site at all times except when in actual use for the purpose intended or as provided in the "Recreational Vehicles" section.
- Types of vehicles covered under this section include, but are not limited to, mobile homes, recreational vehicles, graders, tractors, boats, campers, trailers, wagons, buses, sleighs, off-road motorcycles, motor scooters, all-terrain vehicles, snowmobiles, snow removal equipment, garden and maintenance equipment, and all commercial and business vehicles. A commercial vehicle is defined as any pickup truck in excess of 1 ton.
- 2.59 Vehicles, Parking** Garages are intended for the storage of vehicles. To the extent that the garage is used for purposes other than storing a vehicle, owners are permitted to park one less vehicle than their maximum number of garage spaces available. (i.e. for a 2-car garage, a maximum of 1 car is permitted to be parked long-term in driveway; for a 3-car garage, a maximum of two cars may be parked long-term in the driveway.)
- No abandoned or inoperative vehicles are allowed to be parked or stored on any visible portion of the property at any time except during transport to or from the property, and then only for a period not to exceed 24 hours.
- 2.60 Vehicles, Repair** Repairs of vehicles shall be performed within the confines of closed garage (unless such repair creates a health or safety hazard), however any such vehicle under repair shall not be allowed to become an unsightly article or nuisance.
- 2.61 Weather Vanes** Approval is required prior to installation.
- 2.62 Windows** All windows shall be painted or stained wood, vinyl, or non-reflecting metal frames and dividers. Mill finish on aluminum windows is specifically prohibited. Reflective glass is not permitted.
- 2.63 Window Coverings** Windows shall be covered with curtains, draperies, or other acceptable coverings within 6 months of occupancy. Window coverings shall be compatible with the architectural character of the residence. Reflective shades or film-type window coverings are specifically prohibited. Windows that are decorative in nature, such as transoms, side lights, or special accent shapes, are not required to be covered.
- 2.64 Wood Storage** Approval is required.

Tree Guidelines

3.01 Trees

Approval is required prior to installation of any tree within the boundaries of the Association except as explained below. There are three distinct areas within the Association where trees may be installed:

- The homeowner's private property.
- The street parkway immediately in front or on the side of the homeowner's private property (public property maintained by the homeowner.)
- Association common areas (areas owned and maintained by the Homeowner's Association.)

Each is covered in detail in the following sections.

3.02 Trees on Private Property

Trees on private property include any area of the homeowner's front, rear or side yards. Nearly any tree of the homeowner's choosing will be considered, though it is highly recommended homeowners choose trees from the current list of recommended trees published by the Town of Parker. See [Town of Parker – Recommended Plants](#).

Landscape plans are required to show placement of proposed trees in relation to property lines and existing structures. Every effort should be made to plant trees outside of any utility easements. (Typically 5-foot side and 8-foot back and front.)

Once installed, trees must be maintained in a healthy condition. Dead and/or dying trees should be removed and/or replaced as soon as feasibly possible. When replacing trees of the same species, no further review is required. Replacement trees need not be the same size as the tree being replaced. If replacing a dead tree with a new variety, a new architectural review is required.

3.03 Trees in the Street Parkway

The street parkway and the trees planted within the parkway are very problematic here in Antelope Heights and much confusion surrounds this area. The following guidelines attempt to clarify all aspects of these trees and this strip of land.

The street parkway is technically public property; it is not HOA property nor is it maintained by the HOA. Town ordinance requires homeowners maintain this area in front and on the sides of their properties per master plans submitted to the Town during development. The HOA asks homeowners to comply with this ordinance, but cannot enforce local ordinance outside what is stated here in this section.

The HOA perspective:

The HOA strongly encourages each homeowner maintain the street parkway

in the same configuration as shown on the initial development master plan. This is typically grass turf with evenly spaced deciduous shade trees.

Notwithstanding any legal limits of the HOA, like all other aspects of a homeowner's property, the HOA requires homeowners to keep the street parkway in a neat and attractive condition at all times, this includes any vegetation, other landscape elements, and trees. Trees – or any other landscaping elements – that become unsightly due to death or general ill health can be cited by the HOA as a visual nuisance, and all the same covenants as those related to private property violations apply. To clarify; trees and other landscaping do not have to be dead, only unsightly. An unsightly tree is one that is dead or looks unhealthy to the point that any reasonable person would conclude it will not live or ever evolve into a healthy tree. The later part of this statement is subjective which is why the HOA is willing to work with homeowners who are actively trying to save an unhealthy tree, and can show effort to that end.

In the case of an HOA violation for unsightly conditions; it is the homeowner's responsibility to remedy the situation. The HOA does not provide for trees or tree replacement within the street parkway, therefore, if the homeowner wishes to replace the tree, they must do so at their own expense. The HOA strongly encourages this course of action, as the overall beauty of the development is generally dependent on this street parkway, and tree-lined streets is how the development was conceived.

The Town of Parker perspective:

The Town of Parker has different motivations, ordinances, and enforcement regarding the street parkway. Homeowners are encouraged to understand there is a difference between the HOA and the Town concerning this strip of land. This section attempts to highlight the issues but is not binding and could change. Any questions regarding the homeowner's responsibility of the street parkway, outside of the HOA perspective above, should always be directed to the Town of Parker.

In general, the Town enforces the master plan of the development, submitted during initial construction. This master plan identifies the type and location of each tree placed in the street parkway. As stated above, it is the homeowner's responsibility to maintain the parkway immediately in front and to the side of their property (when on a corner lot.)

Although the HOA cannot cite a homeowner for removing a tree from the street parkway, the Town can enforce this ordinance and require a homeowner replace a tree with like kind and maturity if it dies.

Although the master plan of the community specifies the exact species of tree approved for each location within the development, the Town of Parker has informed the Association that any tree from the Town's approved list of deciduous shade trees is considered acceptable when replacing a dead tree. See [Town of Parker Preferred Tree Species List](#).

Other landscaping and xeriscaping designs not specified by the development master plan must be approved by the Town of Parker prior to installation.

In Conclusion:

Both the HOA and the Town of Parker wish the street parkway to eventually contain mature deciduous shade trees that coincide with the intent of the Antelope Heights master plan, and enhance the beauty of the community.

If a homeowner wishes to remove a dead or dying tree, the HOA has no say in the matter, only that it be done properly, by removing the entire root ball so no further growth from remaining roots is possible. The Town of Parker, however, can require the homeowner to replace the tree per Town ordinance and the development's master plan.

**3.04 Trees in the HOA
Common Areas**

There are numerous areas within the development, owned and maintained by the HOA. Parks, greenbelts, walkways, etc. Homeowners who back or are immediately adjacent to these areas may be allowed to plant trees within these common areas just outside their property with permission from the HOA and under the following conditions.

All proposals to plant trees within the HOA common area must be submitted for review and approved by the Architectural Review Committee and possibly the HOA Board of Directors prior to any work commencing.

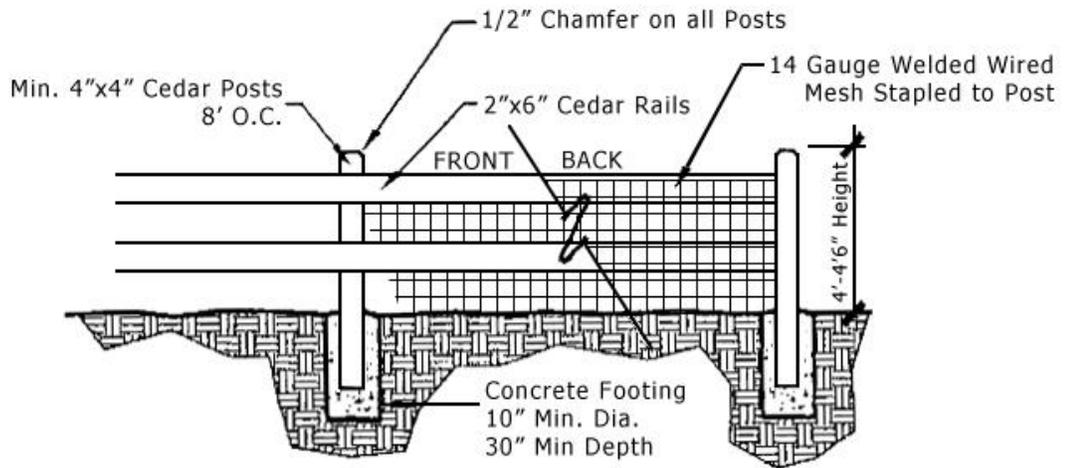
The HOA does not wish to incur additional expense to support new trees, therefore only trees on the Town of Parker's Xeric tree list will be considered. See [Town of Parker List of Xeric Plants](#). Proposed trees shall also match – in type and maturity – existing trees in the common area.

Trees planted in the HOA common areas by homeowners are considered gifts to the Association and must be installed entirely at homeowner expense. Although not required, it is recommended that proposed trees be purchased with a minimum full one-year replacement warranty and include professional installation from a reputable, bonded, and insured nursery. Every effort should be made to protect existing HOA property. Any damage to HOA property or facilities is the responsibility of the homeowner and the contracted nursery if applicable.

Maintenance of the tree is the homeowner's full responsibility during the first year, this includes watering, pruning, and tending of any supporting guy wires. Once the one-year period has elapsed, the HOA may take over maintenance of the tree only if it is determined the tree is healthy and expected to remain viable.

ADDENDUM 1-A

OPEN CROSS-BUCK FENCE DESIGN

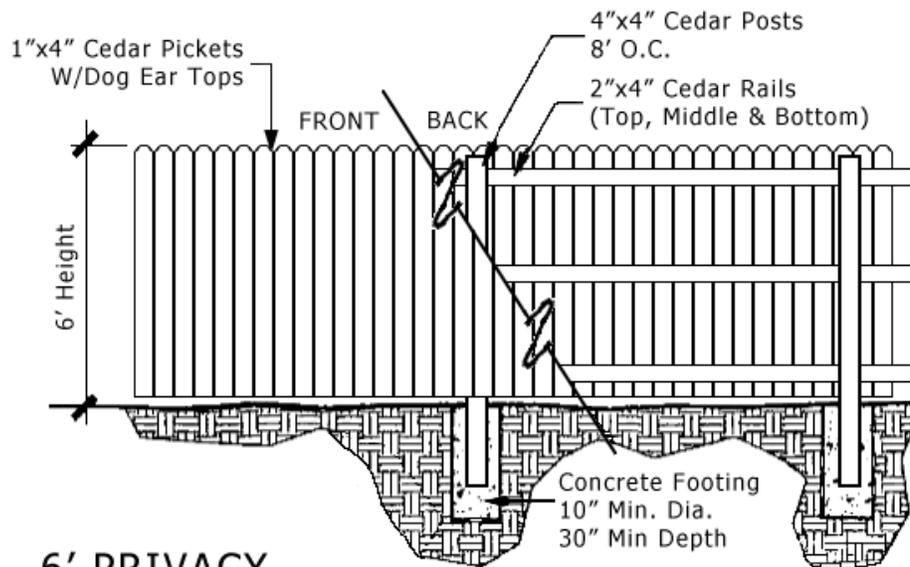


OPEN RAIL FENCE

NOT TO SCALE

ADDENDUM 1-B

6' PRIVACY FENCE DESIGN



6' PRIVACY

NOT TO SCALE

ADDENDUM 1-C FENCE TRANSITION DESIGN

