

## ACC FREQUENTLY ASKED QUESTIONS

The Architectural Control Committee's goal is to assist residents in the seven filings that make up the Broadmoor Hills HOA with their home improvements. Each filing's covenants have subtle differences from each other, so it's helpful to review the covenants for your particular filing. These can be downloaded at the website's "Covenants" tab, [www.BroadmoorHillsHOA.com](http://www.BroadmoorHillsHOA.com).

Guided by the covenants the ACC attempts to be consistent, reasonable and timely in our decisions. It is important that our residents understand that all material exterior changes to their homes need ACC approval per the covenants. Please download the Architectural Approval Form from the website's "ACC" tab and submit your request to the ACC. The ACC will act on the request within 30 days of the receipt of all the materials requested by the ACC. Additional time may be necessary if a variance is requested, requiring consultation with your neighbors or the community. Expansions to the structure, which includes decks, requires plot plans using 1/20 scale to clarify setbacks, easements and the location of the improvement. Regional Building Department approval or Colorado Springs City Planning approvals may be required in addition to the ACC approvals.

The following are issues that the ACC often deals with and may need clarification:

- The covenants prohibited asphalt roofing. The primary alternate was cedar shakes roofing, which the Colorado Springs City Council by statute banned over a decade ago. Unfortunately, tile roof products usually exceed the weight load designs of the roofs. Owners must have their roof replacements approved by the ACC. The ACC has not objected to premium asphalt roofing products and has suggestions for other roofing alternatives.
- A majority of the filings require that driveways have asphalt surfacing, which has become a burdensome replacement. The ACC has approved drives replaced by concrete.
- Section 138 – Fencing. "Fencing shall be limited to privacy areas and animal control areas adjoining the primary dwelling. Fencing along lot lines is not desirable." The ACC has permitted and approved stained cedar fences attached to and partially hidden by the rear of residence taking up only a portion of the rear yard and keeping a considerable distance from adjoining property lines. The ACC

has approved rear yard and side yard cedar privacy fencing along property lines when both owners are in agreement. In those situations, the ACC has not approved cedar fencing connecting the homes or cedar fencing that runs parallel to the street. Wrought (aluminum) iron or materials that “are an extension of the architecture of the primary dwelling” are approvable. The ACC has approved wrought (aluminum) iron fencing along property lines, because it maintains the “natural” character of the neighborhood. Fences can be located no nearer to a street than the structure. Existing unapproved fences are grandfathered, but their proper maintenance or replacement is subject to the requirements in the covenants, when they become unkempt or unsightly. As a reminder wood fencing is combustible and was a negative factor in the Mountain Shadows wildfire.

- Please submit color changes for approval, including for the trim and doors. Consider “harmonization of the external appearance with the surroundings.” For your own benefit it is suggested that in addition to the paint chips you provide a painted sample that better reflects the future surface.
- Material changes to the landscaping, grading or drainage need approval. The original emphasis on “preserving existing trees and scrub oak” has been trumped by the needs for defensible areas around homes for fire mitigation. Large areas of rock or gravel are not approvable.
- Overnight parking of “owner controlled” vehicles on the street is not permitted.
- No boats, trailers, campers or other motor vehicles described in section 171C may be parked within any lot unless it is fully screened from the street.

It is important for residents to understand that the ACC members are here to help you. Whether via phone conversation or a site visit we are available to answer your questions. Please contact us through the [www.BroadmoorHillsHOA.com](http://www.BroadmoorHillsHOA.com) website.

Broadmoor Hills Homeowners Association Architectural Control Committee  
[www.BroadmoorHillsHOA.com](http://www.BroadmoorHillsHOA.com)