

*Estates at Bromley*  
*Homeowner Association*

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**Request for Architectural Control Committee Approval**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: H \_\_\_\_\_ W \_\_\_\_\_

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**Instructions:**

- Requests for multiple changes should be submitted separately. The Architectural Control Committee reserves the right to request more information to clarify this request.
- The Architectural Control Committee will meet as required to review requests submitted.
- The Architectural Control Committee has 30 days to render a decision.
- Please mail your ACC requests to *The Estates at Bromley Homeowner's Association, PO Box 1026, Hudson, CO 80642, Attn: Architectural Control Committee.*
- **Important:** Your photos, drawings, designs, etc. WILL NOT be returned to you. You need to keep a copy of your request for your own records.
- After review by the Architectural Control Committee you will receive a copy of this request, all originals will be maintained on file with the association records.
- Provide written notice of completion of work to the committee (per the covenants, section 8.01 - A [1])

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Project Start Date: \_\_\_\_\_

Project Completion Date: \_\_\_\_\_

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**TYPE OF MODIFICATION:**

Fence

Outbuilding

Other (Describe) \_\_\_\_\_

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**Check Appropriate Box:**

Have you contacted the City/County Building and Zoning Department to determine if the structure is in compliance with legal zoning and building regulations?

Yes

No

**IMPORTANT:** PLEASE ATTACH A DETAILED DESCRIPTION OF THE PROPOSED CHANGES, INCLUDING THE FOLLOWING INFORMATION, WHERE APPLICABLE:

- 1. Copy of property survey showing the location of the proposed changes in relation to the building and property lines.
- 2. Size
- 3. Color
- 4. Material
- 5. Contractor
- 6. Plans/drawings
- 7. Roof design
- 8. Exterior finish
- 9. Dimensions
- 10. Utility modifications

HOMEOWNER SIGNATURE: _____	DATE: _____
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DO NOT WRITE BELOW THIS LINE

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Date Received by Architectural Committee: _____
Date Reviewed by Architectural Committee: _____

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ARCHITECTURAL CONTROL COMMITTEE:

Approval Granted:      YES          NO   

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Approval Granted:      YES          NO   

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

.....

Approval Granted:      YES          NO   

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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COMMITTEE COMMENTS:

\_\_\_\_\_

\_\_\_\_\_

**PUD REQUIREMENTS:**

**MINIMUM BUILDING SETBACKS FOR ALL RESIDENTIAL AND ACCESSORY BUILDINGS SHALL BE AS FOLLOWS:**

1. **FRONT SETBACK:**  
THE MINIMUM FRONT SETBACK SHALL BE 100' FROM THE FRONT PROPERTY LINE.
2. **SIDE SETBACK:**  
THE MINIMUM SIDE SETBACK SHALL BE 50' FROM THE SIDE PROPERTY LINE OR 100' FROM ANY STREET RIGHT OF WAY.
3. **REAR SETBACK:**  
THE MINIMUM REAR SETBACK SHALL BE 100 FEET FROM THE REAR PROPERTY LINE.
4. **BUILDING SEPARATION**  
**SEPARATION BETWEEN DWELLINGS AND OUTBUILDINGS SHALL BE 10' BEHIND REAR PLANE OF DWELLING.**

**PUD RESTRICTIONS AS FOLLOWS:**

1. TOTAL NUMBER OF HORSES THAT MAY BE KEPT ON EACH LOT SHALL NOT EXCEED FOUR EXCEPT THAT OFFSPRING ON THE PROPERTY MAY BE KEPT UNTIL WEANED. ALL HORSES MUST BE KEPT IN A FENCED AREA. ALL OTHER ANIMALS SHALL BE LIMITED TO DOMESTIC HOUSEHOLD PETS THAT MUST BE CONFINED AT ALL TIMES. LIVESTOCK, SHEEP OR POULTRY WILL NOT BE ALLOWED.
2. **THE TOTAL AREA OF LANDSCAPING THAT CAN BE IRRIGATED MAY NOT EXCEED 4,000 SQUARE FEET.**
3. **A MAXIMUM OF TWO ACCESSORY BUILDINGS AND ONE RESIDENTIAL BUILDING SHALL BE PERMITTED PER LOT. TOTAL SQUARE FOOTAGE OF ACCESSORY BUILDINGS SHALL NOT EXCEED 2,400 SQUARE FEET, EXCLUDING THE RESIDENTIAL BUILDING.**
4. **MAXIMUM BUILDING HEIGHT SHALL BE 35' AS DETERMINED BY THE ADAMS COUNTY ZONING REGULATIONS.**
5. **FENCES SHALL BE A MAXIMUM OF 6' IN HEIGHT, BE MADE OF WOOD, CHAIN LINK, OR BARBED WIRE. NO ELECTRIFIED FENCES SHALL BE ALLOWED.**

**Please review your "Final P.U.D. Plan" for further information.**

**This page will be updated in accordance with any changes or modifications made to the current and existing, and on-file with Adams County, copy of any and all "Estates At Bromley P.U.D Plans", and to the "Covenants For The Estates At Bromley Subdivision".**

**COVENANTS REQUIREMENTS:**

**Section 8.07 Inspection of Work.**

**A) Completed Work.** Inspection of completed work and correction of defects therein shall proceed as follows:

- (1) Upon the completion of any Improvement for which approved Plans or Specifications are required under this Master Declaration, the Owner shall give written notice of completion to the committee.

**Section 10.02 Fencing.** No metal fencing of any kind shall be allowed contiguous to any road. All Fencing plans shall be submitted to the ACC prior to installation.

**Section 10.11 Outbuildings, Sheds, and Hay Storage.** Setback requirements for all outbuildings and sheds are as follows:

Rear of House – 20 feet behind the rear planes of the house.

Side – 50 feet from any side Lot line (100 feet from any street side Lot line)

Rear – 100 feet from any rear Lot line.

Maximum of 2 outbuildings/sheds per Lot. Minimum square footage of 450 square feet per outbuilding. Total square footage of outbuildings shall not exceed 2400 square feet totally for each Lot, except by variance from Adams County AND the consent of the Architectural Control Committee.

**Section 10.13 Homes, Outbuildings, Sheds, Garages, Other Buildings Design Review Criteria.** In addition to those applicable standards already outlined in these CC&Rs, the following shall be utilized in evaluating the compatibility of homes and outbuildings for construction and/or placements on Lots:

- B. All outbuildings should match the appearance of the existing home, wherever possible. Where proposed outbuildings do not match the appearance of the home, the design, color, orientation, and placement on the Lot shall be unobtrusive to the adjacent properties as possible, and this design must be approved by the ACC.

**Section 10.16 Building Approvals.** The Committee plan approval form must be signed and approved before placement, installation, or construction of any building or buildings on any Lot. Violation of this covenant shall subject the violator to a fine imposed by the Board not to exceed \$500.00

**Please review your “Covenants For The Estates At Bromley Subdivision” for further information.**

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