



Acres Green

Covenant Package

Architectural Control Committee Guidelines

The Architectural Control Committee (ACC) uses existing covenants as a guide when reviewing architectural changes or new construction requests. Covenants are intended to: a) cover items not covered by county planning and zoning; and b) address issues at a more local level than county planning and zoning regulations.

In addition to covenants, residents are bound by Douglas County building and zoning regulations. Any time a building permit is required the ACC must review the plans and a letter of approval from the ACC must accompany the request for permit from the county.

All new structures including building additions must use materials that are similar to existing buildings in Acres Green. A building permit is required for a new structure with a square footage greater than 119 or any time a structural change to an existing building is planned. The following are additional examples of instances when a building permit is required according to the Douglas County Building:

1. Replacing an existing window with a window of the same size - **a building permit is only necessary** when the window to be replaced is in a bedroom and the replacement is limiting access as a fire escape. **(replacing a window of the same size not located in a bedroom does not require a building permit).**
2. Replacing an existing window with a bay window.
3. Installing a window where none existed, *this usually does not include installing standard octagonal windows.*
4. Replacing an existing windows with French doors.
5. Replacing a sliding glass door with French doors, if the header is changing.
6. Installing siding (check with the building department).
7. Install a bath in the basement.
8. Finish or remodel the basement.
9. Enlarge a window in the basement.
10. Remodel bathrooms or kitchen.
11. Install a skylight.
12. Move a wall inside the house.
13. Add an addition, shed or carport if the square footage is more than 119. Exception - a shed may be added as a temporary structure if it is not anchored to the ground and can be moved from one location to another without dismantling.
14. Building a deck not in setbacks, more than 30 inches off the ground.

In general if the plan for the improvement meets zoning, covenants and uses a similar material to the existing structure, it is likely that the chair will approve the plan without going to the committee. This committee is not interested in causing undo delay when a resident wishes to improve their property.

The following are some items not covered by the ACC:

- 1 Installing or replacing storm, screen doors or other existing doors
- 2 Painting - there are no color guidelines
- 3 Replacing gutters and down spouts
- 4 Replacing garage doors and openers
- 5 Replacing sidewalks and driveways
- 6 Installing concrete or brick patios or deck less than 30 inches off the ground
- 7 Replacing an existing window not in a bedroom
- 8 Re-shingling a roof

Covenants should be provided to new homeowners at closing. Additionally, the AGHOA is attempting to provide new homeowners with a copy of their covenants in the welcome package. If you are a home owner and do not have a copy of the covenants for your home, please contact Cecilia Pederson, at 799-8221, and a copy will be provided to you.

RECORDED AT 9:30 O'CLOCK A.M. MAY 19 1977
DESCRIPTION NO. 150586 CARROLL HILF
RECORDED

BOOK 230 PAGE 606

PROTECTIVE COVENANTS ON THE FOLLOWING
DESCRIBED PROPERTY SITUATED IN THE
COUNTY OF DOUGLAS, STATE OF COLORADO,
TO WIT: KNOWN AS ACRES GREEN

KNOW ALL MEN BY THESE PRESENTS: That the undersigned HAROLD M. MORRIS and EUGENE D. JOHNSON, a corporation doing business as MORRIS GENERAL REALTY CO., INC., the owners of the above described land, for the use and benefit of themselves, their successors, grantees and assigns, and all persons claiming by, through or under them do hereby declare, agree, restrict and covenant that the use, enjoyment and the ownership of the lands herein shall be, and the same are hereby restricted, limited, conditioned and protected for the purposes of providing a high standard of construction and use as follows:

AREA OF APPLICATION: The within covenants and restrictions shall be applicable to all of ACRES GREEN, FILING NO. 1 and 2.

1. LAND USE AND BUILDING TYPES: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three cars. There is hereby reserved over and under the rear eight (8) feet of each and every lot an easement for the purpose of utility and drainage installation and maintenance. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

2. DWELLING SIZE: The ground floor area of the main structure exclusive of one story open porches and garages shall be not less than 850 square feet for a one story dwelling nor less than 750 square feet on the main floor for a dwelling of more than one story. No dwelling shall be permitted on any lot at a cost of less than \$17,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

3. BUILDING LOCATION: All buildings shall be placed on the lot according to the existing building and zoning regulations of the County of Douglas.

A. No building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 10 feet to any side street line.

B. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 2 feet or more from the minimum set back line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line.

C. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building provided, however, that this shall not be construed so as to permit any portion of a building on a lot to encroach upon another lot.

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4. **LOT AREA AND WIDTH:** No dwelling shall be erected on any lot having a width of 40 feet at the minimum building set back line, nor shall any dwelling be erected or placed on any lot having an area of less than 6500 square feet.
5. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
6. **TEMPORARY STRUCTURES:** No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding, shall be used on any lot at any time as a residence either temporarily or permanently.
7. **LIVESTOCK AND POULTRY:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
8. **OIL AND MINING OPERATIONS:** No oil dwelling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot, No derricks or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
9. **SIGNS:** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot and except one sign of not more than five square feet advertising the property for sale or rent. Signs used by a builder to advertise any property during the construction and sales period are permitted.
10. **MOBILE HOMES:** No one shall be allowed to live in a mobile home or camper on any lot. However, the storage of a camper or mobile home shall be permitted.
11. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and it shall not be kept except in sanitary containers. All equipment for the storage of or disposal of such material shall be kept in a clean and sanitary condition.
12. **ARCHITECTURAL CONTROL:** No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with the existing structures, and as to location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved. Approval shall be provided in Paragraph 13.
13. **ARCHITECTURAL CONTROL COMMITTEE:**
- A. **MEMBERSHIP.** The architectural control committee is composed of Harold M. Morris, 6551 E. Dakota Avenue, Denver, Colorado; Eugene D. Johnson, 7551 Oak Street, Arvada, Colorado; and Marilyn J. Schaetzel, 1050 South Adams Street, Denver, Colorado. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee or its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots

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shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

B. PROCEDURES. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will be required and the related covenants shall be deemed to have been fully complied with.

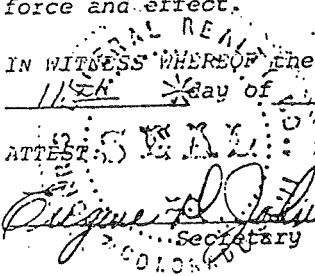
14. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall or hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersections of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

15. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

16. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage.

17. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF the above named owners have hereunto set their hands and seals this 11th day of May, A.D. 1972.

ATTEST:  Eugene D. Johnson
Secretary

MORRIS GENERAL REALTY CO., INC.

Harold M. Morris
President

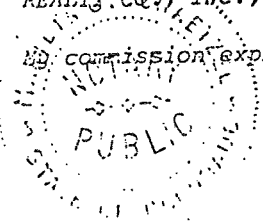
STATE OF COLORADO
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 11th day of May, 1972 by Harold M. Morris and President and Eugene D. Johnson as Secretary of MORRIS GENERAL REALTY CO., INC., a Colorado corporation.

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires February 12, 1973

Marilyn J. Schaefer
Notary Public



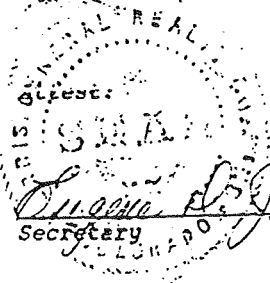
RECORDED AT 10:00 O'CLOCK A.M. SEP 11 1972
RECEPTION NO. 153785 CARROLL HIER
RECORDED

BOOK 235 PAGE 572

AMENDMENT NO. 1 to PROTECTIVE COVENANTS FOR ACRES GREEN FILINGS NO. 1 thru 4:

Payment for Street Lighting: All lots are subject to and bound by Public Service Company tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owner or owners shall pay as billed a portion of the cost of public street lighting in the subdivision according to Public Service Company rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission of the State of Colorado.

IN WITNESS WHEREOF the owners have hereunto set their hands and seals this 6th day of September, A.D. 1972.



MORRIS GENERAL REALTY CO., INC.

Eugene D. Johnson
Secretary

Harold M. Morris
President

STATE OF COLORADO
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 6th day of September 1972 by Harold M. Morris as President and Eugene D. Johnson as Secretary of MORRIS GENERAL CONTRACTORS, INC.

My commission expires February 12, 1973.
WITNESS MY HAND AND OFFICIAL SEAL.
Joseph J. Schatzke
Notary Public
STATE OF COLORADO