

Community Standards and Compliance Notice

There are currently too many exterior projects, property modifications, and ongoing nuisance issues occurring in the community without any clear indication that required approvals have been obtained or community standards are being followed. The District must set and enforce a consistent standard. Homeowners are reminded that compliance with governing documents, architectural requirements, and nuisance restrictions is mandatory.

Architectural Review Committee Approval Required Before Work Begins

No landscaping project, solar panel installation, fence construction or replacement, exterior building project, or similar visible exterior improvement may begin until required Architectural Review Committee approval has been submitted and granted. Beginning work without approval is a violation. If an improvement is installed or constructed without approval, the District may require the owner to remove or tear down the unapproved work, restore the property, and may impose fines or other enforcement action as allowed by the governing documents and applicable law.

Fence Color, Materials, and Staining Requirements

All fencing must comply with approved community standards for design, color, materials, and stain. Homeowners may not install or stain fences in colors or finishes that do not match approved community requirements. Any new fence, replacement fence, or re-staining that changes appearance must comply with District standards and, where required, receive prior approval before work begins.

Yard Appearance and Maintenance

All yards must be maintained in a clean, orderly, and visibly cared-for condition. This includes mowing, trimming, weed control, removal of dead or neglected plant material, and general upkeep of landscaping. If a living tree is required by the community standards for a lot, that requirement must be maintained. Dead trees, missing required trees, excessive weeds, or visibly neglected yards are violations and will be subject to enforcement.

Holiday Decorations, Patio Lighting, and Brightness

Holiday decorations and holiday lights must remain seasonal in nature and may only be displayed during the time period permitted by the community rules. Lighting that is not seasonal, is excessively bright, remains on in a manner that disturbs neighboring properties, or creates an unreasonable visual nuisance may be required to be removed, reduced, or modified. Patio and exterior decorative lighting must be used in a reasonable manner and may not create excessive glare or ongoing disturbance.

Animal Nuisances and Cleanup

Animals may not become a nuisance to neighboring properties or the community. Constant or repeated barking, failure to clean up pet waste, and any ongoing animal-related disturbance are violations. Owners are responsible at all times for controlling their animals and ensuring prompt waste cleanup on their property and throughout the community.

Music and Noise Nuisances

Music and other noise must be kept at levels that do not disturb neighbors. Repeated loud music, amplified sound, or ongoing noise that interferes with the quiet enjoyment of nearby homes is considered a nuisance and may result in enforcement action.

Vehicle Repair, Idling, and Work in Streets or Driveways

Working on vehicles outside a closed garage is not permitted when it becomes ongoing, visible, disruptive, or creates a nuisance. Vehicle repair work in streets is especially unacceptable. Extended vehicle idling, repeated driveway repairs, storage of inoperable vehicles, or mechanical work visible from the community may be treated as violations and addressed through enforcement.

House Colors and Garage Door Colors

Exterior house colors, including garage door colors, must comply with approved community standards. Repainting, refinishing, or changing exterior colors without required approval is not permitted. Homes and garage doors must remain within approved color schemes established by the District.

Consistent Enforcement

The District will be holding homeowners to a consistent standard. Visible exterior work, property conditions, and nuisance issues that do not comply with governing requirements may be reviewed for enforcement. Homeowners should not assume that ongoing projects or existing conditions are approved simply because they are visible in the community. If approval is required, it must be obtained before work begins, and if a condition violates community standards, corrective action may be required.

Homeowners are strongly encouraged to review the governing documents and architectural requirements before beginning any exterior project or making any visible change to their property. Compliance is expected, and enforcement will follow where necessary.

To find all governing documents you may visit <https://libertymeadmetropolitandistrict.com/> website under the Public Documents tab for further information.

As always, we appreciate your compliance in following community rules and regulations.

PMI Northern Colorado Management

257 Johnstown Center Drive unit 204

Johnstown, Colorado 80534

office@pminortherncolorado.com