

# Architectural Review Guidelines / Rules & Regulations

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## **Smoky Hill Homeowners Association, Inc. Architectural Guidelines / Rules & Regulations City of Centennial, Arapahoe County Colorado**

*Updated December 10, 2019*

These Architectural Guidelines / Rules & Regulations (“Guidelines”) have been adopted by the Board of Directors for the Smoky Hill Homeowners Association, Inc., (“SSHOA”) pursuant to section 2.6 of the Revised Protective Covenants for Smoky Hill 400 Community (“Covenants”).

Improvements of any type, including, but not limited to, construction, erection, alteration, remodeling or placement on any lot without written approval of the Architectural Review Committee (“ARC”) are prohibited. These Guidelines are intended to facilitate the timely review and approval of plans and specifications. Unless specifically exempted in these Guidelines, complete plans and specifications must be submitted for each project, and written approval must be received prior to the start of work.

In all instances, homeowners are solely responsible for ensuring compliance with all applicable ordinances, building codes, zoning restrictions, or other applicable laws imposed by the City of Centennial and any other applicable authority. The ARC is not responsible for ensuring that proposed improvements comply with these authorities, and ARC approval of submitted plans and specifications in no way relieves the homeowner of his/her independent obligation to satisfy these requirements. In order to remind homeowners of their obligations, these Guidelines frequently reference the need to comply with the City of Centennial’s municipal ordinances. However, these references shall not be construed to suggest that the ARC will analyze a proposed Improvements’ compliance with any applicable law or ordinance.

**PROCEDURES** - Sections 2.2, 2.3, and 2.4 of the Covenants establish the basic procedures followed by the Architectural Review Committee (ARC), as supplemented by these Guidelines. All requests for ARC approval of proposed improvements shall be made using the SSHOA’s Home Improvement Request Form (“ARC Request Form”). The ARC Request Form is available online and can be submitted electronically or in hard copy to the HOA Association Manager. The ARC may require that an owner supplement their ARC Request Form if the ARC, in its sole discretion,

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believes it needs more detailed information to adequately review a proposed improvement.

Complete and legible plans and specifications must be submitted to the ARC at least 30 working days prior to the desired approval date. **No verbal approvals are allowed under any circumstances.**

The ARC reports to the Smoky Hill Homeowners Association Board of Directors (“SHHOA BOD”). Any homeowner has the right to appeal an ARC decision by: (1) appearing at a regularly scheduled SSHOA BOD meeting and presenting his/her appeal or; (2) by sending a written request of appeal to the SHHOA BOD.

**ADDRESS IDENTIFICATION** - All homes must have their street number clearly visible from the street. This is for the use of First Responders (Law Enforcement, Fire Department, Emergency Medical responders). This guideline is consistent with the City of Centennial’s adaptation of the 2015 International Fire Code. Under that adopted code, Section 505, Premise Identification, requires all new and existing structures to be provided with and display approved address identification.

**PAINTING & SIDING** - Painting and Siding Guidelines are developed to maintain the integrity of the neighborhood and promote consistently appealing appearance. As set forth below, the ARC approval process for a proposed color scheme varies, depending on whether the owner is repainting their home with identical colors, using an ARC pre-approved color scheme, or an alternate color scheme. All ARC Request Forms must be submitted at least 30 days prior to the proposed start date. Owners may not start painting until the ARC has approved the color scheme.

- a. **Pre-Existing Color Scheme:** If an owner plans to repaint their home with a color scheme that is identical to the existing color scheme on that home, the owner shall submit an ARC Request Form with a date stamped photo of the home identifying the colors to be used (Brand and Color Name/Number). Unless otherwise requested by the ARC, the owner shall not be required to apply a sample of the paint to the house.
- b. **Pre-Approved Color Schemes:** A Color Scheme Guidebook for Smoky Hill is located at the SHERWIN WILLIAMS STORE at 17100 E Smoky Hill Road (Smoky Hill and Buckley) and shows pre-approved color schemes. This guide can also be accessed online via the [Smokyhillhoa.net](http://Smokyhillhoa.net) web site.
  - i. When using a Pre-Approved Color Scheme, a 4’x4’ sample on a visible side of the house is not required for ARC approval.
  - ii. These schemes show Base Colors, Trim Colors and Accent Colors (if needed). Colors cannot be switched within a Pre-Approved Scheme (EG: Base and Trim Colors cannot be interchanged).
  - iii. This does NOT mean that Sherwin Williams brand paint must be used. Any reputable paint supplier can color match any selected color. If another brand of paint is selected, please reference the SW colors matched, and if possible, the color scheme referenced from the guide.
  - iv. There is a guide spelling out how to use the Color Scheme Guidelines at the beginning of the guidebook located at the Sherwin Williams Store. The use guide is available online.
- c. **Alternate Color Schemes:** The term “alternate color scheme” includes all color schemes that are not: (1) identical to the color scheme currently in use on the property in question; or (2) a pre-approved color scheme from the SSHOA Color Scheme Guidebook.
  - i. Approval of an alternate color schemes requires the following:
    1. Submit a completed ARC Request Form for ARC review.
    2. Paint a 4’ x 4’SQUARE on the side of your house in a field that can be easily viewed from the street for ARC review. Clearly show the Base Color, the Trim Color and if needed, the Accent Color. In addition:

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- a. If available, an illustration of the proposed colors generated from a paint supplier's web site (Example: Sherwin Williams Color Snap Visualizer) may be attached to the ARC Home Improvement Request Proposal in lieu of the 4x4 sample. These illustrations can be created at most paint suppliers.
  - b. When proposing pre-painted Siding, either a color sample must be displayed on the home OR an illustration from the siding supplier be included in the proposal.
3. Color Requests MUST include the Base Color, Trim Color and Accent Colors that are being submitted for approval AND indicate which pre-approved color scheme the paint selection approximates, if any. Reference the Paint Manufacturer and Color Numbers to be used in the ARC request.
- d. Using the same color scheme for two adjacent homes is not acceptable.
  - e. SIDING NOTE: Changing EXTERIOR MATERIAL (EG: Siding) requires approval by the ARC prior to the start of construction. Include all pertinent details on the Home Improvement Request form (Siding Manufacturer/Type/Color/Etc.).

**ROOFS** - Installing a roof that is the same color and style as previously approved by the ARC does not require re-submittal of an Improvement Request Form. Installations, other than those previously approved by the ARC, require approval prior to the start of construction per Section 5 of Covenants.

Because of the potential fire hazard, wood shake roofs are discouraged. The ARC encourages the use of materials that are approved or recommended by insurance companies and the South Metro Fire Department.

**FENCING** - Any fence that is installed in Smoky Hill 400 and conforms to the below four guidelines does not require approval from the ARC. As always, the owner is also responsible for ensuring that any fence follows the City of Centennial's municipal ordinances. Compliance with the four guidelines set forth below does not in any way ensure compliance with the City of Centennial's municipal ordinances. Any deviation from these four guidelines must be submitted on an Improvement Request Form and submitted to the ARC for approval at least 30 days prior to the anticipated start of construction.

The following four fence types are approved for use in Smoky Hill 400:

TYPE 1) = Composite Fence, must match new Metro District Type and Color



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TYPE 2) = 4' or 6' High 3" or 5" wide Dog-Eared Pickets  
4X4 Posts 2X4 Rails



Types 3 and 4 are for use in front yard only.

TYPE 3) = 3' Cedar Split Rail



TYPE 4) = Cedar Post and Rail



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Fence Types “3” and “4” may only be installed beyond the front building line of any home. Any such fence shall not completely enclose the front yard.

All fences located on rear and side property lines which abut Smoky Hill Road, South Telluride Street, Tower Road and Buckley Road are the property of and maintained by the Smoky Hill Metropolitan District.

All fences located on rear and side property lines which abut parks and park entry ways are the property of and maintained by the Smoky Hill Metropolitan District.

Homeowners are responsible for all fencing on their property including the rear and side of their lots.

All rear property lines which abut the Trails West Elementary School site shall be fenced. All such fences are the property of and maintained by the homeowner. The homeowner will select the type of fence to be installed. Fence types "1" and "2" are acceptable.

Where a solid fence borders a street, the rails and posts shall face the lot. The fence pickets shall face the street (refer to above diagram for fence types "1" and "2").

On each lot that abuts a park but does not have adjacent park access, one gate may be installed for access.

All fence types "2", "3" and “4” are to be rough or re-sawn cedar. A homeowner wishing to use an alternate type material must first obtain approval from the ARC.

It is the homeowner's responsibility to notify and obtain the approval of adjacent neighbors prior to the installation of any fence that separate lots along the property line.

It is the responsibility of homeowners with corner lots to ensure that their rear or side lot fencing does not interfere with traffic sight on streets.

**LANDSCAPING - General** - All changes to a property’s landscaping must be approved prior to the start of any project, with the exception of the following: (1) replacing existing bushes and flower beds with substantially the same type and size of plant; and (2) changes to landscaping that is completely concealed behind that homeowners privacy fence and does not change any slope or substantially alter the existing water drainage.

**LANDSCAPING – Artificial Turf** - Installation of any artificial turf requires prior approval from the ARC. The ARC retains discretion to deny any request for installation of artificial turf based upon the unique circumstances of each request. All requests will be evaluated on a case-by-case basis. However, to increase the likelihood of ARC approval, owners who want to install artificial turf are encouraged to meet the following objectives:

- a. The artificial turf product must be made of polyethylene and have a minimum face weight of 60oz per Square Yard, with a permanent backing.
- b. The artificial turf color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber with thatch and a minimum pile height of 1.5 inches.
- c. Front yard areas retain a minimum of 30% of overall square footage as organic plant material such as planter beds, bushes, shrubs, etc. in accordance with City of Centennial Land Development Code, Article 8, Division 8-2 (2019).

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- d. If an artificial turf area will meet a neighboring natural grass area, it must be separated with a barrier of at least 4" of hardscape or a planter consisting of organic plant material.
- e. Professional installation is recommended.
- f. **All installations must include a weed barrier and a properly prepared aggregate base for drainage as well as adequate infill system to ensure the fibers stand upright.**

In addition, the following must be submitted with the ARC Request Form:

- A 12"x12" sample of the product including model name and style;
- Complete product specification sheet from the manufacturer;
- The manufacturer's warranty on the product being submitted;
- Photo(s) of the area to be covered by the artificial grass; and
- Photo(s) of proximity areas as well as description of the method of installation.

Once installed, artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance. **Artificial turf products will be inspected annually**, usually after the expiration of the known warranty period to ensure the aesthetic properties are maintained.

The Board of Directors reserves the right to require replacement after the product life expectancy has been met, typically 20 years, or if the turf has failed to maintain its aesthetic integrity.

**LANDSCAPING – Xeriscape** - As always, the homeowner is independently responsible for ensuring compliance with all applicable City of Centennial ordinances. Installation of Xeriscape requires prior approval from the ARC. Xeriscape requests will be reviewed on a case-by-case basis. The detailed Xeriscape plan must be submitted showing the following details:

- a. Front yard areas must retain a minimum of 30% of the overall square footage as organic plant material such as planter beds, bushes, shrubs, etc. This is consistent with similar requirements for Artificial Turf.
- b. If a XERISCAPE area will meet a neighboring natural grass area, it must be separated with a barrier of at least 4 inches of hardscape or a planter consisting of organic plant material.

The following must be submitted with the ARC Request Form:

- Photos of the area to be xeriscaped;
- Detailed plans showing the scale of the project, type of vegetation (e.g. "Ubernuium Shrub") and size (e.g. "5 Gallon Plant") and other materials to be used (e.g. "2-inch River Rock"); and
- Photos of areas directly adjacent areas to the proposed xeriscape area.

**CONSTRUCTION/REMODELING** - An ARC Request Form must be submitted and approved by the ARC prior to any exterior construction or remodeling of a residence, driveway, or other structure. The exception to this requirement is use of "Like-Like" materials and design.

All construction materials must be new. Refer to Section 5 of The Covenants for restrictions on building type, construction and exterior materials.

**ROLL-OFFS, BAGSTERS, STORAGE PODS** - Roll-offs, "Bagsters" and Storage Pods may only be in your driveway for a maximum of 30 days.

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**RETAINING WALLS** - Retaining walls must not change the direction of the current water drainage and must be harmonious with surroundings. An ARC Request Form for retaining walls must include plans and specifications as well as existing and proposed drainage plans. Refer to Section 5.7 of the Covenants for restrictions on retaining walls.

**DECKS** - Decks that are not visible from the street or from neighboring properties may be constructed and/or remodeled without prior approval from the ARC. All other decks require prior approval.

Construction must be of natural wood color or a natural stain or preservative. Painted wood is not allowed without ARC approval.

**PATIOS AND EXTENSIONS** - Patios and extensions that are not visible from the street or from neighboring properties may be constructed and/or remodeled without prior approval from the ARC. All other patios and patio or porch extensions require prior approval.

If a privacy enclosure is requested, it must conform to the fencing guidelines.

**PATIO COVERS** - Patio covers that are not visible from the street or from neighboring properties may be constructed and/or remodeled without prior approval from the ARC. All other patio covers require prior approval.

Metal or fiberglass covers are not allowed, regardless of whether they would be visible from the street or from neighboring properties. Canvas covers are acceptable with a sound structural support frame and a color combination that is harmonious with the color of the home.

Painted wood construction must match the color of the home.

**OUTBUILDINGS / SHEDS** - Any outbuilding or shed installed within Smoky Hill 400 that conforms to these Guidelines will not require approval from the ARC. Any deviation from these Guidelines must be submitted to the ARC for approval prior to the start of construction.

- The structure must be attached to, or immediately adjacent to the main dwelling. Structures may be located along a back fence with written approval of affected neighbors.
- The structure must be painted the same color scheme as the home. Redwood or cedar may be substituted with prior approval from ARC.
- The structure must be located behind an approved enclosure (fence).
- The structure must not exceed eight feet from grade to the peak of the structure. The maximum size of the structure is 120 square feet.
- Roofing materials must match the home.

Except with the prior approval of the ARC, no temporary, prefabricated, soft-sided or other type building or structure of any nature, with or without a concrete or wood pad or foundation, shall be moved to or placed upon or assembled at or otherwise maintained on any site. Temporary structures used for seasonal storage, construction materials or similar cases, must be approved by the ARC. In any case, said structure shall not have a footprint of more than 120 square feet or be more than 8 ft in height.

Exceptions to the 120 sq. ft. rule are: tents, canopies or other temporary structures put in place for less than 48 hours used for parties, receptions or other such events. Approval from ARC is not required in these cases.

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No structure of a temporary nature such as: trailer, mobile home, RV, vehicle, tent, shack, lean-to, canopy, shed, etc., shall be used as a residence or living space.

Refer to Section 5.6 of The Covenants for restrictions on outbuildings and sheds.

A maximum of two outbuildings is permitted for any single lot.

**DOG RUNS** - Dog runs must be concealed from view with an approved type 1 or type 2 fences.

**ANTENNA AND SATELLITE DISHES** - Antennas and satellite dishes are prohibited, except as expressly allowed by federal law.

**SWAMP COOLERS and AIR CONDITIONERS** - Swamp coolers and Air Conditioners that are concealed from view of neighbors do not require ARC approval. Swamp coolers and Air Conditioners may not be installed on the front sloping roof of the home. Window mounted or portable Swamp Coolers and Air Conditioners are allowed if smaller than 23" X 16" where they are visible from the street from **June 1 through Sept 30 only**. Any units larger than 23" X 16" must not be visible from the street. All other installations or exceptions from this guideline must be submitted for approval prior to installation.


**SNOW REMOVAL FROM SIDEWALKS** - Snow must be cleared from sidewalks no later than 24 hours after the end of any snowfall that exceeds one inch.

**REFUSE CONTAINERS** - Refuse Containers or any other trash can must be stored in compliance with City Regulation. Per City Code, garbage cans can be placed up to 24 hours in the public street, not on the sidewalk, to accommodate trash removal. Garbage cans must be stored in areas not visible from the street, and lids must be used to minimize odors and keep pests away.

**PARKING RESTRICTIONS** - Section 4.2 of the Covenants sets forth parking restrictions on various types of vehicles ("Restricted Vehicles"). Restricted Vehicles include but are not limited to oversized vehicles (greater than 6500 lb GVW), commercial vehicles, motor homes, trailers, watercraft and all-terrain vehicles. Section 4.2 of the Covenants prohibits anyone from parking a Restricted Vehicle on a Lot within the community for longer than 48 hours. The Association interprets this to mean that a Restricted Vehicle may be parked within the community temporarily for the purpose of active loading and unloading, but no more than 48 hours in any calendar month. *See Sec 4.2 of the Covenants for further information.*

**ARC** - Current ARC members and contact information can be found by contacting any SHHOA board member or by visiting: <http://www.smokyhillhoa.net/>.

Approved: December 10, 2019

  
Board President