

North Hill

REVISED ARCHITECTURAL STANDARDS AND GUIDELINES

Adopted March 22, 2019

Revised April 24, 2024

Revised May 26, 2025

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ARCHITECTURAL STANDARDS AND LANDSCAPING. The

Architectural Standards and Guidelines of the North Hill Homeowners Association (“Association”), dated March 22, 2019, enacted in accordance with the authority granted to the Board of Directors of the Association under the Colorado Common Interest Ownership Act (“Act”), the Declaration of Covenants, Conditions, and Restrictions for North Hill Homeowners Association, recorded with the Clerk and Recorder of Adams County, State of Colorado, on December 21, 2018, at Reception No. 2018000102061 (“Declaration”), and the Association’s Bylaws, are herein revised and effective May 26, 2025.

1. **PURPOSE.** The purpose of the Association is to provide for maintenance, preservation, and architectural control of certain property and improvements within the North Hill Community (“Community”). To enable the Association to fulfill its purpose, the Bylaws provide that all present and future Owners, tenants, occupants and any other Person who may use Lots, Common Elements, or any portion thereof, or facilities or appurtenances thereto or thereon, in any manner, shall be subject in all respects to the covenants, conditions, restrictions, reservations, easements, regulations, and all other terms and provisions set forth in the Declaration, Articles of Incorporation and Bylaws. All persons in the Community must follow these established guidelines promulgated by the North Hill Architectural Review Committee (“NHARC”) and adopted by the Board of Directors of the Association. The purpose of the NHARC is to review all improvements, alterations, and additions in accordance with Article V of the Declaration.

<https://my.managementtrust.com/document/633/1011583/preview?name=Recorded%20Declaration.pdf>

2. **AMENDMENTS AND MODIFICATIONS.** The Association may adopt, amend, repeal, and enforce Rules and Regulations as deemed necessary or desirable

- A. To interpret and implement any provision of the Declaration.
- B. To facilitate the operation of the Association as deemed necessary by the Board of Directors.
- C. To facilitate the use and enjoyment of Lots, Common Elements, and any other property within the Community.
- D. To facilitate the design, placement, construction, and alteration of structures, landscaping, and other Improvements within the Community and:
- E. To facilitate a personal code of conduct for Members, their guests, and other Persons in the Community.

3. **APPLICATION AND ENFORCEMENT.**

- A. Such Rules and Regulations shall be reasonable and uniformly applied.
- B. Any Rules and Regulations, modifications, or revisions, shall be effective only if adopted by the Board of Directors at an open meeting of the Board of Directors, as defined by Colorado statutes.
- C. Every Owner, lessee, occupant, or individual inhabiting any Lot in the Community or using any Common Element, or portion thereof, shall comply with these Rules and Regulations.

- D. The Board of Directors may establish penalties for violations, including, without limitation, levying and collecting fines for violations and legal action, including declaratory and injunctive relief to prevent continued violations.

4. ACTIVITIES REQUIRING ARCHITECTURAL REVIEW APPROVAL.

- A. Lot Owners (excluding the Association) must obtain written approval from the North Hill Architectural Review Committee (“NHARC”) before making any exterior improvements or alterations to a Lot or Common Elements.
- B. The NHARC ensures that all improvements comply with architectural standards and harmonize with the surroundings. The NHARC, with the Board's guidance, may issue and enforce architectural standards and guidelines consistent with the Declaration.
- C. The NHARC is authorized to assess fees and collect costs related to submissions seeking approval of exterior improvements, which, if not paid, will be added to the affected Lot assessments.
- D. Notwithstanding approval by the NHARC for any proposed exterior improvements, the Owner must obtain and abide by all necessary governmental approvals and permits.

5. PROCEDURES

Before initiating any exterior improvements, modifications, or changes in or on any part of the Community, home, or yard, the Owner must submit a written application to NHARC and receive NHARC’s approval on the application. These Guidelines apply to all elements addressed herein as listed in the Table of Contents and any other exterior changes not itemized. The Applicant must submit the original and one copy of the completed Application for Approval of Architectural, Landscaping, or Exterior Changes, attached as Exhibit A to these Guidelines, along with:

- A. A plan showing the location of the proposed improvement in relation to existing structures and required legal setbacks per the [City of Thornton](#).
- B. A diagram to scale, including a legend, scale, and specific measurements of the proposed work (required on all applications).
- C. A plot plan showing setback dimensions to all lot boundaries and their relationship to allowable building envelopes per the City of Thornton and identification of any changes to the existing drainage, including grading (if applicable).
- D. The height, width, length, and depth of the structure (when a structure is proposed).
- E. The name of the contractor or builder, if applicable.
- F. A brief narrative description of the proposed structure or improvement.
- G. Any and all applicable approved permits from the City of Thornton.
- H. Whether the improvement is a change in the color, type, or style of exterior treatment of any existing improvement. If so, provide an example or photograph of the material proposed.
- I. With respect to lawn irrigation proposals, the square footage of irrigated grass to the total square footage of rear and side yards.
- J. Any other information that the NHARC requests to visualize the proposed improvement.
- K. Any processing fee that may be established by the Board.

6. **REVIEW.** The NHARC will retain one copy of the application and submitted materials, while the other will be returned to the Applicant with a response.

- A. No improvements should commence until the Applicant has received written approval from the NHARC.
- B. In reviewing each application, the NHARC may consider various relevant factors, including, but not limited to, the harmony of the proposed external design with surrounding structures and the environment.
- C. Decisions may be based solely on aesthetic considerations, and each Owner implicitly acknowledges that the opinions on the desirability and/or attractiveness of improvements may vary.
- D. The NHARC, pursuant to the criteria specified in the Declaration and these Standards and Guidelines, shall have exclusive authority to render final, conclusive, and binding decisions on matters relating to aesthetic judgment. These decisions shall not be subject to review, provided they are made in good faith and in accordance with the established procedures.
- E. The NHARC shall decide on each application after receiving a completed application with all required information.
- F. The NHARC may allow or require that an application be submitted or reviewed in stages, in which case a final decision will not be required until after the final required submission.
- G. Each Owner may submit a plan or request for review to the NHARC at no cost. The first two application requests are free, including a fence request. Any additional request will incur the fees on Exhibit A to the Management Trust Retainer Agreement then in effect to the Owner's account.
- H. The NHARC may:
 - a. Approve the application in total, or with conditions, or a variance to deviate from existing guidelines.
 - b. Approve part of the application while disapproving other portions; or
 - c. Reject the application.
- I. The NHARC shall notify the applicant in writing of the final determination on any application no later than 45 days after receipt of a completed application and all required submissions. Notice is sufficient by First Class Mail, hand delivery, facsimile, or electronic mail.
- J. No approval shall contradict these Guidelines unless a written variance has been granted.
- K. The NHARC may require that construction begins within a specified timeframe, after which, if construction has not commenced, the approval will expire. In such an event, the Owner must reapply for approval before starting any activities.
- L. Once construction begins, it should be diligently pursued to completion. All work must be completed within one year of commencement unless otherwise specified in the notice of approval or unless the NHARC, at its discretion, grants an extension in writing.
- M. Approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The Board/Architectural Review Committee (ARC) shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the Board, the ARC, the Members thereof, the Association, any Member thereof, or the Declarant assumes any liability or

responsibility therefore or for any defect in the construction or improvement from such plans or specifications.

7. **PERMITS.** These Architectural Standards and Guidelines do not replace any approvals or reviews required by the City of Thornton or any other municipality or governmental agency with jurisdiction over architectural or construction matters. Furthermore, a permit issued by the City of Thornton or any such entity does not substitute for approval by the NHARC in accordance with these guidelines. If both NHARC approval and a permit from another entity are required, the Owner must obtain both before proceeding with the improvement as a condition of NHARC approval. The Association advises Owners to seek NHARC review first to ensure the Association's consent before applying for permits from the relevant governmental entities. Ask the Community Services Manager to obtain a consent letter from the Association.

Consult the City of Thornton's website for a list of improvements that require a permit.

<https://www.thorntonco.gov/business-development/city-development/building-permits-inspections>

8. **LANDSCAPE REQUIREMENTS.** All landscaping improvements must be approved in writing by the NHARC prior to installation and meet the following guidelines.

A. **COMPLETION DATE.** All landscaping intended as part of a finished home construction must be completed by the Owner within 270 days after closing within the months of April 1 through October 1 of the same year or during the following growing season if the closing occurs on or after October 2 of the same year.

B. **DRAINAGE/GRADING.** "Established drainage" means the drainage after final grading on the plot plan given to Owner at the closing of the initial sale of the home. Alterations affecting other Lots' grading or drainage are not allowed. Owners may not alter Lot grading or landscaping except as approved by the NHARC as provided by these Architectural Standards and Guidelines. Homeowners will be responsible for any damage caused by any change to drainage plans by themselves or hired contractors, on their or surrounding Lots. An approval by the Architectural Review Committee does not constitute approval for deviance from a pre-existing drainage plan. In some cases, an engineer or landscape architect may be appropriate to consult.

C. **LANDSCAPE MAINTENANCE.** To uphold the community's environmental aesthetic, these standards apply:

1. Avoid overspray or excess runoff of irrigation water. Watering is allowed between 6:00 p.m. and 10:00 a.m.
2. Maintain landscapes free of noxious weeds and hazards. Turf grass should have a uniform appearance. Naturalized grasses need mowing only for weed control or seed distribution.
3. Front Yard Requirements:
 - a. One deciduous shade tree. (25 X 25 ft. min)
 - b. Four large deciduous shrubs. (6 X 6 ft. max)
 - c. Three evergreen shrubs. (4 X 4 ft. max)
 - d. Three small deciduous shrubs. (3 X 3 ft. max)

- e. Ornamental grasses/perennials may replace shrubs at a rate of three per one 5-gallon shrub.
 - f. Only plants and trees on the City of Thornton's Approved Species List are permitted. Avoid plants and trees that are poisonous to domesticated dogs and cats, such as Chokecherry, or any invasive plants or trees.
4. Back Yard Requirements:
- a. Landscaping includes sheds, fencing, stain, pergola, gazebos, greenhouses, hot tubs, vanity panels, all of which need prior NHARC approval.
 - b. The minimum planting standards for a back yard is one (1) deciduous canopy shade tree and 5-10 deciduous shrubs that will grow no taller than 6 feet in height. All shrubs shall be planted in mulched planting beds.
 - c. Ornamental grasses and perennials may be substituted for shrubs at a rate of 3 grasses or perennials per one 5-gallon shrub.

9. **TURF LANDSCAPING.** Irrigated turf (lawn areas) and/or non-irrigated turf shall cover no more than 50% of the back yard landscape area.

10. **ARTIFICIAL TURF.** It is prohibited to install artificial turf on front and visible side yards.

Artificial turf may be installed in other areas on written approval from the , and subject to any City of Thornton regulations and permit requirements. A consent letter from the Association is available from the Community Service Manager to support the Owner's application for a Minor Development Permit to the City of Thornton. The consent letter does not equate to NHARC approval of the Owner's request and is provided to facilitate the Owner's getting a permit from the City of Thornton.

Installation, maintenance, and replacement of artificial turf. The following standards govern the use of artificial turf:

A. Materials:

- 1. The artificial turf should be cut pile infill type and made from polypropylene, polyethylene, or a blend of these fibers, stitched onto a polypropylene or polyurethane meshed or hole-punched backing.
- 2. Hole-punched backings shall have holes spaced in a uniform grid pattern, with spacing not exceeding four inches by six inches on center.
- 3. The use of indoor or outdoor carpeting in lieu of artificial turf, mulch, or other plant material is not permitted.

B. Buffering. A buffer of at least three feet shall be maintained between the edge of the artificial turf and any impervious surface.

- 1. This buffer shall include organic landscaping with trees, shrubs, vines, ground cover, flowers, sod, and native grasses.
- 2. The landscaped buffer may be located on the property with the artificial turf or on existing adjacent landscaped HOA common area or city property, or in some combination thereof.

C. Installation: Artificial turf must be installed in accordance with the manufacturer's specifications and maintained in a manner that simulates healthy living turf, including the following:

1. Sod or existing ground cover shall be removed prior to installation of any artificial turf.
 2. Artificial turf shall be installed over a compacted and porous road base material that is a minimum of two inches deep.
 3. Artificial turf shall be anchored at all edges and seams.
 4. All artificial turf seams shall be glued and not sewn.
 5. An infill of ground rubber, coal slag, sand, or an approved mix should be brushed into the fibers to keep them upright, provide ballast, and offer cushioning.
 6. Slope restrictions. Artificial turf shall not be installed on slopes greater than six percent unless approved during the permitting process.
 7. General appearance. If installed, artificial turf must be maintained to simulate the appearance of a well-maintained lawn.
 8. Artificial turf products shall have a minimum eight-year warranty against fading.
 9. Artificial turf must be a green color, like natural grass.
- D. Maintenance: In addition, the following maintenance activities are required for artificial turf:
1. Cleaning, sanitizing, brushing, and removal of debris. Cleaning shall be done with biodegradable products.
 2. Ongoing hand raking of worn turf areas.
 3. Repairing of depressions to maintain an even visual surface.
 4. Brushing back any loose infill that has been washed or moved off the turf.
 5. Regular maintenance to eliminate any odors, flat or matted areas, weeds, looseness at edges, seams, or elsewhere.
 6. Replacement of the artificial turf when maintenance or repair is unable to simulate a healthy living turf.

11.XERICSCAPE (XERIC WITH NO TURF). While xeric landscape plans are encouraged, it is not mandatory to include an automatic underground irrigation system. However, such systems can aid in the maintenance of plantings.

- A. For both front and back yards, xeric landscape plans that do not incorporate irrigated turf grass as ground cover must ensure that living plants, such as buffalo and blue grama grasses, shrubs, ornamental grasses, or perennials, cover 50% of the landscape area at the time of planting and achieve 75% coverage after three years of growth.
- B. Extensive areas of exposed rock without plant coverage are prohibited.
- C. To maintain year-round interest and color, a variety of mulch types and evergreen plants must be used.

12.NOXIOUS PLANTS.

The following is a list of plants considered to be invasive species and SHALL NOT be planted at North Hill.

- A. PERENNIALS:
 1. Bouncing bet, soapwort Cypress spurge.
 2. Dalmatian toadflax, butter & eggs
 3. Dame's rocket.

4. Mediterranean sage.
5. Myrtle spurge, Mercer's spurge Ox-eye daisy.
6. Perennial sweet pea and perennial pea vine purple loosestrife.
7. Scentless chamomile Sulfur cinquefoil.
8. Sweet clover, white & yellow.

B. GRASSES:

1. Crested wheatgrass.
2. Orchard grass Hungarian brome grass.
3. Timothy shrubs.
4. Buckhorn Scotch Broom

13.ROCK. Areas of gravel or river rock shall be restricted to brown, gray, white mountain,or Colorado sandstone-colored tones. Rock color ranges with natural-looking stone that fits within the overall character of the Community are permitted and encouraged.

14.LIST OF APPROVED SHRUBS AND TREES. Trees and shrubs in the yard must be chosen from the City of Thornton's Approved Species List, as amended or modified. Please note that some of the trees and shrubs on this List are poisonous to domesticated dogs and cats. Please research the trees and shrubs before selection and avoid ones that may be harmful to life in the Community.

<https://www.thorntonco.gov/parks-recreation/parks-planning/forestry>

ARCHITECTURAL GUIDELINES

EXTERIOR HOUSE MODIFICATIONS:

1. **HOME.** The exterior of the home, including but not limited to the roof, siding, brick, stucco, color, windows, window frames, doors, and light fixtures, are architectural components of the Community that create a unifying element. Accordingly, any alteration or change to the originally installed materials, location, or color requires the prior approval of the NHARC.
 - A. No prior approval is necessary to repaint the existing home exterior using the most recently approved color scheme or to rebuild or restore any damaged structures in a manner consistent with the plans and specifications most recently approved for such structures.
 - B. No NHARC approval is required for work done to the interior of a home, including basements. However, a City of Thornton permit may be required.
 - C. Any changes to porches, patios, or visible exterior areas need prior written approval from the NHARC.

2. **ADDITIONS/EXPANSIONS.** An addition or expansion of the home is an increase in the square footage of a building brought about by constructing additional usable building space to the side/s or top of an existing structure. Examples include room additions, pop-tops, open or enclosed patios, or attached garages. All additions and expansions must be approved by the NHARC and meet the following guidelines:
 - A. Exteriors shall match or closely complement the materials and colors used on the exterior of the home.
 - B. Additions must be constructed entirely within allowable building setbacks as established by the City of Thornton.
 - C. All materials and colors must be submitted to the NHARC for approval.
 - D. Depending on the project's scope, the NHARC may necessitate an expert evaluation of the proposed improvements. In such instances, the NHARC may request reimbursement from the Owner for the actual costs incurred for architectural or other expert fees.
 - E. An approved permit from the City of Thornton is required with the NHARC application.

3. **AWNINGS OR EXTERIOR SHADES.** An awning is a roof-like shelter extending above a window, door, deck, or patio and is commonly made of canvas or a similar durable material. Exterior shades look and feel like interior shades but are used on patios or decks to shade in peak sun times of the day.
 - A. Awnings or exterior shades are permitted on homes for environmental purposes.
 - B. The NHARC will not approve any awning or exterior shade unless the design meets the following guidelines:
 1. The awning or shade is professionally installed.

2. The color complements the home.
3. The height shall not exceed 10 feet over the patio or deck.
4. The awning or shade is retractable.

4. AWNING: TEMPORARY SHADE COVERS OR STRUCTURES.

- A. Temporary shade covers are durable, canvas-like structures used outdoors to provide shade. They are portable, easy to assemble, and stow away. Only manufactured covers are allowed.
- B. A temporary shade cover or structure requires prior NHARC approval only if the owner intends to leave it up for a prolonged period, which would then be considered a permanent accessory.
- C. Temporary shade covers or shade structures are permitted to be used from May 1 – October 1.
- D. Occasional use of temporary shade covers or structures for periods of 48 hours or less does not require approval.

5. DECK/BALCONY/PORCH.

- A. All deck, balcony, or porch additions, enclosures, or permanent overhangs on an existing deck, balcony, or porch, must be constructed entirely within allowable building envelopes as established by the City of Thornton and complement the colors of the home.
- B. No deck shall be higher than ten (10) feet above grade, and the support posts for elevated decks on walkout Lots must have a minimum pillar size of 6x6 integrated into the architectural design.
- C. Decks shall not expand beyond 2% of the total square footage of the Lot.
- D. Unless waived by the City of Thornton, any deck, balcony, porch addition, or enclosure must be approved by the City. The Owner shall submit the waiver or approval documentation with the application to NHARC.

6. DECK/BALCONY/PATIO – RAILINGS.

- A. To prevent access through the railings on a deck, balcony, or patio, the Owner may install a 2” x 2” or 2” x 4” welded wire fabric mesh attached to the inside of the front, back or side railings without prior written NHARC approval. All other materials must be approved by the NHARC.

7. **DOG RUN/DOGHOUSE.** Consistent with the Declaration, Article IX, no chain-linked (or other) dog runs shall be permitted on any Lot. Dog houses must be approved by the NHARC as to location and size.

8. **DOORS.** Replacement of an existing door with a new type of door or color requires NHARC approval. Replacement of an existing door with the same previously approved door does not require prior NHARC written approval. No prior NHARC approval is needed for an all-season storm door or security door if it matches the trim of the individual home.

9. **ENCLOSED PATIOS.** An enclosed patio is considered an expansion and subject to paragraph 2 above. An enclosed patio is an exterior, at-grade surface for gathering, typically constructed of concrete, paver stones, or bricks.
 - A. All patio additions must be approved by the NHARC.
 - B. No patio may extend beyond the Owner's Lot.
 - C. Patios that are located within 3 feet of the property lines or setbacks shall be screened with plant materials for privacy purposes.
 - D. An approved permit from the City of Thornton is required with the NHARC application.

10. **FAÇADE EXTERIOR.** Replacement of the façade with a new façade material requires prior NHARC written approval. Replacement of an existing façade with the same previously approved material does not require NHARC approval.

11. **HOLIDAY/PERMANENT LIGHTING & SEASONAL DECORATIONS.**

Holiday and seasonal lighting is allowed from October 1 to January 31, Memorial Day, and July 4th.

 - A. All permanent light installations require prior NHARC approval.
 - B. Outdoor decorative lights mounted on the eaves/house must be extinguished by 11 pm.
 - C. Except during holidays or seasons, the color must be soft white with no strobe effect.
 - D. Temporary holiday lighting on gutters, trim, bushes, and trees shall be installed/removed/illuminated no more than four weeks before or after a holiday.
 - E. Seasonal decorations celebrating a holiday do not require prior NHARC approval.
 - F. Decorations must be reasonable in size and scope and must not disturb other Owners or Occupants by excessive light or sound emissions, or by causing an unreasonable amount of spectator traffic.

12. **LIGHTS.** Any exterior light installed or maintained on a Lot must be either indirect or have a controlled focus and intensity that does not disturb residents of adjacent or nearby Lots. Lighting from any Lot should not be excessively bright or cause unreasonable glare.
 - A. Installation of any unoriginally installed exterior lighting, spotlights, floodlights, and/or ballasted fixtures (sodium, multi-vapor, fluorescent, metal halide, etc.) requires prior NHARC approval. Considerations may include, but may not be limited to, observability, style, and location of the fixtures and the impact they may have on neighboring Lots.
 - B. Adding or changing a light post in the front yard or public view requires prior NHARC approval.

- C. Lighting for pathways (low ground lighting along sidewalks, driveways and/or planting beds) is permitted if it is low voltage (5W), downward pointing, and the materials are dark or metallic colors.
- D. Use of architectural and up-lighting of trees, landscaping, buildings, and improvements requires prior NHARC approval. Up-lighting, if approved, shall not shine into a neighbor's Lot.
- E. Changing exterior light fixtures does not require NHARC approval as long as any changes meet these rules and regulations.
- F. Motion-detecting lights do not require NHARC approval.
- G. For holiday lighting, see Holiday/Permanent Lighting and Seasonal Decorations.

13. PAINTING. Changes to the original or approved color scheme need NHARC approval. Repainting with the approved color does not require approval. The NHARC will not authorize any home within two homes on either side or across the street to have the same color scheme. Exterior paint must match the Community's character.

14. PET DOORS. Pet doors may only be installed in a door that exits into a fenced backyard. Installation of pet doors in the front of the home is prohibited.

15. ROOFING MATERIAL. Roofing materials include shingles or tiles installed on a building rooftop. Replacing an existing roof with new roofing material, pattern, or color requires prior NHARC approval. However, replacing an existing roof with the same previously approved material does not require NHARC approval. All replacement roofs must coordinate with the exterior color and materials of the house.

16. SKYLIGHTS. Skylights require prior NHARC approval. Small solar tube skylights are permitted, but large bubble-type skylights are not allowed.

17. SOLAR PV SYSTEMS. Solar Photovoltaic (PV) Systems are used to absorb sunlight for electricity or heat, as a component of a building or home's overall energy system, and as a method of conserving energy. Owners are encouraged to incorporate energy conservation into their building/home systems, but any Solar PV System requires prior approval and must meet the guidelines below.

- A. Installation. Solar PV systems must be designed and installed by a licensed contractor. The NHARC permit request requires a scaled plan, material description, photos, pictures, and color details from the contractor. All Solar PV Systems must be inspected by the City of Thornton, as required by local regulations or ordinances.
- B. Mounting: Solar PV systems can be "flush mounted" or "tilt mounted."
 - 1. To integrate with the home design, the array must be flush mounted, matching the roof plane (parallel to the roof line).

2. To integrate with the home design on a flat roof, the array can be tilted for sun exposure, provided a letter from the solar professional explains the need.
- C. Colors: Any part of the Solar PV System must blend with the home's design. Components should match the roof shingles' color as much as possible (e.g., black frames on dark shingles and silver frames on light shingles). Solar "shingles" that resemble composite shingles are acceptable but should align with the roof's color.
- D. Components: As much as possible, inverters and DC safety connections should be mounted in the basement, garage, or near the electrical meter on the outside of a home.
- E. All Solar PV Systems must be inspected by the City of Thornton, as required by local regulations or ordinances.
- F. Install conduits near a drainpipe or other existing runs to conceal it as much as possible. If not feasible, paint the cable to match the house colors.
- G. If adhering to these guidelines results in a financial hardship, the Owner requesting a variance due to financial hardship must provide at least two bids showing the cost of installing the solar systems as per this policy and one bid depicting the proposed alternative method. Variances may be granted if following these guidelines substantially increases the purchase price or operating cost of the Solar PV System or significantly decreases its performance or efficiency.

18. WALLS. (Stone, Brick, Stucco, Wood, Retaining, etc.). Unplanned walls can harm the Community's grading, drainage, and overall appearance. Accordingly, no one shall alter, add, or change the walls throughout the Community or in their individual yards without prior NHARC approval.

- A. All proposed retaining walls require prior NHARC approval and shall be constructed with materials that coordinate with the exterior of the house and shall not alter the established drainage pattern of the Lot. A diagram of existing and proposed drainage patterns must be submitted with the NHARC application for any proposed retaining wall.
- B. A drainage permit from the City of Thornton may be required.

19. WINDOWS. Replacing windows with new designs, materials, or in new locations requires NHARC approval. Replacing a window or frame with the same approved material, style, color, and quality does not need NHARC approval.

BACKYARD ADDITIONS/MODIFICATIONS:

20. ANTENNA/SATELLITE DISHES. The rules, regulations, and restrictions for installing and maintaining exterior antennas in the Community are designed and intended to comply with Federal Communications Commission rules and applicable federal telecommunications law.

“Permitted Antennas” are defined as:

- A. An antenna that is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite.
- B. An antenna that is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite.
- C. An antenna that is designed to receive broadcast television broadcast signals.
- D. Other antennas that are expressly permitted under applicable federal statutes or regulations.
- E. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such an antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require the approval of the NHARC.
- F. All Permitted Antennas should be installed as discreetly as possible. If it doesn't affect reception or incur unreasonable costs, antennas should be screened from street view and nearby Lots. Placement preferences are as follows:
 - 1. The inside of the structure of the house, not visible from the street.
 - 2. The back yard or side yard, behind and below the fence line.
 - 3. The back yard or side yard, mounted on the house, in the least visible location below the roofline.
 - 4. The side yard in front of the wing fence and screened by and integrated into the landscaping.
 - 5. The back rooftop.
 - 6. The front yard screened by and integrated into landscaping.
 - 7. If more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
- G. Permitted Antennas shall not encroach upon Common Elements or any other Owner's property. Installations must comply with all applicable building codes and other governmental regulations and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.
- H. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.
- I. All cabling should be installed internally whenever feasible, securely fastened, and made as inconspicuous as possible. Permitted antennas, masts, and any visible wiring may need to be painted to match the color of the structure to which they are affixed. The Owner should consult with the installer or vendor to determine the appropriate type of paint.
- J. All other antennas not addressed above are prohibited.

21. ARBOR/PERGOLA. An arbor is a free-standing arch. A pergola is a structure with an open lattice that may or may not be attached to a building and which provides shade and aesthetic features with or without climbing plants. Occasionally, a temporary, seasonal fabric cover is incorporated into the pergola. (See guidelines for TEMPORARY SHADE COVER)

- A. An arbor or pergola must be approved in writing by the NHARC.
- B. The NHARC will not approve any arbor or pergola unless constructed on the individual Lot at a maximum height of 10 feet as measured from the ground or no higher than the roofline of the lowest level, whichever is the lower of the two.

- C. An arbor or pergola should complement the house color and materials, be treated to prevent weathering and be stained to match the perimeter fencing or complement the color and material used on the home.
- 22. BARBECUE/GAS GRILLS.** Barbecue grills, smokers, etc., shall be maintained in the back yard of the home. The Owner or Occupant is obliged to observe all applicable governmental fire/smoke bans. An approved permit from the City of Thornton is required for the installation of a new gas line.
- 23. BASKETBALL HOOPS/OTHER PORTABLE PLAY EQUIPMENT.** Portable play equipment, including basketball hoops, tetherball, and soccer nets, are prohibited on streets and sidewalks. Such equipment is allowed temporarily on individual driveways but must be stored out of public view when not in use. Each Lot may have only one basketball hoop/backboard.
- A. Removable sleeved or bolt-mounted backboards are considered portable and shall be stored seasonally.
- B. All other play equipment must be submitted to the NHARC for approval.
- 24. BLOCKAGE OF EXISTING SOLAR PANELS.** No homeowner (“Owner”) shall erect an object or construct an improvement that obstructs access to sunlight for existing solar panels within the Community without obtaining written permission from the Owner of the Lot with the solar panels. This written permission must be included with the application submitted to NHARC for approval.
- 25. CARPORTS.** Carports are not permitted in the Community.
- 26. CHIMINEAS/FIRE PITS/OUTDOOR FIREPLACES.** All permanent chiminea, fire pit, or outdoor fireplace installations require NHARC approval. Gas-fired pits are recommended, subject to applicable governmental permits. No such installation shall create an unreasonable amount of smoke. The Owner or Occupant must adhere to all applicable governmental fire/smoke bans. An approved permit from the City of Thornton is required with the application.
- 27. CLOTHES LINES.** Retractable clotheslines are allowed. They should be positioned at the rear of the home and retracted unless they are in use. Retractable clotheslines cannot be mounted or attached to fencing around the Lot.

28. COMPOST. Compost containers must not be immediately visible to adjacent properties. The Owner or Occupant must control undesirable or noxious odors. Underground composting is not permitted.

29. COOLING OR HEATING APPARATUS. Consonant with Article IX of the Declarations, there shall be no refrigeration, cooling, or heating apparatus situated on a roof, exterior wall, or within window casements, except for residential solar systems.

- A. Window units are not permitted in the Community.
- B. The NHARC will not approve any installations of cooling or heating units that would be visible from the street or common areas.

30. DRIVEWAYS. Prior NHARC written approval is required for any changes or alterations to the existing driveway. An approved permit from the City of Thornton is required with the NHARC application.

- A. Any proposed driveway expansions shall not be permitted to promote the parking or storage of any vehicle in the front or side yard area.
- B. Parking is not permitted except in garages, on driveways and on-street. Extensions must be concrete, using the same grey color and texture as the original driveway.

31. ENERGY DEVICES.

- A. Solar Panels. Solar Panels require prior NHARC approval. Please see the guidelines for SOLAR PV SYSTEMS. Non-glare or non-reflective finishes are preferred. The Owner shall be responsible for deterring animals from nesting in, around, or under roof-mounted panels. Suggestion: Please consider critter guards.
- B. Auto Chargers. Electric Automobile Chargers must be located within the house or garage.
- C. Generators. All types of standby power generators require prior NHARC approval.
 - 1. Generators must be placed out of sight from the street/hidden/no taller than the fence.
 - 2. The decibel limit shall not exceed the City of Thornton limits unless there is a power outage situation.
 - 3. Screening may be required.

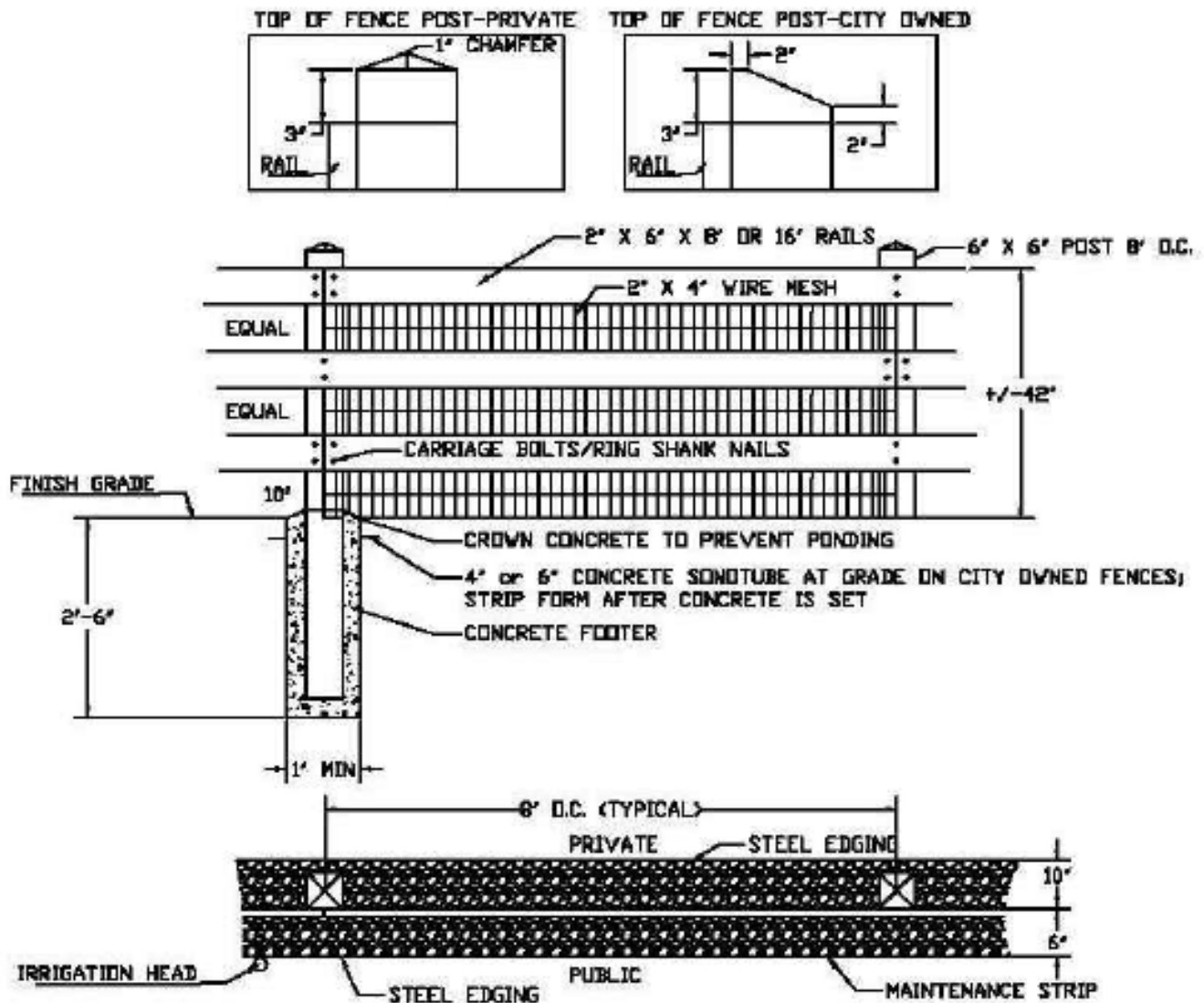
32. FENCES. The common area fencing is a unifying element of the Community. Accordingly, no one shall alter, add, deconstruct, or change the common area fencing without prior written approval from the NHARC.

- A. All 3-rail fencing must be approved by the NHARC. It is the only approved fence type.
- B. All fences shall meet the City of Thornton approved Site Development Plan guidelines as follows:
 - 1. No front yard fencing is permitted.

2. Wing fences shall be set back a minimum of 10 feet from the front facade of the house or garage.
 3. Any side yard fencing must be 3-rail cedar and match the back yard's design and color. Even if the rear fence is a privacy fence, the side yard fence must still be 3-rail.
 4. Side yard fencing on corner Lots shall be set back a minimum of 2 feet from the side right-of-way line.
- C. All fences must be placed on property lines and comply with City of Thornton or other governmental regulations.
 - D. All fencing must be stained with Sherwin Williams Super Deck Shagbark (SW3001) stain or an equivalent. All public and private fencing must be stained.
 - E. If you choose to have material between the open rail fence, then you must use 2" x 2", 2" x 4", or 1 x 1 welded wire fabric mesh that is installed on the residential side of the fence. The wire mesh will not extend above the third rail.

MATERIALS

- POST AND RAILS: DIMENSIONAL CUT GRADE 1 CEDAR
- RAILS: 2" X 6" X 16'; ALTERNATE JOINTS (CHAMFER ENDS AT CORNER & ENDS).
- WELDED WIRE FABRIC (WHEN REQUIRED): 14 GAUGE 2" X 4"; SANDWICH FABRIC BETWEEN POST AND RAILS, ATTACH WITH FENCE STAPLES TO BACKSIDE OF FENCE EVERY 24 INCHES.
- CARRIAGE BOLTS OR RING SHANK NAILS: BOLTS SHALL BE 1/2" X 6" GALVANIZED; COUNTERSINK NUTS; SHEER BOLTS EVEN WITH POST; FILE ENDS SMOOTH. RING SHANK NAILS SHALL BE COATED AND AT LEAST 3" IN LENGTH TO FULLY SECURE RAILS TO POST.
- MAINTENANCE STRIP: CRUSHER FINES OR UP TO 1-1/2" ROCK UNLESS OTHERWISE APPROVED TO A DEPTH OF 3 INCHES. LOCATE ALL IRRIGATION HEADS OUTSIDE OF MAINTENANCE STRIP.
- STAIN: CITY OWNED FENCES SHALL BE STAINED; APPLY TWO COATS OF APPROVED EXTERIOR, SEMI-TRANSPARENT OIL STAIN TO WOOD; DIAMOND VOGEL AG-SERIES GRAIN STAIN OR EQUAL.



G 3-RAIL WOOD FENCE

SCALE: NTS

FIGURE 1 CITY OF THORNTON APPROVED FENCE STYLE

- 33. GATES.** All gates must receive approval from the NHARC and conform to the specified design and materials. The gate width shall be thirty-six inches (36") with a maximum opening of thirty-nine inches (39") and must utilize 6 x 6 cedar posts with black, self-closing hardware. The style of the gate must correspond with that of the 3-rail fence (refer to Figure 2). Owners are liable for damage to common areas resulting from the installation.



FIGURE 2 NHARC APPROVED GATE STYLE

- 34. GAZEBOS.** A gazebo is a detached, permanently mounted, decorative structure that is used as a seasonal gathering place. Gazebos require prior approval by the NHARC and designs must adhere to the following guidelines:
- A. Must match or complement the colors and materials used on the home.
 - B. Shall be constructed entirely within allowable building setbacks as established by the City of Thornton.
 - C. Shall not expand beyond 2% of the total square footage of the Lot (provide square footage dimensions in NHARC application).
 - D. Shall not exceed 12 feet in height.
- 35. GREENHOUSES.** The installation of a greenhouse requires prior NHARC approval. The NHARC will consider aesthetics, quality, and material durability. Screening may be required.
- 36. HOT TUBS.** The installation of Hot tubs requires prior approval from the NHARC and a City of Thornton permit. Owners must acquire applicable permits before applying for approval from the NHARC.
- A. Hot tubs must be an integral part of the deck or patio area and are only permitted in the back of the home.
 - B. Hot tubs must be setback at least 5 ft from all property lines.

- C. Hot tubs must not be visible from the street or sidewalks.
- D. Hot tubs must be screened from public view, either with vanity panels or vegetative screening, and the location shall not create unreasonable noise for adjacent property owners. Vanity panels/vegetative screening must be approved by the NHARC.
- E. Vanity Panels shall not be attached to the home, must be free-standing, shall not be attached to the fence, and must conform with the requirements for Vanity Panels.

37. PATIOS. A patio is an exterior outdoor space constructed at grade and typically attached to a house, used for relaxation, dining, or entertainment. A patio can feature various materials such as stone, concrete, brick, or tiles. Patios can be open-air or covered and may include heating elements for comfort and year-round use. Typical materials include concrete, gravel, paver stones, or bricks.

- A. Enclosed patios are considered an addition/expansion and subject to the rules relating to Additions and Expansions.
- B. All patios require prior NHARC approval.
- C. Patios must be located on the Owner's Lot.
- D. Patios located within 3 feet of the property lines shall be screened with plant materials for privacy.
- E. For raised patios, please include railing details or pictures.

38. PAVEMENT/PATHS/WALKWAYS. All walkways, pathways, or passages, and any proposal for such, including concrete, brick, flagstone, steppingstones, or concrete pavers, require prior NHARC approval. All materials shall incorporate colors and textures that complement the home, as determined by the NHARC.

- A. All pavements, paths, and walkways shall stay within the Owner's Lot.

39. PLAYGROUND STRUCTURES/SPORTS COURTS. Playground structures require NHARC approval. They must be made of wood or high-quality materials, not plastics, except for superficial use. Structures must be naturally colored or match the house. They must be maintained in good repair.

- A. No plastic playground structures are permitted.
- B. When proposing the play equipment location, consideration shall be given to adjacent properties so as not to create an undue disturbance.
- C. Play structures and swing sets shall be placed a minimum of 5 feet (5') from all the property lines in the back yard.
- D. The play equipment shall not exceed 12 feet in height.
- E. Sports courts must be situated solely in the back yard.
- F. The surfacing materials for sports courts shall be standard concrete or colored concrete, with bright or intense colors prohibited.
- G. Sports courts must be positioned and utilized so as not to generate an unreasonable level of noise.
- H. All sports courts are required to maintain a minimum setback of 5 feet from all property lines.

- I. Owners may be mandated to install supplementary plant materials to screen sports courts from neighboring Lots.
- J. Temporary netting shall be reviewed on a case-by-case basis but if approved, it must be stored seasonally and kept well maintained.

40. PLAYHOUSES.

- A. Playhouses are considered a shed or outbuilding (please Shed and Outbuildings for requirements).

41. POOLS. Permanent pools are permitted in the backyard of the home. They require prior approval from the NHARC and the City of Thornton. An approved pool construction permit from the City of Thornton must supplement any NHARC application.

- A. Regardless of use, temporary and above-ground pools, besides child/pet pools with a maximum capacity of 85 gallons, are not permitted in the community.

42. RAIN BARRELS. Rain barrels, if installed, shall be situated in the back yard. The barrel material shall complement the exterior of the house. The rain barrel shall not hinder the established drainage pattern and water flow of the Lot.

43. RAISED GARDENS. Raised gardens located in front yards require prior written NHARC approval and must use materials that complement the exterior of the home.

- A. Galvanized garden tanks are not permitted in the front yard.
- B. Raised gardens do not require approval if they are situated in the rear or side yard.
- C. All gardens must be kept weed-free and well-maintained.
- D. Landscape timbers, galvanized garden tanks, bricks, or decorative concrete blocks are the only permitted materials for raised garden beds.

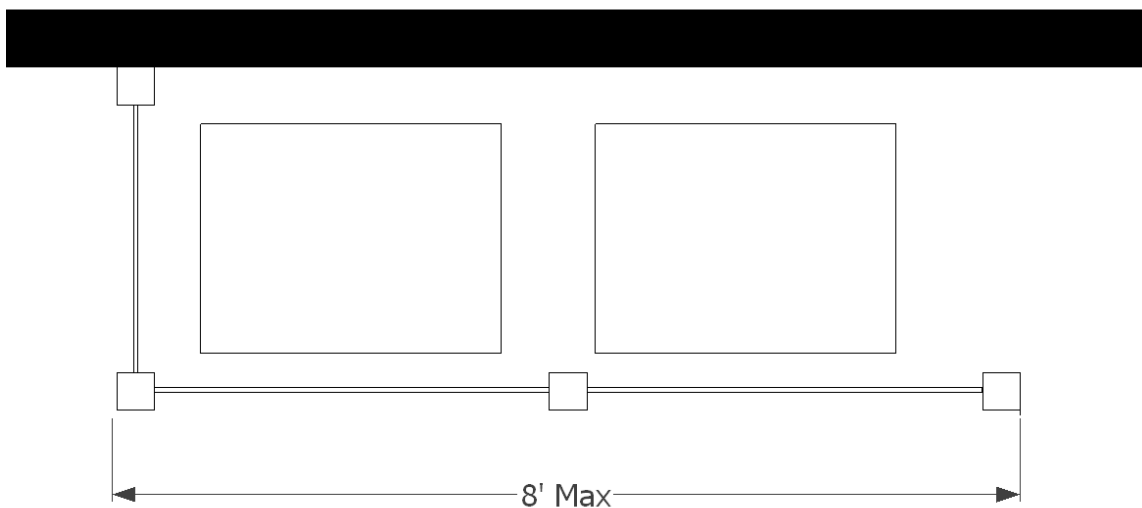
44. SHEDS AND OUTBUILDINGS. Storage sheds and/or outbuildings require NHARC approval. Approval will be based upon, but not limited to, the following criteria:

- A. Storage sheds must be aesthetically compatible and consistent with the style and character of the home and other homes in the same general area of the Community.
- B. Storage sheds and/or any accessory buildings shall not be larger than eight (8) feet by ten (10) feet with a maximum height of 10 feet as measured from the ground; or no higher than the roofline of the home's lowest level, whichever is lower. The roof pitch must complement the existing roof on the home unless otherwise approved by the NHARC.
- C. Such storage sheds and/or accessory buildings must be permanent in nature.

- D. Temporary pre-manufactured storage sheds may be used if approved by the NHARC. They must meet the same criteria as permanent storage sheds.
- E. Siding, roofing, painted exteriors, and trim must match the home unless approved by the NHARC. Metal, plastic, PVC, and materials not used by the Builder are not allowed. TREX and composite wood products that match the original construction are permitted.
- F. No Lot may have more than one (1) storage shed.
- G. When reviewing a storage shed application, the NHARC shall consider Lot size, home square footage, grading, fence locations, and landscaping.
- H. Any utilities serving the storage shed shall be underground.
- I. Existing setbacks required of the home must be observed when placing storage sheds, and the proposed location must be approved by the NHARC.
- J. Generally, sheds should not be visible from the street unless approved by the NHARC.
- K. A copy of the home's plot plan detailing the location of the proposed accessory building is required with the NHARC application.

45. TRASH BIN SCREENING.

- A. Trash bin screens require prior NHARC approval and are reviewed on a case-by-case basis.
- B. Lot Owners or Occupants shall place their trash in containers, located within garages, behind a side fence, on a pad against the side of the house (*with a setback of at least 10 feet on the side without a fence*), or within an approved trash bin screen.
- C. When placed for collection, the bins shall be in the designated areas only on the day these refuse materials are to be collected. Empty containers shall be removed promptly after collection.
- D. Proposed trash and recycling screens are evaluated based on size, height, color, lot size, landscaping, and property line setbacks. Materials, style, and color, including roofing, must match the home's architectural style.



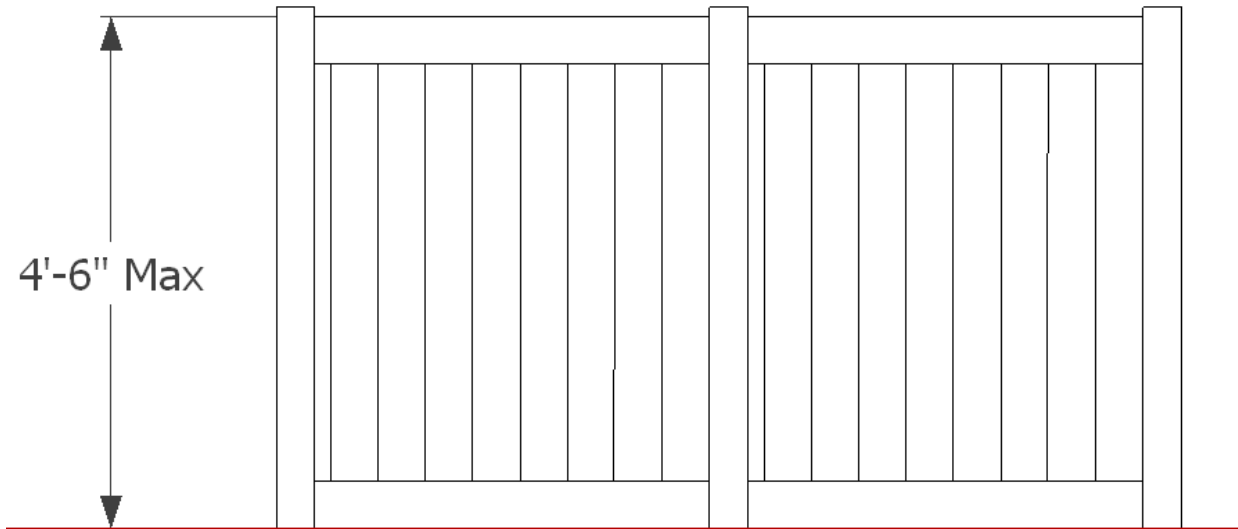


FIGURE 3 NHARC APPROVED BIN SCREEN

46. TRELLIS/LATTICE. A trellis/lattice is an upright structure that is made to support climbing plants.

- A. A trellis/lattice shall not exceed 5 feet in height or 8 feet in width.
- B. No more than two trellis/lattices may be installed within a two-foot separation.
- C. Any trellis or lattice installed on the property line requires the approval of adjacent Owners. The Owner must provide the NHARC with a letter from the adjacent Owner(s).
- D. Trellises and lattices must match the color and material of other structures on the Lot. They may not be attached to rear property line fencing or used as privacy fences.

47. VANITY PANELS.

- A. No more than three Vanity Panels shall be installed on any Lot. Hot tub screening is considered separately
- B. No Vanity Panel may be taller than 6 feet and no wider than 6 feet and must be at least 2 feet apart.
- C. All Vanity Panels must be made of rough-sawn cedar, weather-resistant, and anchored with 4x4” or 4x6” posts. Panel slats must be attached with galvanized nails or screws. Metal panels will be considered on a case by case basis.
- D. Vanity Panels must not be connected to the home or any fencing on the Lot.
- E. Vanity Panels must be stained with Sherwin Williams Super Deck Shagbark (SW3001) stain or equivalent.
- F. Vanity Panels should not block views from surrounding Lots and are only for hiding items needing shielding, and not as privacy fences.
- G. Vanity Panels require NHARC approval.

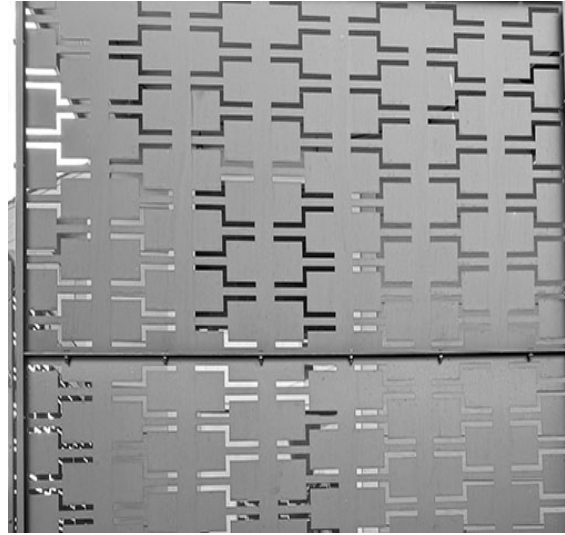


FIGURE 4 NHARC APPROVED VANITY PANEL STYLES

48. WATER FEATURES. (Ponds, Fountains, etc.). Water features need NHARC approval. They must not harm aesthetics, improvements, grading, or drainage. Water features are permitted within the individual single-family yards and must adhere to the following guidelines:

- A. Water features must use recycled water.
- B. Height: Shall not be higher than 5 feet, including any spouting water.
- C. Width: Water features shall not expand beyond 15% of the total square footage of the front or back yard area.
- D. If the City of Thornton imposes drought measures or water restrictions, the Owner must comply with all regulations concerning the operation of their water feature.
- E. Underground water features shall not exceed 3 feet in depth.
- F. Water features must comply with architectural standards, including setbacks, grading, and drainage requirements.
- G. All water features must be located at a minimum of 5 feet from the foundation of the existing residence.

49. YARD DECORATIONS, ORNAMENTS, SCULPTURES, ETC. All permanent yard decorations, ornaments, sculptures, birdhouses, and bird baths under 6 feet tall and 2 feet wide are allowed in the backyard without NHARC approval. Permanent yard decorations, ornaments, sculptures, birdhouses, and bird baths larger than these dimensions, or to be placed in the front yard, require prior approval by the NHARC.

ARCHITECTURAL REVIEW COMMITTEE PROCEDURES.

- A. These regulations incorporate by reference the Declaration of Covenants, Conditions, and Restrictions of North Hill Homeowners Association, Inc., Article V.

Ratified this 26th day of May 2025, by action of the Board of the North Hill Homeowners Association, Inc., Thornton, Colorado.

Kevin Keller

Kevin Keller

President