North Hill Architecture Guidelines

- Based on the original North Hill development plans
- Guidelines support City of Thornton vision

• ARC cannot change or waive requirements

ARC Q and A

Architectural Review Committee

Required Documents for Initial Landscape Application

- 1. North Hill Landscape Application
- 2. Drawing with specific measurements and plant/tree names and locations
 - a. Minimum planting requirements: (rear)
 - i. 1 deciduous shade tree.
 - ii. 5 OR 15 grasses (3 grasses=1 shrub)
- 3. Plot plan

ARC Restrictions/Considerations from the Architectural Guidelines

- Pergola : Make sure to include material, height, width, and depth of structure. Include its placement in the landscape drawing. Artificial turf - must submit approved City of Thornton permit with application AWNING OR SHADE: Must include height
- Fireplace or chimney: must be indicated on drawing

Deck or porch: must be within allowable building envelope

Fences: ONLY three rail cedar allowed with approved gate.

Garden/Flower beds: raised beds must be landscape timber, bricks, or decorative concrete blocks

Gazebo: Must indicate the total square footage of lot vs sq. ft of gazebo, 12 ft height limit

Grass - no more than 50% of rear landscape area Hot tub: must be 5 ft from property line, out of sight Patio: within 3 ft of property line must be screened

- Playground structure/sport court: only landscape timbers for play equipment, 5 ft setback from back lot line, cannot be tailer than 12 ft. Must indicate specific location and heights. No playhouses.
- Shed: must specify length, width, and height. Limits are 8X10X11, must include plot plan. Cannot be plastic.
- Trellis: must include height. Cannot exceed 5 ft, cannot attach to common fence Shared by neighbors must include letter of agreement Walls (Retaining and otherwise): cannot change established drainage patterns, must specify height
- Water: must include height and width of feature, 5 ft from foundation, plot plan needed, provide square footage to prove it doesn't exceed 15% of total square footage
- Rock (gravel, river rock): color must be specified
- Plants and trees: must be from approved list. Must be clearly labeled with name and identified on drawing.

ARC Application Process: Start on the HOA webpage

Community	anagement Trust Management: Built Differently.		Dashboard My Contact Info	THE MANAGEMENT TRUST Owner Dasbeoard
	North Hill Homeowners Association, Inc.	Log out Back to Portal	🖪 Billing	Payments
HOME CALENDAR FAQS	DOCUMENTS		My Items O	
WELCOME NEIGHBORS!			Documents	
	Click on "Back to Portal	" to see the menu		

Owner Portal with Menu: Select "My Items"

Click on "ARC Request"

	Community Por	tal - North Hill		
Dashboard	Homeowners A	ssociation, Inc.		
Arr My Contact Info	My Items Submit a Requ	uest		
🖪 Billing	Select the type of request yo	u would like to submit:		
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This is your submission page for an ARC Application

Note that the docum	My Items		
🚳 Dashboard	My Items Submit a Request		
🚢 My Contact Info	Select the type of request you would like to submit:		
🗈 Billing	General Request ARC Request Reservation Request		
III My Items	ARC Request		
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Documents	집 Approved Revisied Design Guidelines.pdf 집 Landscaping Guide and Signature Page.pdf 집 Landscaping Guide and Signature Page.pdf 집 North Hill Approved Speicies List.pdf 집 North Hill		
	Architectural Request Form.pdf 🖄 North Hill Architectural Request Form.pdf		

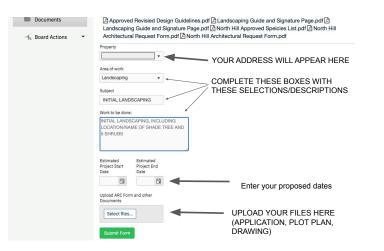
What are these documents? (you got them all at closing)

Approved Revised Guidelines= North Hill Architectural Guidelines (about 20 pages or so).

Landscaping Guide and Signature Page= North Hill Landscaping Guide (you signed it at closing)

North Hill Approved Species List = Your shade tree and 5 shrubs MUST be on this list.

North Hill Exhibit A Application for Approval....= This is the ARC Application form.



ARC REVIEW

The ARC is required to act on completed applications in 45 days.

Applications are not considered complete if the ARC needs to request more information.

The ARC meets regularly depending on whether there are applications to review.

The ARC does not get paid for their time.