

ARC Q and A

Architectural Review Committee

North Hill Architecture Guidelines

- Based on the original North Hill development plans
- Guidelines support City of Thornton vision
- ARC cannot change or waive requirements

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 taller 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

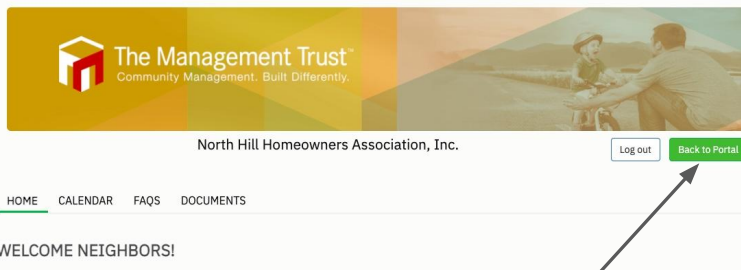
Walls (Retaining and otherwise): cannot change established drainage patterns, must specify height

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

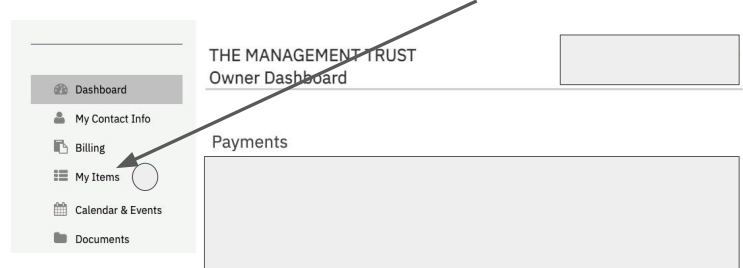
Plants and trees: must be from approved list. Must be clearly labeled with name and identified on drawing.

ARC Application Process: Start on the HOA webpage

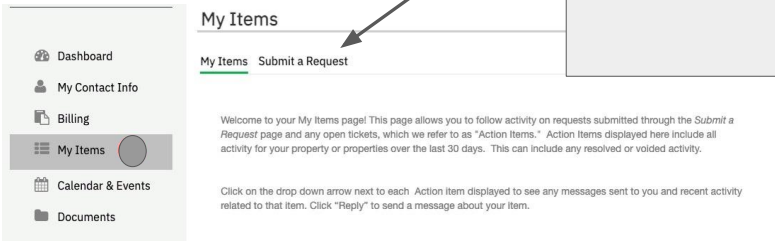


Click on "Back to Portal" to see the menu

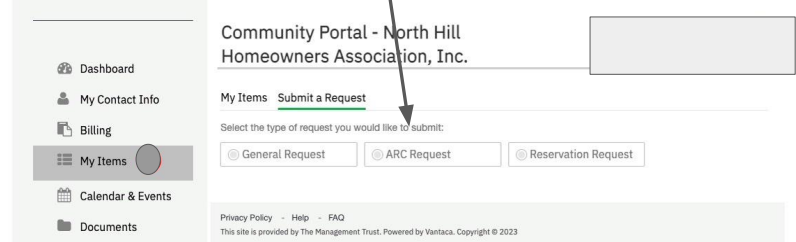
Owner Portal with Menu: Select "My Items"



Select "Submit a Request"

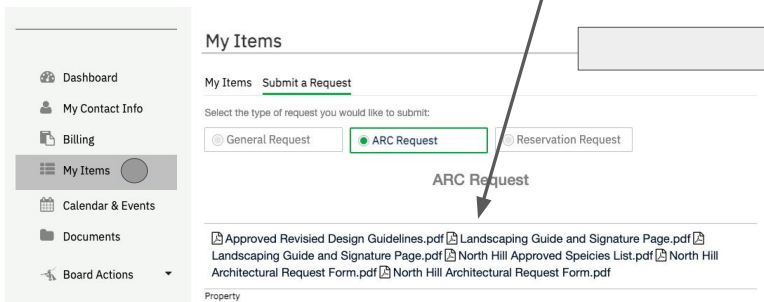


Click on "ARC Request"



This is your submission page for an ARC Application

Note that the documents needed are supplied as PDFs.



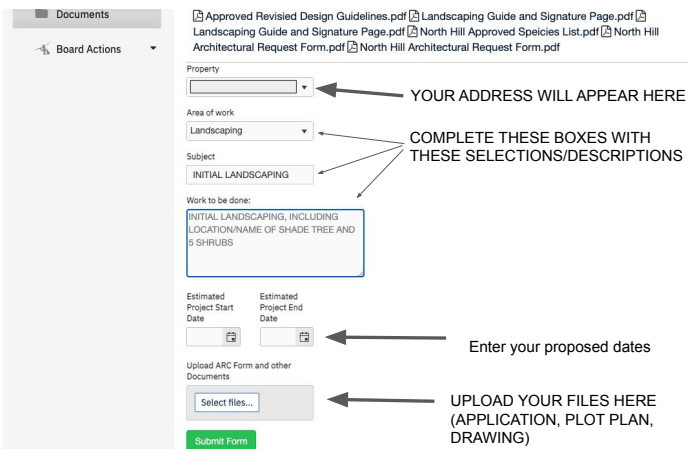
What are these documents? (you got them all at closing)

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.