



Homeowner Handbook  
&  
Montane Design Guidelines

May 2023



# Welcome to Montane

One of the goals of our community is to maintain the feel and quality of the neighborhood as originally envisioned. To help achieve this goal the Lyons Ridge Metropolitan District Board has prepared this document to provide homeowners in Montane with basic information regarding rules and regulations, guidelines, and processes for our neighborhood. We hope you find it helpful and will refer to it when you have questions about covenant enforcement, are planning to make an improvement to your property, or are looking for other information about our neighborhood. This will not cover every single aspect of the regulations in place for the neighborhood, so please contact the MDRC and/or refer to the official documents noted below for specific cases you do not see mentioned on the following pages.

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## Introduction

The Lyons Ridge Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado. It was organized by order and decree of the District Court of Jefferson County on November 18, 2010 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes) and operates under a Service Plan dated May 28, 2010 approved by Jefferson County. The District was established to provide financing for the design, acquisition, installation, construction, and completion of public improvements. These improvements include streets, and facilities for water and sanitation, parks and recreation, safety, and public transportation.

The District is administered by five elected board members who serve 4-year terms and whose responsibilities are to approve and appropriate the Metropolitan District's budget, which includes debt management. The Board also makes contracting decisions for ongoing district maintenance and special projects, holds quarterly meetings to inform residents of District matters, maintains and enforces the District's Covenants, Conditions and Restrictions (CC&Rs), and appoints the members of the Design Review Committees. The Design Review Committees (DRCs) each have between three and five Board-appointed members that are re-appointed on a yearly basis. Members of the DRCs may resign or be removed by the board at any time.

There are two DRCs – one for Montane and one for Lyons Ridge, the two neighborhoods that make up Lyons Ridge Metropolitan District. Montane and Lyons Ridge have separate CC&Rs and Design Guidelines. **The Design Guidelines in this document are specific to Montane and do not pertain to Lyons Ridge.**

The responsibility of the Montane Design Review Committee (MDRC) is to ensure that the design standards outlined in these Montane Design Guidelines, which have been approved by the Board, are upheld. The MDRC considers each resident modification or addition request on a case-by-case basis to assess compliance. **As a reminder, neither the Board nor the DRC members are compensated for their time or efforts in fulfilling their duties. We respectfully request that residents consider this when interacting with the Board and DRC members. If you are interested in serving on the MDRC, please contact CLA.**



## District Authority & Responsibility

The District has several governing documents which all residents would have received at the time of closing the purchase of their homes. They include the following:

1. Official Development Plan (ODP) for the community (dated July 8, 2008)
2. Covenant Conditions & Restrictions document (CCRs) (dated July 23, 2015)
3. Rules & Regulations (dated July 19, 2019).

Additionally, the District maintains Design Guidelines which may be updated by the board from time to time, the most current version of which is included in this document starting on Page 6. The District has separate CC&Rs and Design Guidelines for Montane and Lyons Ridge. You may request copies of these documents from the District manager, and they are all available on our website – [lyonsridgemetro.org](http://lyonsridgemetro.org).

Together, these documents define certain requirements that concern the open space, exterior of the homes, driveways, and yards in the District, and which outline certain rules to which residents are expected to abide. The District is responsible for maintaining our playgrounds, open space paths, and non-resident owned landscaping throughout the neighborhood. The District employs a private company to handle all landscaping needs and to clear snow around the mailbox clusters and the sidewalks adjacent to the playground.

Following is a list of items that are NOT addressed by the District. All questions related to these topics should be directed to the proper authority. If you need contact information for a particular authority, you may request guidance by emailing the MDRC or the District's manager, as they may be able to assist you.

- Jefferson County is responsible for plowing all the neighborhood streets. Jefferson County also owns and maintains all neighborhood sidewalks.
- Maintenance of the interior of any home is the responsibility of each homeowner. Renovations, interior additions, etc. may require permits from the County but do not fall under District authority.
- Homes with Ejector Pumps – The homeowner owns and is responsible for maintaining and servicing their grinder pump. Also see section 4 of the Rules & Regulations Document.
- Generally, the District will not become involved in private disputes related to situations such as boundary or drainage matters. In such cases, Jefferson County is the likely authority to contact.

## Management Company Contact Information

As of September 2022, The Lyons Ridge Metropolitan District and both DRCs are managed by CLA (Clifton Larson Allen LLP). For any District-related and enforcement questions please call, mail, or email the following:

Celeste Terrell – [Celeste.Terrell@claconnect.com](mailto:Celeste.Terrell@claconnect.com)  
O: 303-265-7875  
8390 E. Crescent Parkway, Ste 300,  
Greenwood Village, CO 80111

You may also email [MDRC@LyonsRidgeMetro.org](mailto:MDRC@LyonsRidgeMetro.org). This email address is a distribution list that will always include the chair of the MDRC, a District Board member, and a contact from the District's management company. For additional information, official documents, and neighborhood news or updates, please visit our website at [lyonsridgemetro.org](http://lyonsridgemetro.org).



# Montane Design Review Committee Process

All exterior improvements homeowners plan to make to or on their property, including landscaping, whether it be the construction, installation, erection or expansion of any building, structure, or other improvement, must be submitted to and approved by the MDRC prior to installation, unless a specific “pre-approval” has been granted by the management company and MDRC, or the exception has been noted under the Montane Design Guidelines section of this document. All reviews are made on their individual merit; approval or denial in one instance does not necessarily mean the same decision given a different set of circumstances.

If you are uncertain as to whether the planned alteration to your property is an “improvement” and requires submittal of an application, please see Section 2.10 of the Montane CC&Rs for a full definition and list of what is considered an “Improvement” and Section 4.2 of the Montane CC&Rs for direction on which types of “Improvements” may require an MDRC application and approval.

The requirements for submitting requests are outlined on the application, which can be found at the end of this document. The MDRC may ask for additional plans, specifications, or other information prior to approving or denying a request. Additionally, applicants may need to provide adjacent neighbors information regarding the proposed improvement if the improvement falls within their line of sight. The MDRC will assess the application once all required documents are received. A decision will be made within 30 days after receipt of all materials and information required by the MDRC, unless such timeline is extended by mutual agreement. The decision for approval will be in writing, and the reason for denial, if applicable, will be included. Any request for approval will be deemed approved after 30 days if the Committee has not acted, denied the application, or requested additional information or materials within that timeframe. Once approved, a request will be valid for one year. If after one year the improvement has not been completed, the resident will need to resubmit their application. Applications for improvements do NOT incur fees, unless a resident submits a 3<sup>rd</sup> application for the same improvement, at which time a fee of \$200 will be assessed.

Residents are requested to inform the MDRC in writing when the improvement to the property has been completed. The District’s management team will have 30 days to complete an inspection of the improvement. If a non-compliance exists, they will inform the owner and the owner will have the opportunity to bring their improvement into compliance or request a hearing with the MDRC to determine further action. If the MDRC does not send notice of non-compliance within 30 days after completion has been communicated, the improvement will be deemed completed and in compliance.

For additional information regarding the process for approving these types of requests, as well as rights and expectations of the MDRC, please reference Section 4 of the Montane CC&Rs.

The following Penalty Schedule will be assessed and applied on a case-by-case basis, in compliance with Lyons Ridge CC&Rs and Colorado law:

1 <sup>st</sup> Notice of Non-compliant Improvement	Request homeowner bring non-compliant Improvement into compliance - <b>No fine</b>
2 <sup>nd</sup> Notice of Continuing Non-compliant Improvement	Notice Letter with Opportunity for Hearing and potential fine if no remediation of violation. Hearing is waived and <b>\$100 fine</b> assessed if not requested in writing within ten (10) days of expiration of cure period in 2 <sup>nd</sup> Notice Letter.
3 <sup>rd</sup> Notice of Continuing Non-compliant Improvement	Fine doubled - <b>\$200</b>
4 <sup>th</sup> Notice of Continuing Non-compliant Improvement	Additional Fine of <b>\$500</b> and the District will Record Notice of Violation in the public records. At the discretion of the Board, fines may accrue at <b>\$100 per day, up to a maximum of \$10,000.</b>



# Covenant Enforcement & Violations Protocol

A homeowner will be informed in writing if their property is in violation of any CC&Rs, Guidelines, or Rules & Regulations. The notice of non-compliance will include a deadline by which the homeowner will need to bring their property into compliance, or they will be sent a second notice which may include imposition of a fine, as well as an opportunity for a hearing.

Please note that non-compliance notices will not only be sent to homeowners regarding unauthorized Improvements on their property, but also to residents who are found to be in violation of terms described in the Montane CC&Rs. Such violations can relate to non-compliant uses of a property, pet management, driveway parking limits, unsightly conditions on a property, and other nuisances as identified and described in the Montane CC&Rs.

Regarding pet management, we defer to the Jefferson County requirements. These include pick up of dog waste both on streets and trails. Bags are provided at the park and at the end of the greenway and may be deposited at the trash bin at the end of the greenway. Failure to pick up pet waste will result in fines from \$50 to maximum \$1,000 for repeat offenders.

As a reminder, the speed limit on all Jefferson County residential streets is 25 miles per hour.

The following Penalty Schedule will be assessed and applied on a case-by-case basis, in compliance with Montane CC&Rs and Colorado law:

1 <sup>st</sup> Notice of Non-compliant Improvement or Violation (collectively “Violation”)	Warning or initial request to submit Application for Improvement to the MDRC - No fine
2 <sup>nd</sup> Notice of Continuing Violation	Notice Letter with Opportunity for Hearing and potential \$100 fine if no remediation or removal of item in violation. Hearing is waived if not requested in writing within ten (10) days of expiration of cure period in 2 <sup>nd</sup> Notice Letter.
3 <sup>rd</sup> Notice of Continuing Violation	Fine doubled - \$200
4 <sup>th</sup> Notice of Continuing Violation	Additional Fine of \$500 and the District will Record Notice of Violation in the public records. At the discretion of the Board, fines may accrue at \$100 per day, up to a maximum of \$10,000.

A homeowner may request a hearing before the MDRC and or District board within thirty (30) days after receipt of the second notice of violation. The request must be in writing and submitted to the District’s manager responsible for enforcement (Contact information can be found on Page 3). Failure to request the hearing by the deadline given waives the right to the hearing.

The hearing will be scheduled and conducted by the MDRC or District board depending on the request.



# Montane Design Guidelines

These Guidelines are intended to assist homeowners in Montane when making Improvements to the exterior of their property. Following is an alphabetical list of Improvements and some pre-approved items for more common requests. Several other requirements from the CC&Rs are also included as reminders for helping to maintain the look of our community. This is not intended to be an all-inclusive list of possible submittal items and any item not included must still be submitted for approval. Additionally, please refer to the Montane CC&Rs, and the Official Development Plan (ODP), for more complete and extensive information on all matters related to the District. All relevant documents are available on the District website:

[lyonsridgemetro.org](http://lyonsridgemetro.org).

**Applications for pre-approved items are still required for our records. Please submit (no fee or waiting period associated) and make the intended improvements to your residence at your leisure!**

## 1. Additions & Remodeling - Approval is required prior to installation.

Applications requesting approval for additions, expansions, or remodeling that will alter the exterior of any residence **MUST** include detailed plans, specifications, dimensions, and location, including setbacks. The owner is responsible for obtaining any Jefferson County approvals and permits necessary. All plans for such improvements must match the overall theme of the residence and conform to the following standards.

- a. No more than 20% of the building may use reflective materials such as glass or metal.
- b. Building materials will include natural, earth-tone features such as brick, stone, stucco, wood siding and timbers, metal paneling and siding, and concrete wood veneers.
- c. Earth-tone colors must include materials composed of greens, browns, tans, and similar natural colors.
- d. Concrete, metal, or ceramic roof tiles, as well as high dimensional asphalt shingles are permitted.
- e. These material standards will apply to all sides and faces of the building.
- f. Window trim and details will be consistent on all elevations.
- g. Composite wood products may be used in both horizontal and vertical configurations, as well as for trim, fascia, and soffits.
- h. See **Painting** for color palette requirements.

## 2. Basketball Hoops

**Portable hoops** - No approval is required provided the following guidelines are met:

Portable hoops are only allowed on driveways year-round as long as they are in use and kept in good condition, at the discretion of the MDRC. If not being used on a regular basis they are to be stored out of sight.

**Non-portable hoops** - Approval is required prior to installation. The owner is responsible for obtaining any Jefferson County approvals and permits necessary. Also see **Play Equipment**.

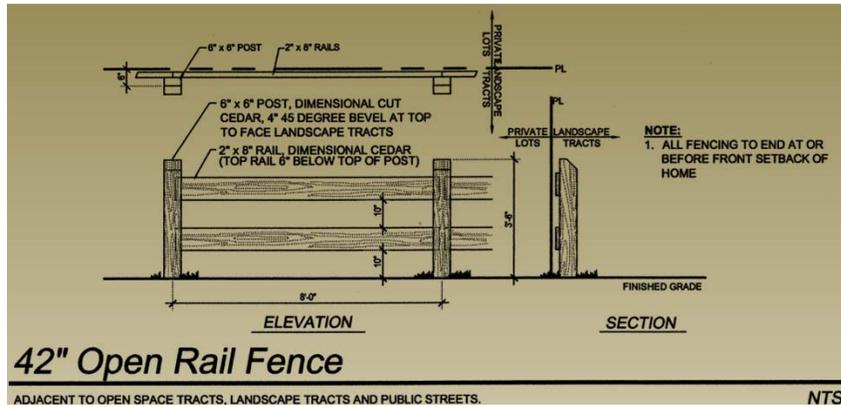
## 3. Decks & Deck Covers - Approval is required prior to installation.

The owner is responsible for obtaining any Jefferson County approvals and permits necessary.

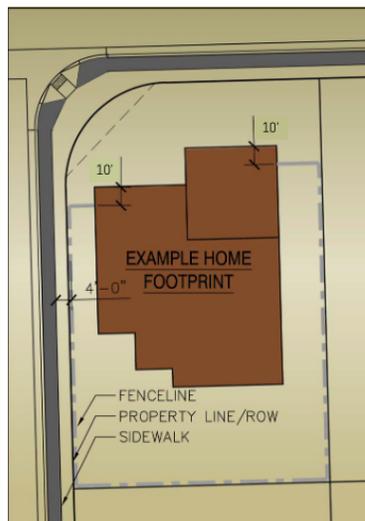
## 4. Drainage - Approval is required prior to alteration.

All grades are to conform to the existing grading certificate as provided by the builder, unless the MDRC, in consultation with a licensed engineer, deems that the upkeep and maintenance of the proposed Improvement does not affect the drainage plan for the Community Area or any portion thereof. Certified drainage plans are required for any proposed Improvement affecting grade and drainage. See Section 3.14 of the CC&Rs for additional details and requirements.

5. Exterior Doors - Approval is required for any changes to color, style, material, or texture.  
 Considered approved if following criteria are met: Exterior doors, including screen and storm doors, front doors, and garage doors match the style and conform to the architectural character of the home and neighborhood and required application is submitted to MDRC. Also see Garages & Garage Doors.
6. Fences - Considered approved if following criteria are met.
  - a. All fencing will be open rail in character and cedar in material, and no more than forty-two (42) inches in height. See diagram.



- b. All fencing to return to home at 90 degrees and end at least 10 feet before the front of the home.
- c. No fences or screening walls will be allowed in the front setback of a lot.
- d. Fence line should be at property line unless adjacent to sidewalk.
- e. If side of lot is adjacent to a sidewalk, a 4-foot min. setback from the sidewalk is required.



- f. No barbed wire, electric, or chain link fences will be permitted anywhere in the development. Invisible fences for pets are allowed.
- g. Fences may only be finished with clear sealant or natural stain.
- h. Gates may be a maximum of 48 inches wide.
- i. District-installed fencing adjacent to open spaces is to be undisturbed.
- j. Application is submitted to MDRC.

7. **Firepits** - Approval is required for permanent units prior to installation.  
Fire is an ever-present danger and can be a serious threat to life, safety, and property. Owners are encouraged to become fire-safety aware in how to use, maintain and manage their properties. Except as otherwise prohibited by Jefferson County, outdoor natural wood or gas fires are permitted in specifically designed fireplaces for cooking, warmth, and enjoyment for occasional use and during reasonable hours. Gas, charcoal, and wood burning BBQ's, grills and outdoor cookers are permitted. MDRC approval is not required for typical commercially available portable units used in rear yards subject to applicable laws and ordinances. The owner is responsible for obtaining any Jefferson County approvals and permits necessary as well as any required inspections by the Fire Department.
8. **Flagpoles** - Approval is required prior to installation.  
Height and setback restrictions are outlined in section V of the ODP.
9. **Garages & Garage Doors** - Considered approved if the new garage door is identical in style, pattern, and material to the one being replaced, otherwise an MDRC application for approval will be required. Additional considerations about garages and garage doors:
  - a. Each residence will have a maximum of four (4) garage doors visible from the entrance to the Lot. [?]
  - b. All homes shall feature architecturally detailed garage doors constructed of high quality materials such as steel or wood.
  - c. Garage door detailing (color, finish, window style, hardware, etc.) should be consistent with the architectural character of the home and surrounding neighborhood.
  - d. Panelized, insulated garage doors are required. Flat faced doors are not acceptable.
  - e. All garage lighting shall be cast within the lot property lines. Also see **Lights, Exterior Lights**.
10. **Gardens** - Approval is required prior to installation if a garden will alter existing landscaping. Non-permanent gardens are allowed in backyards only and do not require approval. Also see **Landscaping**.
11. **Gazebos & Greenhouses** - Approval is required prior to installation.  
Gazebos should be built of materials consistent with the rest of the home and meet setback and roofing requirements. The owner is responsible for obtaining any Jefferson County approvals and permits necessary.
12. **Grade Change** - See **Drainage**.
13. **Home Businesses** – Home businesses are permitted, but limited pursuant to Section 21 of the Jefferson County Zoning Regulations, amended 7-17-18. Importantly, there can be no offensive noise, vehicular traffic flow may be increased by no more than two additional vehicles, and the business must obtain a Jefferson County permit.
14. **Hot Tubs** - No approval is required from the MDRC.  
The owner is responsible for obtaining any Jefferson County approvals and permits necessary. Hot tubs are to be integrated into outdoor deck area. It is recommended that privacy screens be used for hot tubs facing neighbors.
15. **Landscaping** - Approval is required unless replacing dead trees, shrubs, or any other plant matter with an identical replacement.  
Any form of landscaping improvements, such as retaining walls, paths, patios, structures, gravel, rock, impervious surface material, grass, trees, shrubbery, etc. requires approval. Considerations should be given to plant materials that do not require substantial watering to avoid excessive moisture around

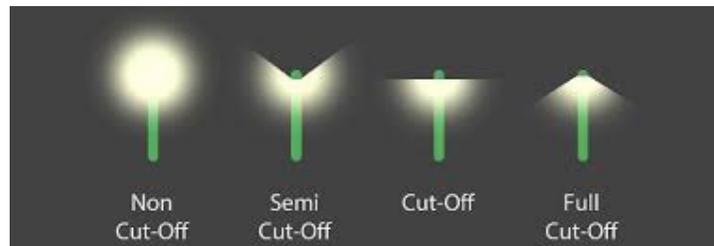
foundations. Any neighbor's view or line of sight should be considered when locating trees and shrubbery. As a general rule, changes affecting less than 15% of the lot will be pre-approved. Considered approved but an application must still be submitted to the MDRC.

- a. Combination of turf areas, ornamental grasses, shrubs, trees, and groundcover bed areas. A maximum of 60% of lot landscape coverage may be sodded.
- b. No large expanses of mulch or bed areas without substantial shrub or groundcover plantings.
- c. Rock mulch to be native colors. 1 1/2" to 4" river rock and 8"-12" cobble are acceptable.
- d. Double shredded redwood fiber mulch (Gorilla Hair) is recommended.
- e. Synthetic turf is not allowed in front yards and must be natural in appearance and integrated into the overall landscape design and may not be installed directly adjacent to the property line. Turf should be dark green. The general appearance of the synthetic turf must be designed and installed in such a manner as to effectively simulate the appearance of a well-maintained lawn. Pile height must be 1.75 inches and a minimum of 60 oz. weight.. If using synthetic turf in yards containing pets, provisions should be taken to avoid nuisances associated with pet waste.

**16. Lights, Exterior Lights** - Considered approved if lighting follows guidelines as described below.

One of the main purposes of these lighting guidelines is to prevent light spillage into neighboring homes. The proximity of homes in our neighborhood contributes greatly to potential nuisance due to lighting. These guidelines also adhere to the Jefferson County Dark Sky initiative.

- a. Site lighting will be low level and accent only. Light sources must be LED and full cutoff. "Full cut off" simply means every portion of a light source meets a target or end – no light spills on indefinitely, as illustrated:



<https://cityofmhk.com/DocumentCenter/View/49650/UCR-User-Guide-2-12-18?bidl=>

- b. All lights must have shields or hoods to prevent visibility of the light source to the street or neighboring homes. **Up-lights and/or wash lights (designed to illuminate a large area) are not permitted.**
- c. Holiday lighting will be permitted 30 days prior to and 15 days after a holiday. Holiday lighting with excessive brightness or blinking/strobing patterns will only be allowed at the discretion of the MDRC, the purpose for the discretion being to avoid creating a nuisance for neighboring homes. Lighting must not exceed the 900 lumen limit.
- d. Landscape light of trees is not allowed. Lights must not exceed 900 Lumens in brightness, 3000 Kelvin of color temperature, and **all light cast must fall within the lot property lines.**
- e. Exterior façade, patio, and pathway lighting must have shields/hoods added or be dimmed to prevent negative spillage of the light source to the street or neighboring homes.
- f. If lit, landscapes or pathways may be downlit, but should be shielded and positioned so as not to cast glare on any adjacent properties, access easements, right-of-way, no-build areas, or the night sky.
- g. Lighting fixtures must be designed to not be visually obtrusive, and they must consist of materials that blend with the natural/rural character of the landscape.
- h. Permanent under roof lighting is allowed but must adhere to the aforementioned bullet points as well as brightness and color temperature requirements described below.

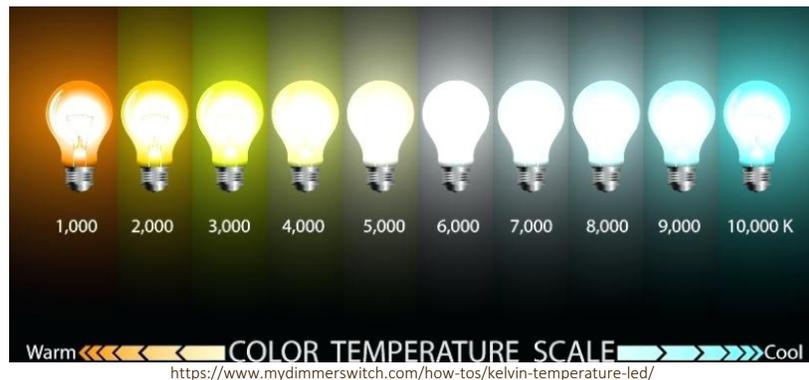
Requirements specify lights should be no brighter than 900 lumens. See chart & average lumens to watts conversion for LED, CFL, halogen and incandescent light bulbs:

- LED light bulb efficacy  $\approx$  75 lumens per watt (lm/W);
- CFL light bulb efficacy  $\approx$  65 lumens per watt (lm/W);
- Halogen light bulb efficacy  $\approx$  20 lumens per watt (lm/W);
- Incandescent light bulb efficacy  $\approx$  15 lumens per watt (lm/W).

BRIGHTNESS IN LUMENS		220+	400+	700+	900+	1300+
	STANDARD	25W	40W	60W	75W	100W
	HALOGEN	18W	28W	42W	53W	70W
	CFL	6W	9W	12W	15W	20W
	LED	4W	6W	10W	13W	18W

[https://www.thelightbulb.co.uk/resources/lumens\\_watts/](https://www.thelightbulb.co.uk/resources/lumens_watts/)

The Kelvin scale to determine compliance for 3,000K or lower for light warmth is below:



- Painting** – Approval is required unless repainting with the same colors as originally installed. Paint schemes such be muted and blend with the natural tones of the neighborhood. No adjacent properties will be allowed to use the same color scheme. Whole house schemes must be comprised of 3 or 4 colors.
- Parking** - Driveway parking has restrictions pursuant to sections 3.21 and 3.27 of the CC&R. These specifically state no boats, RVs, trucks (other than pickup trucks), motorcycles, abandoned vehicles, etc. may be stored or parked on any lots except in enclosed garages. Jefferson County has separate restrictions on parking vehicles in the street, which they maintain, for extended periods of time.
- Patios & Patio Covers** - See Additions & Remodeling and Decks & Deck Covers.
- Play Equipment** - Considered approved if below criteria is met. Play equipment, including playhouses, must be made of wood or natural-toned metal or plastic. Bold, contrasting colors are not permitted. Equipment must be located in rear zones and the height may not

exceed 14 feet from the average surrounding grade. Trampolines to be natural colors. If play structure exceeds 8 feet in height it is considered an accessory structure and will need to conform to the setback requirements for such. It is strongly recommended that these be placed close to the residence, in consideration of neighbors. – See ODP, Section V

**21. Privacy Screens** - Approval is required prior to installation.

Privacy screens can be used to provide privacy for homeowners and shield ancillary structures such as hot tubs from view. Please note that a Privacy Screen is not meant to be a supplementary fence. Privacy Screens shall meet the following specifications:

- a. Be made of cedar (or similar quality natural wood) and stained a natural wood color or match the home's paint scheme. Screen must contain lattice or be slotted, no solid fence allowed. Sample Images:



- b. Be at least 5 feet but not exceed 9 feet tall from the base/ground level and not exceed 12 feet in length.
- c. Must not obstruct neighbor views.
- d. Plantings or shrubs must be placed around the screen.
- e. The screen will not be within 5 feet of the property line nor located more than 10 feet away from the home and run parallel to the home.
- f. Be located exclusively to the rear of the home and not in the side setback areas.

**22. Radon Mitigation** - No approval is required.

Conduits/pipes should be shielded from the street if possible and painted to match the house within 90 days of installation, weather permitting.

**23. Retaining Walls** - Approval is required prior to installation.

All grading and drainage must conform to existing grading certificate and drainage plan as provided by the builder. Also see **Drainage**. Additionally, retaining walls must meet the following standards:

- a. Any wall over 48" tall will be structurally engineered by a licensed engineer.
- b. Maximum height of walls to be 4'-0" high. Where additional height is needed, terracing will be used. Provide planting area between terraces. Terrace layout will require MDRC approval.



- c. Be complementary to the visual character of the development and nearby buildings.
- d. Be designed and constructed in accordance with the Land Disturbance Section of the Zoning Resolution and adhere to Jefferson County Engineering Code and Permitting process.
- e. Utilize native, comparable rock and other compatible masonry material in areas visible from adjacent properties or rights of way. Shotcrete, cast-in-place concrete, concrete masonry unit, and large boulder retaining walls are allowed in areas that are not visible from residences, public rights of way, open spaces, or parks.

24. **Sheds** - See **Storage Structures**.

25. **Short-Term Rentals** – Per the CC&Rs, (paragraph 3.2), residences in Montane are to be used exclusively for “private residential purposes”. Short-term and vacation rentals made through commercial entities are not permitted. These are also severely restricted by Jefferson County (see their Zoning Resolution, Section 2, Amended 5/10/2022).

26. **Sidewalks** - All sidewalks attached to the roadway belong to Jefferson County.

As a rule, Jefferson County does not allow anyone to make alterations to their sidewalks. If you need your sidewalk fixed, would like to request a chase, or require any other changes to the sidewalk adjacent to your property, you will need to contact Jefferson County. **Homeowners are also encouraged to shovel sidewalks adjacent to their homes as a courtesy to neighbors and for the safety of pedestrians, as well as keep drainage easements clear of obstructions in accordance with Jefferson County storm drainage requirements.** For adding pathways within a lot, see **Landscaping**.

27. **Siding, Exterior Material** - Considered approved unless replacing with **different** materials as originally installed. Also see **Additions & Remodeling**.

28. **Signs** - No approval is required to place signs of a moderate size on your own property.

Placement of signs on District land requires Board approval and all unauthorized signs will be removed.

29. **Solar Panels** - Considered approved if the following criteria is met.

Panels must meet all governmental guidelines for residential use and may only be located on the roof and be built into and made an integral part of the roof flashing. Solar panels must be securely attached to the roof and must be in functioning condition. Solar panels with visible defects must be promptly replaced or repaired. All conduit and wires must be firmly attached to the house and covered. Panel placement should take into account potential glare impacting neighboring homes. The owner is responsible for obtaining any Jefferson County approvals and permits necessary.

30. **Sports Courts** - Sports courts, defined as hardscaped areas designed for basketball, tennis, hockey, etc. use, are not allowed.

31. **Storage Structures** - Approval is required prior to installation.

**The following Storage Structures are permitted:**

- a. Custom structures constructed in the same style and with the same materials as the home.
- b. Prefabricated custom or semi-custom sheds (such as Tuff Shed products) that are detailed to coordinate with the home.

**Other Considerations:**

- a. Fiberglass, metal, and plastic sheds are NOT permitted.

- b. Asphalt or high dimensional shingles are permitted in lieu of tile but must coordinate with the house roof color. Fiberglass, metal, or plastic roofs are NOT permitted.
- c. Total footprint size is limited to 150 sq. ft. and the shed may be no more than 10' tall.
- d. Structures must be set back an **additional 10'** from the side or rear setback.
- e. Sheds must be incorporated into the landscape and have surrounding plant material to screen from rear and side neighbors.
- f. Sheds may not be visible from the front view of the home.
- g. Neighbors' line of sight must be considered.
- h. Conform to County site standards - See ODP, Section V.

**Small Storage:**

- a. Small storage sheds/containers are permitted **without approval** but must be placed adjacent to the house in the rear or side yard, **NOT** visible to the front view of the home.
- b. Neighbors' line of sight must be considered.
- c. Small storage sheds may not exceed 4' in width, 8' in length and 5' in height.

**32. Sunrooms** - Approval is required prior to installation.

The owner is responsible for obtaining any Jefferson County approvals and permits necessary. Also see **Additions & Remodeling**.

**33. Sunshades** - Approval is only required prior to installation if awnings, shade sails, or other shade structures are permanently affixed to the lot or home. All non-permanent shade equipment does not require approval.

**34. Swimming Pools** - Approval is required prior to installation.

The owner is responsible for obtaining any necessary Jefferson County approvals and permits.

**35. Swing Sets & Trampolines** - See **Play Equipment**.

**36. Trash Enclosure Structures** - Approval is required prior to installation.

Due to wildlife activity in the area, trash containers need to be kept in a fully enclosed structure, rather than simply screened from view, when not placed at the curbside for pickup or stored in one's garage. Also see **Storage Structures**.

**\*\*IMPORTANT:** Trash containers should only be placed at curbside for pickup after 6:00 a.m. on the day of pick-up and should be returned to a proper storage location by the end of day of pick-up to avoid issues with bears and other wildlife.

**37. Waterfalls & Water Features** - Approval is required prior to installation. Also see **Landscaping**.

**38. Windows** - Approval is required prior to installation when adding or moving windows.

Considered approved if replacing windows with identical style and pattern. The owner is responsible for obtaining any Jefferson County approvals and permits necessary. Also see **Additions & Remodeling**.

If you have any questions, please email the MDRC at [MDRC@LyonsRidgeMetro.org](mailto:MDRC@LyonsRidgeMetro.org).

You may also email us to have your email address added to our distribution list, which we will use from time to time, to keep residents informed of latest changes or additions to guidelines or process, as well as any noteworthy news for your safety and awareness.



# Lyons Ridge Metropolitan District

Email: MDRC@LyonsRidgeMetro.org

## Application for Home Improvements and Modifications

In an effort to provide and protect each individual homeowner's rights and property values, it is required that any homeowner considering an exterior modification to their home or property submit an "Application for Home Improvements and Modifications" to the Design Review Committee (DRC). If any change is made that has not been approved, per the governing documents, the DISTRICT may require an owner to change or remove an improvement. In addition, detailed plans, sketches, drawings, illustrations, photographs, dimensions, and digital material pictures should be provided to sufficiently describe the project in detail. **PLOT PLAN SHOWING LOCATION OF PROPOSED MODIFICATION IS REQUIRED.**

### Homeowner Information:

Name:		Date:
Property Address:		Email:
Home Phone No.:	Alternative Phone No.:	
Mailing Address (if different):		Alternative Contact Person/No.:

### Please circle type of request:

### Is this an item subject to preapproval? Yes No

Back-yard Landscape	Exterior Door	Gazebo/Pergola	Playscape/Structure	Roofing	Shed/Storage Building
Front-yard Landscape	Fence	Exterior Lighting	Pool/Spa	Room Addition	Trees
Awning	Flagpole	Paint Color Change	Privacy Screen	Solar Panels	Windows/Skylights
Dog Run	Garden Box	Patio/Deck	Retaining Wall	Sport Hoop/Court	OTHER - Describe Below:

Details:

### PAINTING (If Applicable): **Picture of house with existing colors must be submitted along with digital examples of the new colors.**

Please state new paint color:	Portion of house to be painted:
Trim Color (includes soffit, fascia boards & window trim):	Accent Color (includes shutters, window hoods & exterior doors):

### OUTDOOR STRUCTURE (If Applicable): **Plot map must be included with Application showing location of building on map.**

Materials to be used:	Height of Item(s):	Dimensions of Item(s):
Square footage of Item(s):	State location/placement of Item(s):	



**Please include a sample of all improvements. (Example: Paint chip/swab/swatch, roofing shingle, siding sample, solar screen sample, etc.) In signing this application, I certify that all the information provided by me in connection with my application, whether on this document or not, is true and complete. I understand that any misstatements, falsification, or omission of information shall be grounds for denial of this application. I further understand that the Design Review Committee has thirty (30) days upon receipt to review my application and I agree not to begin or continue property improvements or modifications until the Committee notifies me, in writing, of their decision. DISTRICT approval does not substitute for any County/State required permits. I understand that I am responsible for adhering to all Local/County/State guidelines. I have answered, truthfully, all questions pertaining to the proposed mentioned improvement or modification and have attached all samples, plans and permits required.**

Homeowner Signature (REQUIRED):	Date:
Improvement Start Date:	Improvement Completion Date:
Recommended neighbor approval by signature:	Address/Phone Number:
Recommended neighbor approval by signature:	Address/Phone Number:

**Please return application to:**     **CliftonLarsonAllen LLP**  
 Attn: Celeste Terrell  
 8390 E Crescent Parkway, Suite 300  
 Greenwood Village, CO. 80111  
**And/or Email to:**                     MDRC@LyonsRidgeMetro.org  
**For questions, email or call:**     Celeste.terrell@claconnect.com   303-265-7875 direct  
 line **Special Note: Incomplete plans will be denied and returned.**

## Design Review Committee Use Only

Recommendation of the Committee:   \_\_\_\_\_ **Approved**   \_\_\_\_\_ **Approved w/ Conditions**   \_\_\_\_\_ **Denied**

Comments/Conditions/Reason for Denial:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DRC Member Name:	Date:
DRC Member Signature:	

## OFFICE USE ONLY

DATE RECEIVED:	ACKNOWLEDGEMENT LETTER SENT:
APPROVAL DATE:	APPROVAL LETTER SENT: