



# GRAYHAWK KNOLLS

## RESOLUTION OF THE GRAYHAWK KNOLLS HOMEOWNERS ASSOCIATION, INC REGARDING Architectural and Landscape Guidelines for Grayhawk Knolls HOA

**SUBJECT:** Adoption of Architectural and Landscape Guidelines for Grayhawk Knolls HOA.

**PURPOSE:** To adopt standards and guidelines for property in Grayhawk Knolls to maintain property values and promote a consistent level of quality of home ownership.

**AUTHORITY:** The Declaration, Articles and Bylaws of the Association and Colorado law

**EFFECTIVE DATE:** December 8, 2020

**RESOLUTION:** The Association hereby adopts the following Policy and Procedure:

1. General It is the general policy of the Association to maintain a high level of quality landscaping and architecture to maintain property values and provide a healthy and attractive place for the members to live.
2. Policy The following is an alphabetical list of specific types of improvements which homeowners typically consider installing, with pertinent information to each, or procedures that must be followed in order to complete the construction process. Unless otherwise stated, drawings or plans for a proposed improvement must be submitted to the Architectural Review Committee for Grayhawk Knolls HOA and written approval of the Architectural Review Committee obtained before the improvement is permitted.



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**If you are considering an improvement not listed below, please check with the Architectural Review Committee (ARC) to determine if approval is required.**

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### **Accessory buildings and Greenhouses**

The total square footage of all enclosed buildings shall not exceed the area of the footprint (not including porches) of the residence nor shall the height of any accessory building exceed the line of sight of the residence. All accessory buildings shall be located within the building envelope of the lot. Dog houses are permitted if 25 square feet or less in area and no higher than 6 feet.

### **Additions, Expansions, Patios, and Decks**

ARC written approval is required on any exterior addition, expansion, patios, or decks with detailed submission plans and specifications shown. They must be of similar construction to that of the residence and must be painted or stained in a complementary color. These improvements must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

### **Advertising and Signs**

ARC written approval is required for any signs except real estate "For Sale" signs or temporary political signs during election periods which must not be larger than 5 square feet. No lighted signs are permitted.

### **Air Conditioners and Swamp Coolers**

Installation of air conditioning equipment on the roof, in a window, or through the wall of a house should be installed in such a way to minimize noise to adjacent properties. Preferably they should be mounted toward the rear or sides of the building. ARC written approval is required.

### **Antennae**

No exterior radio, TV, or tower antennae may be erected without written ARC approval. Microwave and satellite dishes are permitted as long as the dish is less than 36" in diameter and are screened from view whenever possible or otherwise mounted as unobtrusive as possible to other homeowners.



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### **Basketball Backboards**

Backboards are permitted within 100 ft of the home within the building envelope and not located in the front yard.

### **Building Plans**

The review and submittal processes will guide the resident through the step-by-step procedure to submit plans to the ARC for written approval. The following are a list of plans required for ARC approval. The ARC members should be consulted to determine what other information might be required for the review.

1. Construction Drawings – All construction drawings should be submitted to the ARC and must be approved in writing prior to submittal to Larimer County. Two sets of construction drawings are required, and the scale of the drawings should be either 1/8" = 1 ft or 1/4" = 1 ft. Each plan must include the following:
  - a. Roof Plan showing pitch, valleys, hips, overhangs, and roofing material.
  - b. Floor Plan showing for each floor the main structures, accessory buildings, including balconies, and decks. All Plans should show dimensions and square footage.
  - c. Exterior Elevation showing materials, dimensions, final and original grade lines, and finished floor elevations clearly indicated.
  - d. Sections showing finished grade, finish floor, and maximum roof height.
  - e. Samples of product texture and color on a sample board with identifying numbers provided prior to construction.
2. Site and Grading Plan – These plans are to be submitted with Construction Drawings, should be on a scale of not less than 1" = 20 ft and should include the following:
  - a. Legal description, North arrow, name and address of the owner.
  - b. Property lines and any setbacks.
  - c. Building envelope dimensions with the location of the envelope in relation to the property lines.
  - d. Drives, parking areas, and walkways.
  - e. Square footage of the building footprint for each building.



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- f. Topography of the site at 2 ft maximum intervals showing existing contours and drainage courses with any proposed changes to contours, drainages, and cut/fill areas.
  - g. Location and elevation of access roads and all ingress and egress points.
  - h. Locations of any prior improvements on the lot.
  - i. References to adjoining properties, streets, utilities, and any easements, drainage paths, and landmarks
3. **Landscaping Plans** may be submitted to the ARC with Construction drawings or upon completion of improvements but must be submitted prior to commencement of landscaping. Plans should depict fences, decks, sod, seeded areas, retaining walls, decorative rock, sprinkler system, nursery materials and include a drainage and grading plan showing any changes.
4. **Acceptance, Review, and Architectural Review Committee Action** – The ARC shall reply in writing (email is acceptable) to all submittals of plans as soon as possible and practical after confirmation of receipt. If the ARC fails to take any action on submitted plans and specifications within 30 days, approval shall be deemed to be granted. Upon review of such plans, the ARC may request additional information or revision of Plans to comply with ARC guidelines. Following the review, the ARC will either:
  - a. Approve the Construction/Site plans in writing in which case the applicant may proceed with development.
  - b. Within 30 days after plans submittal, the ARC may, in writing, request the applicant revise or update the Construction/Site Plans. The resident will have 30 days from that date to comply with the stated changes required for approval. If no updated Plans are submitted within those 30 days, the applicant must resubmit new Plans.
  - c. Disapprove the Plans (Construction, Site and Grading, or Landscaping) in which case the applicant will be required to resubmit new Plans as requested by the ARC.
  - d. If at any time the ARC cannot reach a decision on a submittal, the decision should be brought to the Board for resolution



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### **Clothes lines**

Clotheslines are permitted within 100 ft of a home, within the building envelope, and not located in the front yard. Any clothesline is not to exceed 8 feet in height.

### **Drainage**

ARC written approval is required for any change affecting drainage. There can be no interference with the established drainage pattern over any property or causing drainage problems to adjoining properties without ARC written approval. Water should drain away from foundations and driveways and flow patterns should prevent water from pooling near or against foundations, walkways, sidewalks, and driveways. The ARC may require a report from a drainage engineer in extreme cases.

### **Driveways**

There shall be no extension or expansion of driveways without prior written ARC approval. Each driveway shall have its own direct access with the road. Driveways are limited to 18 feet at the street intersection and shall be constructed to specifications which consider vehicles such as moving vans and trash trucks. No gravel aprons are permitted. Circular driveways are encouraged. Appropriate measures must be taken to contain edges and control washout. A culvert shall be installed at each crossing of a drainage ditch in accordance with approved engineering drawings in size and construction detail.

### **Energy Efficiency Devices**

Pursuant to CCIOA sections 106.7 and 106.8, an association shall not effectively prohibit the installation or use of energy efficiency measures such as solar panels, energy efficient devices, electric vehicle charging systems, or other systems as detailed in CCIOA regulations. However, associations can consider reasonable aesthetic provisions that govern the dimensions, placement, or external appearance of an energy efficiency measure as long as the price, performance, design, and safety considerations are not unnecessarily impacted.



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### **Exterior Lighting and Lights**

All exterior lighting shall be downward facing so the luminaries are not visible from beyond the property line. Any freestanding light posts, driveway, or ornamental lights should be shielded or have frosted glass covering.

### **Fences**

ARC written approval is needed prior to construction of any fencing. Privacy fencing must be within thirty (30) feet of the house but may not extend into any lot line setbacks and may not exceed six (6) feet in height. Materials can be either cedar, redwood, or composite wood-like material, optionally stained or painted to match or complement the exterior of the house or of the same material and color of the house.

### **Flagpoles, Statues, or Standing Landscaping structures**

ARC written approval requires that any poles, landscaping features or structure must be consistent with existing landscaping. One wall mounted flagpole bracket per home shall be allowed. Any other types or numbers of poles require ARC written approval.

### **Garages**

Detached garages are considered accessory buildings and shall be enclosed and include space for a minimum of two cars with each space a minimum of 9 feet by 19 feet. Carports are not permitted.

### **Pools and Hot Tubs**

ARC written approval is required for pools or hot tubs which must be located on the side or rear of the residence. It must not create an unreasonable level of noise for adjacent property owners.

### **Seasonal Decorations**

Outside decorations and lights are permitted and must be removed within 30 days after the corresponding season.



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## Setbacks

All houses and accessory buildings shall be located within the building envelope shown on the plats and shall not encroach on any easement and shall be forty (40) feet from any street right of way.

## Siding

ARC written approval is required for all exterior finish materials. Exterior siding may be of cedar, redwood, brick, stone, wood shingle, architectural concrete or synthetic stone. Hardboard and compressed material siding products may be allowed. Masonry veneers shall be consistent on all elevations. Metal, aluminum, or vinyl soffit or fascia will be allowed.

## Square Footage

Square footages are computed on the exterior dimensions of living space, excluding any areas obtained in garages, basements, or covered patios. Minimum square footages are:

1. **One Story** – 1,800 square feet on finished main floor.
2. **Two Story** -- 2,400 square feet finished on the two floors, comprised of at least 1,400 square feet on the main level.
3. No modular or factory-built homes shall be permitted.

## Windows

Windows shall be wood frame, vinyl-clad, or metal-clad frames. Window frames, if metal-clad, shall be dark anodized aluminum or painted a color consistent with the design character of the building. Window design shall be consistent with the architectural design statement in size, proportions, detail and placement on the elevation

3. Definitions Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
4. Supplement to Law The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.



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5. Deviations The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable and necessary under the circumstances.
6. Amendment This policy may be amended from time to time by the Board of Directors.

### **PRESIDENT'S CERTIFICATION:**

The undersigned, being the President of the Association certifies that the foregoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors held on December 8<sup>th</sup>, 2020 and in witness thereof, the undersigned has subscribed his/her name.

**Grayhawk Knolls Homeowners Association**  
A Colorado non-profit corporation

By: Ronald Henson, President