

Homestead Hills Metro District

FREQUENTLY ASKED QUESTIONS ASKED ABOUT Architectural Review Committee (ARC) PROCEDURES

WHAT IS THE PURPOSE OF THE ARC?

The purpose of the ARC is to maintain property values by protecting the environmental and architectural integrity of the Subdivision in accordance with the provisions of the Declaration. Most covenants state that no building, structure, or improvement of any character shall be erected, placed, added to, or altered on any lot until the building plans, specifications, and a site plan showing the location of the proposed structure or structures have been submitted to and approved by the ARC for the Association as being in compliance with the restrictions as to use, quality of workmanship and materials, nature of materials, harmony of external design and colors with existing and proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines, and within the scheme and design of Declarant.

WHAT ACTION IS REQUIRED OF HOMEOWNERS, AND WHY?

A number of homeowners have already requested and been granted approval to add improvements to their property by following the procedures outlined in the Declaration of Covenants, but there are some homeowners who have expressed surprise and consternation about having to “ask permission” to improve their own property. Your subdivision was developed and made subject to a Declaration of Covenants and all homeowners become obligated to follow the terms of the Declaration when they receive the deed to their property.

Prior to making any change or improvement, any homeowner planning to change or add to the existing structure(s) on a lot must (1) submit a request in writing to the ARC stating the details of the intended change, improvement, or need for variance, and (2) attach samples or plans that clearly describe the proposed change or addition. If any change, improvement, or action in variance from the Declaration is taken prior to written approval of the ARC, the District has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property.

WHAT TYPES OF ITEMS REQUIRE WRITTEN APPROVAL?

Some examples of improvements/changes requiring written approval from the ARC include, but are not limited to, the following. Refer to the Covenants and Restrictions of Homestead Hills for more complete details.

- Fences and walls
- Play structures / equipment
- Solar panels
- Pergolas, patio covers, or gazebos
- Patio, deck, concrete
- Exterior painting / shingle color
- Major changes in landscaping
- Storage buildings
- Flagpoles, light fixtures
- Swimming pools
- Retaining walls / change of grade
- Satellites / antennae / vents

CAN THE ARC GRANT VARIANCES FOR CERTAIN DETAILS?

The ARC is authorized to grant selective variances for things such as location, height, number of improvements, materials, etc., but the homeowner must request this variance, giving reasons why it should be granted so that the ARC can make a reasoned decision.

WHY DO WE HAVE TO PUT EVERYTHING IN WRITING?

The formal request and approval process is necessary to ensure that every homeowner’s desire to improve his or her property can be given due process without discrimination. It will also provide the homeowner, the ARC, and the Association Board with a permanent record of actions taken under the Declaration.

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WHAT DO WE NEED TO INCLUDE IN THE REQUEST?

- (1) A completed ARC Improvement Request Form
- (2) Complete and detailed building plans, including material listing, specifications, and paint color chips
- (3) A property site/plot plan showing the location of the proposed improvement

HOMESTEAD HILLS ARC IMPROVEMENT REQUEST INSTRUCTIONS

In accordance with the recorded Covenants, Conditions, and Restrictions of the District, and in order to protect each individual homeowner's rights and values, it is required that any homeowner who is considering improvements of his or her deeded property submit the following to the ARC prior to beginning work on the planned improvements.

1. A completed ARC Improvement Request Form
2. Complete and detailed building plans, including material listing, specifications, and paint color chips
3. A property site/plot plan showing the location of the proposed improvement

FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1, 2, AND 3, ABOVE) PRIOR TO BEGINNING WORK MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT. If any change is made without approval, the ARC has the right to require the homeowner to remove the improvement from his or her property. Homeowners considering any exterior improvement to their property are urged to review the recorded deed restrictions and ARC Guidelines prior to initial request.

PLEASE FILL OUT THE FORM ON THE FOLLOWING TWO PAGES AND SUBMIT TO:

HOMESTEAD HILLS

- By email: homesteadhills@ccgcolorado.com
- By fax: (970) 300-4682
- By mail / drop off: 2619 Canton Court, Suite A, Fort Collins, CO 80525

If you have any questions, please contact Nik at homesteadhills@ccgcolorado.com, or by phone to (970) 484-0101 ext. 947

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Application for Modifications or Improvements
Send to reviews@ccgcolorado.com

A. General Information:

Owner(s): _____
Property Address: _____
Email Address: _____ Phone Number: _____

B. My request involves the following type of improvement:

- | | |
|---|--|
| <input type="checkbox"/> Front Landscaping | <input type="checkbox"/> Storage shed |
| <input type="checkbox"/> Rear Landscaping | <input type="checkbox"/> Deck / Patio / Concrete Slab |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Roofing |
| <input type="checkbox"/> Driveway or sidewalk addition or improvement | <input type="checkbox"/> Patio Cover / Awning / Pergola |
| <input type="checkbox"/> Basketball backboard / pole | <input type="checkbox"/> Painting (please see Section D) |
| <input type="checkbox"/> Storm doors | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Room addition | |

C. Description of work (include materials, kind, exterior color(s), & location of improvement)

D. Paint form for exterior paint (if applicable)

Please include a sample of the requested paint colors and fill out the below box indicating the color name and code that you are requesting for each area to be painted.

Base / Body	
Trim	
Front Door	
Accent	

E. Name and contact information of contractor or other owner representatives, if any:

F. Attachments:

- | | |
|---|---|
| <input type="checkbox"/> Color sample / description | <input type="checkbox"/> Plot plan |
| <input type="checkbox"/> Specifications (e.g. brochure) | <input type="checkbox"/> Elevation drawings |
| <input type="checkbox"/> Construction plans | <input type="checkbox"/> Architectural drawings |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Sample of materials |
| <input type="checkbox"/> Other _____ | |

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I understand that I must receive the written approval of the Architectural Review Committee (ARC) in order to proceed. I understand that the District may request additional information prior to reviewing this request. ARC approval does not constitute approval of the local building or zoning department, drainage design, structural or engineering safety and/or soundness. I understand approval by the ARC shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or drainage, location of utilities, or other qualities of the proposed Improvement being reviewed. I understand the ARC shall not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural or landscape requests. I understand that I may be required to obtain building or other permits prior to the commencement of any work. I agree that my failure to obtain required building or other permits/approvals will result in the withdrawal of ARC approval. I understand that it is my responsibility and obligation to obtain all required building permits, to contact Colorado 811 for utility locates, and to construct the Improvement in a workmanlike manner in conformance with all applicable easements, regulations, and building and zoning codes.

I further agree not to alter existing drainage patterns on the Lot without the express approval in writing by the Board or ARC. I understand that the proposed improvement, if approved, will be designed and constructed to conform to the established drainage plan for my Lot and all neighboring Lots, and that no established drainage patterns will be affected by the proposed improvement.

I will not damage or alter District property at any time, and resulting damages may be repaired by the District and my responsibility to pay. Upon completion of my improvement, I hereby authorize the ARC or its delegate to enter onto my property for exterior inspection at a mutually agreed upon time, if requested. I agree that my refusal to allow inspection may result in the withdrawal of ARC approval. I understand that approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the ARC to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance. I understand that there shall be no deviations from the plans, specifications, and location approved by the ARC without prior written consent of the ARC. Any variation from the original application must be resubmitted for approval.

I further agree that if, at any time during the process, the ARC requests to enter onto the Lot or requests further information to determine if the improvement is being constructed in accordance with the approval plan and/or Covenants, I will comply with the request. I agree that my failure to comply with the request shall result in the withdrawal of ARC approval. In addition, I agree that my failure to start or complete the Improvement within the time specified on the application shall result in withdrawal of ARC approval unless an extension is requested in writing and approved in writing.

Planned start date: _____ Planned completion date: _____

Homeowner Signature

Date

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Architectural Review Requirements

The ARC / Board of Directors, having reviewed the submission above, hereby find that the request is:

- Approved as submitted.
- Approved with the following provisions and/or subject to HOA governing documents: _____

Must be completed by: _____

Further information is requested: _____

Denied for the reason(s) stated below:

Improvement does not comply with governing documents: _____

Improvement is not reasonably suited for the lot.

Other reason: _____

ARC / Board Member / Authorized Representative

Date