

CENTENNIAL GLEN HOMEOWNER ASSOCIATION

RESOLUTION # 2023-11 FOR THE ADOPTION OF DESIGN GUIDELINES FOR HOMES, STRUCTURES, AND LANDSCAPING Effective Date: 4 October 2023

Colorado Law and Article 6.7 of our Declaration authorizes the Architectural Review Committee (ARC) to develop design guidelines for homeowners to use when making changes or improvements to the exterior of their homes and to landscaping on their property. The Board of Directors hereby adopts the following resolution regarding design guidelines in the Association. This resolution replaces Resolution 2021-11, dated, 6 October 2021, same subject.

1. **OBJECTIVES OF THE ARC.** The ARC is responsible for approving homeowner requested changes to the exterior of homes, structures, and landscaping in such a manner to enhance or maintain the overall property value and attractiveness of the community. The ARC does this with the following major objectives:
 - A. Protect and preserve the quality of the community.
 - B. Enable homeowners to achieve their personal objectives with respect to their property within these community design guidelines and our Declaration.
 - C. Foster pride in the appearance of our community.
2. **HOMEOWNER RESPONSIBILITIES TO THE COMMUNITY.** Homeowners also have a responsibility to the community as outlined in Article 7.6 of the Declaration. Homeowners are responsible for accomplishing periodic maintenance to the exterior of their homes, including, but not limited to, stucco repair, painting, deck staining, and driveway/ sidewalk repair. This is done primarily to maintain the overall appearance and property values of the neighborhood, as well as to demonstrate pride in our neighborhood.
3. **PROCEDURES TO REQUEST ARCHITECTURAL REVIEW.** Prior to commencing any improvement or change to the exterior of your home, landscaping on your property, or driveway/sidewalk repair, homeowners must complete an Architectural Review Request and forward it to a member of the ARC. This form can be downloaded from the website in the HOA Documents section. No work will begin until written approval is received from the ARC. Allow up to 7 days for ARC approval. Article 6 of the Covenants and our website contain additional information on the approval process.

4. **APPEALING THE DECISION.** If your request is disapproved and you disagree with the decision, you may appeal the decision in writing within 15 days of receipt of the disapproval. The Board of Directors will arrange a meeting to hear your appeal.
5. **DESIGN GUIDELINES.** The following guidelines should be used by homeowners when considering changes or property improvements, and will be used by the ARC when reviewing your request:
 - A. **Design Compatibility with the Community.** The proposed improvement must be compatible with the architectural/landscaping characteristics of the neighborhood.
 - B. **Location and Impact on Neighbors.** The proposed alteration should relate favorably to existing landscaping, drainage, and your neighbor's house. Drainage considerations are particularly important when planting vegetation or trees between homes.
 - C. **Materials.** Additions to the home should use the same or comparable materials as were used in the original construction, that is, stucco, compatible deck materials, etc.
 - D. **Colors.** Paint colors should be compatible with the existing homes in the neighborhood, that is, earth tones or neutral colors.
 - E. **Driveways/Sidewalks.** Driveways/sidewalks should be natural cement color, not artificially stained.
 - F. **Fencing/Garden Netting.** Fencing is not authorized in the neighborhood except for the perimeter fencing along Centennial Blvd. Garden netting may be installed to protect flower beds, gardens and bushes, and plastic or similar type netting/wrap may be used around trees to offer protection from wildlife. Additionally, prior to installing a garden or flower bed or planting new bushes/trees, an Architectural Request form must be submitted. This is required to make sure the proposed location is approved by the HOA, and the location does not interfere with the sprinkler system, drainage, or landscaper/mowing access to the property.
 - G. **Water-wise Landscaping.** The use of xeriscape, nonvegetative turf grass ("artificial turf"), and drought-tolerant or nonvegetative landscape is authorized. This includes the installation of artificial turf in the **backyard**. It is important to note that the installation of artificial turf or xeriscaping will be at the owners' expense, including any required modification to the sprinkler system. Several water-wise landscaping designs have been approved for installation in front yards and are included in the Architectural Review section of the website. The designs were selected from the Colorado State University

Extension Plant Select Organization's "downloadable designs" list. A link is posted on our website. Additionally, Robertson's Landscaping has several water-wise landscaping designs located on their website that can be installed in front yards. They can also install additional designs of your choosing. Robertson's is familiar with our community's climate, altitude and infrastructure, and their designs can include a variety of deer resistant plants and scrubs. Generally, the approval process is simplified when Robertson's is used because they are very familiar with our neighborhood. These designs are not all inclusive and exceptions can be made on a case-by-case basis within these guidelines. An Architectural Review Request is still required and must be submitted and approved by the Architectural Committee prior to the installation.

- H. Gardens. Vegetable gardens are authorized and may be installed in the front, back, or side yard of an owner's property. An Architectural Review Request must be submitted prior to installation.

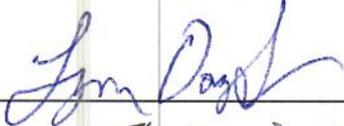
 - I. Approved Plants/Shrubs/Trees. A list of approved plants/shrubs/trees is in the Architectural Review Section of the website. Items on the list have generally proven to be deer resistant and suitable for our community's climate and altitude. The list is not all inclusive and exceptions can be made on a case-by-case basis.
6. DEFINITIONS. Unless otherwise defined in this resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein. "VEGETABLE GARDEN" means a plot of ground or an elevated soil bed in which pollinator plants, flowers, or vegetables or herbs, fruits, leafy greens, or other edible plants are cultivated.

 7. 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.

 8. DEVIATIONS. The Board may deviate from the procedures set forth in this resolution if in its sole discretion such deviation is reasonable under the circumstances.

 9. AMENDMENT. This procedure may be amended from time to time by the Board of Directors.

10. PRESIDENT'S CERTIFICATION. IN WITNESS WHEREOF, the undersigned certify that these architectural design guidelines were adopted by resolution of the Board of Directors on 4 October 2023.

BY:  HOA PRESIDENT

ATTESTED BY:  HOA SECRETARY