

Architectural Control Committee Guidelines

Perry Park East Filings 1 & 2

Purpose

The Homeowners Association of Perry Park East is charged to protect and enhance the property values of all homeowners of Perry Park East and is dedicated to help keep Perry Park East a neighborhood with an environment and appearance that the homeowners desire.

A major element contributing to successfully achieving these objectives is to maintain a desirable set of building/construction requirements that are set forth in the covenants of the Perry Park East Homeowners Association. The purpose of the architectural control committee is to ensure that new construction and/or modifications to existing buildings comply with these applicable covenants.

The purpose of these guidelines is to provide information for the Architectural Control Committee (ACC) that will help to render an equal and consistent review of all improvements submitted to the committee.

Additionally, in order to facilitate a clear understanding among all parties involved, these guidelines shall also be included with the information checklist that is provided to the applicant upon initial contact with the ACC. By signature on the appropriate form at the end of this document, the applicant indicates he/she has read these guidelines and thereby understands what information the ACC will require for review and why.

The ACC strongly recommends the owner and/or builder review the "1992 Amended Protective Covenants for Perry Park East, Filings 1 & 2 Douglas County, Colorado DC9244476" for detailed information on specific covenants.

No building in Perry Park East may be erected or altered until construction plans have been approved by the ACC and the required driveway, septic, and building permits have been obtained from Douglas County. In the case of a color change, new roof, new deck or fence, which may not require a building permit, ACC approval is also required.

Committee Members and Meeting Dates

The following persons are members of the Perry Park East Homeowners Association ACC for the period March 2007 through May 2007:

Peter Caplan (Co-Chair) 303.681.3463

Doug Corley 303.681.2772

Patty Baumgart 303.681.9085

Karen Bertsch 303.681.2789

Ed Elgethun (Co-Chair) 303.681.0914

The committee will hold meetings on the third Thursday of each month at 7 P.M. If there is no current business to be addressed, the meeting may be cancelled. The meetings are open to the public. Interested people wishing to attend any meeting shall telephone one of the ACC members no earlier than five days before the scheduled meeting in order to learn of the meeting time and location. The ACC maintains the right to cancel such meeting without advance notice.

Information Required To Be Submitted To ACC

For a New Residence, Addition or Outbuilding

The owner or builder must submit two copies of a "plan package," one to be retained by the committee, and one to be returned with signatures when approved. The plan package and the required fee (\$300.00/new construction and \$50.00/addition or outbuilding) may be delivered to any current committee member.

The plan package shall be properly identified as to street, lot, block, and filing number, along with the names and telephone number of the owner or builder. The package shall include:

1. Proof of ownership of the lot.
2. Architectural building drawings for all planned buildings including floor plans showing square feet of enclosed living area for each level, elevations, materials of construction (including color choices of all exterior surfaces).
3. Site plans showing location of building(s) and distances of all set-backs from lot lines, driveway location, drainage pattern, and septic location and drain fields. Drawing must include a North Arrow.

Additionally, in order to facilitate an on-site review, the lot, the driveway, and the building foundation must be staked or flagged. In accordance with the covenants concerning minimum tree removal, all trees outside the staked area that are required to be removed in connection with the proposed improvements should be tagged. This suggestion is also for the homeowner's protection against unnecessary tree removal by contractors during construction.

Requirements for Plan Approval

The following summarizes the principle features that the ACC will be reviewing:

1. All buildings, driveways, location of septic systems, etc. must comply with the dwelling size and set-back requirements of the covenants.

2. All buildings must exhibit harmony with neighboring structures and topography.

3. The building exterior and all fencing on roadside frontages must be of "natural appearing" materials in subtle shades that will blend with the surroundings. Samples may be required.

4. Roofing materials will also be in subtle colors and will have a fire code rating of class C or higher.

5. The plans shall require at least three signatures of ACC members in order to be considered approved by the ACC.

Requirements During Construction

1. All construction buildings must adhere to Douglas County building codes, time limits, and bond requirements.

2. Trash must be contained during construction and totally removed prior to occupancy and portable toilets are to remain on the job site (not at street access) out of public view.

3. Temporary living structures are not permitted.

4. Buildings shall be completed within nine (9) months after ACC approval (extensions require ACC approval).

5. In the event a foundation is dug but the house or outbuilding is not completed, the hole must be filled and the site graded to pre-disturbed contours.

6. Finish grading must include restoration of any damage to the roadside ditch from construction access or driveway construction.

Deviations From Approved Plans

AFTER PLANS HAVE BEEN APPROVED, NO CHANGES IN EXTERIOR DESIGN, COLORS, ELEVATIONS, BUILDING OR DRIVEWAY LOCATIONS MAY BE MADE WITHOUT PRIOR WRITTEN AGREEMENT BY THE COMMITTEE.

For Decks, Fences and Exterior Changes

There is no charge for this category but a drawing showing position of fences and decks shall be submitted to the ACC for approval. Building permits from Douglas County may be required before starting these projects.

Exterior color changes and roof color changes shall also be approved by the committee.

Signatures on the appropriate form below indicate the adherence to the covenants specified above.

A Final Note For Your Information

Perry Park East is in a wildfire forest area. The Colorado State Forest Service "Wildfire Guidelines for Rural Homeowners" should be followed. Landscaping with native plants and grasses, which require a minimum of irrigation, is strongly encouraged to conserve water.

New Residences, Additions and Outbuildings

I/We have read and understand these Guidelines for the Architectural Control Committee of Perry Park East. Signature(s) below signify acceptance of all terms in the preceding document, **Architectural Control Committee Guidelines Perry Park East Filings 1 & 2 .**

Include a check for \$300 for new residence, \$50 for additions and out buildings

I/We also understand that the ACC reviews only for exterior appearance and for compliance with the recorded Covenants of Perry Park East.

Note: This signature form will be required by the Douglas County Building Division when applying for permits.

Signature, Date

Signature, Date

Printed Name

Printed Name

Approved By: _____ Date: _____

(Please fill out the top part of 2 of these forms. One will be returned, one retained by the ACC)

