



Hunters Point Home Owners Association  
Design Standards  
For  
Hunters Point

## Table of Contents

<b><u>Chapter</u></b>	<b><u>Page</u></b>
1. Introduction	2
2. Architectural Committee	4
3. Design Review Process	4
4. New Structures or Changes to Existing Structures	8
5. Landscaping	13
6. Community Standards	15
7. Design Criteria	20
8. Construction Period Regulations	26
9. Summary	28
10. Approval	28
11. Hunters Point Approved Mail Box Design	29

# Hunters Point Homeowners Association

## Design Standards for Hunters Point

### 1 INTRODUCTION

Hunter's Point at Peregrine has a unique natural character involving foothills, rocky outcrops and steep wooded hillsides. The community was developed to preserve these unique characteristics and Design Standards were adopted to ensure that the community was developed in concert with its unique character. In accordance with Section 205 of the "Hunters Point Home Owners Association Declaration of Conditions, Covenants, Restrictions and Easements," the Design Standards have been updated by the Hunters Point Home Owners Association Board of Directors to reflect the mature community that Hunters Point has become, to preserve the original vision for Hunters Point and to ensure that the character of the community is maintained for current and future owners.

- 1.1 **Intent.** The Design Standards provide a convenient synopsis of applicable standards and, where required, the approval process to make any changes to lots or structures that impact the external appearance of the lot (Section 3); the construction/maintenance projects and temporary and permanent structures as well as community standards regarding those structures (Section 4); the landscaping projects and the community standards regarding those projects (Section 5); the Maintenance and Quality of Living Standards (Community Standards) for all homes in Hunters Point (Section 6), the Design Guidelines for all construction in the community (Section 7); and the Hunters Point regulations which must be adhered to by all owners and contractors for all construction projects in the community whether or not the project requires approval (Section 8).
- 1.2 **Use of the Design Standards.** The Design Standards are a tool to be used by owners in Hunters Point community and the Hunters Point Architectural Committee (AC ) (in conjunction with the "Declaration of Conditions, Covenants, Restrictions and Easements") to guide lot and structure maintenance, construction, changes and improvements in a sensible managed process while still allowing for individual freedom of expression. As such, these Standards are just that – standards, clear and concise enough to give a strong direction, yet flexible enough to be adapted to different lots. It will be the express purpose of the AC to consistently and reasonably interpret these Standards.
- 1.3 **Compliance.** These Design Standards are supplemental to regulations normally in effect for this property, including at least the City of Colorado Springs Zoning and Subdivision Regulations, and applicable federal and state regulations, as well as pertinent building codes. All construction shall comply with these Design Standards and all other applicable regulations.

1.4 **Legal Basis.** Authority for design review is grounded in the governing document for Hunters Point at Peregrine, the "Declaration of Conditions, Covenants, Restrictions and Easements for Hunters Point." The Declaration shall govern should any discrepancies occur between these Standards and the Declaration.

1.5 **Definitions.**

1.5.1 "Design Standards" shall be the officially adopted document (and any officially adopted subsequent revisions) which defines the criteria for and process by which all construction is reviewed and approved for this community as well as the Community Standards for all lots in the Hunters Point Home Owners Association.

1.5.2 "Architectural Committee" or "AC" shall be the body defined in the "Declaration of Conditions, Covenants, Restrictions and Easements." It is the purpose of the AC to consistently and reasonably interpret and apply these standards to protect Hunters Point quality residential living environment, desirability, attractiveness and property value. The AC consists of a Chairperson and from two to four additional members appointed in writing by the Hunters Point Board of Directors. The Chairperson and members must be owners of lots within Hunters Point.

1.5.3 "Owner" shall be the legal owner of the property in question and/or any of his officially designated representatives, as recorded with the El Paso County Assessor.

1.5.4 "Visual impact" is defined as the aesthetic appearance based on the observed compatibility with the natural features and characteristics of Hunters Point to include but not limited to height, color and relationship to surrounding grade, material impact on views from windows of adjacent homes, and material impact on views from the street and common areas. The AC has sole discretion in determining visual impact.

1.5.5 A "structure" is any thing or device other than trees and landscaping the placement of which on any lot might affect its architectural appearance, including by way of illustration and not limitation, any dwelling, building, garage, porch, shed, greenhouse, driveway, walk, patio, swimming pool, tennis court, antenna, fence, wall tent, covering, outdoor lighting or recreational equipment.

1.5.6 "Construction" shall include all items listed below and any other related processes designated by the AC. Items included here are also referred to as "Improvements."

- Any grading and/or disturbance of natural vegetation
- Drainage alterations
- Road construction
- Walk construction
- Utility construction
- New or replacement construction of single family housing
- New or replacement construction of site features such as tennis courts, pools, greenhouses gazebos, bridges, retaining walls, material landscaping, fences, etc.

- Any property maintenance which alters the exterior appearance of the lot, home or landscaping
- Additions to or renovations of existing features (such as room additions, construction of solar features, etc.) which alter the exterior appearance
- Installation of any temporary or permanent recreational equipment/capabilities such as trampolines, play sets, basketball backboards, putting greens, etc.

1.5.7 “The Covenants” refers to the “Declaration of Conditions, Covenants, Restrictions and Easements for Hunters Point.”

1.5.8 “Earth Tone” is a color scheme that draws from a color palette of browns, tans, greys, greens, oranges, whites, and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in soil, moss, trees and rocks.

1.5.9 "Materials Harmonious with the Environment" are those materials, finishes, textures, and colors which meet the following conditions:

- Materials: Generally, muted materials such as brick, stone, colored/textured concrete, tile and wood will be acceptable. Other materials such as metals and plastics may be approved if used with restraint.
- Finishes: No bright, shiny metal or unfinished surfaces shall be allowed.
- Textures: Textures are in large part defined by the material. The standard textures of the generally acceptable materials are acceptable.
- Colors: Generally, earth tones are acceptable as a primary color. Bright colors or colors outside the color family of the primary color may be approved when used for occasional highlight or contrast.

## **2 ARCHITECTURAL COMMITTEE**

The establishment of the AC is chartered in the “Declaration of Conditions, Covenants, Restrictions and Easements for Hunters Point.” The AC has the authority to enforce all aspects of these Design Standards and approve or disapprove all applications for “Construction” or “Improvements” as defined in paragraph 1.5.6.

## **3 DESIGN REVIEW PROCESS**

All construction that is to be undertaken in this community, whether new residential construction, subsequent exterior renovations, or site construction such as walks, driveways, drainage improvements, landscaping, recreational structures/equipment, etc. is subject to review under the Design Standards. Per the Covenants, and except as set forth in these Design Standards, no improvement shall be permitted, except in accordance with plans, specifications and other information approved by the AC.

After Final Plan approval through this process, a building permit, if required, may then be requested from the appropriate approving authority.

- 3.1 **Applicability.** All owners (hereinafter referred to as "owners," but including all owners, builders, consultants and any other designated representatives) shall comply with the following process, in order to gain approval from the AC for any construction.
- 3.2 **Process.** The approval process for improvements has been made as user-friendly as possible. It must be followed for all construction or improvements which requires approval of the AC.
  - 3.2.1 The process begins with the submission to the AC of an Improvement Application which is available from the AC Chairperson or the Hunters Point HOA website. The application must contain sufficient specifications, material descriptions size, installation footprint and drawings as necessary to allow appropriate review. Owners are encouraged to contact AC members with questions or to seek assistance in completing their applications.
  - 3.2.2 Applications may be delivered by e-mail, by hand or sent by US mail to an AC member. If delivered by e-mail, the application is considered received when an e-mail acknowledgment is sent to the applicant. Although they are often processed more rapidly, homeowners are encouraged to submit applications a minimum of 30 days in advance of any planned improvement.
  - 3.2.3 Applications will be initially reviewed for completeness to ensure that sufficient information is provided for the AC to make a decision on the improvement. If insufficient information is provided, the application will be denied and the applicant will be notified in writing of the deficiencies. The applicant may submit a new application containing the required information.
  - 3.2.4 Review of improvement applications will be based on:
    - “Declaration of Conditions, Covenants, Restrictions and Easements for Hunters Point;”
    - “Design Standards for Hunters Point;” and
    - Actions taken on prior community applications.
  - 3.2.5 The AC may contact the applicant home owner to further discuss the project or obtain additional detail as required. This may require a visit to the property to survey the work area. Any substantial details or clarifications with the concurrence of the applicant will be added to the application.
  - 3.2.6 The AC may choose to discuss the project with neighbors to inform them of the scope of the project, to obtain feedback regarding the project, and to identify concerns or potential impact to their property. Based on this information, the AC can discuss potential mitigation of those concerns with the applicant in an attempt to resolve any disputes. If any changes to the plan are agreed to by the owner, then they will be added to the application. Some examples of improvement projects that may warrant neighbor input may include:

- Improvements that may be in the view of the neighbor.
  - Significant projects that may include potentially disruptive construction activities.
  - Projects that may result in variances to covenants or design standards.
- 3.2.7 If the application is approved, the applicant will be notified in writing via e-mail, hand delivery or by US Mail that the project has been approved and:
- A copy of the original application with notation of approval will be returned to the applicant.
  - The AC will include with the approval any additional expectations and/or clarifications related to the project that were considered as a basis of approval.
  - Daily cleanup of the project site is mandatory. All soil and debris flowing into the street(s) from the project site shall be cleaned on a daily basis.
- 3.2.8 If an application is denied, the applicant will be notified in writing via e-mail, hand delivery or by US Mail that the project has been denied and the reason for the denial. In turn, the applicant may:
- Make changes, as appropriate, and submit a new application to the AC for consideration, or
  - Request the Board of Directors review the AC decision. At the option of the applicant, this review may be in writing or in person before a requested meeting with the Board of Directors. The Board of Directors at its discretion may affirm, modify, or overturn the AC decision.
- 3.2.9 The AC may follow up during the improvement, as appropriate, to ensure that the project is compliant with the approved application. These visits are in addition to any standard inspections required by other jurisdictions throughout the construction process.
- 3.2.10 After an application is approved, the construction must be started within one year of the application or else the project will need to be re-submitted for approval.
- 3.3 **Additional Requirements for New/Replacement Home Construction.** Because of the large-scale construction requirements, two copies of the following shall be submitted as part of the Improvement Application for a new or replacement home. The level of detail shall be such that after submittal and approval, construction could begin.
- 3.3.1 Detailed Site Analysis at a scale of 1" = 20', including at least the following:
- Survey and legal description of property boundaries and any easements, provided by a licensed surveyor.
  - Existing topography, with a minimum 2-ft interval and extending 50 feet beyond all property lines, with indications of significant drainageways.
  - Precise locations of all shrub masses, trees with caliper of 2 inches or more and rock outcrops.
  - Existing locations of all utilities required to service the property.
  - Location of all adjacent roads.
  - Location of any adjacent buildings within 50 ft of property lines.

- Indication of north arrow and scale.
- Name, address and phone of legal owner(s), surveyor and architect.

3.3.2 Construction Program, at a scale of 1" = 20', including at least the following:

- Precise building location(s).
- Precise driveway and parking location(s).
- Location of any other outbuildings, solar apparatus, decks, terraces, fences, paths, pools, tennis courts, lighting or other structural construction.
- Proposed grading and drainage, including any necessary structures, culverts, detention areas, etc.
- Proposed erosion control plan, delineating all disturbed areas and indicating control techniques to be used.
- Routing of any required utilities, including locations of any above-grade enclosures (switching boxes, transformers, etc.).
- Location of any exterior enclosures required for solid waste removal.

3.3.3 Building plans, including at least the following:

- Floor plans, at 1/4" = 1'
- Roof plans, at 1/4" = 1'
- Elevations of all sides of proposed construction, at 1/4" = 1'
- Pertinent sections.
- A representative perspective sketch (optional).
- Model (optional).
- Color board depicting all significant exterior materials, colors and textures.

3.3.4 Plans for any other structures, such as outbuildings, recreational facilities, retaining walls, bridges, etc.

3.3.5 A standard mailbox design and detail is attached to this design standard. However, custom-designed mailboxes are encouraged and will require specific approval.

3.3.6 For all speculative projects, where the prospective owner is obligated to complete the landscaping at a later date, the builder shall provide a detailed erosion control plan, delineating all disturbed areas and indicating control techniques to be used (including time of installation). For all homes where the landscaping is to be completed with the construction, and for all speculative homes after sale, the respective owner shall provide a detailed planting plan, indicating all materials to be used, with quantities, sizes, conditions and any other special remarks, including existing plants to be removed or transplanted. In addition, an irrigation plan,

completed by qualified personnel, shall be proposed. The following landscaping plans shall be submitted:

- Planting plan(s), at 1" = 20', indicating all existing and proposed plant locations, quantities, sizes, conditions and any special remarks, including location of all structures on site and existing plants to be removed or transplanted.
- All erosion control materials should be detailed.
- Irrigation plan(s), at 1" = 20', completed by qualified personnel.
- Proposed schedule of construction.

3.3.7 Submit complete set of specifications.

3.3.8 Provide proposed schedule of construction.

3.3.9 Letter of Compliance. Once the AC has approved the Final Plan and Construction Documents, demonstrating compliance with these Design Standards, a letter of compliance will be issued for inclusion with plans for permit application. No construction may begin until the permit is issued.

3.3.10 Approval Validity. Approval by the AC is valid for only one year. Should a building permit not be applied for, the entire process may have to be repeated, at the discretion of the AC.

#### **4 NEW STRUCTURES OR CHANGES TO EXISTING STRUCTURES**

A structure is any thing or device other than trees and landscaping the placement of which on any lot might affect its architectural appearance, including by way of illustration and not limitation, any dwelling, building, garage, porch, shed, greenhouse, driveway, walk, patio, swimming pool, tennis court, antenna, fence, wall, tent, covering, outdoor lighting, or recreational equipment. The addition of a structure or the change in appearance of a structure can have a significant impact on the character of the Hunters Point community. Owners should exercise reasonable care to consult with neighbors on any new structure or change to an existing structure.

4.1 **Approval Requirements.** Except as otherwise set forth in these Design Standards, (i) the addition of any new structure requires approval of the AC, and (ii) any change to an existing structure which impacts the external appearance of the structure (form, fit, function, color or size) requires approval of the AC. Normal maintenance actions such as home/deck repainting/restaining in the same color, deck replacement with the same materials, color and size, and window replacement of the same size, color and appearance do not require AC approval. Changes not requiring AC approval must still comply with all other applicable Design Standards and must not have an adverse visual impact. The Hunters Point Board of Directors may require an Owner to

modify a new structure or change to an existing structure which does not comply with applicable Design Standards.

4.2 **Changes.** The following are guidelines for new structures or changes to existing structures. All items require AC approval unless an item specifically states AC approval is not required. Additional items not addressed by these guidelines require approval of the AC. The guidelines described in Section 7 will be used by the AC as appropriate to evaluate any changes. Variances of these standards will be considered on a case by case basis. If the AC determines that a proposed new structure or change to an existing structure has a visual impact, then the AC must work with the Owner to attempt to determine whether a mutually acceptable design exists that minimizes the visual impact sufficiently for approval by the AC. Any such mutually acceptable design may be included in an amendment to the initial application or in a resubmitted application in the event the initial application is denied due to the 30 day deadline. However, as part of its approval authority, the AC has sole authority to determine whether such visual impact has been sufficiently minimized for approval.

4.2.1 **Roofs.** The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the AC. Gable, hip and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. However, these roofs and any other unique forms developed will be reviewed on their merits on a case-by-case basis.

All extensions from the roof, such as chimneys, flues, solar collectors, skylights, etc. should be carefully located and finished to complement other elements of the design.

- **Roofing Materials.** The city of Colorado Springs requires either Class A roofing or Class A assembly for new or replacement residential roofing. Wood shakes or shingles are banned with the exception of roofing repairs that total no more than 25 percent of the roof surface.
- **Review Consideration.** For the determination of product acceptability, all of the following categories will be considered:

*Durability:* All materials are required to have a minimum 40-year warranty.

*Fire Rating:* At a minimum, Underwriters Laboratories (UL) Class A fire resistance rating is required.

*Wind Rating:* Materials are required to be resistant to high wind with interlocking features or thermal bonding. Materials are required to meet or exceed Pikes Peak Regional Building Department wind rating standards in effect for this area at the time of submission.

*Appearance:* All materials are to exhibit textures and dimension that produces a significant shadowing effect.

*Colors:* Materials selected should be of a texture and earth tone colors that harmonizes with the surrounding natural environment. Bright, shiny materials such as unfinished metal are not acceptable.

*Consistency:* Consistency with prior roofing material approval will be considered.

4.2.2 Windows. Exterior molding should generally be neutral in color and be compatible with the color of the house. Replacement windows which have the same appearance, color and size of the windows being replaced do not require AC approval.

4.2.3 Patios/Decks. Outdoor living spaces are encouraged so that owners may enjoy the sometimes benevolent Colorado climate. Design of such spaces should be coordinated with building construction, extending similar materials where feasible and using paving that is compatible in color and texture to the particular building (brick, precast concrete pavers, composite decking material and treated wood are quite acceptable). A replacement deck or patio which is the same size, color and material as the deck or patio being replaced does not require AC approval.

- Patios should be limited in size as to not dominate the property. Patio material colors shall be similar to the native earth tones for this area. The patio shall not extend into the side, front, or rear lot setbacks. This is typically 10 feet from the side and 25 feet from the rear property lot line (reference city zoning requirements).
- Decks should also be limited in size as to not dominate the property. Deck material colors shall be compatible to the house colors. The deck shall not extend into the side, front, or rear lot setbacks. This is typically 10 feet from the side and 25 feet from the rear property lot line (reference city zoning requirements). Any new metal work or bright unfinished surfaces, such as railings, gutters, etc., shall be painted in a color to match the roof, trim, or siding colors.
- Privacy screening for such spaces areas should extend just to where it is essential.
- Walks extending from the outdoor living space to the remainder of the lot and/or to other common walks are often desirable. These should be aligned to fit easily with the existing terrain and vegetation and should be built of stable, subdued materials appropriate to the expected use. The rock/gravel/paver colors shall be similar to the native earth tones for this area.

4.2.4 Exterior Paint. Colors should generally blend with the surroundings and be subdued in nature, though brighter accent colors will be acceptable for occasional highlights. Earth tone colors are generally preferred as a primary color. Trim or contrast colors in the same color family as the primary color are generally accepted, though other colors may be approved on a case-by-case basis. Bright or pastel colors as a primary color for an accessory structure will be determined on a case-by-case basis. No bright, unfinished surfaces will be allowed. Exterior building surfaces and trim shall be refinished and maintained periodically and before the surfacing becomes weather beaten or worn off. Repainting of a home in the same color as the existing color does not require AC approval.

4.2.5 Siding. Natural wood, brick, stone, and stucco are generally acceptable as an external finish. Exposed concrete foundations shall be concealed with siding or

masonry. All metallic surfaces, such as roof vents, fireplace flues, gutters and aluminum window frames, shall be coated or painted.

- 4.2.6 Driveways. Changes to driveways must follow the standards in Section 7. Colored or stamped concrete, if used, must complement the color scheme of the home.
- 4.2.7 Outdoor Lighting. Changes to outdoor lighting or landscaping lighting must follow the standards in Section 7 and require AC approval.
- 4.2.8 Home/Garage Additions. All material additions to a home or garage require AC approval. Any addition or modification to the exterior appearance of a residence must match the original structure in architectural style, mass, material and color. Additions and modifications will be reviewed on a case-by-case basis and must be approved by the AC before obtaining an El Paso County Regional Building Department (RBD) or City of Colorado Springs permit. Any changes required by the RBD or City must be resubmitted to the AC for approval. Refer to Section 7, Design Guidelines for architectural requirements.
- 4.2.9 Garage Conversions. No garage space may be converted to a living area without approval of the AC. In no case may the conversion reduce the number of parking spaces within a garage to less than two.
- 4.2.10 Solar Panels. All renewable energy devices shall be approved by the AC in accordance with Colorado Statute #38-30-165. Installation guidelines are available from the AC Chairperson or on the Hunters Point HOA website.
- 4.2.11 Awnings. The form of the awning, shutter, trellis, or other shade structures create a significant part of the visual impact of a structure, and will be carefully reviewed by the AC. Products that are specifically for the purpose of reducing energy consumption are encouraged. The dimensions, placement, and external appearance of the devices will be considered and must be determined reasonable. Materials selected should be of a texture and earth tone color that harmonizes with the structure and environment. Bright, shiny materials such as unfinished metal are not acceptable.
- 4.2.12 Recreation Equipment. Free-standing recreational structures, including play structures, swing sets, permanently installed recreational equipment, trampolines, etc., should be designed and installed so that it is not in the front of the house and the visual impact is minimized. Owners should consider appropriate use of screening for this purpose. Basketball backboards are acceptable if they are located in front yards and are mounted on a pole on the exterior side of the driveway. Backboards attached to homes or garages are prohibited. Temporary installation of recreational equipment for less than seven days does not require AC approval.
- 4.2.13 Accessory Structures. Any accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, spas, etc. require AC approval. They should adhere to the standards outlined for buildings and site planning in Section 7. It is important that the massing and scale, as well as forms, materials and other detailing should be well-coordinated with the main structure(s) on the site. No sheds will be allowed.

- 4.2.14 Fences. Hunters Point strives to maintain a natural, open environment featuring spectacular panoramic vistas of the city and the beautiful Rampart Range. Accordingly, screening in the form of fences and formal plantings is discouraged. Generally, the use of fences and screening is prohibited except when used to define private "outdoor living areas," when required by Colorado Springs City Code, or when approved by the AC to mitigate the visual impact of another project. When approved by the AC, such fences and screens shall be complementary in design to the main structure(s). Screens along property lines, in the form of fencing or formal planting, are prohibited. Fencing over 5 feet is prohibited.
- 4.2.15 Fire Pits. Because of the fire danger in the Hunters Point area, the installation of wood burning fire pits is prohibited. Installation of gas burning fire pits requires approval of the AC.
- 4.2.16 Mail Boxes. Use of the Hunters Point standard design mail box is encouraged and does not require AC approval. Any deviation from the standard mail box design requires AC approval. Custom-designed mailboxes shall be compatible to primary structures and will require specific AC approval.
- 4.2.17 Flag Poles. Flag poles to display the United States flag may be installed with AC approval. Federal flag code for the display of the flag must be followed.
- 4.2.18 Air Conditioning and Evaporative Cooling Units. Air conditioning and evaporative cooling units shall be located at ground level adjacent to the residence they serve, and positioned to minimize the visual impact. Units located on roofs, in windows, or attached to the side of the building are prohibited.
- 4.2.19 Dog Runs. Use of electronic fences is encouraged and does not require AC approval. A fenced dog run may be approved if it is not visible from adjoining streets, does not cause a nuisance for neighbors, and the visual impact is minimized. Dog runs must be complementary in design to the main structure. Use of chain link fences is not authorized.
- 4.2.20 Cable and Conduit. External routing of cable and conduit on the side of homes is discouraged. If required, the cable or conduit must be the same color as the surface it is mounted on and must be neat in appearance.
- 4.2.21 New/Replacement Homes. By their very nature, new home construction and home replacement are major projects and require special attention. The primary areas of concern for these projects are Site Development and Architectural Appearance, especially as these relate to the existing terrain and among neighboring lots. In general, the goals are to minimize harsh contrasts in the landscape, to conserve pleasing and significant natural systems, and to encourage unassuming architecture appropriate to this unique environment. All of the Design Guidelines in Section 7 apply. The AC approval process in Section 3.2 and 3.3 must be followed.

## 5 LANDSCAPING

Hunters Point has a semi-arid climate. The elevation of the community ranges from 6,800 feet to 7,000 feet. The average annual precipitation is about 15 inches. Precipitation occurs mostly from April to October, frequently in the form of thunderstorms. The winter desiccation from drying winds together with the extreme fluctuations in temperature are factors which contribute more to plant loss than the actual lowest temperature (-20 to -30 degrees). High solar intensity is also a critical factor in plant selection. Consequently, landscape designs in Hunters Point can be a challenge and must be developed with this environment in mind.

5.1 **Approval Requirements.** A lot's landscaping significantly impacts the exterior appearance of any property. Consequently, most changes to a lot's landscaping require AC approval. All landscaping projects require AC approval unless they consist solely of the following:

- Installation or relocation of benches, statues and boulders less than 3 feet tall.
- Installation or replacement of irrigation systems.
- Redesign of existing planting beds.
- Replacement of existing turf.
- Removal of trees or shrubs. The removal of trees may require City of Colorado Springs approval.
- Replacement of dead plants, including trees and shrubs; dead plants need not be replaced with the same plant. However, new plants should be similar in size to the one being replaced.
- Replacement of one type of plant for another which is similar in size.
- Replacement of one type of approved landscaping material for another other than turf (i.e., replacing mulch with garden rocks).

5.2 **Landscape Design.** All landscaping on a lot shall complement the lot's structures and terrain. For new construction, no existing trees, scrub oak, surface boulders or rock formations shall be moved from any lot unless specifically required by construction activity or unless specifically approved by the AC. Areas immediately adjacent to buildings may incorporate some exotic plants, but should quickly transition to more naturalized materials, which shall consist of grasses, groundcovers, flowers, shrubs and trees that are either similar to those on-site or are similar in appearance and have low water requirements. Use of xeriscape plantings and designs is encouraged.

5.2.1 **Plant Material.** The altitude and arid environment limit the variety of trees, shrubs, groundcovers and flowers that successfully grow in Hunters Point. In addition, the plentiful deer and rabbit population are voracious eaters of plant material. Consequently, owners should consult with a landscaper or nursery to select

plants that can survive in the environment and are deer and rabbit resistant. Installation of a drip or sprinkler irrigation system is required to support non-native plants.

5.2.2 Turf. Turf may not be installed closer than three feet to home foundations. All turf installations require the installation of a sprinkler irrigation system. Artificial turf is prohibited as a lawn surface.

5.2.3 Rock and Wood Mulch Areas. Shrub and perennial beds must be covered with either rock or wood mulch.

- Rock/mulch color must be natural earth tones. Dyed or painted rocks are prohibited.
- Rock beds must be lined with landscape fabric or other acceptable weed barrier.
- Wood mulch must be of professional grade.
- All mulched areas adjacent to turf must use a metal, concrete, brick or professional-quality edger to define the planting bed and provide a clean maintenance design.

5.2.4 Retaining Walls. Should any retaining walls be developed on the site, they should be as low as possible, and, if higher than 8 ft, should be terraced to minimize impact. Materials used should complement the natural surroundings and the architecture, with use of stone, masonry, and textured and/or colored concrete encouraged. Wooden materials, due to their more temporary nature, are not as suitable for extensive use.

5.2.5 Transition Between Lots. Landscaping between lots should present a uniform appearance. Tree and shrub massings should blend, and hard edges such as mow strips, edging and retaining walls between lots should be minimized.

5.2.6 Accent Pieces. Boulders, water features, statues, benches and other accent pieces can add beauty and interest to a lot's landscaping.

- Boulders should be placed in concert with the natural terrain as an accent piece.
- Water features should consider the winter and summer environment as well as the high winds in the area. They should be placed to accent the lot's terrain. Design and maintenance of water features must ensure that there is no water leakage to adjacent lots, sidewalks or common areas. Water feature installation requires AC approval.
- Statues and benches are items which are unique to an individual lot or landscaping design. Items less than 3 feet in height do not require AC approval.

5.3 **Irrigation Systems.** Irrigation systems are required to efficiently distribute water to those points which require it. Sprinkler or overhead spray irrigation is recommended for turf areas and perennial/annual beds only. Drip irrigation is strongly encouraged for shrub beds to conserve water. Drip irrigation tubing must be buried beneath rock or wood mulch cover. Irrigation shall be designed and maintained to minimize over-spray onto any paved surface.

- 5.4 **Disrupted Sites.** On lots whose ground surface has been disturbed due to construction or landscaping activities, approved techniques for controlling erosion within the site and onto other sites shall be used. Methods include sedimentation basins, filtration materials such as hay bales or permeable geotextiles and slope stabilization fabrics or tackifiers. Proper revegetation shall begin as quickly as possible after soil disruption and should be well established within one year after disturbance.
- 5.5 **Drainage.** Landscaping projects should minimize the disruption to existing drainage courses on a lot. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner allowing water to flow in a nondestructive historic (natural) course. There should be no impact to adjacent properties or common areas as a result of a landscaping project. Any disruption or realignment of drainage requires AC approval.
- 5.6 **Gardens.** Gardens should be located so that both the garden and its accessory operating areas are at least partially screened as necessary to minimize visual impact. The location of a garden requires AC approval.

## **6 COMMUNITY STANDARDS**

Community Standards help to ensure that the Hunters Point Community character is maintained for current and future owners. The standards listed below have been taken from the Density and Quality Standards and Living Environment Standards provided in “Declaration of Conditions, Covenants, Restrictions and Easements for Hunters Point,” as clarified by the Hunters Point Board of Directors.

- 6.1 **Owner Maintenance.** Each owner shall maintain the exterior of the dwelling, any accessory building and all other structures, lawns, landscaping, walks and driveways in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. Exterior building surfaces and trim shall be refinished and maintained periodically and before the surfacing becomes weather beaten or worn off.
- Homeowners are required to maintain sidewalks clean, passable and free of snow and ice.
- 6.2 **Building and Grounds Conditions.** Each owner shall prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on his lot which tends to decrease the beauty of the neighborhood as a whole or in the specific area. No building material shall be stored on any lot, except temporarily during continuous construction of a building, unless enclosed out of view in a service yard or within a building.
- 6.3 **Garage Doors.** Garage doors shall be kept closed except when being used to permit ingress or egress to or from the garage.

- As a practical matter, garage doors may be kept open for longer periods requiring in and out access to the garage, such as when doing yard work, washing cars, children playing, etc.

6.4 **Maintenance Equipment.** All maintenance equipment shall be stored in an enclosed structure or otherwise adequately screened so as not to be visible from neighboring property or adjoining streets.

6.5 **Clotheslines.** No outdoor clotheslines will be permitted.

- Per Colorado Statute #38-33-302(1)(a), retractable clotheslines specifically approved by the AC may be allowed. Retractable clotheslines should be installed to minimize their visual impact. Retractable clotheslines must be set in the retracted position when not in use.

6.6 **Refuse.** No ashes, trash, rubbish, garbage, grass or shrub clippings, scrap material or other refuse, or receptacles or containers therefore, shall be stored, accumulated or deposited outside or so as to be visible from any neighboring property or street, except during refuse collections.

- The Hunters Point Home Owners Association has selected a single waste and recycling removal provider for Hunters Point. All residents are required to use the trash collection service.
- Trash containers and recycling bins may be placed at the curb no earlier than 6 am the day of pick up and shall be stored by 8 pm the day of service.
- Trash containers and recycling bins must be kept covered when at the curb to avoid trash spillage.
- As the Hunters Point area is exposed to high winds and gusts, every effort to keep trash from spreading outside the container is required.

6.7 **Nuisances.** No noxious or offensive activity shall be carried on upon any lot nor anything done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No offensive or hazardous activities may be carried on at any lot or in any living unit. No annoying lights, sounds or odors shall be permitted to emanate from any living units.

- Excessive barking of dogs is considered a nuisance. Owners should control their dog's barking so as not to create an annoyance or nuisance to the neighborhood.

6.8 **Sound Devices.** No exterior speakers, horns, whistles, bells or other sound devices except security devices used exclusively for security purposes shall be located, used or placed on any structure or within any building site.

- To the extent that sound devices do not create a nuisance per paragraph 6.7, they are allowed.

- 6.9 **Weeds.** All yards and open spaces, and the entire area of every lot on which no building has been constructed, shall be kept free from plants or weeds infected with noxious insects or plant diseases and free from weeds which, in the reasonable opinion of the AC, are likely to cause the spread of infection or weeds to neighboring property; and free from brush or other growth or trash which, in the reasonable opinion of the AC, causes undue danger of fire.
- 6.10 **Mowing and Pruning.** In order to effect insect, weed and fire control and to prevent and remove nuisances, the owner of any lot upon which a building has not been constructed shall mow, cut, prune, clear and remove from the premises diseased trees, unsightly brush, weeds and other unsightly growth and shall remove any trash which may collect or accumulate on the lot.
- 6.11 **Transmitters.** No electronic or radio transmitter of any kind other than garage door openers or cordless telephones shall be operated in or on any structure or within any lot.
- Cell phones, wireless internet, and transmitters associated with normal household electronics are authorized as long as they do not create interference on other properties.
- 6.12 **Antennas.** No aerial, satellite dish, antenna or other device for reception or transmission of radio or television or other electronic signals shall be maintained on the roof of any building, nor shall they be maintained at any other exterior location so as to be visible from neighboring property or adjacent streets.
- In accordance with the Telecommunications Act of 1996, satellite dishes measuring 1 meter in diameter or less must be installed such that it does not impair acceptable signal reception. Dishes shall be located to minimize the visual impact and requires coordination with the AC.
- 6.13 **Animals.** Domesticated birds or fish and other small domestic animals permanently confined indoors will be allowed. No other animals, except an aggregate of not more than two domesticated dogs or cats (which must be fenced or restrained at all times within the lot), will be permitted within Hunters Point. No animal of any kind shall be permitted which in the opinion of the AC makes an unreasonable amount of noise or odor or is a nuisance. No animals shall be kept, bred or maintained within Hunters Point for any commercial purposes.
- No dog, cat or other pet shall be permitted to roam free outside of the owner's yard at any time or be left outside on the owner's property unattended during the owners absence.
  - All pets must be on a leash or under the control of the owner when outside of the yard.
  - Pet owners must immediately clean up their pets deposits on others' property, including common areas.

6.14 **Parking.** No overnight parking will be allowed on any public or private streets within Hunters Point. In addition, no parking of any kind will be permitted in the designated "no parking" areas shown on the Plat.

- In order to facilitate the passing of snow plows and emergency vehicles, regular overnight parking is not allowed. Infrequent overnight parking on public or private streets will be allowed to accommodate unusual events such as visitors or out-of-town guests.

6.15 **Trailers, Campers, etc.** No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit or truck, excepting only pickups solely for the private use of the residents of a dwelling, shall be parked within any lot or building site except in a completely enclosed structure, or fully screened in a manner approved by the AC so as not to be visible at ground level from any neighboring property or street.

- Trailers and campers may be parked temporarily for a period of up to three days per month to accommodate loading, unloading and guests without approval of the AC. Trailers or campers parked any longer require AC approval.

6.16 **Junk Vehicles.** No stripped down, partially wrecked or junk motor vehicle, or part thereof, shall be permitted to be parked on any street or on any lot in such manner as to be visible from any neighboring property or street.

6.17 **Vehicle Repairs.** No maintenance, servicing, repair, dismantling or repainting of any type of vehicle, boat, machine or device may be carried on except within a completely enclosed structure which screens the sight and sound of the activity from the street and from adjoining property.

6.18 **Signs.** The only signs permitted on any lot or structure shall be:

- One sign of customary size for offering of the signed property for sale or for rent.
- One sign of customary size for identification of the occupant and address of any dwelling.
- Signs as may be necessary to advise of rules and regulations or to caution or warn of danger.
- Such signs as may be required by law.
- Except for permitted signs, there shall not be used or displayed on any lot or structure any signs or any banners, streamers, flags, lights or other devices calculated to attract attention in aid of sale or rental. All permitted signs must be professionally painted, lettered and constructed. If a permitted sign is not in compliance with the Design Standards, the AC may, upon Due Notice, require it to be modified or removed.
- One sign indicating that an ongoing project or improvement has been approved by the AC is allowed.

- One political sign per candidate or issue may be displayed beginning 45 days before an election. It must be removed within seven days after the election.
- Alarm company signs,

**6.19 Construction Activities.** During construction, all construction debris will be stored in a manner which will prevent its being blown away or otherwise dislodged by storms or high winds and will be removed from the construction site at least once per week. If these requirements are not complied with during construction, the Association may notify the owner or contractor involved, and, if the deficiencies have not been remedied within the next two days, the Association may then remove the trash and debris. The owner and contractor involved will have no claim for damages or otherwise on account of such removal, and all costs incurred by the Association will be an assessment against the lot involved and will be paid by the Lot owner within 30 days after receipt of a bill from the Association. If this assessment is not timely paid, it will become a lien against the Lot involved as provided in “Declaration of Conditions, Covenants, Restrictions and Easements.”

**6.20 Enforcement.** It is the responsibility of the Hunters Point Board of Directors to enforce the “Declaration of Conditions, Covenants, Restrictions and Easements for Hunters Point” and the “Hunters Point Design Standards.” The Chairperson of the AC has been delegated responsibility by the Board of Directors for covenant enforcement.

6.20.1 When a covenant violation is reported or observed, the Chairperson of the AC or a member of the Board of Directors will make personal contact with the transgressing homeowner to investigate the alleged violation.

6.20.2 If a violation exists:

- The homeowner will be given a date by which it must be corrected.
- A memo for record will be retained by the Chairman of the AC for future action if required.
- If the violation is corrected by the agreed date, no further action will be taken.

6.20.3 If the homeowner is unable to correct a violation by the deadline, they must notify the Chairman of the AC or Board member who first contacted them to request an extension.

- A second memo for record will be written and retained by the Chairman of the AC for future reference as required.
- If the violation is corrected by the agreed date, no further action will be taken.

6.20.4 If the violation is not corrected before the extension date, a formal notification letter stating that the matter will be turned over to the Association’s attorney for legal action will be sent to the homeowner. The letter will be sent by the Chairman of the AC and contain two dates, first the date that the matter will be turned over to legal

counsel, and the second, an option date for the homeowner to contact the AC to resolve the matter, thereby avoiding legal action.

Note: Taking legal action will result in significant legal costs. As stated in Section 707 of the "Hunters Point Declaration of Conditions, Covenants, Restrictions and Easements," the offending homeowner who is found to be in violation of the Covenants will be required to pay for all legal costs incurred by the Association to correct the violation.

6.20.5 In the case of severe or repeat violations or if the owner is unresponsive or not available, the Association may skip any steps in the process and if deemed appropriate proceed directly to legal action without first contacting the homeowner about the violation.

## **7 DESIGN CRITERIA**

The following is to be used as the design criteria or standard for all construction in Hunters Point. It is strongly recommended that all persons proposing any construction subject to review under these Design Criteria seek the assistance of a qualified design professional with skills appropriate to the task at hand, such as an architect, landscape architect, civil engineer, surveyor, etc.

**7.1 Site Development Standards.** Each building site in this community has its own specific qualities and characteristics. The AC will be looking very critically at site plans to determine whether existing features are respected and sensitively utilized. A preference will be expressed for plans which minimize disturbance of existing vegetation, rock formations and drainage patterns, while taking advantage of short and long views and maximizing solar exposure. Respect for adjacent development is also essential; coordination of elements such as building massing and material compatibility will help make for better neighbors. (Refer to Development Guide maps to determine whether specific building envelopes are designated.)

7.1.1 **Setbacks.** All requirements of the Development Guide maps pertaining to the district appropriate to the property shall be in effect.

7.1.2 **Grading.** All requirements should be designed to minimize the extent of grading required. Techniques for doing this include "stepping" buildings down slopes, providing access across slopes instead of down them, and using low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3:1, with steeper slopes permitted (if permitted by soils engineer) when excessive disturbance of ground would otherwise result. All graded slopes should be "rolled" back into existing slopes so that, after revegetation, no sharp contrast exists between existing and disturbed slopes. All areas which are to be preserved (trees, shrubs, rock outcrops, etc.) shall be marked and protected throughout the construction period.



### **GRADING / "STEPPED" BUILDING**

7.1.3 **Drainage.** In addition to minimizing the extent of disturbed land, disruption to existing drainage courses should also be minimal. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner allowing water to flow in a nondestructive historic course. If culverts or structural channels are required, these should be detailed such that contrast with the existing environment is minimized.

- On most properties, the location and the volume of water that has historically entered and departed the site must be accepted. Within the site, adjustments can be made as described above.
- However, some properties (outlined in the Development Guide) contain parcels of land that have been improved by the developer and that must function as detention basins for the overall property, and which must be incorporated into the drainage design for the specific site. Refer to the Final Drainage Study for such parcels.

7.1.4 **Erosion Control.** During all site disruptions, approved techniques for controlling erosion within the site onto other sites shall be used. Methods include sedimentation basins, filtration materials such as hay bales or permeable geotextiles, and slope stabilization fabrics or tackifiers. Proper revegetation shall begin as quickly as possible after soil disturbance. Grading shall be maintained at all times so as to conduct irrigation and surface waters away from footings to avoid excess moisture.

7.1.5 **Driveway and Parking.** Access from the street should be as easy as possible without overly emphasizing the parking lot or garage. Parking areas should be located out of major sightlines and partially screened with grading and planting, while garage doors should be oriented away from the primary entrance view.

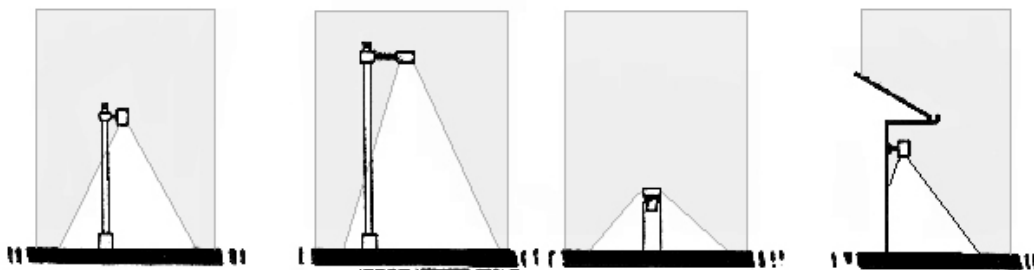
- Driveways should intersect the road at approximately 90 degrees for maximum visibility and should not exceed 8% in slope, except where use of short pitches up to 12% may lessen site impacts.
- Shared use of driveways can be an effective means of lessening site impacts. Where such sharing does occur, a written agreement defining rights and responsibilities of ownership and maintenance will be required.

7.1.6 Retaining Walls. Should any retaining walls be developed on the site, they should be as low as possible, and, if higher than 8 feet, should be terraced to minimize impact. Materials used should complement the natural surroundings and the architecture, with use of stone, masonry and textured and/or colored concrete encouraged. Wooden materials, due to their more temporary nature, are not as suitable for extensive use.



### RETAINING WALLS

7.1.7 Lighting. All exterior illumination used for buildings, drives, walks, signs and general landscape purposes shall be of a "sharp cutoff" design, minimizing impacts on adjacent properties.



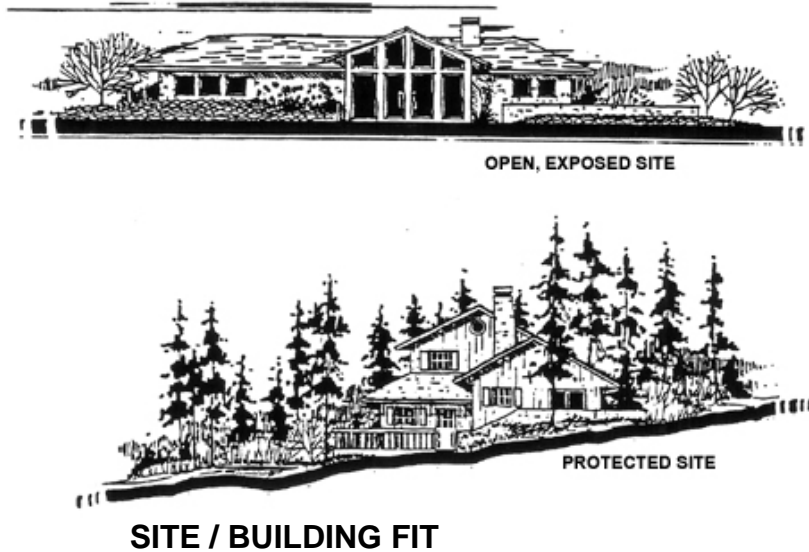
### "CUT-OFF" LIGHTING

7.1.8 Trash Receptacles. All areas used for storage of solid waste shall be screened from off-site views, using materials and forms complementary to the main structure(s). Enclosed trash containers and maintenance thereof will be required at time of construction.

7.1.9 Utilities. Construction of utilities shall be carefully coordinated with existing site conditions so that minimal disturbance occurs. All ditchery is to be compacted. All construction, including storage of excavated and backfill materials, shall respect all boundaries of areas to be preserved.

**7.2 Architectural Standards.** Consistency of building design will be emphasized more through development of forms which are compatible with the immediate environment (well-articulated and offering minimal contrast), through sensitive use of materials (colors and textures which generally blend with the surroundings), and through careful detailing, rather than through an emphasis on any particular "style."

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions and overall scale of the building in relation to the site. Encouragement will be given to those buildings which achieve the delicate balance between distinctive form and subtlety of impact on the immediate environment.



**7.2.1 Building Heights.** Specific maximum building heights are identified on the current Development Guide maps. In addition to these regulations, it is strongly suggested that the owner consider the qualities of the site, especially the visual and climatic exposure created by the combination of existing slopes, vegetation and orientation. Lower buildings are generally more appropriate on more exposed sites, while taller buildings can be incorporated into those sites which are less visible and/or more protected. (Refer to Development Guide maps to determine whether specific height limitations are designed within identified building envelopes). For reference, it should be noted that the means of measuring building height is established in the City Zoning Regulations.

**7.2.2 Roofs.** The form of the roof and the materials used on it create a significant part of the visual impact of a building, and will be carefully reviewed by the AC. Gable, hip and shed roofs will generally be acceptable for residential construction, while gambrel, flat, mansard and A-frame roofs will not be encouraged. However, these roofs and any other unique forms developed will be reviewed on their merits on a case-by-case basis.

- Materials selected should be of a texture and color that harmonizes with the environment. Bright, shiny materials such as unfinished metal are not acceptable.

Roofing materials shall be on the Hunters Point Approved Roofing Materials List which is available from the AC Chairperson or the Hunters Point HOA website.

- All extensions from the roof, such as chimneys, flues, solar collectors, skylights, etc., should be carefully located and finished to complement other elements of the design.

7.2.3 Walls and Openings. The walls of a building are obviously an important part of its overall visual impact and should be carefully considered for effect on proportions, continuity and illumination.

The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element. Exposed concrete foundations shall be concealed with siding or masonry.

7.2.4 Garages. The forms and materials of any garages should be consistent with those used on the primary building(s).

7.2.5 Materials and Finishes. All materials and finishes selected for any construction should be harmonious with the surrounding environment. Generally, muted materials such as brick, stone, colored/textured concrete, tile and wood will be acceptable when designed in conjunction with other criteria outlined in this section. Other materials such as metals and plastics may be approved if used with restraint and are of a color which harmonizes with the primary materials.

Finishes used should also be subdued in nature, though brighter accent colors will be acceptable for occasional highlights. No bright, unfinished surfaces shall be allowed.

7.2.6 Patios, Decks and Walks. Outdoor living spaces are encouraged so that owners may enjoy the sometimes benevolent Colorado climate. Design of such spaces should be coordinated with building construction, extending similar materials where feasible and using paving that is compatible in color and texture to the particular building (brick, precast concrete pavers and treated wood are quite acceptable).

- Privacy screening for such spaces areas should extend just to where it is essential.
- Walks extending from the outdoor living space to the remainder of the lot and/or to other common walks are often desirable. These should be aligned to fit easily with the existing terrain and vegetation and should be built of stable, subdued materials appropriate to the expected use.



## OUTDOOR LIVING SPACE

**7.3 Hunters Point Building Restrictions.** The following criteria apply to all construction in the Hunters Point Subdivision.

**7.3.1 Setbacks.** Specific building envelope restrictions for each lot are defined on the Development Guide plan. Generally, minimum requirements are:

Front: 30'  
Side: 10'  
Rear: 25'

Where lot terrain requires, the following setbacks may be requested subject to AC approval:

Front: The minimum building setback from the front property line or access easement is 18 feet with a front entry garage and 10 feet with a side entry garage.

Side: 10'  
Rear: 25'

**7.3.2 Home Size.** Minimum home size shall be 1,800 net square feet with credit given for finished square footage in the following amounts:

Main level - 100%

Upper story - 75%

Garden level - 75%

Walk-out level - 50%

Balcony, elevated deck, and/or covered patio - 25%

Square footage will be calculated from the outside wall. Two car garages, though a minimum requirement, do not qualify as finished square footage.

**7.3.3 Height.** The maximum height shall be 30 feet, as measured from the average elevation of the finished grade adjoining the building to the average height between the plats and the ridge of a gable or hipped roof, provided that no part of such roofs shall extend more than 5 feet above the permitted height. The average elevation of the finished grade adjoining the building shall be the average of the exposed exterior elevations of all corners of building. The height of a stepped or terraced building is the maximum height of any segment of the building. Primary consideration will be given to the protection of views from adjoining lots.

- 7.3.4 Exterior Materials. All materials and finishes should be harmonious with the surrounding environment, with natural wood, brick, stone or stucco generally being acceptable. Use of manufactured siding will require specific AC approval.
- All metallic surfaces, such as roof vents, fireplace flues, gutters and aluminum window frames, shall be coated or painted.
  - Exposed concrete foundations shall be concealed with siding or masonry.
  - Roofing materials shall be on the Hunters Point Approved Roofing Materials List.
- 7.3.5 Driveways. Paving Materials shall be either asphalt, concrete or masonry pavers.
- 7.3.6 Mailboxes. The standard design and detail is attached to these Design Standards. Custom-designed mailboxes shall be compatible to primary structures and will require specific approval.
- 7.3.7 Landscaping. All planting shall conserve and complement the existing plant materials. All new/replacement home landscaping must meet the Landscaping Design Standards in Section 5. All landscaping shall be completed within nine months of final inspection of the home by the City.

## **8 CONSTRUCTION PERIOD REGULATIONS**

In the interest of all owners and contractors, the following regulations shall be enforced during any construction (including interior construction/renovation work which does not require AC approval) on all lots in Hunters Point. All contractors and owners shall abide by these regulations. It is also required that the contractor be familiar with and abide by the applicable sections of the Declaration and the Standards.

- 8.1 **Construction Limits (New/Replacement Home Construction).** The contractor shall provide a detailed plan of construction limits prior to construction. The Plan shall be implemented with snow fencing, rope barricades or like material prior to construction. The plan shall include size and location for construction material storage areas, limits of excavation, access areas parking, chemical toilet location, temporary structures, dumpster, fire extinguisher, utility trenching and a construction sign.
- 8.2 **Construction Trailers, Sheds or Temporary Structures.** These construction shelters shall be approved by the AC as to their size, configuration and location. All temporary structures shall be removed within 14 days after construction is complete.
- 8.3 **Daily Operation.** Daily working operations hours for each construction site shall be 7:00 a.m. to 7:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays.

8.4 **Excavation.** Excess excavation material shall be removed from the property and shall not be placed in common areas, roads or other lots (except as approved on a site-specific basis by the AC). Excavation, except for utility trenching, shall be on the owner's site only.

Contractors are expressly prohibited from spreading excess debris or material over the remainder of the lot during backfill and final grading operations

8.5 **Housekeeping/Debris and Trash Removal.** Daily cleanup of the construction site is mandatory. All trash and debris shall be stored in a fenced trash disposal area and shall be removed from the trash disposal area on a weekly basis. All soil and debris flowing into the street(s) from the construction site shall be cleaned on a weekly basis.

8.6 **Chemical Toilets.** Chemical toilets shall be provided by the contractor and placed in an approved location. All chemical toilets shall be confined to the street side of the lots.

8.7 **Vehicles and Parking.** All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on community roads overnight.

8.8 **Pets.** Contractors, subcontractors and employees are prohibited from bringing dogs and other pets to the construction site.

8.9 **Blasting.** Any plans to blast shall be brought to the attention of the AC and the City of Colorado Springs before commencement and shall be approved by the City. Proper safety and protective actions shall be used.

8.10 **Restoration and Repair.** Damage to any property other than the owner's shall be promptly repaired at the expense of the person or entity causing the damage.

8.11 **Dust, Noise and Odor.** Every effort shall be made to control dust, noise and odor emitted from a construction area. The contractor will be responsible for watering, screening or oiling dust problem areas as well as controlling noise and offensive odors from the lot.

8.12 **Signage.** Construction signs shall meet all current requirements of the Colorado Springs Zoning Ordinance. At no time will signs be placed on or nailed to trees.

8.13 **Fire Extinguishers.** The minimum number and type of fire extinguisher(s) required by the City shall be located on each Lot in a conspicuous location.

8.14 **Prohibited Items.** The following items are prohibited in this community:

- Oil changing of vehicles and equipment without proper receptacles and removal procedures.
- Concrete equipment cleaning or concrete dumping without proper cleanup and restoration.
- Removing any rocks, trees, plants or topsoil from any portions of the property other than the owner's lot.

- Careless treatment of trees or preservation area.
- Use of spring, surface or irrigation water for any purpose.
- Signs other than approved construction or real estate signs.
- Careless use of cigarettes or flammable items.
- Firearms.

## 9 **SUMMARY**

As expressed earlier, the intent of these standards is to provide a basis for harmonious treatment of visible development with this unique environment, so that all who live and work here can expect to continue enjoying their surroundings.

At the same time, the desire of individuals to develop a living space that contains some personal expression must be considered.

Accordingly, these Design Standards have been developed with a great deal of attention paid to goals and concepts and less attention to detail, except where such detail is considered essential. It will be the duty of the AC to interpret these goals and concepts in a consistent manner, always attempting to keep the best interests of the community in mind. With the cooperation of all owners, this should be an attainable goal.

## 10 **APPROVAL**

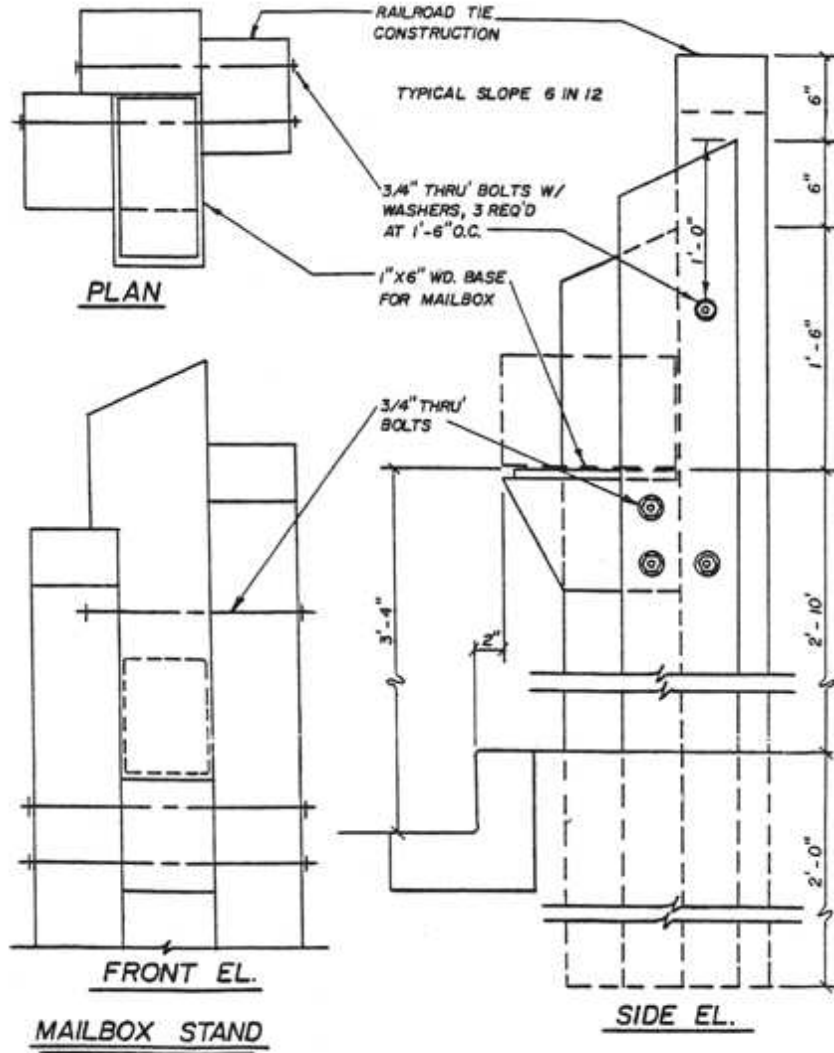
Under the terms of this document, the Board of Directors of the Hunters Point Homeowners Association hereby adopts these Design Standards. Should these Standards be revised, such revisions shall then take precedence over previous Standards.

\_\_\_\_\_  
President  
Hunters Point Home Owners Association

\_\_\_\_\_  
Date

## Hunters Point Home Owners Association

### Approved Mail Box Design



Mailbox may be placed (1) directly behind the sidewalk along street or (2) by intersection of sidewalk/street and driveway with box facing driveway. A black country-style or lockable mailbox is to be used.