

**LIVING IN MEADOWGLEN
ARCHITECTURAL
DESIGN GUIDELINES**



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I. INTRODUCTION

The Architectural Design Guidelines (ADG) are adopted by the Board of Directors (BOD) in consultation with the Architectural Review Committee (ARC). The current ADG can be obtained from the Association's managing agency.

A. Purpose and Intent

The purpose of the ADG is to clarify the **Declaration of Covenants, Conditions, and Restrictions for Meadowglen**. The ADG creates a framework to maintain an overall Community theme, while embracing individual identity. Homeowners are encouraged to review this entire document to better understand the relationship between their home and the design standards of the Community. The ARC shall exercise its best judgment to see that all exterior improvements, construction, landscaping, general maintenance, and alterations on lands within the properties balance with existing surroundings and structures.

B. Relationship of the Architectural Design Guidelines to Other Regulations

The ADG is not intended to supersede applicable federal, Colorado, or City of Arvada Codes or Ordinances, development plans applicable to the Community, or the Meadowglen Community Declaration of Covenants. In case of conflict or discrepancy, or for subjects not addressed in the ADG, the more restrictive governing agencies' codes and/or regulations shall take precedence.

The ADG is developed by the ARC and approved by the BOD. The ADG is to be used by Homeowners when modifying or upgrading their properties within Meadowglen. The ADG is also used by the ARC in reviewing proposals to determine their relative conformance to the overall design objectives and criteria.

II. DESIGN REVIEW AND APPROVAL PROCEDURE

Meadowglen has a formal process for submitting plans and receiving approval prior to starting work. **Some improvement projects to your home may require a Design Review Request (DRR) and some do not.** If you have any question regarding making improvements to your home/property, you may always consult the community manager before making a financial investment in a modification or improvement. All communications from homeowners should be directed to the Community Manager who will contact the ARC as needed. Projects that require ARC approval can begin once the DRR has been approved and all other permits acquired (as needed). After the work has been completed, the ARC will inspect the work to verify it complies with the submitted plans.

A. Submission of Plans by Owners

The DRR is the form to initiate a request to modify the existing exterior of your home or yard and may be obtained from the management agency website. The DRR form should be completed with all proper documentation and submitted to the ARC via the community manager website. Documentation required is outlined under each specific guideline in the ADG. An approximate time schedule indicating starting and completion dates is required. Any Homeowner submitting plans for approval is responsible for the verification and accuracy of all the information submitted. The ARC will review the DRR and respond to the Community Manager via the online Architecture database. The Community Manager will respond to the homeowner with approval or a request for more information within 2-3 weeks. The approval process may take as little as 1 week and no more than 30 days

B. Improvements that Require Permits

Should the improvement/modification require building permits from the City of Arvada, the Homeowner must apply for the appropriate building permits. During the permit approval process, if changes to your plans affect the aesthetic that was approved by the ARC, you will need to resubmit your DRR. Consult appropriate governmental agencies for current codes and regulations prior to any home improvement. For the City of Arvada, contact the "Building Inspections" Department.

C. Re-submittal of Plans and Appealing to the Board

In the case of disapproval of any submission, resubmission of plans will follow the same procedure as an original submittal. If your submission was denied by the ARC and you wish to appeal the denial to the Board of Directors (BOD), you may do so by contacting the community manager (per Covenant 6.7) and proceeding as directed.

D. Work Stoppage

If, during construction, the timeline of your project or the specifics of the project change significantly, the Homeowner should furnish one (1) copy of the change request in the following manner:

- A written statement giving the reason such changes are needed/desired.
- A complete description of the change, including drawings, specifications, and any other descriptive information required by the ARC.

The ARC will meet in a special session in order to address such changes as expediently as possible. In case of disapproval of the changes, resubmission of plans or a request for a special hearing may be requested. In the case of appeals, the BOD will handle such requests in special sessions. In the rare instance when the work is not proceeding as submitted, the ARC or BOD may require the work to be stopped until a request for approval for these changes has been submitted and approved.

E. Completed Work

In order for the DRR to be finalized, the Homeowner will notify the community manager that work has been completed. The ARC will then verify the improvement was completed as submitted. The Homeowner may not be required to be present for this verification and will be contacted if needed. The Homeowner will not receive verification of inspection unless it is found that the work was not done in compliance with the plan submitted; in such case, the Homeowner will be notified in reasonable detail in writing and required to come into compliance.

F. ARC Meetings and DRR Approvals

It is the intent of the ARC to check the Community Manager website weekly for Homeowners' requests for improvements and to provide approval or a request for more information as needed (via the website). Approval or disapproval will be by simple majority of the ARC member quorum.

G. Enforcement

The ADG may be enforced by the ARC, the BOD, or any Homeowner as provided in the Declaration of Covenants. A written notice will be sent to any Homeowner or to the BOD (for common properties) for any violation to the ADG or for any maintenance of the properties that the ARC deems necessary. Upon receipt of such notice, the Homeowner or the BOD shall notify the community manager about the estimated completion time for the remedy or for the maintenance requirements. A DRR may be required.

H. Grandfathered Homes

A number of homes in Meadowglen have specific architectural items that were approved at one time, but that, due to changes in the ARC guidelines, are no longer in compliance. These homes are “grandfathered” (as noted in historic records); however, when these specific architectural items are repaired, replaced, or modified, they must then be brought into compliance with the current ADG.

III. Annual Community Walkthrough

The Board of Directors and Architectural Review Committee conducts an annual walk-through noting items on homes that are out of compliance with our design guidelines. These items range from peeling paint to cracked driveways and other items that may be in disrepair. Prior to 2024, this was conducted in early Spring/March-April however starting in 2024 this inspection has been moved to June to allow homeowners more time to clean-up from winter.

The annual inspection is conducted by Board Members, ARC members, and volunteers. All members of the walkthrough are required to attend a meeting held prior to the walkthrough to cover the process, timeline, and criteria to look for during the walkthrough. Training materials include guides found online that cover routine maintenance and replacement criteria for walkthrough items. Volunteers are given a spreadsheet on a clipboard to note any potential issues or violations as seen from the sidewalk adjacent to the property or items viewable without going onto the property. Items and criteria for the walkthrough are the following:

1. House Paint- Trim &/or body need painting ([link to guide](#))
2. Doors- front, or back, or garage need painting
3. Siding- bowed, loose, rotting
4. Windows – Broken, foggy, screens torn or not attached completely ([link to guide](#))
5. Driveway – cracks, chipping or pitting, shifting, stained, end of life ([link to guide](#))
6. Walkways & porch – cracks, pitting, shifting, stains
7. Roof – missing shingles, needs replacing ([link to guide](#))
8. Gutters – full of debris or need to be reattached, etc.
9. Landscaping – weed barrier showing, excessive weeds, needs cleanup & or repairs
10. Fence – Missing or broken pickets or posts, posts or fence leaning ([link to guide](#))

Results of the walk-through are compiled and sent to our Community Manager and Board of Directors. Any homeowners with items considered as potential violations are sent a courtesy letter by our Community Manager. For small routine maintenance findings, the typical 30-day violation process is followed. For large and expensive findings, the remediation timeline is as follows:

1. Courtesy Letters sent in July containing violation information.
2. Plans for remediation are due by October 1 (90 days). If a plan or DRR is not submitted by October 1, then the homeowner is out of compliance and a fine threat is sent. Additional violations and fines are applied in 90-day increments.
3. If the violation is not cured by January 1, but the homeowner has submitted a plan, a reminder to complete the work by May 1 will be sent.
4. All violations to be remediated by May 1 of the following year.

Submission of a DRR will put the violation on hold, and completing the work will close out the violation. Please see the Enforcement Policy for more details. Your communication is key to keeping the Board and ARC up to date on the status of your project. The Board of Directors will respond to homeowners requesting extensions to their remediation timelines.

IV. ARCHITECTURAL DESIGN GUIDELINES

Article VI of the Declaration of Covenants requires that most exterior alterations be submitted to the ARC for approval, although some do not. The following is a list of guidelines that the ARC and the BOD have approved to maintain the overall theme of the Community.

1. Air Conditioners and Swamp Coolers (ARC Approval Required)

- Under-window or in-window mounted air conditioners / swamp coolers that extend above the fence line will not be approved.
- Any ground level air conditioners or swamp coolers visible from the street or common areas must be camouflaged.

2. Antennas (No ARC Approval Required)

- See the FCC guidelines for over-the-air reception devices in compliance with Section 207 of the Telecommunications Act of 1996. <https://www.fcc.gov/media/over-air-reception-devices-rule>

3. Awnings (ARC Approval Required)

- A material swatch and drawing showing dimensions and placement must be submitted.
- Extremely bold colors will not be approved.
- Metal or plastic awnings are not allowed.
- Awnings must be attached to the house.

4. Basketball Backboards/Poles/Structures - Permanent and Portable (ARC Approval Required)

All basketball structures must be maintained.

- Basketball structures may be permanently installed midway on the side of the driveway that is opposite the side of the front door.
- Backboard may be installed over the garage.
- Only one basketball structure per home.
- Maximum diameter of the pole whether round or square is 4 inches, poles must be black.
- Maximum size of backboard is 54 inches wide and 48 inches high.
- Backboard must be made of clear glass, clear acrylic, or clear polycarbonate (not to be painted).
- Backboard not to have any kinds of backgrounds, team logos, or stickers (manufacturer logo ok)
- The only color on the structure other than clear or black is the rim which can be orange.
- When changes are made to existing basketball poles or backboards a DRR needs to be submitted.
- DRRs for basketball hoops must include the model, size, and colors of the backboard and pole.

- Temporary or Portable basketball poles and backboard are allowed but must follow the same placement as permanent ones.
 - If the pole is lying down, the structure needs to be stored behind and below fence line.

5. Construction Dumpsters / Roll-offs (ARC Approval Required)

If a homeowner requires the temporary use of a construction dumpster or roll-off, a request must be submitted with the following information:

- Proposed start and end dates of use
- Construction dumpsters/roll-offs may be located in the driveway only.
- If the request is longer than 7 days, a request will be forwarded to the ARC for approval. If the request is shorter than 7 days, the community manager may approve the request. A dumpster may not be used without approval

6. Decks and Patios (ARC Approval Required)

- Color of stain or paint must be approved if deck is visible above fence line.
- Decks and patios must be submitted with detailed drawings and description of materials and color.
- ARC approval will be based upon the placement on the property, structure design, appearance, materials, and color.

7. Dog Run (No ARC Approval Required)

- Dog runs cannot be taller than six feet.

8. Doors (ARC Approval Required)

- **Air Lock Front Doors**
 - When submitting for an air lock front door, materials used must duplicate existing materials on the house. All air lock front door requests need to be submitted with a picture, dimensions and colors.
- **Front Doors**
 - All front door replacements need to be submitted with a picture, dimensions and colors.
- **Garage Doors**
 - All garage doors need to be submitted with a picture.
 - Top row of garage doors may contain clear or obscured glass. Row must match the current grid pattern on the front of the home.
 - The door must be painted the same base color of the house.
- **Garage Side Doors**
 - All garage side doors need to be submitted with a picture or description.
 - The side door must be painted the base color of the house, and its trim must be painted to match the trim color of the house.
- **Patio Doors - French or Sliders**

- All patio door replacements need to be submitted with a picture, dimensions, and colors.
- The colors of the patio doors, French doors, or sliders are required to be: natural wood, the base or trim color of the house, or match color of the windows.
- Permanent dog doors installed into sliding glass doors must match the color of the existing door/door frame.
- **Storm Doors**
 - All storm doors need to be submitted with a picture, dimensions, and colors.

9. Driveways (ARC Approval Required)

- Driveway expansions can be concrete or other materials such as paving bricks. Expansions can be on one or both sides. Each proposal will be considered on a case by case basis.
- Glitter/sparkle concrete will not be approved.
- Driveway expansions cannot be used as additional parking.

10. Fences/Gates - New Installation or Modification (ARC Approval Required)

- **Repairing or replacing a like-for-like fence does not require an approval** providing the material and the location are the same as the existing fence.
- A request for new installation or modification must include a site plan showing dimensions and placement of the fence in relation to property lines for any modified or new fences.
- Any fence may not exceed six feet in height.
- Cedar fencing material is the standard for the Community. Pickets may be 4 or 6 inches in width. Fences of other materials will be considered on a case by case basis.
- Only one side of the street-facing fence may be even with the front of the house.

11. Fireplaces (ARC Approval Required)

- The addition or modification of a fireplace as it affects the exterior of the house will require prior ARC approval, whether wood burning or gas.

12. Flags/Flag Poles (ARC Approval Required)

- Request for in-ground and permanently installed flag poles must be submitted and include the location and size of flag pole.
- In-ground flag poles may not exceed 3" in diameter or 15' in height.
- No more than three flags may be displayed on the Homeowner's property at any given time.
 - Only one flag pole in ground
- Flags are to be hung appropriately and in accordance with the official standards set forth for its type.

13. Gazebos (ARC Approval Required)

- Gazebos must have a site plan with specific dimensions, materials, color and show its relationship to the existing house.

- Gazebos can be constructed of redwood or other similar materials that closely match the house. Metal gazebos with fabric covers may also be approved. Corrugated materials are not allowed.
- Gazebos shall not exceed 200 square feet in size, or ten feet in height at its highest point.

14. Gutters and Downspouts (No ARC Approval Required)

- Replacing like-for-like gutters and downspouts do not need approval.
- Gutters and downspouts must be painted at time of installation and when house is painted. The gutters must be painted to match the trim color. Downspouts need to be painted to match the paint color behind the downspouts.

15. Holiday and Seasonal Decorations

- Holiday lighting and/or Seasonal Decorations may be installed no sooner than thirty (30) days prior to and removed no later than thirty (30) days after, the applicable holiday or seasonal event.

16. Hot Tubs and Spas (No ARC Approval Required)

- A hot tub or spa does not need approval. If a structure is built around the Hot Tub or Spa, which is visible above the fence line, a DRR is required for the structure.

17. House Numbers (No ARC Approval Required)

- House numbers should be consistent and blend with other houses in Meadowglen

18. Landscaping/Xeriscaping (ARC Approval MAY be Required)

- Minor modifications to the landscaping **elements** (flower, tree, shrub type, etc.) do NOT require a DRR.
- Modifications to the **design and layout** of the front yard landscaping require a DRR.
 - **Landscaping visible from the street or common area must include live vegetation in the design and must blend with the neighborhood.**
- Colorado law now provides that xeriscaping must be an allowable ground covering. A policy that specifies xeriscaping guidelines and pre-approved designs can be found on the Community Manager website. Briefly:
 - Up to 80% of the lot can be covered in drought tolerant plants
 - Vegetable garden location may not be regulated by the association
 - Turf Grass is neither required nor prohibited from installation in the backyard. Association may adopt other aesthetic guidelines (see below).
- Landscaping Synthetic Grass is only allowed in backyards and requires a DRR with complete design layout
 - Professional installation is recommended
 - Appropriate Synthetic grass requires ground preparation and fastening of edges.
 - Ground preparation may require replacing 4 inches of existing soil with road base/crushed rock
 - Grass blade length of 1.5 inches or more is recommended.

- Natural grass color is the only color allowed
- Indoor/outdoor artificial turf is not allowed for landscaping.

19. Lighting (ARC Approval Required)

- Request must be submitted for outdoor lighting fixtures/systems of any kind and should include placement information and should not exceed 100 watts or LED equivalent. This includes lights for garage entrances, shrubs, and decorative walkways that are visible from the street or common areas.
- Lights for shrubs and decorative walkways must be indirect, low-intensity types that will not disturb adjacent neighbors.
- Spotlights (e.g., 150 watts or less or LED equivalent) must be directed such that neighbors are not affected and must not remain on more than five (5) minutes at a time.

20. Mailboxes (No ARC Approval Required)

- No approval is needed for a standard cedar posts or mailbox. Any style changes from the original black/bronze metal mailbox requires a DRR and the approval process.

21. Ornamental Lawn and Garden Fixtures (No ARC Approval Required)

- No “decorations” such as animal antlers, bathtubs, toilet bowls or other unusual type items will be allowed on the exterior of the home above fence line or in sight from other homeowner/Community properties

22. Outdoor Heat Sources/Cooking Elements (No ARC Approval Required)

- Cooking elements (such as barbeque grills or smokers) are not permitted in front of the fence and/or house.
- Outdoor heat sources (such as chimneys, patio warmers, fire pits, or heat lamps) are not permitted in front of the fence and/or house.

23. Outhouses (ARC Approval Required)

- During any construction, only one (1) outhouse (portable) may be utilized.
- When requesting an outhouse, please include proposed start and end dates of use
- If the request is longer than 7 days, a request will be forwarded to the ARC for approval. If the request is shorter than 7 days, the community manager may approve the request. An outhouse may not be used without approval

24. Paint (ARC Approval Required)

***Please note: Paint maintenance (touch up) less than 32 sq. ft. does not require prior approval.**

- Painting requests and colors (existing or changes) must be reviewed by ARC prior to the beginning of any work.
- **Two methods** for choosing color schemes are available to homeowners:
 1. **Pre-approved colors can be found in the Meadowglen Paint Book located at the Sherwin Williams Paint Store (7731 Wadsworth Blvd.) and Sherwin Williams Paint Store (5220 Wadsworth Bypass). Color schemes that match these exactly are pre-approved.**

- a. Complete a Meadowglen Design Review Request Form (DRR). Include the brand of paint, sheen, and the color scheme (name & identification number from the paint book).
 - b. Submit to the with a DRR via the Community Manager Website
2. **Custom color schemes –The following information is required to be included when submitting the DRR:**
- a. The DRR request must include brand name of paint, color names and which color will be used for base/trim/accent, paint sheen, and manufacture’s color codes or identification numbers.
 - b. Pictures of selected paint color samples need to be included with the DRR request.
- Paint Sheens: No flat, high gloss or otherwise shiny paint will be approved. Approved sheens are satin and eggshell (or a manufactures similar sheen)
 - The base color must be different from adjacent houses.
 - The trim color must differ from and complement the base color.
 - A separate accent color may be submitted for shutters & doors.
 - Only Remington models are approved for shutters.
 - Metal drip edges shall be painted the trim color of the house.
 - When painting:
 - i. If changing colors, homeowners that have a basketball pole that has been painted to match the existing house color, must repaint the pole black. See Basketball hoops
 - ii. Radon pipes and roof vent painting should be done when the house is painted. See Vents and Roofs for additional information.
 - iii. Gutters and downspouts must be painted at time of installation and when house is painted. The gutters must be painted to match the trim color. Downspouts need to be painted to match the paint color behind the downspouts. See Gutters.

25. Patio Covers/Pergolas/Ramadas and Screening Walls (ARC Approval Required)

- The request must include a site plan with dimensions and include the types of materials to be used. Materials must closely duplicate the existing materials on the house or natural wood color.
- If the structure is attached to the house, the design and materials must be consistent with the house.
- ARC approval for patio covers, pergolas, ramadas, and/or screening walls will be based upon the structure design, placement, appearance, materials, and color(s) to be used.

26. Patio Enclosures (ARC Approval Required)

- The request must include a site plan with dimensions and include the types of materials to be used. Materials must closely duplicate the existing materials on the house, such as windows, screening, trellises, lattice, etc.

27. Play Structures/ Swing Set/ Jungle Gym/ Rebounders/Trampolines (ARC Approval Required)

- Play structures cannot exceed ten feet at its highest point.
- The DRR must include a diagram with the location of the structure in relationship to the backyard.
- Play structures will not be approved for installation in the front yard.

28. Railings (ARC Approval Required)

- Like-for-like replacement of existing rails does not need approval.
- Requests for new or modified railings must be submitted with detailed drawings and description of materials.

29. Roofs (ARC Approval Required)

Roofing Materials

- The following roofing materials are pre-approved:
 - Concrete Tiles
 - Westile Featherstone Shake
 - Color: Weathered Grey
 - Dimensional Composite Roofing Product
 - CertainTeed® Presidential Shake TL in weathered wood or autumn blend
 - CertainTeed® Presidential Shake IR in weathered wood or autumn blend
 - TAMKO® Vintage in weathered wood or chestnut
 - Owens-Corning® Woodcrest in sycamore or chestnut
 - Malarky® Windsor in weathered wood (=IR product)
 - Non-Asphalt Shake or Tile
 - DaVinci® Bella Forte in espresso
- **Alternative Roofing Options/Requirements** Homeowners may also submit alternative products to be reviewed by the ARC, which will be evaluated on a case-by-case basis. The alternative products must be consistent with the Design Standards and meet the following requirements, at a minimum.
 - 110 MPH wind resistance
 - Class A fire resistance
 - Color: Matching or close to the approved colors (weathered wood or Autumn blend)
 - Thickness: Greater than or equal to 7 mm thickness per shingle, unless impact resistant, in which case a lesser thickness is acceptable.
 - Minimum warranty of 15 years

Additional Roofing Information

- At the time of roof installation, vents, chimney flashings, vent flashings, etc., must be painted to blend with the color of the roof.
- Ridge vents on a roof are approved.
- Roof material on sheds that are attached or appear to be attached to the home must blend with the house roof material.

- Cedar Roof is not an acceptable replacement product.

30. Vents (ARC approval Required)

- All vents/caps, of any type and size and for any structure, require prior approval. This may include roof vents, chimney caps, fireplace vents, radon vents and piping, dryer vents, garage heater vents, etc.
- All roof caps/vents/pipes/chimney, fireplace caps/solar panel conduit on the roof must be painted a flat. sheen (non-shiny) paint that blends with the roof shingles if needed. No unpainted metal is allowed. Any vent work etc. on the side of the home must be painted the appropriate color of the home.
- Radon pipes and caps must be painted at the time of installation, or when the house is painted. Radon pipes and caps should be painted the same color and sheens of the paint on the house. The radon pipes/caps/vents should be painted the same color as the house is behind the radon unit. Any part of the pipe/cap/vent that extends above the roof line must be painted the base or trim color (homeowners' choice).

31. Room Additions (ARC Approval Required)

- Plans must be submitted before construction starts. Requests shall include detailed construction drawings, dimensions of the proposed addition, relation to the existing house structure, and description of materials.

32. Sheds (ARC Approval Required)

Request must include location and shed dimensions.

- Sheds must appear to be attached to the house if the shed is above nine (9) feet in height, at its highest point.
- All freestanding sheds shall not exceed nine (9) feet in height. Site diagram and shed location must be included with request. Location will be considered by the committee during review to ensure minimal impact to neighbors.
- Sheds/standalone buildings shall not exceed 150 square feet in size.
- Roofing color and pattern should blend with the house.
- The color scheme (body and trim) of the shed should blend with the house.
- No metal sheds are allowed (metal siding and/or roofs)
- Number of sheds per property:
 - The **total** of sheds should not exceed (3) three.
 - Up to (3) three sheds **below** the fence line.
 - No more than (1) one free-standing shed that is **above** the fence line.
 - No more than (1) one shed **attached** to the home.

33. Sidewalks/Walkways/Paths (ARC Approval Required)

- This does not pertain to the sidewalks along the street, which are City of Arvada property.
- ARC approval is required for any area visible from the street and will be based upon the placement on the property, design, appearance, materials, and color if visible from street or common area.

- Indoor/outdoor carpet will not be approved for any area visible from the street.
- Glitter/sparkle concrete will not be approved for any area visible from the street.

34. Siding (ARC Approval Required)

- The original “type” of installed house siding materials are approved. Engineered wood siding and concrete fiber siding are approved materials.
- Siding made of aluminum, metal, plastic, or vinyl is not allowed.

35. Signs (No ARC Approval Required)

- Only signs advertising the sale of a house shall be allowed on the properties except as described below:
- ELECTION SIGNS – One (1) sign per each issue on the ballot, not to exceed thirty-six by forty-eight inches (36”x48”), may be placed up to forty-five (45) days prior to an election, and must be removed no later than seven (7) days after Election Day.

36. Skylights (ARC Approval Required)

- Requests for Skylights must include its size and placement on the roof. The color of the skylight frame must blend with the roof.

37. Solar or Passive Solar Panels (No ARC Approval Required)

- Solar panels on the roof are allowed. The color of the brackets should blend with the color of the roof.

38. Sprinkler Systems (No ARC Approval Required)

39. Storage Containers (No ARC Approval Required)

- Back yard storage container shall not exceed 6 feet in height. Maximum size of 18 square feet.
 - Many storage containers are made of rubber or a synthetic material. Based on the materials, the homeowner will not be required to modify the structure with paint or roofing material.
- Only dairy delivery containers are permitted in the front yard

40. Swimming Pools (ARC Approval Required)

- ARC approval will be based upon the placement, structure design, appearance, and materials.
- This includes only permanent or year-round above and in-ground swimming pools.
- Structures built above and around swimming pools will not be approved.

41. Temporary Storage Units/Pods (No ARC Approval Required)

- Temporary Storage Units/Pods **will not** be allowed for a period of more than two (2) weeks, and only one (1) unit will be allowed during that time.
- Units may be placed only on the driveway.

42. Tents – Portable or Event (No ARC Approval Required)

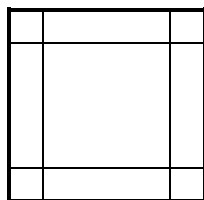
- Tents are not permitted to be erected if intended to be a permanent structure.
- Tents must be removed twenty-four (24) hours after the event.
- Tents less than six (6) feet high do not fall under this provision.

43. Trash (No ARC Approval Required)

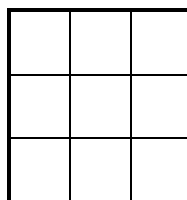
- Trash and recycle containers must be stored out of view (behind a fence or in the garage).
- Place trash and recycle out for collection no earlier than the night before and remove containers from view the day of collection.

44. Windows (ARC Approval Required)

- A color sample must be provided with the request. An original color brochure from the seller is also acceptable
- The following window frame options are acceptable:
 - Vinyl
 - Fiberglass
 - Wood
 - Aluminum
 - Composite
- The following color options are acceptable
 - White
 - Tan/beige
 - Architectural Bronze
- The following grid patterns are acceptable
 - Prairie Style
 - Colonial Style (original Meadowglen Style)
 - No grids



Prairie Style



Colonial Style

- If any style, color, or grid pattern is changed from existing windows the following criteria must be followed.
 - Replacement windows may be done in phases; however, each phase must include one side of the home at a time (i.e. front of home, side of home, back of home), and

all windows per side must match. When changing out windows in phases, the entire home must be done within 2 years from original ARC acceptance date.

- Single window replacement change in grid style, type, or color is not acceptable unless it closely matches existing windows on that side of the home.
- If the home is in the process of changing window style/color/type, the home is required to have all windows replaced prior to any potential listing/sale.
- The acceptable exterior window frame color must be baked on or applied during the manufacturing process.
- Window grids must be the same color of the exterior window frames. This color must be applied during the manufacturing process.
- If the owner elects to install window grids, all windows on the same side must include matching window grids, with the exception of kitchen garden window or basement egress windows. The owner may elect to install window grids on any one or more sides of the house.
- Window grids are not required on kitchen garden windows, basement egress windows, or on windows.
- Window grids can be internal to the window, or in between the window glass.
- Because installation of basement egress windows typically involves changes to landscaping, see *Landscaping* if more information is required on your DRR.
- Casement and slider type windows are allowed.
- Privacy windows (e.g., frosted) with appropriate grids are allowed, upon approval, for bathrooms **only**.
- Glass block windows are allowed, upon approval, for bathrooms **only**.
- Installation of security bars over windows must have prior ARC approval.
- Materials such as cardboard, plastic, tape, and tin foil may not be attached to windows.
- Window screen frames must match the window frame color.

45. Woodpiles (No ARC Approval Required)

- Woodpiles must be placed in the backyard and not visible from the street or common property.

Meadowglen Homeowners Association Architectural Review Committee c/o

Advance HOA Management, Inc.
P.O. Box 370390
Denver, CO 80237
clientservices@advancehoa.com (preferred method)
303-495-5895 fax

Name: _____

Phone: _____

Address: _____

Email: _____

My request involves the following type(s) of improvement:

- | | | | |
|--------------------------------------|--|---|---|
| <input type="checkbox"/> Painting | <input type="checkbox"/> Deck/Patio Slab | <input type="checkbox"/> Roofing | <input type="checkbox"/> Drive/Walk Addition |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Basketball Backboard |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Windows (All) | <input type="checkbox"/> Windows (Phased) | <input type="checkbox"/> Other |

Planned Start date: _____

Planned Completion date: _____

Describe improvements (attach additional documentation as needed):

I understand that I must receive approval of the Association in order to proceed. I understand that ARC approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I agree to complete improvements promptly after receiving approval. I have read the instruction sheet and will comply.

Date: _____ Homeowner's Signature: _____

Committee Action:

- Approved as submitted
 Approved subject to compliance with the Design standards and rules of the HOA:
 Disapproved for the following reasons: _____

Completion required by: _____ ARC Member Follow Up: _____ Date Reviewed: _____

ACC Committee Member Signature: _____ Date: _____