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Board Approved: 5/22/2024

Design Guidelines for the



*Carrriage Club Homeowners
Association, Inc.*

These Design Guidelines have been drafted to assist you in the preparation of an application for review by the Architectural Review Committee (ARC) established for Carriage Club. The Design Guidelines are intended to be used in conjunction with the Declaration of Covenants, Conditions and Restrictions of Carriage Club.

Prior to commencement of any site improvement, the Owner or duly authorized representative shall submit to the Architectural Review Committee (ARC), in accordance with its procedures and process, a signed application form, description of project and any drawings, design materials, colors, etc. which will reasonably describe and show the nature and location of the improvement.

The ARC shall approve any proposed improvement only if it deems, in its reasonable discretion, that the improvement complies with the Declaration, will not be detrimental to the HOA, and will generally be harmonious in the neighborhood. THE REVIEW PROCESS MAY TAKE 45 DAYS (PLEASE PLAN ACCORDINGLY). NO WORK SHOULD BE DONE TO THE EXTERIOR OF THE PROPERTY UNTIL APPROVAL HAS BEEN RECEIVED. If you have not been contacted by management, please do not assume your application was received. Only once you have received a response will the 45-day response time begin. Owners agree to complete improvements within 6 months after receiving ARC approval. If the improvements are not completed within 6 months after receiving approval, then the request must be re-submitted and approved by ARC.

All development and improvements within the community shall comply with the codes and regulations of all local, state, and federal bodies and agencies. These Guidelines may be more restrictive than, but do not supersede or modify any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards shall apply.

Each Owner shall keep the property, including any improvements and landscaping or hardscaping, in a clean, safe, attractive and in good repair and condition.

Owners shall keep their property site free of paper and rubbish. Trash containers may be set out the night before trash pick-up day and must be returned to an approved screened area or within an enclosure or garage by the evening of trash pick-up day.

Each Owner is responsible for debris removal and snow clearance from the sidewalks adjacent to or on their site.

Each Owner is required to perform their due diligence when making any changes to your home, including but not limited to, materials used, quality and selection of contractors.

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Accessory Outbuildings

Accessory outbuildings may be defined as, but not restricted to storage units, mailboxes, play equipment, dog houses and gazebos.

Storage units may be approved if such outbuilding is no more than 200 square feet in area and not more than 8 feet high. The roof of all storage units must conform to the roof of the house. Please note, all storage units should be constructed at least 5 feet away from the main dwelling or your homeowner's warranty may be voided. Gazebos should be constructed of the same material as the exterior deck and should be no more than 8 feet in height. Outbuildings must be constructed with the same materials (siding, trim, roofing, etc.) and be consistent with the architectural style of the main dwelling unit. Each item is reviewed on a case-by-case basis. All applicable governmental setback requirements must be met.

The construction of an accessory outbuilding cannot in any way interfere with the established drainage pattern over any lot and must be approved by the ARC prior to construction.

PLAY EQUIPMENT:

(As defined) Including but not limited to playhouses, swing sets, and trampolines.

1. Consideration should be given to adjacent properties so as not to create an undue disturbance.
2. Use of any play equipment should not create an unreasonable level of noise for the neighbors.
3. No play structures are to exceed 10 ft. 8 inches in height.
4. Any roofs on a play structure must be made of similar material as the structure itself or of the home. Slides and similar attachments on the structure must be forest green or earth tone in color.
5. A **minimum** of two feet from the property line is required.
6. Play equipment must be maintained and not allowed to look worn out or in disrepair.

Due to the impact a piece of play equipment may have on adjoining neighbors, the ARC may require additional fencing, shrubs and/or trees for the purpose of visual screening, and greater distance from the property line.

Address Numbers

Prior written approval is required to replace or relocate address numbers. Address numbers shall be mounted and properly maintained on all homes, and visible from street view at all times. The Architectural Review Committee strongly encourages the use of standard black 4” or 6” address numbers on homes. At the very least, address numbers should be a color compatible to the home’s color scheme and contrast enough to be clearly visible against the home. Address plaques/signs, rocks, and monuments will be considered on a case-by-case basis.

Although not a requirement, the Architectural Review Committee also encourages the use of black address numbers on mailbox posts. Decals/stickers are not permitted for use as address numbers on the home, mailbox post, or mailbox.

Awnings

The color shall be neutral in tone and be complementary to the exterior of the residence. Front yard awnings are not allowed.

Basketball Hoop Guidelines

Portable Basketball Hoops:

Portable basketball hoops do not require prior written approval from the ARC. However, basketball hoops must comply with the following conditions.

1. Basketball hoops must remain on the member's lot and not on the sidewalk or in the street. Unit must be placed at least half (1/2) of the length of the driveway from the street.
2. Basketball hoops should be maintained in good order with a net in good condition.
3. When feasible and when not in use over a period of time, the basketball hoop must be stored out of view so as not to detract from neighborhood aesthetics.

Semi Portable Basketball Hoops:

Semi-portable basketball hoops (sleeve-mounted) are now permissible, but they **MUST** be approved by the ARC, and they must have a clear backboard. There must be a minimum of five feet to a neighbor's property line. The sleeve-mounted basketball hoop must be placed at least half (1/2) of the length of the driveway from the street, and the sleeve must not protrude more than four inches above the ground. The ARC, at their discretion, can determine placement of the hoop to have the least impact on adjacent neighbors. Since the sleeve-mounted hoop is removable, it is considered temporary, and therefore the property of the member. It must be removed in the event the member moves.

Permanent Basketball Backboards:

Permanently installed, free standing, pole mounted backboards may not be installed in the "front" yard and must be approved for "side" and "rear" yard installations. Considerations will include, but may not be limited to, proximity of goal to adjacent houses and adequate visual screening.

Clotheslines

Clotheslines are allowed in backyards only. All clotheslines shall be retractable and shall be stowed away, out of sight, when not in use. Homeowners shall submit an approval request form stating location and dimensions of proposed clothesline for approval, prior to installation.

Deck and Fence Staining

Fencing and decks must be stained with Olympic Brand semi-transparent stain or an equivalent of latex or oil base semi-transparent stain. It is a 5-year stain requirement. Treated wood may also be used for posts and rails.

Approved colors of stain include the following: Olive Brown, Dark Oak, Ginger, Black Walnut, Tobacco, Teak, Dark Tahoe, Coffee, Espresso, Walnut, Clove Brown, and

Oxford Brown. Other colors that fit in the brown, tan, or gray color scheme will be considered for approval, but redwood-like colors will not be approved.

Trex decks are also allowed in the community. The color of decking material should be similar to the approved colors mentioned above.

Doors

Your home includes exterior doors that may require maintenance and/or replacement from time to time. Please ensure your doors are not neglected during routine upkeep. If you must replace a door, you are required to select a door of the original quality or better and must be approved by the ARC prior to installation. Screen or security doors are a matter of individual preference; however, you must secure ARC permission to install a screen or security door. Any selection made must be consistent with the design of your home, including color selection and other design elements present in your home.

Driveways

When existing driveways are replaced they must be replaced with a concrete driveway of the same general configuration, dimensions, and location as the original driveway. The color, finish and sheen of the concrete should match the existing, i.e. original, driveway as closely as possible. The concrete color should be a natural light gray color. Other neutral colors that fit in the brown, tan, or gray color scheme and coordinate with other permanent fixtures of the house, such as the brick or stone, will be considered for approval on a case-by-case basis. The texture or finish of the concrete should be a light broom finish. The sheen of the concrete should be a matte finish. Glossy, shiny, sparkly, or speckled finishes will not be approved. Decorative borders and accents of natural stone or colored concrete are acceptable and will be considered on a case-by-case basis. The color of any border or accents must be a neutral color that fits in the brown, tan, or gray color scheme and coordinate with other permanent fixtures of the house, such as the brick or stone, will be considered for approval on a case-by-case basis. Maintenance of existing driveways including patching and repairing damaged portions of the driveway is acceptable so long as the concrete color, finish, and sheen match the existing i.e. original driveway as closely as possible. Note that coatings like paint or epoxy are not allowed.

Fencing

The standard fence design is six feet (6'0") in height. Privacy fences that face any public street (front, side, or rear) should be designed with all pickets facing the street. All privacy fencing must have 1 x 4 or 1 x 6 cedar pickets. The style of fence installed between two properties may vary in height, however, all fence plans must be approved by the ARC prior to installation. Wrought Iron fences may be installed between two properties which abut the golf course, with approval from the ARC prior to installation. Fence heights different from the six-foot standard cedar requires written consent from adjacent homeowners and must be submitted with the plans to the ARC.

Fence supports, piers or posts should be the same height as the fencing installed.

There shall be no use of chain link, split rail, barbed or barb-less wire fencing. Open rail fences are only allowed on lots which back to open space. No temporary fence of any kind will be allowed. Wire mesh material may be installed along open rail fences only if it is installed on the interior of the fence and may not exceed the top rail of the fence. All wire mesh should be either 2x3 or 2x4 silver or neutral in color.

The installation of fencing cannot in any way interfere with the established drainage pattern over any lot.

All new or replacement Homeowner installed fences must conform to the Carriage Club Design Guidelines listed in this document. The ARC must approve requests for fences and gates. Provide a drawing showing the location and details of the proposed fence/gate as appropriate. Fences may not extend forward of the front building line on the lot upon which the fence is to be erected.

Replacement of existing fences is permitted with ARC approval. Include a drawing showing the details and location of the replacement fence with your request to the ARC. Fences may be replaced with the same material and style as the original fence, but the HOA recommends using white vinyl-fencing material to minimize maintenance. If cedar fencing is proposed as a replacement for existing fencing, the color must conform to Carriage Club color guidelines. 3-rail vinyl is preferred, but 5'-vinyl privacy is acceptable

in all areas of Carriage Club except Carriage Club Estates. These homes must have wrought iron fencing only.

Homeowners may submit an ARC request for approval to install a gate along rear yard fences maintained by the HOA adjacent to parks, greenbelt areas, and walking paths owned by and maintained by the HOA. The gates must follow the guidelines described below.

Garage Doors

1. All garage doors need to be painted the body or trim color of the home, unless otherwise specified in the approved paint scheme book that must be approved by the ARC Committee; or if specified in a Carriage Club Professional Color Consultant scheme that is required to be approved by the Executive Board.
2. If the garage door is solid wood vs. composite wood, the garage door must be painted to match the color of the body or trim of the home, unless otherwise specified in the approved paint scheme book that must be approved by the ARC Committee; or if specified in a Carriage Club Professional Color Consultant scheme that is required to be approved by the Executive Board.
3. If a stain is preferred for a solid wood garage door, it must be opaque or semi-transparent, and a red stain is not permitted.
4. The stain or paint color selection, garage door manufacturer and door style must be submitted at the time of initial architectural request.

Gates in Fences

Gates are to be of the same material and design as the fence.

1. Gates may be no more than 4' wide, single swing only (no double gates).
2. All gate hardware to be white.
3. All gate rails shall be parallel with the ground and align with the upper and lower rails of the fence.
4. Gates must have one diagonal brace attached to all rails of the gate and be constructed according to the manufacturer's specifications.

5. Gates are permitted only in areas abutting Carriage Club HOA controlled areas- this does not include City of Lone Tree, Douglas County, South Suburban Parks and Recreation District, or any HOA's bordering Carriage Club.
6. The homeowner will be responsible for the cost of materials and installation of the gate.
7. The homeowner will be responsible for maintenance of the gate.
8. When the HOA replaces HOA-owned fencing, any gates will not be replaced by the HOA. The homeowner will need to re-install the gate at their own expense after obtaining ARC approval again.
9. Gates will only be allowed in the fencing along the rear of the property. Gates will not be allowed in the fencing along the side of the property.

Landscape

There are many resources available to advise you (i.e. local water districts, county extension agents, the Denver Botanic Gardens, naturalists and landscape architects) All landscaping plans must be submitted to the ARC for approval prior to installation.

Landscape elements should be considered whenever possible to soften fences and walls and provide variety where there is a grade break. Grade breaks can be used as landscape accents in long lines. Fences should always have space in front for landscape elements.

A sidewalk should never directly abut a fence; an area for landscaping should be allowed between walk and fence.

Turf Requirements:

The use of xeriscape turf such as fescue sod or low water bluegrass is encouraged. Xeriscaping is defined as the application of principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf areas, use of mulches, irrigation efficiency and appropriate maintenance that results in water use efficiency and water saving practices. Covering lots in solely rock will not be approved. Please also refer to the Carriage Club Homeowner Association, Inc, Amended Policy and Procedure for Xeriscaping and Amendment to Our Landscaping Standards. Utilization of any automatic sprinkler system for each installation is recommended. All planting bed

areas are recommended to include some type of mulch or landscaping fabric for weed control.

Trees:

Trees are a major investment in landscape, guaranteeing careful design and choice of species. A mix of deciduous canopy trees, evergreen and ornamental trees will create a pleasing streetscape, seasonal shade, and color. The types and locations of trees to be installed must be included on the ARC request form. Recommended deciduous canopy trees include: Narrowleaf Cottonwood, Skyline Honeylocust, Marshall Seedless Ash, Northern Red Oak, and Autumn Purple Ash. Suggested evergreen varieties consist of Austrian Pine, Pinon Pine, Scotch Pine, Colorado Spruce, and White Fir. There are many species of ornamental trees to be found at local nurseries. Some suggestions for flowering ornamentals are Crabapple varieties, Hawthorne varieties, Bradford Pear, and Canada Red Cherry. Deciduous trees planted within 5 feet of property line must have written consent of adjacent property owner(s). Conifer trees should not be planted within ten feet of property lines.

Artificial Turf:

Existing guidelines provide for non-living, durable landscape materials (i.e. decorative rocks or chips) being utilized on the grounds of any lots, only to supplement live plantings. As such, homeowners are still encouraged to seek a natural option first; combining bedding plantings, mulch materials and turf grass where possible to enhance their back and front yards.

However, in an effort to support water conservation and to allow alternatives for homeowners where turf will not grow or is impossible to sustain effectively, due to water restrictions, or more specific reasons, the ARC has adopted the below guideline amendment regarding artificial turf applications.

Each application for the use of artificial turf on a lot will be considered on a case-by-case basis, must be approved prior to installation and must, at a minimum, meet all of the following qualifications:

1. Homeowners shall not be allowed to remove all planting beds, trees, concrete, etc. to replace with artificial turf. The expectation of uniform look, including the balance of planting beds, rock, shrubs, perennials, and annuals shall be adhered to in the landscape plan submitted for review.
2. Installations must be applied by certified or experienced contractors, including all pertinent material steps as required by the material manufacturer, necessary to insure a long-life warranty; minimum of 8 years.
3. Installation applications shall note whether existing sprinkler systems are left in place or removed as part of this approval. Homeowners should consider keeping existing sprinklers in place for future cleaning/maintenance of the artificial turf.
4. Appropriate preparation of the surface must be undertaken prior to installation and professional installer and homeowner must ensure that drainage is not affected by the installation for the homeowner or neighbors.
5. Installation must utilize a high quality, aesthetically pleasing material as noted in the product specifications.
6. Turf proposed must be durable, drainable, and cleanable. A turf sample (minimum 10"x10") must be submitted with the application.
7. No golf-course height or looking grass/turf will be allowed.
8. Homeowner is required to obtain any necessary permits from appropriate entities prior to installation.
9. Any wear, tear, burns, cuts, turf movement, color fade, vandalism, abuse or neglect to maintain, shall be addressed by the homeowner and repaired at once. A maintenance plan should also be adhered to per product specifications.
10. It is suggested that homeowners install a rock or other barrier line between themselves, and a neighbor with real turf, to avoid any inadvertent lawn mower damage.

Foundation Planting:

Foundation plantings should not be placed within five feet (5'0") of the foundation of the house. Decorative rock is a far better choice than grass or shrubs in these areas. If

evergreen shrubbery and grass is used within five feet (5'0") of the foundation walls, all irrigation should be by "controlled" hand watering. Avoid excessive watering at all times.

Lighting

Yard lighting, including light posts, bollards, and low garden wall lanterns shall be setback a minimum of five and one-half feet from the back of sidewalk. No fluorescent lighting shall be allowed. The design and color of light posts, bollards, and other yard lighting fixtures shall be compatible with the architectural character and style of the home and consistent throughout the lot. Exterior lighting must be approved by the ARC.

All outdoor lighting may be permitted to be energy-efficient devices, including, without limitation, a light fixture containing an LED, coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device. Installation considerations shall include, but may not be limited to, the visibility, style, and location of the fixture so as not to negatively impact neighboring properties. Carriage Club requires lighting to be warm white or soft white for consistency within the community, including front garage lights.

Landscape Accent Lighting:

The use of landscape up-lighting and down-lighting is encouraged. Lighting that will cause glare, or disrupts the visual environment of neighboring dwellings, shall not be permitted. Path and step lights (such as mushroom and pagoda lights) are appropriate to provide point-to point illumination of pedestrian paths, stairs, and landings. The use of colored lights other than seasonal lights shall be prohibited.

Security Lighting:

Security lighting systems shall be designed and installed in a manner that promotes pedestrian safety and home security. Security lighting with floodlights are prohibited from the front or side of the house. However, these lighting fixtures can be placed in rear walkout locations. Since flood lights are discouraged, the replacement side yard door access lights are encouraged with motion detection enable fixtures.

Security lights shall be designed to avoid spilling on to adjacent residences and motion detectors shall be required for all front yard or side yard applications. Lighting must be

directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to or shine into or at other properties. Maximum of a 40-watt equivalent bulb shall be allowed as an LED or CFL bulb.

Decorative Lighting:

Decorative security lights such as wall sconces and lanterns may be used on front elevations. These light fixtures shall harmonize with the architectural style of the home, providing lighting primarily for aesthetic purposes. Decorative lighting fixtures are commonly located on front building elevations adjacent to building entrances (front doors and garage doors). Decorative lighting shall be controlled by a photo switch which activates the light at dusk. Seasonal lighting may be placed 1 month prior and must be removed 1 month after a holiday. Laser type, strobe effect, or rotating lights are not permitted. It is recommended when installing seasonal lighting to take into consideration neighboring properties so as not to cause a negative impact.

Mailboxes/Mailbox Posts

Standard mailboxes installed by the builder must be replaced by a similar design or a design that matches the style, color, and architecture of the home. Specialty mailboxes (i.e. animal shapes, or color styles which do not match the home) are not allowed.

Painting/ Siding/ Brick – Revised 6.2024

1. ALL exterior paint projects must be submitted on the Carriage Club PAINT ONLY Architectural Review Committee Form which can be found on the Westwind Management, Carriage Club homeowner portal at <https://portal.westwindmanagement.com>. All paint schemes must be approved in writing prior to proceeding.
2. Homeowners must pick a paint color scheme from the current pre-approved paint book. Paint books are available at Westwind Management, the Lone Tree Library & the Lone Tree Sherwin Willams store. Please note, paint books cannot be checked out or removed and must remain at these locations.
 1. Exception #1. Homeowner may work with the HOA approved Professional Exterior Paint Color Consultant to create a custom color scheme. See item #18 for additional information on this option. Note:

ALL PAINT APPLICATIONS MUST STILL BE APPROVED BY THE ARC COMMITTEE. The required signature from the paint color consultant does NOT give approval for the submitted scheme. The signature means that the paint colors written on the form are correct per the consultant. Do not paint your home without written approval from the ARC Committee

2. Exception #2. Stucco homes may remain the existing color if the homeowner chooses to maintain the stucco finish and not paint the stucco.
3. Homes may not be repainted to match their existing color scheme unless it is in the current pre-approved paint book. Existing color schemes are not grandfathered in.
4. Paint schemes cannot be mixed with other schemes. For example, selecting a body of one scheme with a trim and an accent color of another scheme is not permitted.
5. Choose a scheme that is not the same color scheme or similar to homes adjacent, across the street from, or behind your home.
6. See definitions of body, trim, accent, soffit, fascia, etc. in diagrams attached to paint application.
7. The homeowner can submit up to two color schemes at a time. If the Preferred Color Scheme is not approved the ARC will consider the Alternative Color Scheme listed. Therefore, you are encouraged to include 2 color schemes. It is recommended, and best practice, to paint a sample of the colors on your home before painting the home entirely. Colors tend to look different in certain lighting and against surrounding brick or stone.
8. Body Color Painting: The body of the home must be painted the body color identified in the selected color scheme.
 1. Exception #1. If the home does not have any brick or stone on it, then it may have a second body color. If the homeowner desires a second body color, then they must work with the color consultant to develop a custom color scheme and submit it for approval.
9. Trim / Fascia Painting: All of the trim, including the fascia, must be painted an approved trim color from the selected color scheme.
 1. Exception #1. The use of white trim listed here is approved with any paint scheme's "body" color: SW-Snowbound, SW - Pure White, SW - Greek Villa. *However, this is EXCLUDING all schemes that have white as the "body" color. Therefore, a white body color with white trim is not an option.
 2. Exception #2. If the selected color scheme identifies an alternate color for the fascia, it can be painted that color.
10. Front Door Painting: Front doors must be painted the accent color from the selected color scheme.

1. Exception #1. If the selected color scheme identifies an alternate color for the front door, it can be painted that color.
 2. Exception #2. Front doors may be painted the color selected in a custom color scheme developed by the Professional Exterior Paint Color Consultant only if it is approved by the ARC committee.
 3. Exception #3. The front door can be painted either SW - Iron Ore or SW – Tricorn Black.
 4. Exception #4. If a stain is preferred for a solid wood front door, it must be opaque or semi-transparent, and a red stain is not permitted.
11. Garage Door Painting: The garage door must be painted either the body or trim color from the selected color scheme.
1. Exception #1. If the selected color scheme identifies an alternate color for the garage door it can be painted that color.
 2. Exception #2. Garage doors may be painted the color selected in a custom color scheme developed by the Professional Exterior Paint Consultant only if it is approved by the ARC committee.
 3. Exception #3. If a stain is preferred for a solid wood garage door, it must be opaque or semi-transparent, and a red stain is not permitted.
12. Accent Color Painting: An accent color is used to paint a front door, shutters or louvers. If the homeowner intends to use the accent color on anything but the front door, shutters or louvers, they must clearly define that on the ARC Paint Only application and it will be reviewed on a case-by-case basis.
13. Gutters and Downspout Painting: Gutters (horizontal) and downspouts (vertical) must be painted to match the color of the trim that they are attached to. In color schemes that allow the fascia to be a different color from the rest of the trim this will result in the gutters matching the fascia color and the downspouts matching the trim color.
14. Soffit Painting: Soffits may be painted to match the body color or the fascia color but must be consistent throughout the home.
15. Louvers & Shutters: Louvers and shutters may be painted either the body, trim or accent color from the selected color scheme.
1. Exception #1. If the selected color scheme identifies an alternate color for the louvers or shutters, they may be painted that color.
16. Brick and Stucco Painting: Only the brick on the front elevation of a home in which the majority of the house is siding may be painted. Black and White are the preferred/recommended colors for brick and must harmonize with the paint color scheme of the house. If the homeowner desires a color other than black or white then they MUST work with the color consultant. The required brick paint is Sherwin Williams Loxon XP Waterproofing Masonry Coating and must be applied in 2 coats. It is highly recommended that stucco homes also use the aforementioned paint or elastomeric paint. Stone may not be painted including front elevation stone. It is not permissible to paint an all-brick house

(i.e. with no siding) nor is it permissible to paint a house that has a majority of brick with minimal siding.

17. Board and Batten Painting: All board and batten may be painted either the body or the trim color only.

18. If you wish to paint your home a custom color scheme, you must work with the Carriage Club HOA approved Professional Exterior Paint Color Consultant listed below. They will consult with you on your paint project to help you choose a scheme that compliments the brick/or stone and roof color in order to harmonize with the other schemes and homes in our community. The cost for this option is the homeowner's responsibility and includes 8.5x11 paint samples. *Custom color schemes require the submission of paint samples. Note that the review process for custom colors may take additional time to be approved. You MUST receive ARC approval, in writing, even with a submitted custom color scheme with the paint consultant. The consultant signature on the ARC PAINT ONLY form does not give approval. The signature of the color consultant means that the paint colors written on the form are correct per the color consultant. Do not paint your home until you receive ARC approval in writing.

The approved Professional Exterior Paint Consultant for Carriage Club is:

Lauren McCarthy, Principal/ Designer (\$150/hr)

Interior Roots Design – www.interiorrootsdesign.com

Phone: 720-781-7512 / Email: support@interiorrootsdesign.com

Pools, Spas, & Hot Tubs

Pools, Hot tubs, and Spas all require review and approval by the ARC. These installations shall harmonize with the architecture of the home and be an integral part of the deck, terrace, or patio. Spas and hot tubs shall be located in the side or rear yard portion of the property in such a way that they are not visible from adjacent properties or public view. Homeowners shall be sensitive to potential noise impacts to neighboring properties and position the pool, spa or hot tub and any equipment or pumps so as not to create an unreasonable level of noise.

Radon Mitigation Systems

Radon mitigation piping, on the exterior of the home, shall be located in a visually unobtrusive location, on the side or in the rear of the home. Homeowner shall have location and color of piping pre-approved by ARC prior to installation. All exterior piping shall be painted to match the home.

Roofing

Homeowners must provide manufacturer's brochure when submitting for an entire roof replacement. It is preferred that all conduit, pipes, vents, flues, etc. located on or penetrating the roof shall be painted with flat or low luster (flat or satin) paint to match the color of the roof. Wood shingle roof tiles are not permitted.

Satellite Dishes

Satellite dish locations shall be on the sides and back of houses whenever possible, out of the view of the public eye. No satellite dishes shall be installed on the front of a house or roof peak areas. All satellite dish locations shall be approved by the ARC prior to installation.

Solar Panels

Solar Panels require prior written approval to endorse the installation method of the system.

The following guidelines must be met on all solar panel systems.

1. The entire system must be installed by a qualified professional.
2. System must be maintained at all times, faded panels are to be replaced.
3. System is to be attached to roof; no raised panels or panels placed anywhere other than roof will be allowed.
4. Any exterior piping, uni-rac or other devices are to match colors of house field, trim and roof colors where located.
5. Screening may be necessary, as determined by the ARC, to conceal exposed conduits or junction boxes, etc.
6. If system is not operational, it must be removed within 6 weeks and house is to be restored to original condition.
7. Panels uni-rac or similar mounted systems to be flush to roof. Flush is less than 5" on all sides.
8. Do not mount units in a way that appears to overlap the roof peak.

9. Panels must have all of the following: no less than a 25-year warranty on performance; a 1–10-year warranty on workmanship; and a 10–12-year warranty on equipment. This is standard with most panels.
10. Panels to be mounted in a vertical manner across the roof in a horizontal pattern to better hide the mounting equipment.
11. Avoid gaps due to venting. Attic fans to be covered up with the panels. Sewer vents can be removed.
12. Homeowners are encouraged to place their panels in a way that they would not cause a neighbor to cut down a tree. For example, place the panel on the highest end of the roof to better eliminate any trees impacting the panels. The **BOD** will not ask homeowners to remove trees for another homeowner's panel system.
13. Run the conduit in a low viable place. Convert the DC to low voltage AC to avoid long conduit runs along the roof or siding.

Sport Courts

Sport Courts will be allowed in the community with proper setbacks per lot size. Appropriate screening and integration into the overall Landscape plan will be required. Construction or installation thereof, which approval may be given or withheld in the Committee's sole and absolute discretion.

Windows

All replacement windowpanes and window frames shall be submitted to the ARC for review. All windows shall be architecturally harmonious with the house and the neighborhood. All side and rear windows (with or without grids) shall be of the similar style of the rest of the home. Any custom windows need to be reviewed and approved by the ARC prior to installation. White window frames are the only approved color.

Wood/ Wood Pellet Stoves

This type of stove must be approved by the ARC. City of Lone Tree permits and code compliance documents along with all material and specification information are to be submitted along with the ARC form. The exterior flue pipe may not be visible, and all

pipng must be enclosed with the same brick, stone or siding on the existing house taking into consideration any and all safety regulations associated with a wood/wood pellet stove.