

VILLAS AT VALLEY COUNTRY CLUB REVISED ARCHITECTURAL RULES AND
REGULATIONS
EFFECTIVE JUNE 12, 2023

In accordance with the Seventh Amended and Restated Declarations of Covenants, Conditions and Restrictions of the Villas at Valley Country Club Homeowners Association (the Declarations), the Architectural Review Committee, aka (ARC) has the responsibility for approval or disapproval of care, maintenance, and proposed changes of any and all landscaping and/or proposed exterior changes or structural modifications to the Homeowner's Unit.

Colorado Property Management (or current property management group) is responsible for providing these Rules and Regulations to new and existing homeowners, as well as providing forms for the submission of Improvement Requests to Homeowners who wish to make improvements covered by these Rules and Regulations. All such Improvement Requests shall be submitted by the Homeowner to Colorado Property Management Group Inc., Attn: Virginia Johnson, 2620 S. Parker Road, Aurora, CO 80014, or via email to virginia@withcpmq.com. In the event the HOA changes property managers, the ARC will send a notice to all Homeowners advising to whom Improvement Requests should be sent.

Pursuant to Article 5.3 and 5.4 of the Declarations the ARC adopts the following Architectural Rules and Regulations which supersede and replaces in their entirety all prior Architectural and landscaping Rules.

I. LANDSCAPING

- a. Homeowners and tenants are responsible for the maintenance of all landscaping enclosed by front and backyard fences and all plants adjacent to the back of the home and all plants along driveways, whether fenced or not, and will maintain same in the same manner the Homeowners Association maintains the landscaping in the common areas. The HOA will continue to mow, weed, fertilize and provide trimming for all front yards.

- b. Any tree or bush a Homeowner wishes to add, remove or replace must have prior approval of ARC. This includes plantings either inside or outside of the Unit's walls or fences but does not include annual flowers which the homeowner may wish to plant.
- c. Homeowners shall not make any modification to the Homeowners Association sprinkler system without prior approval of the ARC.
- d. Any desired placement of flagstone, pavers, bricks, concrete or other similar material by a Homeowner must have prior approval of the ARC.
- e. Homeowners shall not make any additions, modifications, or replacements to any landscaping, except annual flowers, without the written approval of the ARC.

II. UNIT AND UNIT BOUNDARY

- a. Written plans for changes or modifications to the exterior of a Homeowner's Unit, including but not limited to upper decks and lower decks or patios must be submitted to ARC for approval at least 30 days prior to commencement of any demolition or construction. All changes must meet current existing codes.
- b. Written plans for any structural changes to the "Unit Boundary," as same is defined in Article I of the Declarations, must be submitted to and approved by the ARC prior to the commencement of any work. All such requests for structural changes must be accompanied by the report of a licensed Structural Engineer stating that the proposed work does not impact the structural integrity of the unit or the building in which the unit is located. No such work will be approved unless the work conforms to all applicable building codes. If the ARC approves the request, no work shall commence until copies of Aurora Building Permits have been given to the ARC.

- c. Except as set forth above, no other structural changes of any kind shall be made to the Homeowner's Unit.

III. MISCELLANEOUS

- a. Tenants shall not make any additions, changes, or modifications to the unit or its landscaping, except for planting annual flowers, unless the Homeowner/Landlord has obtained ARC approval in the manner set forth herein.
- b. All changes involving underground work must be made after obtaining proper locate markings from UTILITY locating Services (811) or colorado811.org.
- c. Placement of new fences or changes to existing fences must comply with the requirements of Article 3.1.19 of the Declarations. Plans for any new fence or changes to an existing fence must be submitted, prior to any work being performed, to the ARC for review and approval. No work shall commence without prior written approval of the ARC.
- d. Prior to any removal or modifications of any Unit interior walls, the Homeowner shall submit written plans to the ARC for its review and approval.
- e. Except for structural changes and removal, modifications of interior walls, a homeowner may remodel, paint, decorate the interior of his/her unit as desired without seeking approval of the ARC. However, the HOA does require that the homeowner comply with all applicable building codes and obtain such permits as may be required.
- f. Any replacement or modification in design or materials of a Unit's windows, front door, back deck or patio doors or storm door must have prior approval of the ARC.

g. A Homeowner shall not make any changes or additions to the Unit's insulation unless the Homeowner has submitted the manufacturer's specifications for the insulation to the ARC and obtained ARC approval.

The ARC shall have 14 days after receipt of the Homeowner's Improvement Request to make a decision and advise the Homeowner of same.

In the event the ARC denies any request by a Homeowner to add to, change or modify the Homeowner's Unit or any landscaping, the Homeowner, if he/she so desires, shall file a written appeal within 14 days of such denial with the Board of the Villas at Valley Country Club Homeowners Association. The Board shall meet with the Homeowner and shall provide its written decision to the Homeowner within 14 days of such meeting.

