

Glenwood Gardens Home Owner's Association Architectural Guidelines

All inquiries in regards to guidelines should be sent to:

Glenwood Gardens Property Manager: laurieriedeman@outlook.com

Requests will be responded to within 60 days OR two HOA meetings.

2023

1. Signs, Flagpoles and Banners

Glenwood Gardens HOA is required to follow regulations as stated in Colorado HB21-1310: "HOA Regulation of Flags and Signs Flags". The HOA asks that signs and flags do not exceed approximately 3'x4', and be flown from holders attached to the front of the home. No signs are allowed in common areas except such signs that may be required by law or for security. "For Sale" signs are permitted on owner's property only, not over HOA fencing; only one is allowed to be displayed inside one window.

2. Solar Collectors

Solar panels requests may be submitted through the architectural review process and will be reviewed on a case by case basis. Substantial material information such as product type, manufacturer, professional installer, and due diligence of required permitting must be presented with the request. The HOA reserves the right to either permit or deny the request based on the provided information and on the condition and scheduled updates to building roofs. Damages or unforeseen costs associated with the solar panels are the responsibility of the current unit owner.

3. Lawn art

Permanently installed (or semi-permanent –"Lasting longer than 30-days") yard art structures including water features, and ponds must be submitted to the ARC for approval.

4. Animal Habitats and Structures

Dog pens, dog houses, and dog runs are not permitted, exterior structures for rabbits, Chickens, cats or any other animals are not permitted. Dogs may not be left chained or tethered outside owners properties. As per in Glenwood Gardens Rules and Regulations, dogs of owners and guests must be leashed at all times.

5. Utilities

All utilities at Glenwood Gardens have been installed underground with the exception of transformers and junction boxes. Any changes to this must be approved by the ARC prior to any installation. Any utility changes anywhere in Glenwood Gardens deemed necessary by suppliers in landscaped areas must be buried and re-seeded as necessary. Any changes or additions to utilities affecting building exteriors, common areas, sidewalks or other must be approved by the ARC and be installed in a code compliant methodology.

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6. Holiday Lighting and Decorations

All holiday lighting and exterior holiday lighting should be considered temporary. Lighting and decorations on the exterior landscaping of the owners home for holidays is permitted up to 30 days to the holiday. Lighting elements should be on a timer device whenever possible, and must not be on between 11:00pm-7:00am per Boulder City Ordinance. All lighting and decorations must be removed within 14 days after the holiday.

Any large decorations such as inflatable decorations or any items mounted to the building or on communal property, or building roofs are not permitted at Glenwood Gardens.

7. Common Areas

All common areas at Glenwood Gardens are controlled and maintained by the Glenwood Gardens HOA for the benefit of the entire community. No improvements or modifications to the common areas around the community are allowed without the review and approval of the Glenwood Gardens HOA, however home owners are always welcome to provide grounds-keeping suggestions for the HOA to take into consideration.

8. Parking Islands and Lot Striping

All parking islands, parking spaces, numbering and fire access striping are controlled and maintained by the Glenwood Gardens HOA. No modifications or changes to these areas including exchanging parking spots with neighbors are allowed without the approval of the Glenwood Gardens HOA. All fire lane striping must not be modified at any time.

9. Deck/Balcony Finishes, Repairs, & Replacement

Lower Deck Modification Request—

Lower decks are home owner responsibility. Any request must be presented for review and approval by the HOA. Lower decks must either be natural in color/finish, or match HOA perimeter fencing—Sherwin Williams, Woodscapes Exterior, flat finish, 7032 Warm Stone.

Upper Deck Structural Modification Request—

Like-for-Like Repair Requests—Requests must be submitted to the ARC committee for review and approval prior to beginning work and will be evaluated on a by-need basis in accordance with the overall deck maintenance plan.

Non-Like-for-Like Repair Requests—Homeowners must submit request with at least two, preferably three, quotes, sketches/drawings, photographs, a detailed written scope of the work to be done, contact info for professional installation company(s) proposed to do the work, and a proposed timeline. The HOA Board bears no responsibility of any changed costing or project changes during the allowed review period. Expired quotes are homeowners responsibility to follow up with. All exterior deck renovations must comply with city and local codes. Any/all dig locations must comply with Colorado Dig requirements: <https://www.colorado811.org>

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9. Deck/Balcony Finishes, Repairs, & Replacement (Continued)

Upper Deck Color/Finish Requests—

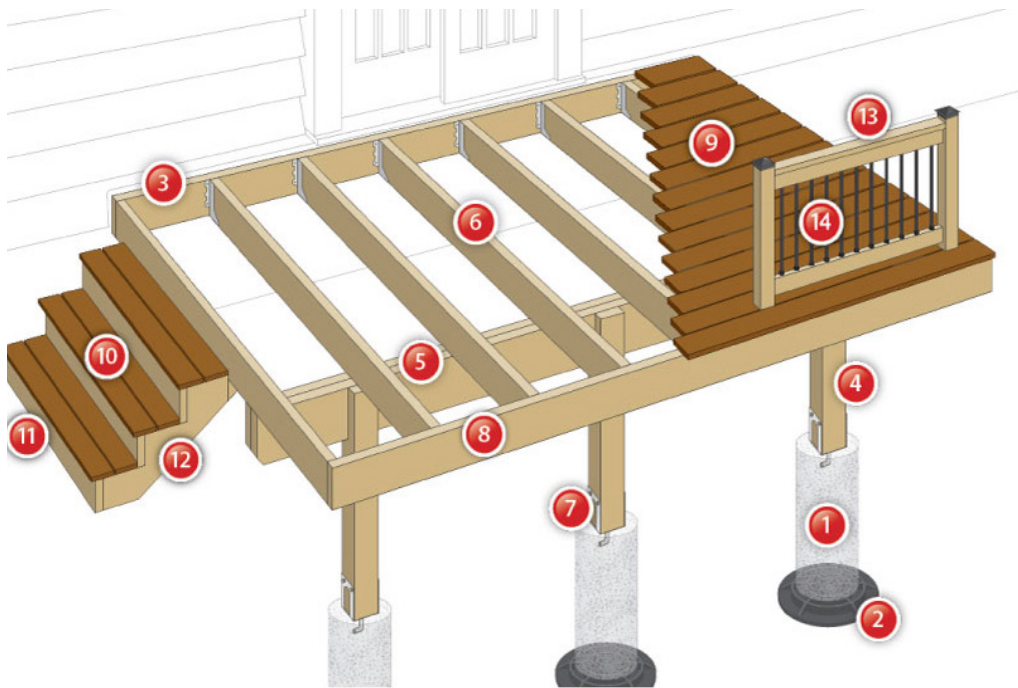
Decks may not be any color other than the HOA approved Stain:
 Sherwin Williams Exterior Superdeck STAIN—Earl Grey SW 7660

NOTE:

Deck color is only applied to the following areas of the deck:

- Ledger (3)
- Support Columns (4)
- Beams (5)
- Joists (6)
- Post Base (7)
- Rim Joists (8)
- Cap Rail (13)
- Balustrades (14)

Decking boards (9) are NOT stained.



FOUNDATION		SURFACE	
1	PIER	9	DECKING
2	FOOTING	STAIRS	
FRAMING		10	TREAD
3	LEDGER	11	RISER
4	SUPPORT COLUMN	12	STRINGER
5	BEAM	RAILING	
6	JOIST	13	CAP RAIL
7	POST BASE	14	BALUSTRADE
8	RIM JOIST OR BAND BOARD		

Deck Maintenance & HOA/OWNER Communication—

The HOA works with professional contractors to assess deck levels of aging/repair requirements. However, Home Owners are responsible for informing the HOA if decks are in disrepair, at which point home owner and the HOA will open discussions about next steps for repairs and/or modifications on a case-by-case basis.

10. Common area and Owner Lighting

Types of Lighting include—

Common Area Fixtures

- Fence Perimeter Pathway Lighting
- Building Lighting
- Parking lot lighting

All common area fixtures are property of the HOA. Homeowners should report issues with any fixtures to the property manager.

Homeowner Lighting Fixtures:

- Front patio lights
- Rear patio lights

New front patio and rear patio lights must be submitted to and approved by the HOA ARC committee. All new fixtures must be dark skies compliant, see City of Boulder Ordinance 9-9-16 for examples of types of compliant and non compliant outdoor lighting fixtures. The HOA may take into consideration universal porch fixtures at a later date and will reach out to homeowners before that time.



Non-compliant outdoor lighting fixture

Example 1



Compliant outdoor lighting fixture 1

Example 2



Compliant outdoor lighting fixture 2

Example 3



Compliant outdoor lighting fixture 3

Example 4

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11. Exterior and Yard landscape Lighting

All common area landscape and exterior lighting is approved, handled, and installed by the HOA only. All home owner landscape and exterior lighting must be submitted and approved by the HOA ARC committee.

Location and direction of all lighting must enhance the landscape and residence(s) while not infringing on adjacent owners. All exterior lighting must be deemed “Dark Skies” compliant and avoid light pollution (glare, urban sky glow) and light trespass (light intrusion on neighbor’s property). The use of high intensity flood lighting or spotlights are not permitted. Colored lenses or lamps are not permitted. Lamp posts will be allowed on an individual plan basis. Exterior lighting of buildings for security reasons and/or decoration shall be limited to concealed lamp down-lighting or up lighting, no bare lamps are permitted. Exterior light fixtures should be selected to complement the architectural theme of the community and must be approved by the ARC committee.

12. Building and Common Area Painting

See section 25 for unit-by-unit paint plan. Building and common area elements (trash enclosure, fencing) color has been carefully chosen to produce a consistent harmonious look throughout the community. No modifications to this color are allowed in any location. Any modifications or exterior repair work to the outside of owner’s home must be color matched to the building color. Existing HOA colors

Buildings- (as of September 2023)

- Sherwin Williams, exterior paint, flat finish, 6233 Samovar Silver
- Sherwin Williams, exterior paint, flat finish, 9139 Debonair
- Sherwin Williams, exterior paint, flat finish, 7624 Slate Tile
- Sherwin Williams, exterior paint, flat finish, 6230 Rainstorm

HOA Perimeter Fences- (as of September 2021)

- Sherwin Williams, Woodscapes Exterior, flat finish, 7032 Warm Stone

Front Doors-

SW White Exterior, or natural finish (in good condition).

Building Sides-

Approved exterior replacement materials are wood sheet siding in a matched paneled style painted to the color of the home.

Trim-

Trim boards must be used around door and windows penetrations as well as corners and horizontal joints in sheet siding, painted white.

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13. Roofs

All flat roofs at Glenwood Gardens are controlled and maintained by the Glenwood Gardens community HOA. No improvements or modifications to the flat roof are allowed without the review and approval of the Glenwood Gardens HOA.

14. Awnings, Canopies, Permanent Shade Structures, and Exterior Shutters

The ARC will generally not approve awnings, canopies, pergolas, permanent shade structures, or exterior shutters. Any of the above mentioned structures must not disrupt the consistent harmonious look throughout the community. Home owners must submit any plans to the HOA ARC board for review. Each item will be considered on a case-by-case basis and the HOA ARC committee may accept or deny a request for any reason.

15. Patios and yards

Outdoor living areas shall be constructed with materials and colors that are compatible with the exterior colors of the building. Exterior furnishings must be rated for outdoor use. Umbrellas or awnings must be removable and may not overtly show any emblems or logos. Patio surface materials shall be of concrete, stone, brick, pavers, or natural stone or grasses and/or appropriated landscape materials (eg, wood, Trex or Trex-like products). Landscape elements within owner's property are exclusively maintained seasonally by the home owner. Landscaping and any vegetation within homeowner area is not allowed to overgrow or extend into community common areas, including driveways, sidewalks, parking lots and all other common areas.

16. Tree Maintenance and Preservation

Owner's front and rear yards and exterior surfaces are exclusively maintained and kept during all seasons by home owner. ARC shall review the overall appearance and impact of each home within the neighborhood on a regular basis, and investigate further if complaints are raised about an owner's property.

The canopy of existing trees on owners' properties is to be preserved. All tree pruning on home owner property must meet the ARC standards and be maintained by home owner. Dead and/or diseased trees on homeowner property should be removed and stumps cut at least to ground level or removed completely.

Homeowners planting or removing trees within their property must first consult the HOA ARC committee to ensure tree growth will not conflict with underground utilities, HOA fences or other communal property. Any digging must have field verification of utility locations by contacting <https://www.colorado811.org>.

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17. Stone Wing Walls and Owner-Property Fences

Fencing around the community and front of buildings is controlled and maintained by the Glenwood Gardens HOA for the community. No improvements or modifications to these fences are allowed without the review and approval of the ARC.

Owners' rear fences and privacy walls shall be considered an extension of the architecture of the buildings and as such must be approved by the ARC. Fencing and walls will not be allowed to block views of natural areas from adjacent properties and must fall within property lines.

Rear perimeter fencing is allowed, height as desired by owner, but may not exceed six feet (6') in height at any point and will be reviewed on a case-by-case basis. Fencing must be of solid board cedar or redwood fencing and be finished in a natural color or the prescribed Glenwood Gardens perimeter fence color (see fence color in building colors above).

No vinyl or PVC fencing materials are allowed. All fences must be positioned within home owner property lines as indicated on the neighborhood plat map.

All homeowners must submit a request and receive approval from the HOA ARC committee prior to scheduling fence installation

All fences must be installed by a professional contractor. Any digging must have verification of utility locations by contacting <https://www.colorado811.org>.

All homeowner fencing must be properly maintained by homeowner.

Fence color can either be natural color match HOA Perimeter Fences Sherwin Williams, Woodscapes Exterior, flat finish, 7032 Warm Stone

All ARC requests for fencing must include (1) a site drawing indicating fence location within the HOA platmap proving the fence is indeed within home owner property, (2) visual references of the intended design. (3) name and contact info for the installer. Pending the ARC requirements are met, an in person meeting may be needed confirm and approve of proposed fence locations.

Home owners with existing fences deemed by the ARC committee and HOA Board to be in "disrepair" may be asked and/or required by the HOA to modify and/or replace the existing fencing to be brought into compliance within a specified amount of time at the Board's discretion. Fences falling into this category will be handled on a case by case basis between the ARC committee Glenwood Gardens HOA Board, and home owner.

All home owners choosing to install a private fence on their property must stay within the design realm of the allowable fence types implemented as of January 2022. (Please see next page).

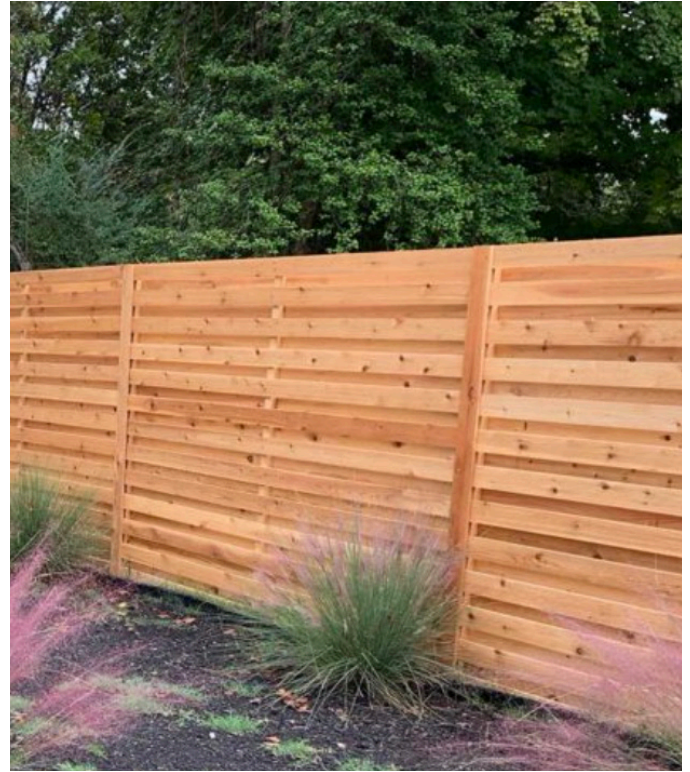
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Walls and Fences (continued)

Allowable fence type examples::



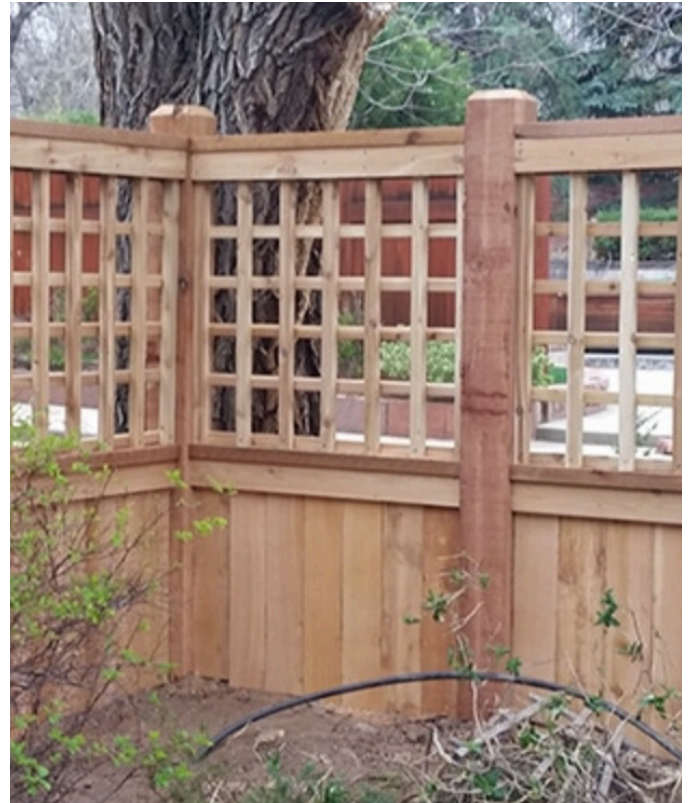
Type 1: Standard pickets, vertical orientation



Type 2: Standard pickets/boards, horizontal orientation



Type 3: Uniform horizontal boards with wide spacing



Type 4: Combination of solid/wide spaced boards

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18. Spas

Spas, Hot Tubs or Saunas including associated decking, fencing, benches etc. must be reviewed and approved by the ARC prior to any installation. Any approved installations must be carefully designed to not cause noise pollution to neighbors or pose any threat of damage by possible unknown water leaks. Any approved installations must be installed compliant with the City of Boulders building use and electrical installation code requirements for spas and hot tubs.

19. Doors and Windows

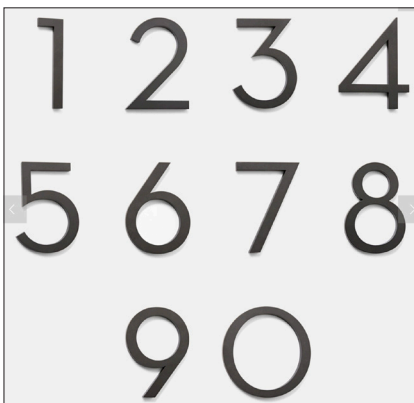
Any change or addition to/of any door must be submitted to the HOA ARC committee for approval. Doors are to be painted white upon replacement. Sliding doors with integral muntins are not permitted. Storm and screen doors are permitted only if they have the appearance of typical exterior door. Front doors should be of solid wood, fiberglass, paintable metal, all new doors must be approved by the ARC.

All windows must be finished in white color upon replacement. All windows and doors should be “trimmed-out” with wood trim. Windows can be single hung or double hung style. Exterior screens shall be gray or black in color. Glass block and reflective window glazings or tinting films are not permitted.

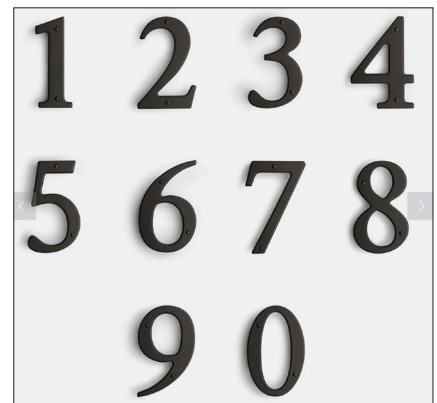
20. House Numbers

No improvements or modifications to the numbers are allowed without submitting an ARC request for review by the HOA ARC committee. Visual references must be provided along with ARC request. The HOA ARC Committee reserves the right to define typographic style, color, materiality, method of attachment and location of replacement address numbers. Standard typographic numbers are highly encouraged. See reference images below.

The HOA may take into consideration updated home address numbers to be uniform at a later date. Homeowners would be made aware of the change prior to that time.



Typographic style type 1:
Standard Sans Serif font



Typographic style type 2:
Standard Serif font

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21. Outbuildings

Outbuildings in general are not allowed at Glenwood Gardens. Outbuildings are considered structures detached from the building and can include carports, garden and potting sheds, workshops, gazebos, verandas, pergolas etc. All out building structures are subject to the approval of the ARC and must be reviewed.

22. Garden and Plantings

Homeowners are permitted to add new plantings within their own property. Homeowners are also permitted to add new plantings beyond their fence/walls, with ARC approval. Home owners must be mindful of and not tamper with any existing communal landscaping or irrigation systems.

23. Roof Penetrations

In general, roof penetrations are generally not approved. Architectural requests may be submitted on a case by case basis. General types of penetrations include exhaust fans, sky lights, attachment of solar panels, to name a few. Any homeowner request requiring roof penetration must be submitted for review. If approved, the homeowner will be responsible for resealing any penetrations made, to the standard and vendor requirement as mandated by the HOA. This is for the integrity of the building roofing.

24. Miscellaneous

Window and HVAC cooling/heating additions including window hung air conditioners used in the summer must be reviewed by the ARC.

Any permanent chimneys or HVAC additions to the exterior of the owner's home must be submitted to, reviewed and approved by the ARC.

Clotheslines are not permitted.

Satellite dishes must be located at the rear of the house and concealed as much as possible. Outdated and/or non functional satellites must be removed. Cabling for satellite dish units must be concealed within a conduit or ran on the inside of the home. HAM Radio or other RF antennas are not permitted.

No water capture/storage tanks larger than a six-gallon capacity are permitted.

Wood burning fires, including firepits and chimineas, are strictly prohibited.

Permanent outdoor pizza ovens are not allowed.

Outdoor compost bins are not allowed on homeowner private property. All compost must be placed in the provided community container located within the trash enclosure.

Charcoal or wood burning BBQ grills are not allowed. Confer with City of Boulder Grilling guidelines for all grilling purchases, usage requirements, and permitted propane tank size.

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25. Neighborhood Unit-By-Unit Paint Plan (May 2023)

SHERWIN-WILLIAMS. Glenwood Gardens

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GLENWOOD GARDENS HOA PAINT PLAN, BOULDER COLORADO
CONTACT: LAURIE RIEDEMAN, PROPERTY MANGER — 720-684-7799



SW 6230 Rainstorm	SW 7624 Slate Tile	SW 9139 Debonair	SW 6233 Samovar Silver	SW 7006 Extra White
Body 1	Body 2	Body 3	Body 4	Trim, Exterior Doors (N/A)

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