

Spring Creek Meadows Filing #1 Homeowners Association Regulations

Revised: July 1, 2017

In order to maintain the appearance and value of homes in Spring Creek Meadows filing #1 it is necessary that all Association members maintain the exterior of their property in good condition. The Board of Directors, in compliance with the established Covenants of the Homeowners Association, has developed these regulations.

I. YARD

- A. Lawns must be kept mowed and trimmed, and free of weeds. In the case of xeriscape, the yard must be neat and free of trash and weeds.
- B.
1. Trees, shrubs, or fences/walls may not interfere with pedestrian traffic or vehicle line of sight.
 2. Homeowners with corner lots must ensure that trees and shrubs on the property corner comply with Covenant article 14 and with applicable County regulations, regarding sight lines.
 3. Tree and shrubs must not overhang or in any way block the sidewalk or street.
 4. Any dead, dying or diseased trees or shrubs (or their branches or limbs) must be removed, pruned or trimmed as required to maintain both the appearance and health of the trees or shrubs
- C. Xeriscape – Waterwise landscaping. A landscaping method that utilizes individual site conditions to maximize efficient water usage. The seven principals of xeriscape are:
1. Minimize cool season turf grasses.
 2. Replace turf areas with hardscape such as decking patios, walkways, etc.
 3. Reduce turf areas with mulched planting beds.
 4. Amend soil with organic matter.
 5. Zone or group plants by water, soil and sun needs.
 6. Zone irrigation by plant water needs.
 7. Maintain landscape to reduce water usage by weeds and promote health plant growth.

Landscape/Xeriscape Plan Requirements – the following information is required on all landscape/xeriscape plans and ***must be submitted to the ARC for approval:***

- North arrow and scale.
- Scale not less than one inch equal to 10 feet.
- Title Block complete with residence address, owners name, designer if other, phone number, email address and date.
- Property lines, utility easements, walks, drives, hard pavement, existing landscaping to remain, city trees, and building footprints.
- Draw proposed and existing plant material to scale. Recommended dimensions for proposed plant are: Shade Trees, 25' diameter maximum; Ornamental Trees, 15" diameter maximum; Evergreen Trees, 10' diameter maximum; shrubs, perennials, ornamental grasses, 3' to 5' depending on species.
- Existing tree cover, existing plant beds, and plant containers drawn to scale.
- Plant list including symbols, quantities, water usage characteristics, botanic and common names, size in applicable caliper inches, height and container.
- Total landscaped area.
- The area in square feet and percentage of the total landscape area of rock, mulch, bark or wood mulch, and decorative pavement.
- Location of three-dimensional features such as boulders, berms, fences and walls.
- Plant containers, such as wooden, ceramic, concrete, etc.

Xeriscape Requirements

1. Plant Beds. All areas that are not regarded as edging, paths and artificial streambeds shall be designated as plant beds. All plant beds should be mulched with organic and/or inorganic mulches. All plant beds shall be planted with quantities of plant material that will provide a minimum of 50% yard coverage when planted as described in item (3).

2. Organic and inorganic mulches: Rock mulch is limited to not more than 25% of the total landscapeable area of yard, whereas, the use of organic mulch is unlimited.

3. Plant material quantities are based on assigned square footage values for evergreen trees, shrubs, annuals, perennials, and groundcovers. The total square footage value for plant materials within a plant bed shall be equal to or exceed the square footage of the plant bed. Square footage values are based on 50% of yard coverage at time of planting.

4. The use of rock, natural stone and/or man made pavers shall not exceed 25% of the landscapeable area.

D. Snow must be cleared from sidewalks no later than 24 hours after the end of any snowfall that exceeds one inch.

E. Homeowners with open area between their fence and a street along the side of their home are responsible for maintaining that open area. This area may be planted with grass or flowers or covered with rocks. The Homeowner must keep the area clear of weeds and trash

F. Storage Shed and other Structures in the yard.

1. Every effort should be made to reduce any visibility from any neighborhood street.

2. One storage shed is allowed per lot, and it shall not exceed 96 square feet and 8 feet in height.

3. The exterior of any storage shed shall appear to be the same type of material and color as used on the sides and roof of the home. Paint colors, including trim, must match the home colors. Preformed plastic/rubber portable storage units do not need to match the home but must be in neutral tones.

4. Metal storage sheds will not be approved for use in SCM.

5. All existing storage sheds and structures will be grandfathered. Any damaged or collapsed storage sheds or structures must be removed, repaired, or replaced within 30 days. Metal storage sheds may not be used to replace any existing Storage Sheds.

6. Any new or replacement storage shed or free standing structure must comply with the preceding paragraphs and must have prior Architectural Committee approval.

II. TRASH REMOVAL

A. Trash cans, trash bags, and recycle bins must not be placed at curbside more than 24 hours before scheduled pickup.

B. Trash cans and bins must be removed from curbside the same day pickup is completed.

C. Trash cans must be kept covered.

D. All trash cans must be stored in garages, or behind fences and out of sight from the street.

E. No accumulation of trash, bags of grass clippings, or debris should be visible from the street.

F. All trash or debris left from renovation or construction must be removed within two weeks after completion of the project. If the project lasts longer than one month, debris must be removed at least every two weeks.

G. Any accumulation of cut trees, brush, or discarded lumber, anywhere on the property must be removed within 14 days to eliminate a fire hazard, and so as not to provide a home for vermin. This prohibition does not apply to cut and stacked firewood.

III. HOME APPEARANCE

A. Home should be repainted when there is evidence of exterior paint peeling or cracking. You are required to paint a 4' x 4' section on the front of your home so the Architectural Review Committee can review the actual color (choosing from paint chips can be misleading). Note, all colors, including existing colors, must be pre-approved by the ARC. Garage doors are to match the body color of the house.

B. Missing siding, sagging pillars or soffits, or broken windows should be repaired within 30 days after

receipt of a letter from the Board requesting such repairs.

C. All exterior painting must be completed within 30 days from the time such painting has commenced.

D. Walkways and driveways that have extensive cracking, pitting, or holes are safety hazards and should be repaired or replaced within 30 days after receipt of a letter from the Board requesting such repairs.

E. Any additions or modifications to the exterior of a home must have prior Architectural Committee approval. This includes any new Structures such as Deck, Porches, Gazebos, Room additions, Garages, or Driveways.

F. Any changes to roofing materials or siding must have prior approval of the Architectural Committee.

IV. FENCING

A. Fences must be maintained so that there are no loose or missing boards, broken off or sagging posts and the fence is standing vertical. Not tilted.

B. Missing or loose boards and broken, missing, or sagging posts should be replaced or repaired within 30 days after receipt of a letter from the Board requesting such repairs.

C. Fences may not exceed 6 ft in height.

D. Changes to existing fences, or construction of new fences must have prior Architectural Committee approval

V. VEHICLES

A. The following vehicles may **NOT** be parked or stored in the driveway or any portion of a Lot except, for approved storage or an enclosed garage on the property,

1. Trucks larger than ¾ ton capacity
2. Boats
3. ATV's, trail bikes and other off road vehicles
4. Trailers, including boat trailers
5. Recreational Vehicles
6. Business or commercial vehicles (other than government passenger automobiles)
7. Motor Homes
8. Campers
9. Motor Coaches
10. Race Cars
11. Snowmobiles
12. Motorcycles on trailers
13. Pop-up campers
14. Any other motorized or non motorized Recreational Vehicle

B. The vehicles listed in A may be parked in driveways for up to 72 hours for the purpose of loading, unloading, and servicing only.

C. Motor Homes and Motor Coaches may be parked in the driveway for a period not to exceed 14 days, by visitors to the home. An extension to the 14-day limit must be approved through the Homeowners Association.

D. Idle abandoned, inoperable, or unlicensed vehicles, unsightly or oversized vehicles, snow removal equipment, garden maintenance equipment and any other type of machinery shall not be stored, parked, or otherwise kept in any part of Spring Creek Meadows Filing 1, except in an enclosed garage, or approved storage. This storage must **not** be visible from the street. This parking must be approved in advance of use by the Architectural Committee.

F. Placing vehicles or any items listed in paragraph A or D under covers does not provide approved storage.

G. "Owner's approved parking areas" includes garage spaces and paved/concrete driveways, and HOA approved extensions thereof. Additional parking pads will be limited to one more than available garage spaces. For example, a home with a three car garage may add an additional parking pad adjacent to their

driveway, for a total of seven (7) total parking spaces. . An owner with a two car garage and a two car driveway may park a total of five vehicles on the property by adding an additional parking pad. Owners approved parking areas do not include areas that have grass, dirt, gravel or other permeable surfaces or those areas not originally or typically intended for vehicle parking.

Owners and their tenants are prohibited from parking more vehicles than can be accommodated within the owners approved parking areas. Cars parked on the street for an extended period of time should be reported to the Arapahoe County Sheriff's office at 303-795-4711

H. Any improper, oversize or inoperative vehicle or item left or parked on the street will be governed by Arapahoe County laws and enforced by the County Sheriff's dept.

I. Only one car cover may be used covering a licensed and operative passenger vehicle that is parked on a paved parking surface as long as the cover is well fitted, not faded, not ripped or torn and is in good condition.

J. Definitions:

1. An "idle, abandoned or inoperable vehicle" is any vehicle that has not been driven under it's own propulsion for a period of 14 days or longer. An Owner may apply for an exception from this 14-day period for the purpose of keeping a vehicle within SCM during an extended vacation or an illness, by sending a written request to the Association.
2. A vehicle that does not have current registration or license shall automatically be considered idle or abandoned.
3. An unsightly vehicle is identified by characteristics including, but not limited to, missing body parts (i.e. a bumper), finish that has deteriorated on over 20% of the vehicle, body damage on a significant portion of the vehicle that has not been repaired within a reasonable amount of time, rust and/or primer on a significant portion of the vehicle.
4. An oversized vehicle is one that is too high to clear the entrance to the owner's garage or is too long or too wide to fit within that garage.
5. "Parking within the community" shall mean the location of any approved motorized vehicle on any approved paved driveway or in any garage within the contiguous boundaries of the Spring Creek Meadows Filing 1 community as defined by the Declaration and applicable recorded documents.

These Regulations are published to ensure that all Homeowners are aware of the standards required to achieve our common goal, and in the expectation that all Homeowners will voluntarily ensure they are in complete compliance. It is the strong desire of the Board that it will not be necessary to impose fines.

IN WITNESS WHEREOF, the undersigned, as President of the Spring Creek Meadows Filing #1 Homeowners Association, certifies the Board of Directors adopted these revised Regulations on the 23rd day of April, 2015, to be effective on May 23rd, 2015.

Caroline Spencer
President
Spring Creek Meadows Filing #1 Homeowners Association