

Indian Peaks 15 HOA ARC Proposal Guidelines

Fencing (CC&R sec 6.12d): Homeowner must specify/supply the following for approval:

1. What type of fence is to be used (see CC&R exhibit F).
2. How tall the fence will be (must meet requirements stated in CC&R sec. 6.12d).
3. What color the fence will be. (if wood then must be Kwak "Distant Hills" #5383).
4. Site plan showing fence location on property with dimensions showing location of fence in relation to home, property lines, easements and setbacks.

* Please review site plan given at time of home purchase for information or check with city building / planning department.

Retaining Walls: Homeowner must specify/supply the following for approval:

1. Height of proposed wall.
2. Wall material.
3. Sketched layout of wall on property and distances or proximities to easements, setbacks and property lines.
4. If within 4' of property line, owner must submit signed approval from adjacent neighbor- per CC&R sec. 6.12eiii.

Pergola, Trellis, Hot Tubs or similar structures: (See CC&R sec. 6.12g)

Home owner must specify/supply the following for approval

1. Height of structure.
2. Material used to build structure.
3. Color of structure.
4. Plan of structure and relation to building setback and location of attachment to house.
5. Elevation showing what new structure will look like.

Home owner must specify/supply the following for **Structural Additions or Modifications**:

Paint Color Change – Submit samples of paint colors to be used. Review approved colors available on HOA Website for download

Additions- Submit full set of plans showing the following:

- Plans and Elevations of new and existing structure.
- Samples of ALL color and material choices.
- Site plan showing addition and dimensions to all property lines, setbacks and easements.
- Indication of roof pitch.

Decks and Porches - Submit set of plans showing the following:

- Site plan showing addition and dimensions to all property lines, setbacks and easements.
- Drawing showing what structure looks like in both plan and elevation.
- Samples or description of both colors and materials.

*Elevations only necessary with deck and porches having posts, railings or any vertical or overhead structure.

General Notes:

Make sure to check with the city for all applicable height, maximum lot coverage, set backs and or other code restrictions. A permit for most structures will be required by the city building department. All correspondence should be routed through the Property Management Company:

Greenbriar Management Co. P.O. Box 1718, Longmont, Co. 80502
Phone 303-651-2703 Fax 970-535-0631

Please note that further information may be required by the Architectural Review Committee due to the uniqueness of individual projects.