

**General Covenant Enforcement and Architectural Review Guidelines for Wolf Creek Owners  
Wolf Creek Owners Association, Inc.**

**Written Approval of Plans Required:**

No improvements shall be constructed, erected, placed, applied or installed upon any lot unless plans and specifications have been first submitted to and approved in writing by the Architectural Review Committee or Board of Directors. Plans and specification shall show exterior design, height, materials, color and location of the improvements, and type of fencing, walls windbreaks, and grading plan, as well as such other materials and information that may be required by the Architectural Review Committee. (Article VIII Section 8.1)

The member must review the Declaration of Covenants, Conditions and Restrictions for Wolf Creek, Articles VII, IX, X and XI and the following guidelines prior to completing a Request for Modification Review form. (These are available on the association's web site: <http://wolfcreekoa.org>). The Association, by Covenant, reserves the right to produce rules and regulations that clarify and enhance the written covenants. In the event that a homeowner installs an improvement, prior to approval of his request, that fails to meet minimum standards, or does not fall within guidelines the association has the right to require compliance with the governing documents including the return of the property to an approved condition at the expense of the owner. This guideline does not serve as prior approval, or a right to install the improvement. The purpose is to only provide members with basic guidelines.

**Roof and Siding and Garage Door Installations:**

All replacement of roofing and siding materials must be approved by the Board of Directors prior to installation. All color choices for the composite material must be made to match the existing product within the community or the pre-approved colors found on the association's website <http://wolfcreekoa.org>. Shingle style may not be changed. Any extension of the roofline for a patio cover or room extension must be approved by City Code and the Board of Directors. The siding must remain 4"-4 1/2" lap siding same style as used by the builder. Failure to meet this guideline will cause the Association to take action to have you remove and install new material that matches a Board approved product and color. Copies of permits must be provided to the Association. When installing a new garage door, it should be the same white or off-white color as the others in the subdivision.

**Landscaping:** The covenants specifically address landscape installation and must be understood by the member prior to beginning installation. The following are some basic guidelines to assist you in your planning. The recommendation of the Association is to install and maintain river rock around your residence to the builder's guideline, and to retain the topsoil and fine grade of your lot. All areas of your property must be maintained weed free and free of unsightly conditions. **At no time is any area of your landscaped property to be used for vehicle parking.** All members must regularly water, weed and fertilize the lawn of the property as to maintain the proper landscape for the residence. In the event that the City imposes water restrictions, then you must follow those guidelines to maintain your property. In the event that you fail to properly maintain your property, the Association will notify the City of the Code Violation and impose fines until your property complies. (The Association may hire a contractor to maintain your property at your expense.)

### **Xeriscaped Installations:**

The Association has made accommodation for the installation of "xeriscaped" landscaping plans. The guidelines of the community require a minimum of 50% plant material, which may include turf grasses, perennials and shrubs. A list of recommended Colorado low-water use/drought tolerant plants to use in xeriscaped plans can be found at the Colorado State Extension website [www.ext.colostate.edu](http://www.ext.colostate.edu)

The Association desires to have a uniform appeal to the community. All areas of landscaping are to be a minimum of 50% plant material. **River Rock, boulders, bark and other materials alone do not constitute landscaping.** These are elements to enhance and beautify plant material. All applications of this improvement will need to be specifically designed and installed to enhance the community, and harmonize with the existing surroundings, residences and structures. Large areas of gravel are not considered proper landscaping.

### **Trees and Shrubs:**

Members must have a utility line location completed by the local service providers to avoid cutting of phone, electrical and cable lines that were buried underground on their property. Call 811 before you dig!

#### **The homeowner must plan for the following:**

**Height at full maturity:** to avoid potential liability on the homeowner, or subsequent homeowner if the tree were to fall in the future. Avoid trees that grow to an extreme height or width.

The homeowner must take into account the amount of debris that is produced by the tree on a seasonal basis. Especially avoid trees that produce seeds that can end up in neighboring yards. **Weeping willow and cottonwood trees that produce large amounts of debris and seed may not be planted.** These trees are considered to be undesirable. Furthermore, **research the tree to determine the need for water.** Some trees require large amounts of water to survive. The willow tree for example will root to extreme distances to find water, even into the adjacent property, which may cause other issues.

**Location** of a tree or shrub must avoid contact with the home, either by branches or roots. Avoid damage to the foundation by not planting of trees and shrubs adjacent to your foundation. **You may not install trees and shrubs that will grow over the sidewalk and street areas. The entire plant must be within your property at all times, and this includes root systems. Be aware that if a tree or shrub has an extensive root system, roots may cause issues with neighbors by growing into adjacent (i.e. growth of suckers/sprouts or damage to sprinkler systems.)** The City of Longmont has a list of trees that are consider undesirable in the city.

**\*\*\*At no time may any member plant any tree or shrub in the common area/open spaces of the community without prior approval of the Association's Board of Directors. \*\*\***

### **Shrubs and Plant Material:**

The Association guidelines do not specifically address these plants. However, the Association will enforce covenant from the position of reasonableness. When addressing plant issues the concerns will be issues with appearance (all seasons), height at maturity, attraction of pests and animals, and issues with proximity to common areas and frontage.

*Some examples of concern:* Cactus plants and other plants with thorns being planted adjacent to common areas, vines and plants that produce vines that can overgrow fencing and landscaped areas. Plant material cannot grow onto or through fencing or into adjacent property, at no time may plant material be allowed to grow on a common area fence, or a fence that is owned by the Association. Vines and climbing plants must be limited to structures other than the fence, and are subject to architectural review.

Note: All trees, grass and shrubs that fail to thrive must be removed and replaced immediately. If a tree was installed on your property by the developer for purposes of uniformity of appearance of the community, you may not remove the tree from your property without Board approval. At least one tree must be maintained in the front yard.

**Retaining walls, berms** and other structures for garden areas may not change the fine grade of your property and at no time may cause water to remain adjacent to your foundation or change the drainage pattern from the original plan. All are to be approved for location and impact on the drainage of the property. The owner assumes all responsibility for drainage issues including issues that occur at neighboring properties as a result changes to the original drainage plan.

### **Fencing:**

The member may install fencing that is consistent with the existing fencing in the community. The style and materials must match in quality and height and style as existing fence product. **(Example: six foot tall, dog eared #1 cedar, four inch wide boards (Considered Standard and desired width), consistent in color to existing fencing.)** The homeowner must apply for a permit from the City of Longmont prior to installation. The homeowner must follow all restrictions with regards to setbacks and drainage through swales and property. **Members are to utilize clear/natural stain color to protect the fence. All color choices are to be submitted for approval prior to staining or painting.**

Installed fencing that extends from the wing fence to the rear of the property should taper at each end to meet the height of the adjoining fence (front and rear). This is especially true for a common area fence (split-rail) that is maintained by the Association. The last section should taper to meet the height of the split-rail fence. **At no time is double fencing allowed in the community adjacent to open spaces. Any residence that has a common area split-rail fence to the side or rear of the property may not install privacy fencing adjacent to or in the place of the fence that is maintained by the Association. Specific lots in the community do not allow for privacy fencing along the street, due to setback restrictions. Fencing along the sidewalk must be per city code. Any fence adjacent to common sidewalk areas that has an approved gate installed must have all hardware for the gate on the interior of the fence. Gates opening into the common area from private yards must be pre-approved. Members may not modify, remove or deface Association owned fence (split-rail or privacy).**

### **Sheds and Structures for Storage:**

Shed installations are subject to architectural review and may be considered undesirable in some applications. The Association reserves the right to produce specific rules in these instances. The Association will take into consideration the specific improvement and its conformity with the existing residences. Sheds may not be made of metal material and must be reasonable in size and match with the color of the siding and roofing of the home. All storage sheds are subject to City of Longmont restrictions for easements and setbacks. At no time may a storage shed be installed over a City easement. Storage containers of plastic composite must be stored in such a way as to be concealed from street view, and must be reasonable in size and harmonize with the color of the home.

### **Decks, Arbors, Lattice and other Wood Structures:**

Decks and other wood structures must be approved by the Architectural Review Committee prior to installation. Members must describe the project in terms of size, height, location and stain colors when submitting request. The guideline for covering a deck is an arbor style cover that may not detract from the style of the homes in the community. The Association would prefer all deck covers to match the trim color of the home. You must have approval for installation of rails, lattices and other items to the deck because of their visibility to adjacent property. **In all applications, any required permit must be obtained from the City of Longmont prior to installation.**

### **Trash Can Enclosures:**

All enclosures must be approved by the Board of Directors prior to installation. All enclosures must completely conceal the receptacles from view and lattice fencing may not be used for this purpose. Partial fences and screens are not adequate to conceal the entire receptacle from view and may not be installed. All fencing used for this purpose must exceed the height of the trash can and may not exceed 6' in height. All fencing in this installation may be stained left natural to match the adjacent fence. The location of a trashcan enclosure is also subject to the rules adopted by the Board of Directors. Proper enclosures should be between the leading edge of the garage and the wing fence of the property, and should not extend in front of the leading edge of the home.

### **Concrete Installations:**

**The primary concern related to installations of concrete on your property is the proper drainage of water away from the foundation of your home and the maintaining the fine grading of the lot area. The installation must not interfere with easements established by the City.**

Pathways, sidewalks, patio areas, driveway expansions, pet areas and all other concrete additions are subject to architectural review. **At no time is work of this type to be performed without prior approval.**

At no time may you create areas of concrete that expand beyond the guidelines for landscaping in the community. The guideline for landscaped areas in a minimum of 50% of your lawn area is to be for sod/grass or other landscaping materials. **The Association expressly prohibits the use of rock or concrete to cover entire area of landscaping.** The only area of your home that may be completed in this manner is the areas on the side of your home, where landscaping is less likely to be considered. You must follow Association guidelines for installation of pet areas and their visibility from the street and adjacent property.

Driveway Extensions and additional driveway areas must follow the following guidelines.

**A third driveway area may not be installed** in the common interest community due to the size of the lots within the community. Any expansion of the driveway must maintain at least four (4) feet of landscaped area between the property line and the installation, and the concrete must taper back to the existing driveway for vehicle entrance and exit. The installation may not run straight to the street in any circumstance. Additional parking of vehicles and trailers adjacent to the garage structure must meet guidelines for view from adjacent properties and the street. At no time may vehicles be visible from the street or first floor of adjacent properties. (Article IX section 3.J)

In the front of homes, the Association prefers to maintain driveway areas as installed. If you require additional parking, you must keep in mind that any vehicle that is parked on an adjacent driveway area must be utilized, and/or moved every three days (72 hours). You may not create storage for vehicles and equipment that is inoperable. Recreational vehicles (such as ATVs or show mobiles) and small utility trailers must be stored behind fence areas in such a manner that they are not visible from the street, and /or first floor of any adjacent property.

**Vehicle Parking:**

Within the community, parking may not violate provisions of the Covenants. Any vehicle that is parked on the street is subject to the City Code Enforcement rules. Trailers, boats, RVs or other equipment (except as mentioned above) may not be stored on the property for a period in excess of 72 hours, and may not remain within the common interest community for a period greater than 72 hours. Parked vehicles may not block any residence driveway and may not be parked on or across the sidewalk at any time. The garage door must be able to close completely and not be left open to accommodate vehicles, possessions or debris that overflows past the garage door.

**Vehicles must not interfere with any resident's ability to enjoy their home peacefully. This includes loud music or engines and on-street parking must comply with city ordinances. All vehicle maintenance must be completed within the garage of the home, and no disturbance may result from the activity.**

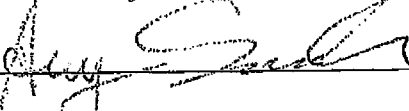
**The above information is a resolution of the Board of Directors. Its purpose is to provide guidelines for Architectural Review standards. This document establishes rules for the Wolf Creek Owners Association as of the date listed below. Please consult the governing documents of the Association to reference all items listed above. All City of Longmont Codes apply.**

*President, Wolf Creek Owners Association, Inc.  
Architectural Review Committee*



Date 3-4-12

*Secretary, Wolf Creek Owners Association, Inc.  
Covenant Enforcement Committee*



Date 3-1-12

**Our web site is <http://wolfcreekoa.org>**

