



STONE CANYON

Design Guidelines And Homeowner Handbook Rules and Regulations For

STONE CANYON COMMUNITY

ASSOCIATION

September 2019

WELCOME TO STONE CANYON

This booklet has been prepared to assist you with basic information about the Association, its architectural policies and procedures, and with other guidelines of the community. We hope you will find it helpful and will refer to it when you have questions about covenant enforcement, are preparing a request for architectural approval, or need information about other association matters.

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COMMON QUESTIONS

Stone Canyon Community Association (the "Association") is a non-profit corporation organized under the laws of the State of Colorado. The Association is administered by a Board of Directors who has the responsibility for financial management, enforcement of covenants, and provision of certain services to members of the Association. The Board is normally assisted in these tasks by a professional association management firm.

Each property owner within the Stone Canyon community is a mandatory member of the Association with obligations to abide by the covenants and pay assessments. The members of the Association will meet at least annually to elect Directors and to conduct other business as may properly come before the Association.

All exterior changes, additions, or installations on your home or lot require prior approval from the Architectural Committee. Please see page 3, 4, and 5 for further details.

Any questions or concerns that need clarification should be directed to the Association Management Company. If they are unable to respond to you, they will forward the issue to the Associations' Board of Directors or appropriate committee.

ASSOCIATION MANAGEMENT COMPANY

Foster Management

Phone: 303-532-4148

Fax 888-697-8805

Email: Susan@FosterMGMT.net

ASSOCIATION OBLIGATIONS

The Association's primary responsibilities are covenant enforcement and maintenance of certain common areas. The assessments provide for maintenance costs, management fees, trash removal, liability insurance, director/officer insurance, newsletter publication, business supplies, mailing costs, and other day to day expenses incurred by the Association.

The Association is NOT responsible for the following:

- Maintenance of any home or privately-owned lot, it is the responsibility of each owner.
- Maintenance of the public streets within the community (including snow removal). The Association IS responsible for the repair and maintenance of the private access drive fronting Lots 61 through 72 in Stone Canyon subdivision using funds from the Upper Road Reserves.
- The Association has no authority to intervene in matters of civil law such as boundary or drainage disputes. In some cases, the Town of Lyons Police or Code Enforcement Office may handle matters more effectively. Items of this nature might include roaming animals, abandoned vehicles, or persistent noise problems.

ESTABLISHMENT AND REVIEW OF DESIGN STANDARDS

The Association is governed by several documents. Please review these materials at your earliest convenience so you are familiar with the obligations and requirements of members:

- Declaration of Covenants, Conditions and Restrictions for Stone Canyon Community Association (the "Declaration");
- Bylaws,
- Articles of Incorporation and
- SB 100 and SB 89 Policies

Stone Canyon (“Stone Canyon”) means and refers to real property, which from time to time shall be made part of the Association. Terms that are defined in the Declaration shall have the same meaning in these Guidelines. These Guidelines are adopted pursuant to Article V of the Declaration by the Board of Directors who may act as the committee if none has been established.

The Owner of a Lot within Stone Canyon shall be obligated to comply with these Guidelines. In the event of any inconsistency between these Guidelines and the Declaration, or any Rules and Regulations promulgated by the Association’s Board of Director’s, the more restrictive shall control.

The Architectural Committee has the right to amend, terminate, modify or replace these Guidelines from time to time, in whole or in part, as provided in Article V of the Declaration. Some Improvements to Property will also require an appropriate building permit from the Town of Lyons Building Department before an Improvement to Property can be allowed to begin. Any Architectural Committee approval for an Improvement to Property that requires a building permit must comply with the requirements of the Town of Lyons; and the Architectural Committee approval is conditional based upon compliance with permit requirements. The Architectural Committee may grant reasonable variances or adjustments from compliance with the provisions of the Declaration and/or these Guidelines as is more particularly provided in Article V of the Declaration. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the Architectural Committee’s interpretation shall be final and binding.

ARCHITECTURAL POLICIES

A spirit of cooperation between the Architectural Committee and the members of the Association will go far in creating a harmonious environment to benefit all homeowners. This will help protect your financial investment and provide compatibility of improvements. All exterior improvements you plan to make on your property (whether to your home or to your lot) **MUST BE SUBMITTED AND APPROVED** by the Architectural Committee **PRIOR** to installation, unless a specific “pre-approval” is listed in the following pages. The term “improvement” includes, but is not limited to, such items as landscaping, fencing, roofs, patios, decks, pools, hot tubs, play equipment, pet enclosures, deck covers, gazebos, storage facilities/sheds, room additions, awnings, deck covers, and exterior materials and colors. All reviews are made on their individual merit; approval or denial in one instance does not necessarily mean the same decision under a different set of circumstances.

SUBMITTAL PROCEDURES

1. Please use the submittal form provided on the website. Requests for approval must be emailed, faxed or mailed to the Management Company (see page 2 of this booklet for address & phone number). The Management Company will forward your request to the appropriate Architectural Committee, track it through the process, and return written information to you regarding the Committee’s decision.
2. Plans and specifications must be detailed and include the following:
 - Plot plan showing the location of the improvement(s) with distances to house and property lines.

- Landscaping drawing and description- identify trees, shrubs, mulch areas, flower beds, vegetable plots, walkways, sheds, play equipment, etc.
 - Height, width, length, materials description, and color samples for any structures or equipment, manufacturer brochures if available.
 - Paint samples
 - Don't forget to include your name, your address and phone number (and a mailing address for you if different than that of the property)
3. **PLAN AHEAD! The Architectural Committee strives to respond to requests quickly, however, it may take up to 45 days after the complete submittal package is received for a response to be sent to you.**
4. Decisions will be mailed to you in written format and will be one of four responses:
- Approval
 - Approval with conditions
 - Request for additional information
 - Denial

If you do not receive a written response within 45 days, please contact the Management Company as soon as possible to discuss the issue.

If a request is denied, you may appeal the decision of the Architectural Committee to the Board of Directors of the Association by submitting a written request through the management company within 30 days of denial. The Board of Directors will then set a date for a Hearing and notify you as to the time and place.

NOTE: Any improvement installed without approval is subject to removal at the owner's sole expense. The owner may also be subject to fines or other legal action.

DESIGN GUIDELINE SUMMARY

The following is an alphabetical list of improvements, some "pre-approved" items for more commonly requested changes, and several items that are specifically prohibited. This is not intended to be an all-inclusive list of possible submittal items. Any item not listed must be submitted for approval.

BE SAFE! IF YOU HAVE QUESTIONS, ASK FIRST!

Accessory Structure or Shed:

No sheds or accessory structures are allowed in the Stone Canyon community.

Additions and Exterior Remodeling:

Approval is required prior to installation. Additions, expansions, or remodeling which will alter the exterior of any residence must include detailed plans, specifications, dimensions, and location. Certifications from licensed engineers and/or architects may also be required and all appropriate city or county permits must be obtained.

Address Numbers:

Approval is not required if the size of each number is no larger than 6” in height or width and is a color compatible with the home. Only the four or five numerical numbers of the address are permitted.

Advertising: See Signs

Air Conditioning:

Approval is not required provided the unit is ground mounted. Units may be placed near the rear of the home or on the side of the home, provided adequate landscape screening or fencing is installed to shield the unit from view from the street. The unit should be located to minimize noise that may be disturbing to neighbors. Roof-mounted and window-mounted cooling or heating systems are not permitted.

Antennas:

DSSS dishes less than 39” in diameter are permitted and should be placed in the side or rear of the home at ground level. Roof mounted and wall-mounted locations are discouraged. Pursuant to Article IX7(J) of the Declaration, no other exterior radio antennas, television antennas or other antennas may be erected unless approved in writing by the Architectural Committee.

Awnings:

Approval is required prior to installation. In general, awnings that are retractable, neutral in color, and constructed of cloth (as opposed to metal or plastic), are preferred.

Basketball Hoops:

PORTABLE HOOPS:

- For safety and access reasons, hoops must not impede vehicle or foot traffic nor snow removal.
- Must remain in good repair.
- Not allowed on sidewalks.
- NO PERMANENT HOOPS ALLOWED

Boats: See Vehicles

Business Activities:

Home businesses are subject to all conditions included in Article IX.3 of the Declaration. In general, home businesses must not have regular visitors, clients, employees, or deliveries; nor be apparent or detectable by sight, sound, or smell from the exterior of the lot.

Campers: See Vehicles

Clotheslines: Must be pre-approved for type, location and use practices.

Decks: Approval is required prior to installation.

Deck/ Patio Covers:

Approval is required prior to installation. Must be of material to match either the deck or the home in both material and color. Consideration must be given regarding line-of-sight views from neighboring properties.

Decorations, Seasonal:

No approval is required, provided materials are in good taste, and not installed earlier than 45 days prior to the holiday and are removed within 30 days following the holiday. See also Flags.

Dog Kennels and Dog Houses:

Approval is required for all pet enclosures. Chain link material will not be approved. Wood, PVC, or recycled wood-look materials are recommended. Doghouses must be compatible with the home in material and color and installed in the back yard only.

Doors:

Approval is not required if the following conditions are met:

- Screen/Storm/Security doors: must be white, black, bronze or match existing color of home; scrollwork and filigree is discouraged.
- Entry doors: must be stained or painted a color that is compatible with trim and siding color of home. Any other door style or color must be submitted for approval. Unpainted aluminum doors are not permitted. See Painting.

Drainage / Grade Change:

No changes may be made that may affect established drainage patterns. Any interference with the established drainage pattern over any property within the community is done at the property owner's risk and may affect home construction warranties. This includes changes that occur due to installation of any improvement, including but not limited to French drains, channelization, pumping, landscaping, decks, patios, retaining walls, hot tubs, play equipment, and accessory structures. The "established drainage pattern" is that which exists at the time the final grading of any property is completed, and the property conveyed to the owner.

Driveways:

Approval is required for expansion or widening of a driveway. Widening for the purpose of extra parking will not be approved. Extensions of driveways may not exceed 3 feet in width on either side. Parking in rear or side yards is not permitted.

Fences:

Prior approval is not required if the fence conforms to the following:

- Fencing may not be placed any further forward on the lot than the front corners of the main living areas of the home, including the garage, unless approved by the Architectural Committee.
- Weld wire, “rabbit wire” or “grid wire” may be installed on the inside of an open fence no higher than the split rail post to contain pets and children.
- Approval is required prior to installation for any other type or location of fencing.

No double fencing is permitted. Limited use of fencing around hot tubs, animal enclosures, or play areas will be considered on a case-by-case basis. Each case will be considered on its individual merit and need. Perimeter fencing installed by the developer may not be removed, changed, or modified. No gates will be allowed in the perimeter fencing to provide access from lots to open space areas.

All fencing in Stone Canyon is placed inside the property line. It is the responsibility of each homeowner to maintain the fencing on their lot, including developer installed rear lot fencing.

Flags and Flagpoles:

Bracket holders are permitted without prior approval. Pole displays must be submitted for approval of location. One United States Flag and/or one Colorado flag may be displayed, provided the flag (s) do not exceed 12 square feet. Approval is not required for holiday banners and flags provided only one such banner or flag is installed; it does not exceed 6 square feet and it is installed no earlier than 30 days prior to the holiday and is removed within 30 days following the holiday. All other flags/banners require approval.

Garage Sales:

No approval is required for garage sales, provided the items for sale are personal household goods, and have not been purchased for re-sale in bulk, at auction or estate sale, and provided the sale is held in such a manner so as to not disturb other residents of the area. All garage sales must comply with applicable municipal requirements. The Association reserves the right to place limitations on the number of times in one year that an individual property can be used for garage sales. See also Vehicle Parking.

Gazebos or Greenhouses: See Accessory Structures

Hot Tub/Spa/Sauna:

Approval is required prior to installation for any exterior hot tub, spa equipment, or sauna. The equipment must be designed as part of a deck or patio area and installed in such a way that it is not immediately visible to or will adversely impact neighbors by noise, drainage, or other such problems. The equipment will only be permitted in back yards at ground level. No in-ground hot tubs or spa tubs will be permitted.

Landscaping:

Approval is required for any landscaping to be installed by a homeowner which is in addition to the landscaping provided by the builder.

Latticework:

Approval is required prior to installation for any latticework or other types of exterior screening. Lattice shall be a minimum of 1/2" thick, painted or stained to match the deck or the home, and shall be kept in good condition.

Lights/Exterior Lights:

Approval is not required if lighting is in accordance with the following guidelines:

- All lighting, including any security type fixture, must be directed downwards and the light "cone" created must be contained within the property boundaries to avoid glare source to neighboring properties.
- Walkway lighting must be directed to the ground and shall not exceed 24" in height.
- All lighting fixtures are to be architecturally compatible with the home. All other lighting must be submitted for approval.

Painting:

Approval is required prior to painting. Approval will take into consideration the color tone and brightness, architectural style, stone or brick accents, roofing colors, and compatibility with other colors. No adjacent properties shall be allowed to use the same color scheme. Repainting with the same colors as originally installed does not require Architectural Committee approval. Paint is to be low gloss, satin, eggshell, or semigloss.

Garage doors can be wood or painted the same as the body color, trim color or accent of the home. Color samples must be marked clearly as to the areas in which they will be used. Accent and "punch" colors, such as front doors, shutters, etc. may be more pronounced; however, in no case shall bright, neon, fluorescent, or primary tones be allowed. Front doors may also be wood. No glossy finishes.

Patio Covers: Approval is required prior to installation. See Deck Covers.

Pets:

Please read Article IX, Section 5 of the Declaration. Common household pets may be kept but not be bred or maintained for commercial purposes. Livestock, such as horses, poultry, swine, goats, etc. are not permitted. All pets shall be controlled by their owners at all times and each owner is responsible for any damage caused by a pet.

Play Equipment:

Approval by the Architectural Committee is required prior to installation. Permanent equipment shall be in the backyard and must be a minimum 6' from any property line. Natural wood and/or earth tone finishes only and must be maintained and in good repair. Additional landscape screening or setbacks may be required depending on location of play area and proximity to adjacent properties. See also Basketball Hoops and Trampolines.

Recreational Vehicles:

No recreational vehicles ("RV, camper, trailer, motor home,") may be parked or stored in view at any time except during transport to or from the lot, or for purposes of loading or unloading, for a period not to exceed 24 hours.

Only upon prior written waiver from the Architectural Committee, a recreational vehicle belonging to an owner's visitor may be parked on the owner's lot or adjacent street for a period not to exceed 72 hours. The Architectural Committee specifically reserves the right to limit the number of times in any one season in which a waiver is granted.

See "Vehicles" for other types of "recreational" vehicles or "recreational" equipment such as boats, jet skis, off road vehicles, snowmobiles, golf carts, etc.

**NO PARKING WILL BE ALLOWED ON THE PRIVATE ACCESS DRIVE
FRONTING LOTS 61 THROUGH 72 IN STONE CANYON SUBDIVISION.**

Retaining Walls:

Approval is required prior to installation. Any retaining wall in excess of 36" in height must be accompanied by a professional engineer's certificate of structural design. See also Drainage.

Roofing:

Approval is required prior to installation. Roofing material shall be, at the minimum, 25-year architectural shingles. Recognizing that future technology may render other materials more compatible, different roofing products will be considered on a case by case basis.

Sheds:

No storage sheds will be permitted in the community.

Siding, Exterior Materials:

Approval is required prior to installation for any change to any exterior materials on the home. In general, those areas that were painted, must remain painted, and those areas with stone or brick must be left as stone or brick in their original colors and texture.

Signs:

Approval is required for all signs with the following exception: one sign advertising the home for sale or for lease, not to exceed 6 square feet with a maximum installation height of 60". Signs shall be removed within 2 weeks after closing/transfer of property.

Skylights:

Approval is required prior to installation. Skylights must be installed as an internal design component of the roof, at the same pitch and angle of the existing roof.

Swamp Coolers:

All such exterior cooling devices shall be installed at ground level and shall be subject to the approval of the Architectural Committee. No exterior roof-mounted or window-mounted swamp coolers, evaporative coolers, or air conditioning units are permitted. Penetration of siding for installation of cooling devices is not permitted, other than what may be required for service lines. See Air Conditioning for ground-mounted guidelines.

Swimming Pools:

Approval is required for all types of swimming pools (except as noted below), whether in ground or above ground. Appropriate permits must be obtained from the governing municipality and all safety requirements met. Inflatable, or lightweight wading pools and splash pools not exceeding 6 feet in diameter, placed in the back yard, may be used without prior approval.

Trampolines: No trampolines will be permitted in the community.

Trash Containers:

Trash containers shall only be placed at curbside for pickup after 6:00 a.m. on the day of pickup and shall be returned to a proper storage location by 9:00 pm the day of pickup. Trash containers shall be stored in the garage or in a secured outside enclosure approved by the Architectural Committee at all times except on the day of pick up and shall be kept in a clean and sanitary condition.

Unsightly Conditions:

No unsightly articles or conditions shall be permitted to remain or accumulate on any lot. By way of example, but not limitation, such items could include rock or mulch piles, construction materials, abandoned toys, inoperable vehicles, dead or dying landscaping, peeling or faded paint, gardening equipment not in actual use, fencing in disrepair, etc.

Gravel, rock, mulch, bark mulch, timbers, block, or other types of bulk landscaping material or construction material must be installed on the lot or moved to a location not visible from the street within 14 days of delivery.

Vehicles:

Without limiting the generality of the following, all recreational vehicles must be 100% shielded from view in an approved garage, approved out building or stored off site at all times except when in actual use for the purpose intended or as provided in "Recreational Vehicles" section: mobile homes, recreational vehicles, graders, tractors, boats, campers, trailers, wagons, buses, sleighs, off road motorcycles, motor scooters, golf carts, all-terrain vehicles, snow mobiles, snow removal equipment, garden and maintenance equipment, and all commercial and business vehicles. A commercial vehicle is defined as any pickup truck in excess of 1 ton and/or any vehicle that has advertising material affixed to its exterior.

**NO PARKING WILL BE ALLOWED ON THE PRIVATE ACCESS DRIVE
FRONTING LOTS 61 THROUGH 72 IN STONE CANYON SUBDIVISION.**

Vehicles, Repair:

Repairs of vehicles shall be performed within the confines of closed garage (unless such repair creates a health or safety hazard); however, any such vehicle under repair shall not be allowed to become an unsightly article or nuisance.

Weathervanes: Approval is required prior to installation.

Windows:

All windows shall be painted or stained wood, vinyl, or nonreflecting metal frames and dividers. Mill finish on aluminum windows is specifically prohibited. Reflective glass is not permitted.

Window Coverings:

Windows shall be covered with curtains, draperies, or other acceptable coverings within 6 months of occupancy. Window coverings shall be compatible with the architectural character of the residence. Reflective shade or film type window coverings are specifically prohibited. Windows that are decorative in nature, such as transoms, side lights, or special accent shapes, are not required to be covered.