

## **Comstock Village Homeowners' Association MINIMUM Exterior Maintenance Standards**

*The goal of the Association is to ensure the quality of life and the security of the residents of the community. The Association will undertake programs and activities that promote improvements in the community, assure property values, and promote the protection of both persons and property.*

*These guidelines were adopted by unanimous vote of the Comstock Village Homeowners' Association (CVHA) Board of Directors at its meeting on June 15, 2022. They replace the guidelines the Board approved on October 1, 2012. The original Minimum Exterior Maintenance Standards were adopted in April 1985 and subsequently updated by vote of the membership where noted.*

**ALL exterior changes to your property require approval of the Architectural Committee. This includes, inter alia, windows, painting, roofing, landscaping, fences, walls, decks, garage doors, storage sheds and additions. Approval for exterior changes is the responsibility of the Homeowner to obtain from the Architectural Committee. In accordance with Article V of the Comstock Village Covenants, the CVHA Board of Directors acts as the Architectural Committee and reviews all applications and/or requests for exterior changes to properties in Comstock Village. Work cannot begin until you receive a letter of approval from the CVHA Board.**

### **Paint & Trim (approved 2022):**

When paint on a house and/or trim is severely faded or discolored, or is peeling to the degree it is readily visible, it must be corrected. Any changes in color to the base, trim, or outside doors must be submitted to the Architectural Committee before painting with the changed color. The CVHA Administrator maintains a Sherwin Williams color wheel of pre-approved house and trim colors. If a Homeowner chooses a color not on the color wheel, a physical paint color chip or stir stick with the paint on it must be submitted along with their Improvement Application to the CVHA Board for consideration. Digital pictures of colors will no longer be accepted as color and brightness settings on computers can distort colors. Please allow extra time for the Board to review all paint submissions. To be clear, paint colors submitted by email or electronically will not be approved.

Only "earthtone" colors are permitted; plain white is NOT an approved color and has been voted by Homeowners down multiple times since CVHA inception to be added as an "earthtone" color.

**Fencing (approved 2022):**

All fences shall be constructed of natural-colored wood or of color or material of the house and are restricted to a maximum height of six (6) feet above the ground level. Fences or walls shall be allowed only in the rear portion of a Lot extending from the front house line and must be tied into the rear Lot line or fence on the rear Lot line, if any. In the case of corner Lots, no fencing shall be closer to the side Lot line on the street side than house side yard setback line. It is customary to put the good side out when constructing a fence. The Architectural Committee must approve requests to paint or stain a fence.

Wrought-iron railings on stairs and sidewalks are permitted and must be painted black or a color compatible with the color of the house.

**Masonry:**

Severely discolored or cracked, peeling or otherwise deteriorating masonry, readily visible, must be repaired.

**Driveways (approved 2022):**

All homes in Comstock Village shall have a driveway consisting of a durable surface. Homeowners have an obligation to maintain driveways. When an existing driveway degrades to a point where it is determined by the Board of Directors to be unsafe or unsightly, the Homeowner shall repair, resurface or replace the driving surface. Homeowners may replace, resurface or repair a driveway without notifying the Homeowner's Association Board of Directors and obtaining the Boards approval ONLY if they use the same materials which were used to construct the driveway and no other changes (e.g., location or size of the driveway) are made. The Board of Directors must approve the use of alternative materials or change in size or location.

Small cracks should be repaired to prevent further degradation. The driveway should be repaired, resurfaced or replaced when severe cracking, settling, spalling (surface flaking), erosion or other conditions exist that render the driveway unsafe or unsightly. The Homeowner shall be responsible for cleanup and removal of driveway surfacing that washes onto the sidewalk or street as a result of a severe weather event.

Any changes or addition to the size and location of driveways shall be submitted to the Architectural Committee for approval before construction begins. Submissions for approval shall include a drawing or site plan of

the proposed changes or addition and a drawing of the driveway before the changes, to clearly show the before and after plan of the driveway.

**Landscaping (approved 2007):**

The yard of any home will be sodded, seeded, mulched or rocked, and all bare ground covered. No existing trees or rocks shall be removed from the Lot unless approved by the Architectural Committee.

**Natural Grass Lawns:**

Lawns must be mowed and trimmed regularly during the growing season. Fall mowing and trimming should be done as needed. Where lawns adjoin sidewalks or driveways, edging must be done as necessary to avoid grass growing over the concrete. Lawns must be watered to prevent grass browning or dying.

**Synthetic Lawns (approved 2022):**

Synthetic lawns facing the street of CVHA properties require approval by the CVHA Board through the Improvement Application process (no different than other xeriscaping requests). The following are the standards Homeowners must follow to ensure their applications and subsequent installation of synthetic turf are approved. These criteria apply for yards facing the street, but do not apply for synthetic turf applied behind homes and/or behind fences (out of view from the street):

- Synthetic turf must be made of polyethylene with permanent backing
  - Minimum face weight of 60 ounces
  - Minimum pile height of 1.5 inches
  - Green in color compatible with the area (preferably a multi-colored fiber with thatch)
  - A sample must be submitted with application, including warranty information and product specifications
- Front yard must maintain 30% of overall square footage as organic material such as planter beds, shrubs, bushes, non-lawn grasses, etc.
- Artificial grass meeting a neighboring natural grass area must be separated by at least 4 inches of hardscape such as rock or timbers, or planter consisting of organic plant material
- Artificial grass must be cleaned and groomed as necessary to maintain its appearance

- The CVHA Board of Directors reserves the right to require replacement when, at their sole discretion, the turf has become unsightly and/or unserviceable
- Professional installation is recommended. If a Homeowner decides to install turf themselves, the following procedures are required:
  - Find out if underground utilities exist in or around your site (call 811)
  - Remove existing grass, weeds, roots, mulch, pine needles or any other materials
  - Remove soil as needed to accommodate a weed barrier and a minimum of 2 inches of aggregate
    - Overlap weed barrier with its edges secured and laid over aggregate that is graded, leveled and smoothed to eliminate humps or valleys that may affect drainage or appearance
    - Install a minimum of 2 inches of leveled, tamped aggregate such as crushed rock or gravel
  - If using more than one roll of synthetic turf, the edges must be seamed together with the grain of the grass fibers pointed in the same direction
  - The perimeter of the synthetic turf must be secured
  - Work infill into the fibers to weigh down the turf and to help the fibers stand up (infill must be added as necessary to maintain appearance)

**Weeding (approved 2022):**

Weeds detract from the appearance of the neighborhood and must be controlled by the homeowner. When weeds grow tall enough to be noticeable from the street, or otherwise present an unsightly appearance, they must be cut or sprayed. On lots which have the sidewalk set back from the street curb, property owners are responsible for maintaining the strip between the street and the walk. Property owners also must control weeds between fences and on the street where the back or side of the fence is adjacent to a street. This also applies to houses which back up to Rockrimmon Boulevard.

Per City ordinance, Code Enforcement is authorized to have the weeds cut or removed and assess the cost plus a surcharge for administrative

costs against the property in the form of a lien. (Ord. 82-71; Ord. 86-214; Ord. 90-122; Ord. 96- 111; Ord. 98-85; Ord. 01-42)

**Mailboxes (approved 2018):**

Mailboxes must be kept in good repair. They may be altered only in accordance with the standards set by the Architectural Committee. Mailboxes which are damaged or destroyed must be repaired or replaced immediately in compliance with the above standards.

Our covenants state "all free standing mailbox posts will be constructed using wood, brick, stone, stucco, or metal, as approved by the Architectural Committee and will use a mail box that is approved by the U.S. Postal Service."

**Satellite Dishes:**

An FCC rule prohibits restrictions that impair the installation, maintenance or use of video antennas including direct-to-home satellite dishes that are less than one meter (39.37") in diameter, TV antennas, and wireless cable antennas. The rule prohibits most restrictions that: (1) unreasonably delay or prevent installation, maintenance or use; (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal.

In accordance with the Telecommunications Act of 1996, CVHA requires that all satellite dishes and antennas be placed at the lowest possible level, screened from public view and placed in the rear or side yard where they are not visible from the street if this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.

**Windows and Glass:**

Vinyl window replacements are usually approved by the Architectural Committee. If window frames are available in the color of the home, they must match, otherwise, white is an approved color for vinyl windows only.

Broken windows or other broken glass must be replaced immediately.

**Garage Doors (approved 2007):**

Only "earthtone" colors shall be used on exterior siding or garage doors. Plain white is NOT an approved color for garage doors and has been voted down twice in recent years to be added as an "earthtone" color. Colors must be approved by the Architectural Committee.

Garage doors are to be kept closed at all times, except when in immediate use for ingress and egress of motor vehicles, equipment and the like.

Garage doors shall be wood, wood composition, or metal with a gauge of 24 – 26. Windows are permitted in the uppermost panel of the door. Garage doors must be approved by the Architectural Committee.

#### Roofing (approved 2010):

The following are the standards Homeowners must follow to ensure their roofing applications and subsequent installation are approved:

- Asphalt roofing
  - 130 mph/50 year warranty on bi-laminate or tri-laminate shingles
  - Color of used shake
  - No T-locks
  - 3 tabs, 30 year or 40 year
- Other materials considered on a case-by-case basis (tiles, metal, etc.)
- Gutters and downspouts where used shall be painted to blend with earthtone colors of dwelling.

#### Decks:

Decks must be constructed of wood or of a composite material which mimics wood. Natural wood decks must be stained with a wood stain or painted the color of the house.

#### Sidewalk Maintenance:

The Homeowner is responsible for maintaining sidewalks in front of the house adjacent to the street. Simple sidewalk cracks are not a concern. Severe cracking, settling, broken concrete, and general deterioration are safety hazards and present an unsightly appearance and must be repaired.

City code outlines that once installed, property owners are responsible for sidewalk maintenance adjacent to their property to include those located behind your fences along Rockrimmon Blvd and other major streets.

The City has indicated it will repair and replace sidewalks and curbs when the adjacent roadway is milled and replaced. However, if sidewalks are damaged or present tripping hazards, please contact the City at (719) 385-ROAD to have your sidewalk or curb inspected. A great resource for information on the topic can be found at the following link:

<https://coloradosprings.gov/public-works/page/concrete-maintenance>.

**Snow Removal:**

Owners are also responsible for snow clearance on sidewalks, which must be removed within 48 hours after a storm.

**Campers:**

Campers and trailers shall be parked or stored at the rear of lot out of sight of street or kept in a garage. No camper, RV, boat or trailer shall be visible from the street. For loading and unloading an RV may be parked on the driveway no more than 72 hours at the onset and 72 hours after return.

**Garbage Cans:**

Covenants require that garbage cans be kept inside garages, behind decorative fencing or otherwise hidden from view to the street. To avoid attracting wildlife, garbage cans should not be left on the street overnight. No garbage, refuse, rubbish or cuttings shall be deposited on a street, road or Common Area and on any Lot unless placed in a suitable container.

**Sheds and Structures (approved 2018):**

Sheds and other structures, such as playhouses and swing sets, are required to be approved by the Architectural Committee. Any storage areas shall be located so as to not be visible from a street or road. The roofing material and color should match that of the residence.

Per the 2018 Amendment of Article VI, Section 7, Paragraph 14 of the CVHA Covenants, Homeowners are allowed to keep up to ten (10) rabbits or chickens aged six months or older. Shelters for rabbits and chickens shall also be out of view of the street and kept clean and well maintained.

**Commercial Vehicles:**

No commercial type vehicles and no trucks shall be stored or parked on any Lot except in a closed garage, nor parked on any street, road or Common Area except while transport to or from a dwelling or the Common Area. For the purpose of this restriction, a truck having a 3/4 ton manufacturer's rated capacity, commonly known as a pickup truck, shall not be deemed to be a commercial vehicle.

**Parking motor vehicles (approved 2022):**

No motor vehicles owned or leased by Owners of Lots in the Properties shall be parked or maintained on any street within the Properties. Vehicles consistently parked on the street may be ticketed at the

discretion of the CVHA Board. Fee structure for parking fines can be referenced in the March 17, 2021 Resolution on On-Street Parking adopted by majority Homeowner vote.

All unused motor vehicles of any kind, except as hereinbefore provided shall not be stored or parked on any Lot, except in a closed garage, "Unused vehicle" shall be defined as any motor vehicle which has not been driven within a thirty-five (35) day period.

Homeowner vehicles not on hard surface driveways on properties must be parked over gravel aggregate.