

**GARDEN GROVE GUIDELINES FOR UNIT OWNERS.**  
Exterior & Landscaping Modifications to a Townhouse unit.

You have chosen to live in a neighborhood, which is known as a town home community where all of the housing units were designed and constructed with common features, material and landscaping. All of the units in Garden Grove also share the common areas of the neighborhood, which is intended for the enjoyment of the residents.

In order to serve all residents in the community, a set of R&R's along with the Covenants which governs Garden Grove, established an Architectural committee to maintain the design integrity of the units and the common areas shared. The committee is made up of homeowners who volunteer to serve in this capacity and their responsibility is to review changes or additions that an owner may wish to make to the exterior of the unit and the yard around the unit. The committee will review the requests and advise the HOA board of directors of their decision. It will be the board of directors who will confirm the request and a letter of reply will be return to the owner advising what may or may not be done. There are times when this committee may not exist in that case the requests go directly to the HOA Board of Directors.

To facilitate communication with homeowners, below is outlined some of the basic legal and design concepts that guide the rulings and some of the primary questions or requests which will be needed by the HOA Board of Directors and or the committee.

**Frequently Asked Questions:**

May I make substantial changes to the exterior of my townhouse?

Generally speaking, the answer is **NO**, for two reasons.

First, substantial changes such as a room addition, carports, enclosed patios, etc. ,are not allowed by the city of Grand Junction because they extend beyond the boundary of your individual unit property. Unlike a typical single-family home property, the boundary of the townhouse unit is defined by the exterior walls of each unit. The property beyond those walls is known as the common area of the community and falls under the City zoning regulations which does not permit any "structure" to extend into the common areas. The concrete pads for the driveways, porches, patios and sidewalks are considered "permitted encroachments" by the City for the use of the unit.

Any other additions or modifications to the exterior of the townhouse would have to be reviewed by the Committee and or the HOA Board of Directors.

The second reason that you may not make substantial changes to the exterior of the unit, is to maintain the design and structural integrity that was developed for Garden Grove in the year 2001. It was at that time that the community was given a set of common exterior paint colors which will be continued in the future to maintain the original townhome design plan.

Owners are responsible for routine upkeep on the exterior of the unit along with any repairs that may be needed (roof top air conditioner/heating unit, window, driveway cleaning and snow removal etc).

The HOA holds an insurance policy which covers substantial (act of nature) damage to the exterior of the unit along with the roof. Owners must provide interior insurance for the unit.

## Frequently Asked Questions:

### ***2. Are there any modifications that can be made to the exterior of the unit? Some!***

***All requests are to submitted to the Architectural Committee***

To increase your comfort you may add a storm door and hand rails which should be installed by a professional, the color of the storm door is be consistent with the color of the exterior stucco, the hand rail should be white or the house color, no silver, as silver will get very hot in the summer months. Should the hand rails no longer be required, they will need to be removed without causing damage to the unit exterior. Patio fence must be low in size and white in color, material vinyl. Retractable awnings are allowed and will need to be installed by a professional and approval is required before the awning is ordered for the correct color/pattern and area of placement. No holes are to be drilled into **any** concrete. **No** attachments are allowed to the exterior stucco wall.

Approval is normally routine and prompt if the modifications are within the community design standards. The HOA does ask that homeowners who wish to add fences and awnings should follow the material and design guidelines that have been established in Garden Grove already. Any approved addition/modifications to the exterior of the unit will fall to the owner for the maintenance and cost of loss replacement not the HOA!

### ***3. May I change or add to the landscaping around my townhouse? Yes and NO.***

***All requests are to submitted to the Architectural Committee***

The landscaping on the front and sides of the unit and the common areas between the units also the street were planned and installed with a consistent theme and common plants. The HOA does maintain this landscaping as well as the landscaping in the larger common areas. Portion of the monthly dues pays for the maintenance of these areas. The HOA does ask not to add trees and shrubs without the direct permission of the board of directors. This request is for several reasons, avoid damage to underground utilities the irrigation systems and to maintain the **consistent** "curb appeal" of the design for Garden Grove.

With approval from the HOA, flowers and very small shrubs may be added to the gravel planting areas around the unit which will be at your expense and to maintain. The gravel from the front, side and rear of the unit must not be removed! The gravel was placed in areas to protect the stem wall interior foundation from water.

Patios areas may be changed but must be pre-approved by the committee and or the HOA board of directors. The plants in the patio areas are must be trimmed and maintained.

***Refresh:*** Should you wish to make any changes and or modifications to the outside area of the unit, the HOA does ask that you put the request in writing explaining the details of the plan and mail the letter to the HOA addressed to the Architectural Committee and or the HOA Board of Directors. You will receive a reply. Should you have any questions that have not been addressed in this guideline, please contact a HOA board member and or the Architectural Committee by writing to the HOA.