

Apple Glen West Homeowners Association, Inc.

Construction and Design Guidelines

The following Construction and Design Guidelines have been adopted by the Apple Glen West Homeowners Association, Inc. ("the Association") at a regular meeting of The Board of Directors ("The Board").

Additional policies, procedures, and rules may exist separately.

Purpose:

To adopt a procedure and policy outlining the Construction and Design Guidelines of the Association applicable to the Apple Glen West subdivision ("Subdivision").

The undersigned, being the President of the Apple Glen West Homeowners Association, Inc., certifies that the foregoing resolution was adopted by The Board of Directors of the Association at a duly called and held meeting of The Board of Directors on October 20, 2024.

Apple Glen West Homeowners Association, Inc.

By: _____

Elisabeth Schleu Lee President

CONSTRUCTION AND DESIGN GUIDELINES; USE RESTRICTIONS

Lot Use and Residences. Individual lots within the Subdivision (“Lot”) shall be used only for residential purposes. No building shall be erected, or otherwise altered, placed or permitted to remain on any Lot other than one, detached, single-family residence (“Residence”), one secondary dwelling unit (mother-in-law quarters as described by and in compliance with applicable Mesa County ordinances), a maximum of two (2) private garages (whether attached or detached) with no fewer than two (2) automobile bays regardless of the number of garages, a swimming pool, and other small outbuildings directly related to residential use.

Building Location. The Architectural Control Committee (“ACC”) must approve the location of any building upon a Lot before any excavation may begin. No building shall be located on any Lot nearer to the front lot line, rear lot line, or interior lot line than permitted by applicable codes, ordinances or governmental conditions of approval for the Subdivision.

New Construction and Temporary Structures. All construction within the Subdivision shall be new construction. No trailer, basement, tent, shack, garage, barn, outbuilding, or temporary structure shall be used as a Residence on any Lot.

Prefabricated Structures. All Residences, secondary dwelling units, garages and outbuildings constructed on the Lot shall be of high-quality design, construction, workmanship, and materials; in particular, no structure may be of a type known as, "modular," "manufactured," or "mobile home," regardless of its quality.

The foregoing restriction shall not apply to the temporary sales and construction office used by Declarant during the development, construction and sale of Lots in the Subdivision.

Dwelling Size. Unless otherwise approved by the ACC, no Residence shall be permitted on any Lot if the total living area of the home is less than 1500 sq ft. Unless it is on the townhouse lots then homes shall not be less than 1400 sq ft.

Building Plans, Materials and Colors.

All plans, specifications, color selections, and samples of exterior siding and/or masonry materials, along with roof material samples, for any Residence, building, addition or improvement must be submitted to the ACC for review and approval prior to commencement of any such improvements.

For all Residences: (i) exterior color selections shall blend into the surrounding landscape and terrain; (i) bright or highly visible colors will not be allowed; and (i) dark or light neutral colors will be encouraged.

No stucco on exterior of the home

No homes shall have more than 20% metal roofing

All front yard landscaping and any other landscaping visible from any street shall complement the residential character of the Subdivision. The landscaping plan must be submitted to the ACC for review and approval prior to commencement of any such landscaping. In addition, all landscaping must occur within the earlier of: (i) eight (8) months after issuance of the building permit for the Residence, (ii) thirty (30) days before landscaping is scheduled to commence. The ACC may require a walkthrough inspection within one year after the issuance of a certificate of occupancy for the Residence. The requirements of this section apply only to those areas of landscaping that are in the front and side yards, and to back yards that are visible from any street. In the event that weather will not permit the planting of plants, shrubs, and grass within the time frames stated above, the ACC may grant an extension of thirty (30) days after the planting season begins in the Spring to complete required landscaping. Any significant changes to existing landscaping and/or individual irrigation systems shall be submitted to the ACC for review and approval prior to commencement of any such landscaping.

Each Owner shall be required to plant one tree within the front yard setback area of their Lot as part of the landscaping of their Lot. These trees must be a minimum 1.5 inches in size and the type of tree must be from an approved list of trees supplied by the ACC or approved individually by the ACC.

Driveways. Driveways shall be concrete unless otherwise approved by the ACC.

The ACC reserves the right to amend or modify these Construction and Design Guidelines from time-to-time, and further reserves the right to approve, deny, or request resubmittal of any Design or Landscaping Guideline application in order to preserve the aesthetic quality and continuity of the Subdivision.