

Policy of The Brickyard At Wellington Homeowners Association

Architectural Control Committee Policy, Rules, Regulations and Guidelines

Subject: To clarify process and scope of Architectural Control Committee (ACC) regulations regarding submission requirements, factors for consideration of approval, and defining ancillary items present and visible at each unit. This policy amplifies but does not supersede Article V of the Declaration of Covenants, Conditions, and Restrictions of The Brickyard at Wellington.

Purpose: To ensure uniformity of appearance, attractiveness, preservation of neighborhood value and harmony with surroundings.

Authority: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

Effective Date: May 31, 2023

Resolution: The Association hereby adopts the following policy and procedures:

1. In addition to plan requirements of section 5 in the CC&R's, plans submission must include a site plan, engineered foundation plan, final site drainage and grading plan including roof drainage design, landscaping plan showing patios, plants, landscape material, and privacy fencing. Plans must show if connections to the Association's owned infrastructure (irrigation and storm drainage) is anticipated.
2. Exterior materials must be of the same quality, durability, appearance and expected longevity as the materials used in existing construction at the Brickyard. Specifications detailing manufacturer, specific product type, and salient characteristics for all exterior materials is a required submission.
3. There are four approved exterior color schemes and the ACC submission shall specify which scheme is proposed. The selection of color scheme shall rotate in a fashion similar to existing structures to ensure the same scheme is not repeated adjacent to each other:
 - a. Paint Body: Sherwin Williams 7628, Windfresh White
Paint Trim: Sherwin Williams 7019, Gauntlet Gray
Paint Accent: Sherwin Williams 7082, Stunning Shade
Garage Door: Amarr, Terratone
Stone Wainscot: Creative Mines, Craft Split Mod, Grey Pearl
Roof Shingle: Tamko Heritage, Rustic Black
 - b. Paint Body: Sherwin Williams 7030, Anew Gray
Paint Trim: Sherwin Williams 7048, Urbane Bronze

Paint Accent: Sherwin Williams 2819, Downing Slate

Garage Door: Amarr, Dark Brown

Stone Wainscot: Creative Mines, Craft Split Mod, Grey Pearl

Roof Shingle: Tamko Heritage, Rustic Black

c. Paint Body: Sherwin Williams 6078, Realistic Beige

Paint Trim: Sherwin Williams 7019, Gauntlet Gray

Paint Accent: Sherwin Williams 7622, Homburg Gray

Garage Door: Amarr, Terratone

Stone Wainscot: Creative Mines, Craft Split Mod, Grey Pearl

Roof Shingle: Tamko Heritage, Rustic Black

d. Paint Body: Sherwin Williams 7506, Loggia

Paint Trim: Sherwin Williams 7048, Urbane Bronze

Paint Accent: Sherwin Williams 6061, Tanbark

Garage Door: Amarr, Dark Brown

Stone Wainscot: Creative Mines, Craft Split Mod, Grey Pearl

Roof Shingle: Tamko Heritage, Rustic Black

4. Fencing: All privacy fencing must be constructed of treated wood posts, treated wood support structure and corrugated steel panels that rust to a natural patina. Posts shall be secured in concrete.
5. Safety railings: Where required by code or as a limited architectural feature on the stoop of a house shall be constructed of black metal rails and stiles.
6. Flags must not be larger than three feet by five feet and one flag per unit is allowed. Flags must be hung from the dwelling in a manner that is structurally sound.
7. Yard signs must not be larger than two feet by three feet and must be located within 10 feet of the dwelling.
8. Association owned and maintained irrigation lines may not be modified, revised or tapped into.
9. Any modification or addition to existing landscaping must be submitted to the ACC for approval.
10. Holiday lighting is allowed but must not be lit prior to eight weeks before the holiday and four weeks after the holiday.
11. Submit all ACC requests using the form found on the Association Managers website. Submit to the Association Manager and they will ensure the Architectural Control Committee receives the application.

Certification: The undersigned, being the President of the The Brickyard at Wellington Homeowners Association, a Colorado nonprofit corporation, 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 May 31, 2023 and in witness thereof, the undersigned has subscribed their name.

The Brickyard at Wellington Homeowners Association,
a Colorado nonprofit corporation

By: _____

A handwritten signature in black ink, appearing to read 'SCOTT CONNER', written over a horizontal line.

Scott L. Conner, President