

Copper Creek West Association
Design Review & Landscaping Guidelines
C.R.S. §38-33.3-209.5

Resolution

BE IT RESOLVED, the Association hereby adopts the following guidelines, rules, and restrictions to be followed for enforcing the policies, rules, and regulations of the Association.

1. Scope

These guidelines establish the procedures and policies for enforcing the Association's rules relating to design review, landscaping, and compliance with the governing documents. Any alteration/s to the exterior of the unit, including landscaping, must first be approved by the Board of Directors and must include the DRC form filled out to the DRC's standards in order to be reviewed.

2. Purpose

The purpose of these Design Review & Landscaping Guidelines is to:

- Maintain a cohesive and attractive community appearance.
- Protect and enhance property values.
- Ensure all exterior modifications are consistent with the character of the community.

These guidelines are adopted under the authority of the Association's governing documents and the Colorado Common Interest Ownership Act (CCIOA).

3. Design Review Committee (DRC); Architectural Control Committee (ACC); Design Review Board (DRB) Creation & Authority

- An Architectural Control Committee (ACC) (DRB) (DRC) or the acting Board is established with the authority to approve or disapprove exterior alterations, improvements, or additions to lots and structures.

Approval Requirement

- No building, fence, wall, sporting equipment, and/or other structure (temporary or permanent) shall be commenced, erected, or maintained, nor shall any exterior addition, change, or alteration be made, until plans and specifications showing nature, kind, shape, height, materials, and location are submitted to and approved in writing by the ACC.

Disapproval Grounds

- The ACC may deny requests based on non-conformity with the Declaration, adverse effects on the community, aesthetic concerns, or inconsistency with the overall development scheme.

Automatic Approval

- If the ACC fails to approve or disapprove plans within 30 days, approval is deemed granted, provided the request complies with the Declaration.
- Any request that would violate the Association's governing documents, including this Policy, is automatically denied.

Committee Membership

- Initially controlled by the Declarant (developer), which appoints members.

- Control transitions to the HOA after certain development phases or as outlined in the governing documents.

4. Landscaping Provisions: Sports & Portable Equipment

- Sports and other portable equipment must be stored out of sight and used behind fencing.
- Any equipment left in sight will be considered a violation, and a notice will be sent to the owner.

Approved Trees for the HOA

Only drought-tolerant, disease-resistant, non-fruit-bearing, deciduous trees may be planted without further approval. These include:

- Bur Oak
- Kentucky Coffeetree
- Bigtooth Maple
- Hackberry
- Shademaker Honeylocust
- Imperial Honeylocust

Prohibited Trees

The following invasive or unsuitable trees are prohibited and must be removed if planted, in accordance with the Association's Covenant Enforcement Policy:

- Siberian, Russian, or Chinese Elm (any variation)
- Russian Olive
- Tree of Heaven
- Bradford Pear
- Multiflora Rose
- Black Locust

Other Trees

Any tree not listed must receive prior written approval from the Design Review Committee (DRC).

5. Enforcement and Compliance:

For any Violation of the Association's Governing documents, see the Covenant Enforcement Policy.

Responsibility of Curing: Owners are responsible for any fines that may be levied against their property due to non-compliance of their tenants.

Dues Collection: Non-payment of fines will fall under the Dues Collection Policy.

Voting: Voting rights will be suspended for any Owner who is or has been in violation of the CC&Rs in the previous thirty (30) days.

Definitions: Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

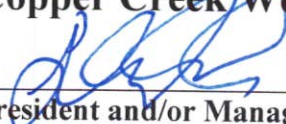
Supplement to Law: The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

Deviations: The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

Amendment: The Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President and/or the duly elected Director or Managing Agent of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

Copper Creek West Homeowners Association



President and/or Managing Agent

Effective Date: 8/1/2025