

PALMER SUBDIVISION HOA

9/12/2024

Palmer Subdivision Owners,

We hope this letter finds you well. As part of our ongoing efforts to maintain the aesthetic appeal and safety of our community, the Palmer Subdivision Homeowners Association (HOA) Architectural Review Committee (ACC) has created clarification guidelines regarding the screening of equipment servicing homes, service yards, clotheslines, garbage cans, storage areas, and satellite dishes. Please reference CCR section 8.06 (k) for the section being clarified. These guidelines are designed to protect the investment of all homeowners and ensure our community remains a beautiful and harmonious place to live.

Palmer Subdivision HOA Screening Guidelines

1- Purpose:

- To maintain the aesthetic appeal and safety of our community by ensuring that all equipment servicing homes, service yards, clotheslines, garbage cans, storage areas, and satellite dishes are properly screened from public view. This helps to protect all homeowners' investment in this community.

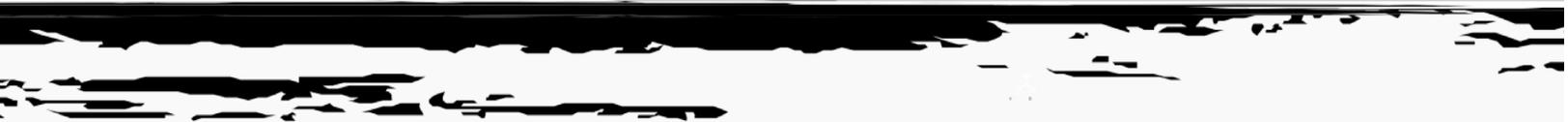
2- Definition:

- All equipment servicing the home that is permanent in nature must be adequately screened.
- Equipment includes, but is not limited to, HVAC units such as condensers, heat pumps, propane tanks, mini splits, generators, pool pumps, and any other mechanical or utility devices.
- Service yards, clotheslines, garbage cans and storage areas with excessive clutter must be adequately screened and kept organized.
- Satellite dishes must be placed in the most concealed location that will be functional.

3- Screening Requirements:

- Screening must use materials that are consistent with the architectural element of the home, accessory building and landscaping.
- Screening must be effective and of sufficient height and density to obscure the equipment from view from streets, sidewalks, and neighboring properties.
- Screening shall cover all four sides of the equipment.
- Screening shall be assessed from a ground-level viewpoint.

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- Acceptable screening materials include, but are not limited to, planting that are effective year round, privacy fencing, construction, or other ACC approved landscaping elements.

4- Installation and Maintenance:

- Homeowners are responsible for the installation and maintenance of the screening.
- Screening must be kept in good repair and free of damage or deterioration.
- Any changes to the screening must be approved by the ACC.

5- Compliance:

- Screening design is required to be submitted to and approved by the ACC.
- Homeowners must ensure compliance with this guideline within 180 days of the certificate of occupancy, weather-dependent, or issuance of clarification guidelines of CCR documents.
- Non-compliance will result in fines through the Palmer Subdivision governing policies.

6- Variances:

- Any requests for variances to this guideline must be submitted in writing to the HOA Board for review and approval.

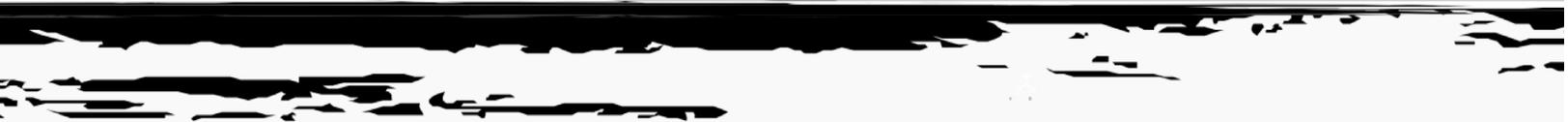
We appreciate your cooperation in adhering to these guidelines. By working together, we can ensure that Palmer Subdivision remains a desirable and attractive community for all residents. If you have any questions or need further clarification, please do not hesitate to contact the HOA Board.

Thank you for your attention to this matter.

Sincerely,

Kendra Oester

Architectural Controls Committee of
Palmer Subdivision Homeowners Association



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