

Sixth Avenue West Neighborhood Guidelines

Purpose:

The purpose of these neighborhood guidelines is to provide a centralized and documented set of guidelines for the 6th Avenue West Community regarding community standards. The guidelines as outlined below arise from the original Community Covenants and existing Jefferson County Rules and Regulations (zone P-D) as of the date these guidelines were adopted by the 6th Avenue West Homeowners Association. By providing this information to homeowners, the Architectural Control Committee (ACC) has met its primary objectives to define and inform homeowners of existing neighborhood guidelines. It is the hope of the ACC that this information will assist homeowners in maintaining or undertaking changes to their properties.

Each guideline references the Protective Covenant [PC –XX] section from which it is derived if ACC Review/Approval is required, or a general reference to Jefferson County Regulations [Jeffco Regulation].

This list of items below is by no means “all encompassing,” as new products and innovations are developed constantly. For those items that are not expressly addressed in this document, the ACC would like to encourage homeowners to engage the ACC in developing and planning such projects.

Additional Documents & References:

6th Avenue West ACC Operating Procedures

6th Avenue West ACC Request Form

6th Avenue West ACC Neighborhood Compliance Request Form

6th Avenue West Resolution to Form ACC

(These documents are available on the Sixth Avenue West HOA website:

<http://www.sawhoa.com>)

Jefferson County (JEFFCO) website: <http://jeffco.us/>

Jefferson County Building Department website: <http://co.jefferson.co.us/building/>

Jefferson County Building Department Phone: 303-271-8260

Statutory Requirements

A reminder that all home improvement activities need to meet all applicable Federal, State, and County regulations in addition to the community’s Protective Covenants.

Guidelines:

New Dwelling [PC C-2]

ACC Review/Approval is required for all new construction of buildings or dwellings. Homeowners should provide site plans, building plans and renderings identifying property lines, setbacks, easements, square footage and building materials to be used in construction.

JEFFCO permit is required.

Existing Dwellings (Exterior)

Roofing [PC C-2]

ACC Review/Approval is not required provided homeowner is using wood shakes, asphalt shingles or tile during replacement. Alternative materials would require ACC Review/Approval.

JEFFCO Permit is required

Painting [PC C-2]

ACC Review/Approval is not required. However, if a homeowner is changing the paint color of the home and/or trim they are encouraged to contact the ACC for review.

JEFFCO Permit is not required.

Siding [PC C-2]

ACC Review/Approval is not required provided homeowner is using wood, vinyl, aluminum (vinyl coated), fiber cement, stucco or brick during replacement. Alternative materials would require ACC Review/Approval.

JEFFCO Permit may be required.

Exterior Doors/Screen Doors [PC C-2]

ACC Review/Approval is not required provided the new doors match the existing dimensions.

JEFFCO Permit may be required.

Windows [PC C-2]

ACC Review/Approval is not required provided the new windows match the existing dimensions.

JEFFCO Permit may be required.

Sky Lights [PC C-2]

ACC Review/Approval is not required for the replacement or addition of skylights.

JEFFCO Permit is required.

Solar Panels [PC C-2]

ACC Review/Approval is not required for any flat mount system that does not exceed beyond existing roof lines. ACC Review/Approval is required for all solar projects that are not flat mount or that extend beyond existing roof lines. Ground mounted solar panels should be screened from view as long as similar solar gains can be achieved in the screened location as would be available in an unscreened location. Drawings including renderings should be included when request is made to the ACC. JEFFCO Permit is required.

Additions/Expansions [PC C-2]

ACC Review/Approval is required when a homeowner is considering an addition or expansion to an existing structure. This would include enclosing an existing patio or deck area if visible from the street. Drawings and plans should be submitted along with description of materials to be used when request is made to the ACC. JEFFCO permit is required.

Additional Structures

Sheds [PC C-2]

ACC Review/Approval is required for the addition, or replacement of any storage shed. Include drawing of shed design and dimensions, drawing of property, noting location of shed, location of easements, and property setbacks along with description of materials to be used in the construction. JEFFCO permit may be required.

Greenhouses [PC C-2]

ACC Review/Approval is required for the addition, or replacement of any green houses. Include drawing of greenhouse design and dimensions, drawing of property, noting location of greenhouse, location of easements, and property setbacks along with description of materials to be used in the construction. JEFFCO permit may be required.

Dog Kennels/Runs [PC C-2/C-5]

ACC Review/Approval is required for the addition, or replacement of any dog kennel/runs. Include drawing of property, noting location of fence and fence height, location of easements, and property setbacks along with description of materials to be used in the construction. JEFFCO permit may be required.

Other [PC C-2]

Requests should be brought to the ACC for other structures to be established on the property for review and determination if approval is required.

Fences/Retaining Walls

Fences [PC C-2]

ACC Review/Approval is not required for the addition or replacement of any existing fence unless the fence extends into the minimal setback line for the property. When submitting request, include drawing of property, noting location of fence and fence height, location of utility easements, and property setbacks along with description of materials to be used in the construction of the fence. Homeowners are encouraged to ensure fences are well maintained.

JEFFCO permit may be required.

Retaining Walls [PC C-2]

ACC Review/Approval is not required for the addition or replacement of any existing retaining walls unless the wall extends into the minimal setback line for the property. When submitting request include drawing of property, noting location of retaining wall, all easements, and current drainage patterns.

JEFFCO permit may be required.

Vehicles

Parking [Jeffco Regulation]

Homeowner's are encouraged to park all personal vehicles in their garage, carport, or driveway to minimize parking on the street. All vehicle parking should be on prepared parking areas, not on grass or other ground cover not designed as parking. No vehicle without current license or tags shall be parked in public view.

Maintenance [PC C-5]

Vehicle maintenance in public view on personal vehicles is generally accepted if such maintenance can be completed within a 48 hour period. Repair projects that require more than 48 hours should be performed within homeowner's garage.

RV's & Boats [PC C-6]

All recreational vehicles including campers, trailers, boats, and other similar vehicles should be stored on private property, and properly screened from general view with a 6 foot fence. Temporary unscreened parking of RV's & boats is acceptable up to 72 hours in preparation for travel or when returning from travel.

Lawn Maintenance

General [PC C-5, Jeffco Regulations]

Homeowners are encouraged to maintain their properties in a neat and attractive manner. Lawn and/or other typical ground covers, wood chips, gravel, and other xeroscape coverage are acceptable. Bare ground cover which allows for the growth of weeds is not acceptable.

ACC Review/Approval is not required when altering landscaping on a property.

Overgrowth [PC C-5, C-11, Jeffco Regulations]

Homeowners should maintain all landscaping such that it does not impede traffic on adjacent sidewalks or obstruct vision for drivers on the roadway, or interfere with another homeowners property.

Ornamental lawn features [PC C-5]

Generally acceptable provided they are in good taste and not considered offensive to the neighborhood in general. This does provide for temporary displays of religious or holiday displays during celebration periods.

Storage

Garbage [PC C-10/C-5]

Garbage is to be stored within an enclosed building/structure in suitable containers, and should be placed for curb side service no more than 24 hours prior to scheduled service. Following pick up, containers should be removed from curb within 24 hours.

Composting [PC C-5]

Composting of garbage and other waste is acceptable provided it is processed in composting containers and remains odor free so as not to be a nuisance in the neighborhood. Composting containers should be shielded from view from the street.

Firewood [PC C-5]

Firewood should be stored in a neat and organized manner and screened from view from the street.

Other [PC C-5, PC C-10]

Homeowners should maintain neat and organized storage of all items outside of the home so as to minimize any nuisance effect on adjacent homeowners.

Pets

General [PC C-9 Jeffco Regulations]

Domestic pets are permissible within the community provided they are not raised for commercial trade and are not a nuisance to the neighborhood. Pet owners should ensure that they adhere to county ordinances while walking their pets, and clean up after their pets in all public areas. Domestic livestock is not permissible within the community.

Air Conditioning

A/C Units

ACC Review/Approval is not required for the addition of any A/C units. Homeowners are encouraged to select a location for the A/C unit that is well screened from general view. Jeffco permit is required.

Evaporative Coolers

ACC Review/Approval is not required for addition of swamp coolers. JEFFCO permit is required.

Satellite Dish

General [PC C-5]

ACC Review/Approval is required for any satellite dish or other transmitting or receiving apparatus that exceeds 3 feet in diameter. For items under this diameter no request for review or approval is required. For homeowners installing smaller units, please ensure location of installation minimizes exposure of the unit to general public view while ensuring proper functionality. JEFFCO permit may be required.

Decks/Patio

General [PC C-5]

Decks/Patio additions or replacements that are within a homeowner's fenced yard and not more than 30" above grade do not require ACC/Review or Approval. Decks or patios that are to be built that do not reside in a fenced area, or are 30" above grade do require ACC Review/Approval. Include drawings and description of material to be used when submitting request. JEFFCO permit may be required.

Exterior Lighting

General [PC C-5 Jeffco Regulations]

ACC Review/Approval is not required for the addition of exterior lighting to a home. Homeowners are encouraged to select lighting that will not negatively impact surrounding homes. Homeowners are also encouraged to use motion sensors to minimize any negative effect while promoting safety and security. JEFFCO permit may be required.

Sporting/Recreational Items

General [PC C-5]

The addition of sporting and recreational equipment such as Basketball Hoops, Soccer Nets, Trampolines, Swing Sets, Play houses, etc. . . do not require Review/Approval by the ACC. The placement of such equipment should not interfere with pedestrians on the sidewalk or with vehicle traffic. Moreover, the equipment should be placed, if possible, in such a way as to minimize any potential interference with the privacy of adjoining neighbors and so as not to constitute a nuisance. JEFCCO Permit may be required

Pools/Hot Tubs [PC C-5]

ACC Review/Approval is not required for addition of swimming pools and hot tubs unless they are to be enclosed in a separate structure. JEFFCO permit is required.

Tennis Courts [PC C-5]

ACC Review/Approval is required for addition of tennis courts. Homeowners should provide site plans that identify all easements, setbacks, fence/screenings that will be added. A proposed lighting plan should also be provided. Materials to be used in construction should also be included in the request for review. JEFFCO permit may be required.

Signs

General [PC C-7, Jeffco Regulations]

The use of signs posted on property for general public view is generally discouraged. C-7 limits most signs to one professionally prepared non-commercial sign of no more than one square foot. The exception allows homeowners or builders to post a professional sign of no more than five square feet advertising the property for rent or for sale.

However, in 2005 the State Legislature passed SB 100 into law. While this statute technically applies only to CCIOA-defined HOA's, the ACC will guide on these restrictions, as well as Jefferson County regulations, in application.

Under SB 100, political campaign signs fall under special consideration and allowance is made for the display of at least one sign per contested ballot measure and one sign per candidate for each election. These signs may be displayed for at least 45 days prior to and 7 days after an election. In addition, the law allows HOA's to limit the size of signs to the lesser of 36"x 48" or the size allowed by any local ordinance. Jefferson County limits size to 6 square feet, which would be the lesser of those sizes. Jefferson County also requires that signs shall not be placed in public rights-of-way, on public utility poles, or placed on private property without permission of the landowner and shall not be illuminated.

Additionally, no signs of any sort may be placed on Foothills Park property without expressed permission from the District.

Noise

General [PC C-5, Jeffco Regulations]

Noise levels shall conform to Jeffco Noise Abatement regulations. Lawn services and construction companies may not operate machinery in the neighborhood before 7:00 AM or after 7:00 PM.

End