

## Architectural Guidelines

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### CONTENTS:

Page 1.....	Intent and Process
Page 1-10 ....	Architectural Guidelines
Page 1-6:	Building and Landscaping Guidelines
Page 6-10:	Guidelines for Common Improvements (alphabetic listing)
Page 11.....	Submission Checklist for new construction (send with <i>Architectural Review Request</i> )
Page 12.....	Architectural Review Request form (send with appropriate fee payment, if any, to Property Manager address at the bottom of the form)

**INTENT:** The intent of all guidelines is to ensure a consistent, open, and spacious feel within the community. The unique style of Clydesdale Park is created and preserved by certain elements of construction and façade—a style that brings subtle coloring together with influences from the post-and-beam/timber-beam construction of Colorado mountain homes built during the Craftsman Era. The unique style is also preserved by certain elements that create a sense of openness. It is the HOA Architectural Control Committee’s (ACC’s) responsibility to preserve the openness and style of Clydesdale Park. Any improvement not specifically addressed below will be judged against this intent. Compliance with intent shall be the sole opinion of the ACC.

**PROCESS:** No construction, alteration, addition, modification, exterior decoration, exterior redecoration, or reconstruction of any building, fence, wall, structure, or other improvement within the Common Interest Community shall be commenced or maintained until the plans and specifications thereof shall have been approved by the Architectural Control Committee. Therefore, any exterior work on any lot or structure must be submitted and approved. The only exception is for landscape changes consistent with an already approved landscape plan as long as it does not affect drainage, as enumerated in the ‘Landscape’ section below. All requests must be made on an Architectural Review Request form. Drawings of proposed structures showing design and dimensions, along with a plot plan showing distance from lot lines, must be included with the Architectural Request Form. Send the completed form and this added information to the property manager address at the bottom of the form prior to initiating the exterior work. The Architectural Control Committee may contact you for additional information and will either approve, conditionally approve (including required modification), or deny the request. Such applications will be considered by the ACC on a case-by-case basis.

**Plans and/or detailed descriptions for a proposed improvement must be submitted with the *Architectural Review Request form* (see last page of this documents), and written approval by the ACC obtained before the project begins. Reviews may take up to 30 days, as directed by the Covenants.**

Recognizing that emergency repairs may be necessary, the ACC will accept FAST TRACK submissions for true emergency work, defined as something needing immediate attention to ensure safety, security or to prevent any further damage from occurring. If a FAST TRACK ‘conditional approval’ is granted from the ACC, the lot owner will still need to follow-up with submissions of the normal Architectural Review Request form and information. The lot owner must also still follow all Architectural Guidelines. To submit a FAST TRACK emergency repair request for exterior work on your house or lot, send an email to our property manager and a copy to the ACC at [clydesdaleacc@gmail.com](mailto:clydesdaleacc@gmail.com). In that e-mail, explain the urgency of the request and the nature of work to be performed. Please make certain the words FAST TRACK are in the subject line.

These guidelines may be changed at any time, as allowed for in the Covenants for Clydesdale Park. The most recent edition of the Architectural Guidelines will be considered the basis for approval by the ACC. Your request and fee payment, if any fee is required, will be processed by the Property Manager and forwarded to the ACC for review.

**GUIDELINES:** Common items of construction, remodeling and landscaping are listed together under “BUILDING AND LANDSCAPING.” Following this section is the *alphabetical list* of guidelines for common improvements, installations and issues involving lots and homes in Clydesdale Park. Any exterior work will require ACC review and approval before the project begins, whether or not the project is enumerated in the alphabetical list below.

Renewable energy devices must be reviewed and approved by the Architectural Control Committee before installation. Specific guidelines for renewable energy devices can be found in the HOA policy for ‘Installation of renewable energy devices and energy efficiency measures.’ Requests for renewable energy devices, including solar panels, will be reviewed within the 30 day time period, but in no event longer than 60 days. Renewable energy devices are subject to any aesthetic provisions in the Declaration, Architectural Guidelines, or Policy related to the dimensions, placement, or external appearance of the renewable energy generation device that do not increase the cost of the device by more than 10% or decrease its performance by more than 10%.

Questions may be sent to the ACC through Faith Pro LLC, at [amanda@faithproperty.com](mailto:amanda@faithproperty.com).

## **BUILDING & LANDSCAPING GUIDELINES (BL)**

- BL1 Review and Architectural Control Committee Action.** Following the review, the ACC will either:
1. Approve the Construction Drawings, in which case the applicant may proceed with construction, **or**
  2. Conditionally approve the Construction Drawings, in which case the applicant must revise the plan to comply with the stated conditions and file the drawings with the ACC Coordinator and receive written approval **prior to beginning construction, or**
  3. Disapprove the Construction Drawings, in which case the applicant will be required to re-submit new plans as requested by the ACC.
- B. **Additional Submittals.** There will be a charge for additional/re-submittals required by the ACC for initial construction, remodels, modification, or addition review.
- BL2 ADDITIONS AND REMODELS.** Any addition or expansion requires submission of detailed plans and specifications, and ACC approval is required prior to commencement of construction. Materials, trim and colors must be the same as the house. See “PLANS,” above.
- BL3 DECKS.** Architectural Control Committee approval is required. Must be wood or other material similar to the materials of the residence and must be treated or stained to match the exterior of the house or the stained accents. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view, or create an unreasonable level of noise for adjacent property owners. Also see “SETBACKS.”
- BL4 DRAINAGE.** Architectural Control Committee approval is required for any changes affecting drainage. Drainage plans for all houses and lots must be submitted and approved prior to any construction. There can be no interference with the established drainage pattern over any property, as prescribed by the County plan. When landscaping is installed, it is very important to ensure that water drains away from the foundation and driveway, and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveway. Water should flow over the walkways, sidewalks, or driveway and into the street. The ACC may require a report from a drainage engineer before the improvement plan or landscaping plan is approved.
- BL5 DRIVEWAYS.** There shall be no extension or expansion of driveways without prior written ACC approval. All driveways and private lanes shall be constructed entirely of natural tone concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors to the property line, and in compliance with Larimer County requirements, extended and connected to the existing asphalt street. Each driveway will have its own direct access to the road. Driveways are limited to the width of the garage or combination of garage doors and shall be constructed to specifications which consider vehicle loads such as trash trucks and moving vans.
- BL6 ELEVATION TREATMENTS.** Architectural design shall incorporate a consistent level of architectural interest in all elevations. The use of architectural features, such as garden-level basements, cantilever,

window projections, roof elements, decks, etc., shall be used to add contrast to elevations. Elements which define the style of Clydesdale Park include post-and-beam façade/timber-frame accents, stained timbers or posts, rock or stone accents, cream or beige window trim, and earth-tone paint selections.

- BL7 FENCES.** Architectural Control Committee approval is required prior to the construction and staining of any fencing or screening. If stained, fences shall be stained the semi-transparent ‘natural color’ specified in the Clydesdale Park Color Scheme book. If the fence has already been stained, it may be re-stained the same color it was originally stained. Once stained, the stain must be appropriately maintained. Fencing should be inspected periodically to ensure that they are maintained in good repair, followed by repair and/or replacement as needed.
- A. Post and Pole Perimeter Fencing** shall be of the same design, dimensions, and material as the entrance fence along Highway 14; i.e. three-rail, post and dowel wood. Containment wire, if used, shall be “mesh-type” material on the inside of the perimeter fencing. Perimeter Fencing shall not enter into the front yard, and may not extend between the street and that point at which the primary dwelling structure is the closest to the front property line. Perimeter post and pole fences may be left to weather naturally without staining. If stained it must be stained as described above.
  - B. Existing Board Perimeter Fencing** was approved on a few lots by the developer before the Members gained control of the Homeowners Association. No new board perimeter fences are allowed. Existing board perimeter fences may be left to weather naturally without staining. If stained, it must be stained as described above.
  - C. Utility Privacy Fencing** must be within 30 feet of the house, but may not extend into any lot line setbacks, and may not exceed 6 feet in height. Fencing material shall be cedar. Privacy fencing in Clydesdale Park is to allow for a small enclosed area for keeping items out of view, not to be used in place of hot tub fencing, three-rail, post and dowel perimeter fencing. Utility privacy fences shall be stained as described above.
  - D. Privacy Screening** design and installation must conform to the following criteria:
    - a. Screening must be in conformity with the overall architectural design and intent of Clydesdale Park.
    - b. Screening should be incorporated into and be consistent with the overall design of the deck and/or patio.
    - c. Screening may not be attached directly to any fencing.
    - d. Screening must be within 18 inches of/or be attached directly to the deck and/or patio.
    - e. Screening shall not exceed any of the following: (1) 15 feet in aggregate linear length per lot or (2) more than 75% of the total perimeter of the deck or patio.
    - f. Screening must not be taller than 5 feet, or may be increased to 6 feet if the top one foot is composed of lattice, if installed at ground level; or 4 feet above floor level if installed on a raised platform, such as a deck. The only exception to the height above a deck is for hot tubs, which may extend 5 feet above a deck or 6 feet if the top one foot is composed of lattice.
    - g. Screening may not extend more than 10 feet from the back of the house and may not be within any 5 foot side lot line setbacks.
    - h. Screening may consist of any combination of the following materials: wrought iron, metal mesh, stone matching existing stonework on the home, cedar or metal lattice, or otherwise constructed of materials approved by the ACC.
    - i. All screening, with the exception of stone, must be stained natural or painted to match the existing colors on the house. Wrought iron must be black or specifically as approved by the ACC.
    - j. All privacy screening must be maintained in good condition. The Board may require its removal if not kept in good condition or if not approved prior to installation.

**BL8 FIREPLACES.** Gas fireplaces must either be housed within the contours of the exterior wall, or if protruding to the outside, they must be housed and vented in a chase/chimney-like structure to the roof, and finished with a decorative top in keeping with the architecture of the home.

**BL9 FOUNDATIONS AND EXPOSED CONCRETE.** No more than 12 inches of exposed concrete may be visible on any elevation on the lot, whether on the foundation of the house, the porch, the patio, or any other concrete structure on the lot.

- BL10 GABLE ENDS.** All gable end overhangs must extend a minimum of 12 inches from the side of the building.
- BL11 GARAGES.** A garage is required with a minimum of two car spaces (maximum width of 36 feet) and must be attached and fully enclosed. Minimum dimensions for each space are 9 feet by 19 feet. Visual impact of garage doors shall be minimized by such measures as siting of the building, protective overhangs or projections, special door facing materials, landscaping or door design which blends with or enhances the overall architectural statement. Garage doors must be kept closed when not in use.
- BL12 HEIGHT.** Height will be reviewed per each individual set of plans submitted. Maximum height above the highest curb on any lot will be 27 feet for a single story, 34½ feet for a two-story home.
- BL13 IRRIGATION SYSTEMS.** All homes must have a buried sprinkler system for at least the front yard. Specifics must be included in the landscaping plan and submitted for review and approval by the ACC.
- BL14 LANDSCAPING.** Any approved xeriscaping must comply with the Xeriscaping Policy, currently in effect and available on the Association’s website or by request. See “BL1—PLANS & DRAWINGS.”
- A. In general, absent approved xeriscaping, lots may be sodded and/or seeded with a blue grass or turf-type mixture. Some larger lots, on a case-by-case basis, may be approved to use a native seed mix. Adjoining lot landscaping plans will be considered in approving native seed mix areas.
  - B. All front yards shall be irrigated by a buried sprinkler system, the plan for which must be included in the landscaping plan and submitted for review and approval by the ACC.
  - C. All yards shall have a total of 5 trees, at least 2 of which shall be located in the front yard: 2 evergreens (at least 5 feet tall) and 3 deciduous (at least 2-inch caliper).
  - D. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2-6 feet above the street shall be placed or permitted to remain on any corner lot unless it is placed at least 30 feet from the intersection of both streets. No tree or obstruction shall be permitted to remain on a corner lot unless the foliage is maintained to sufficient height to prevent obstruction of sight lines.
  - E. Once the initial landscaping plan for a lot has been approved, no further approval for planting additions, replacements or minor changes will be required, unless drainage will be impacted or changed (on the property in question and adjacent properties). All modifications must still comply with all guidelines.
  - F. Raised Planter boxes are permitted with the following conditions:
    - a. Should be constructed of cedar and redwood or a combination of wood and steel. The planter should be stained to match the wood accents on the house.
    - b. Planter boxes should be in the backyard or if in the front yard, should be placed as close to the front porch as possible.
- BL15 LIGHTS AND LIGHTING.** All lighting fixtures shall be of a conventional style with illumination patterns that do not cause a nuisance to neighboring properties.
- BL16 MASONRY.** All homes shall be required to have a stone/synthetic stone feature on the front elevation that wraps the side elevations a minimum of 2 feet. All lots that are adjacent to any open space or pond, and all corner lots are required to have architectural details on all elevations consistent with the front elevation.
- BL17 OVERHANGS, ROOF.** Must be a minimum of 16 inches.
- BL18 PAINTING/COLORS.** Homes are painted in the earth-tone colors and accent stains specified in the *Clydesdale Park Color Scheme* book. The following guidelines will be used to review requests:
- Paint colors are specified by color scheme (three colors designed for body and trim) and accent stains.
  - Mixing of colors from different schemes will not be approved.
  - Duplicate color schemes will not be allowed on adjacent lots or across the street from each other.
  - **Any repainting (same color or change) requires approval by the ACC, and colors must be approved prior to application.**
  - Homes originally (at time of construction) painted with any color outside the approved color schemes may be repainted with these colors, if paint colors can be substantiated; however, any change in paint colors will require compliance with the color schemes specified for Clydesdale Park. ACC approval is required.

- All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing, and exterior stairways shall closely match the permanent color on the surface from which they project or shall be of an approved color.
- Timber accents shall be stained in an approved natural or color stain (see CP Color Scheme book).
- Window frames shall be off-white or beige.

**Approval Process:** The HOA has developed a notebook of approved paint color schemes. The paint schemes are made up of Sherwin-Williams colors, but you may use other paint brands as long as they match the color of the Sherwin-Williams paint in the paint notebook. You may view the paint scheme notebooks by contacting the Executive Board President or the Architectural Control Committee. Identify the specific paint color scheme in your Architectural Review Request and list each of the paint colors by the names in the book, even if you use another brand of paint than Sherwin-Williams. It is the homeowner’s responsibility to accurately match colors with the Sherwin-Williams paint samples in the Clydesdale Park Color Scheme book, rather than to the faded exterior paint. The Fort Collins Sherwin-Williams store may also give residents a discount if you mention you are a resident of Clydesdale Park. Other paint stores may also provide discounts if you mention you are a resident of Clydesdale Park.

- BL19 PATIO COVERS.** ACC approval is required. Must be constructed of wood or the same as the home exterior and must be similar or complementary in color to the colors of the home. See “COLORS.”
- BL20 PAVING.** Architectural Control Committee approval is required for walks, driveways, porches, patio areas, or other purposes, regardless of material used (concrete, asphalt, brick, flagstone, stepping stones, pre-cast patterned or exposed aggregate concrete). Structures must be located so as not to block any existing drainage patterns on the lot.
- BL21 PERGOLAS.** ACC approval is required. Must be in the back yard and constructed of wood and must be stained to match wood accents or in the case of no wood accents, should be painted the trim color. Pergolas are not permitted in the front yard unless the pergola is constructed over an existing porch and should be attached to the house on two sides.
- BL22 PORCHES.** All front elevations shall be required to feature a minimum of 60 square feet of covered front porch.
- BL23 ROOFS.** The roof pitch shall be consistent with the architectural style of the proposed structure. Roof vents and flashing shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact. Roof materials shall be high-profile designer series asphalt (at least 30-year warranty), Class 4 impact resistance as per the City of Fort Collins Building Code **1504.8.1 Impact Resistance of Asphalt Shingles**. Colors are to be approved by the ACC. Roof color shall be compatible with the house color scheme and earth tones. All roof vents, plumbing vents, and HVAC vents are to be located at the rear of the roof peak as viewed from the street.
- BL24 SETBACKS.** All primary dwellings on lots shall generally have a minimum front yard and rear yard setback of 20 feet. Side yard setbacks will be a minimum of 5 feet on both side yards, except that for corner lots, the side yard facing a street shall have a setback of 10 feet. Other improvements, such as decks and patios, must have a minimum set back on the side of 3 feet and on the back of 10 feet. Only small, low profile improvements, such as planter boxes, may be closer to the property lines. Lot Owners should be aware that there are utility easements five (5) feet inside the side lot lines and ten (10) feet inside the back lot line. See “LANDSCAPING, Item D.”
- BL25 SIDING.** Architectural Control Committee approval is required for all exterior finish materials. Exterior siding may be of cedar or redwood, brick, stone, wood shingle, synthetic stucco, architectural concrete or synthetic stone. Hardboard and compressed material siding products may be allowed, with 7-inch or less reveals. It is a requirement that all homes include a natural/stained wood accent feature in keeping with the post-and-beam style of the neighborhood.
- BL26 SQUARE FOOTAGES.** Minimum square footage requirements are as follows for ground and upper-story levels (in addition to a full unfinished/finished basement):

Phase	Lot Numbers	Sq Footage Requirements
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<b>I</b>	1-33	One Story: 1,200 square feet Two Story: 1,500 square feet
	35-39, 72-80	One Story: 1,200 square feet Two Story: 1,600 square feet
	34, 40-71, 81-85	One Story: 1,400 square feet Two Story: 1,800 square feet
<b>II</b>	1-7, 9-16, 36-38, 41-44, 56-60, 101-105, 108-113, 115-120, 123-129	One Story: 1,200 square feet Two Story: 1,600 square feet
	8, 17-35, 39, 40, 45-55, 61-100, 106, 107, 114, 121, 122, 130-132	One Story: 1,400 square feet Two Story: 1,800 square feet

**BL27 VENTS.** All exhaust vents on exterior side elevations, including but not limited to dryer, cook-top or range hood, gas fireplaces, and plumbing vents must be screened from sight.

**BL28 WALLS, RETAINING.** Architectural Control Committee approval is required.

**BL29 WINDOWS.** Window frames may be wood, vinyl or metal-clad, or solid vinyl, and shall be consistent with the design character of the home. Frame color shall be beige, bronze or cream.

White window frames shall be allowed under the following conditions:

- 1) Existing frames are white as installed during original construction of the house
- 2) White window frames shall be allowed if the house is painted using one of the color schemes in the Clydesdale Park HOA Colorbook that has white as one of the three colors.
- 3) White window frames will be allowed on future color schemes that might contain white as a trim or secondary body color.

Window design shall be consistent with the architectural design in size, proportions, detail, and placement on the elevation. At a minimum the front window should contain internal grids as per the neighborhood character. Grids in other windows are encouraged but not mandatory.

## **GUIDELINES FOR COMMON IMPROVEMENTS**

**(All exterior work requires an Architectural Review Request and approval**

**before work begins whether or not the work is listed below.)**

1. **ACCESSORY BUILDINGS AND EXTERIOR STORAGE STRUCTURES.** Unattached accessory buildings are not allowed. Exterior storage structures must be attached to the house or garage, must satisfy all guideline requirements and must be of the same architectural design as the home.
2. **ADDITIONS AND REMODELS.** See “BUILDING AND LANDSCAPING.”
3. **ADVERTISING.** See “SIGNS.”
4. **AIR CONDITIONING EQUIPMENT.** Any external air conditioning equipment should not be visible from the front of the house and must be approved by the ACC.
5. **TV, RADIO & INTERNET DISHES & ANTENNAE.** Physical characteristics of any receivers outside of the home designed for radio, tv, or internet reception must be less than 36” in diameter and be placed in the least conspicuous place possible to get reasonable reception. The desired location is in a space near the exterior wall. below the roof eaves, close to the house and as low of an elevation as possible. Any such device proposed for rooftop access must be approved by the ACC to avoid conflict with aesthetic appeal of the neighborhood.
6. **ARTIFICIAL TURF.** See Xeriscape Policy.
7. **AWNINGS.** See “OVERHANGS.”
8. **BALCONIES.** See “DECKS” and “PATIOS.”
9. **BASKETBALL BACKBOARDS.** ACC approval is required for every type of basketball goal. Free-standing, pole-mounted backboards may not be constructed in the front yard, whether permanent or sleeve-set. Garage mounted backboards may be approved. Portable, freestanding basketball boards may be conditionally approved if reasonably placed for play and properly stored when not in use. Properly stored shall mean within six feet of

the home on the property, with the goal positioned towards the inside of the lot (so that if a ball misses the goal, the ball goes into the owner's property rather than into a neighbor's lot or common area). At no time shall hoops be placed on the sidewalk. Rear and side-yard pole-mounted basketball backboards may be approved based upon, but not limited to, the following considerations: proximity of the goal to property lines, proximity to the neighbor's living area, landscaping and vehicles. Between Memorial Day and Labor Day annually, one portable basketball hoop may be stored beyond six feet of a home if stored on the driveway of a lot and if it is in good repair. Portable hoops must be located on a concrete surface.

10. **BIRD BATHS.** See "STATUES."
11. **BIRD HOUSES AND FEEDERS.** ACC approval is not required if limited to 1 foot by 2 feet, and if not more than two in number are installed on any lot. A birdhouse or birdfeeder may not be attached to fencing on lot lines.
12. **BOATS.** See "*VEHICLE PARKING AND STORAGE.*"
13. **CAMPERS.** See "*VEHICLE PARKING AND STORAGE.*"
14. **CARPORT.** Not allowed.
15. **COLORS, EXTERIOR.** See "PAINTING" in "BUILDING AND LANDSCAPING."
16. **DECKS.** See "BUILDING AND LANDSCAPING."
17. **DOG HOUSES.** Architectural Control Committee approval is required.
18. **DRAINAGE.** See "BUILDING AND LANDSCAPING."
19. **DRIVEWAYS.** See "BUILDING AND LANDSCAPING."
20. **ELECTRIC VEHICLE CHARGING STATIONS.** Any approved charging stations must comply with the Electric Vehicle Charging Station policy.
21. **ELEVATION TREATMENTS.** See "BUILDING AND LANDSCAPING."
22. **EXTERIOR LIGHTING.** See "LIGHTS AND LIGHTING" under "BUILDING AND LANDSCAPING."
23. **FEES, REVIEW:** See "BUILDING AND LANDSCAPING."
24. **FENCES.** Architectural Control Committee approval is required prior to construction or staining of any fencing. See "BUILDING & LANDSCAPING."
25. **FIREPLACES.** See "BUILDING AND LANDSCAPING."
26. **FLAGS/FLAGPOLES.** Flagpoles must be located within the homeowner's property lines, and cannot exceed 20 feet in height from the ground level. One flag pole per lot only. Flagpoles must be a neutral color and set back a minimum of 9 feet from the street. The flag is not to exceed 4' x 6'. Flags and flagpoles must be maintained in good condition at all times. If flag is flown 24 hours per day, it must be spot lighted.
27. **FOUNDATIONS.** See "BUILDING AND LANDSCAPING."
28. **GABLE ENDS.** See "BUILDING AND LANDSCAPING."
29. **GARAGES.** See "BUILDING AND LANDSCAPING."
30. **GARAGE WINDOWS.** It is recommended that all garage windows facing the street be covered with a suitable window covering so that the interior of the garage is not visible from the street.
31. **GARBAGE COLLECTION AND CONTAINERS.** Only one trash removal company, designated by the Clydesdale Park Homeowners Association, will be permitted to pick up trash in the subdivision. All homeowners must use uniform containers provided by designated company. Garbage containers must be stored inside the garage, and may be placed outside only on the day they will be emptied. These guidelines limit garbage trucks to one day a week, provide for uniform containers, and permit discount pricing.
32. **GARDENS.** Gardens of any type must be shown on the landscape plan and approved by the ACC.
33. **GREENBELT AREAS.** See "DEBRIS/DAMAGE FEE."

34. **GREENHOUSES.** See “ACCESSORY BUILDINGS AND EXTERIOR STORAGE STRUCTURE” and “ADDITIONS AND REMODELS.”
35. **HEIGHT.** See “BUILDING AND LANDSCAPING.”
36. **HOT TUBS.** Installation requires Architectural Control Committee approval. Must be an integral part of the deck or patio area and of the rear or side yard landscaping. Must be screened in such a way that it is not visible to adjacent property owners and must be installed so it does not create the potential for noise disturbance for adjacent property owners. The top of the tub shall not extend above the level of the screening. Hot tub screening must be a minimum of 4 feet in height. Screening may extend to 5 feet tall and may be increased to 6 feet tall if the top one foot is composed of lattice. All screening must be constructed of cedar and must be stained to match the exterior of the house or the stained house accents. The hot tub screening may not be greater than 10 feet from the rear of home and must be at least 5 feet from any property line.
37. **IRRIGATION SYSTEMS.** See “BUILDING AND LANDSCAPING.”
38. **JUNK VEHICLES.** See “VEHICLE PARKING AND STORAGE.”
39. **LANDSCAPING.** See “BUILDING AND LANDSCAPING.”
40. **LATTICEWORK.** Architectural Control Committee approval is required.
41. **LIGHTS AND LIGHTING.** See “BUILDING AND LANDSCAPING.”
42. **MASONRY.** See “BUILDING AND LANDSCAPING.”
43. **OVERHANGS, ROOF.** See “BUILDING AND LANDSCAPING.”
44. **OVERHANGS, CLOTH OR CANVAS.** Architectural Control Committee approval is required. The color must be the same or generally recognized as complementary to the exterior color of the residence. The covering may be used over the patio only. No aluminum or fiberglass awnings are allowed.
45. **PAINTING.** All painting, repainting, and color changes must be approved by the ACC. See “BUILDING AND LANDSCAPING,” for full guideline.
46. **PATIO COVERS.** See “BUILDING AND LANDSCAPING.”
47. **PATIOS, ENCLOSED.** See “ADDITIONS AND REMODELS” / “BUILDING AND LANDSCAPING.”
48. **PAVING.** See “BUILDING AND LANDSCAPING.”
49. **PLAY AND SPORTS EQUIPMENT.** Architectural Control Committee approval is required. No item shall obstruct sidewalks or extend into the street. Play and sports equipment to be located from rear and side lot lines a minimum distance equal to the tallest height of the equipment, but not less than 5 feet. Play equipment or items used for front yard play are to be stored out of view when not in use. Plastic equipment must be stored out of view from neighboring yards if the lot is not fenced. Consideration should also be given to securing lightweight play equipment, which is subject to movement by high winds. A playground area should be designated on the approved landscaping plan for new construction of play equipment such as swing sets, playhouses and sports equipment. (This designation allows neighboring homeowners to plant screening landscape features if desired.) If sails or canopy are a part of the play equipment they should be dark green or earth tone colors to blend in with the home and landscape.
50. **PLAYHOUSES.** Architectural Control Committee approval is required for any structure located outdoors. Any playhouse is to be less than 8 feet in height at the peak, have less than 64 square feet of interior floor space, and be incorporated into and at least partially screened by landscaping features within the back yard. Basic design, materials and colors must match the residence. Playhouses to be located from rear and side lot lines a minimum of 5 feet.
51. **POLES.** See “FLAGPOLES” AND “BASKETBALL BACKBOARDS.”
52. **POOLS.** Only in-ground pools will be allowed, and ACC approval is required.
53. **PORCHES.** See “BUILDING AND LANDSCAPING.”
54. **ROOFS.** See “BUILDING AND LANDSCAPING.”

55. **SOLAR PANELS:** Proposed solar panels for the rooftop must be approved by the ACC to avoid conflict with aesthetic appeal of the neighborhood. Effort should be made to put the Solar panels on the side or rear roof areas. The Architectural Review Request should include a product brochure, a local shade report and final design.
56. **RVs.** See “VEHICLE PARKING AND STORAGE.”
57. **SAUNAS.** See “ADDITIONS AND REMODELS” under “BUILDING AND LANDSCAPING.”
58. **SEASONAL DECORATIONS.** Seasonal decorations are permitted under the following conditions:
- All holiday decorations should be removed within a reasonable time after the celebrated holiday.
  - Christmas decorations shall not be displayed prior to Thanksgiving.
  - No decoration shall be displayed in such a manner as to be offensive to the neighborhood or create a public nuisance.
59. **SETBACKS.** See “BUILDING AND LANDSCAPING.”
60. **SIDING.** See “BUILDING AND LANDSCAPING.”
61. **SIGNS.** Architectural Control Committee approval is required for all signs. Each request should include number, location and dimensions of the signs requested. Commercial signs are prohibited, which are defined as any sign pertaining to the exchange or buying and selling of commodities and/or intending to make a prohibit, except temporary signs for the sale or rental of the Lot which are not more than five square feet are permitted and may be installed on the lot without ACC approval. Political signs will be limited to one per candidate for office. The signs should be installed no more than 8 weeks prior to the election and removed no less than one week after the election. All other signs must be approved by the ACC. No lighted signs are permitted.
62. **SPAS.** See “HOT TUBS.”
63. **SPRINKLER SYSTEMS.** All front yards must have a buried sprinkler system. See “LANDSCAPING” under “BUILDING AND LANDSCAPING.”
64. **SQUARE FOOTAGES.** See “BUILDING AND LANDSCAPING.”
65. **STATUES.** Statues and lawn ornaments are not allowed in front yards. Statues in the rear and side yards shall not exceed 5 feet in height.
66. **SWING SETS.** Architectural Control Committee approval is required. Also see “PLAY AND SPORTS EQUIPMENT.”
67. **TEMPORARY STRUCTURES.** Not allowed.
68. **TRAILERS.** See “VEHICLE PARKING AND STORAGE.”
69. **TRASH CONTAINERS AND ENCLOSURES.** See “GARBAGE COLLECTION AND CONTAINERS.”
70. **TREES.** See “LANDSCAPING” under “BUILDING AND LANDSCAPING.”
71. **VEHICLE PARKING AND STORAGE.**

A. **What is not permitted:** No boat, camper, recreational vehicle, snowmobile, all-terrain vehicle, motor home, trailer, machine, tractor, semi-tractor, tractor trailer, truck (except standard pickup truck), bus, large commercial-type vehicle and inoperable vehicle that is not capable of moving on its own power, shall be parked, placed, erected, maintained, or constructed on any lot, common area, or street for any purpose.

B. **Clarifications:**

B-1 For purposes of this provision, any disassembled or partially disassembled car or other vehicle or any car or other vehicle which has not been moved under its own power for more than one (1) week shall be considered an inoperable vehicle subject to the terms of this section. These provisions are intended to be broadly interpreted to cover almost any type of vehicle or structure not intended for everyday transportation.

B-2 The fact that a vehicle of the above description may be licensed by the State of Colorado or any other state as a passenger vehicle shall in no way exempt it from this provision or the general intent of this provision. However, trailer, campers, motor homes, pickup campers, tents, boats or other vehicles, which can be and are stored completely

within a garage and not used for living purposes, will not be in violation of these restrictions.

C. **Exceptions:** The only three exceptions to the above provisions are:

C-1 Short term parking of a prohibited vehicle while it is actively being used for work on the lot, not to exceed a period of up to 24 hours before and 24 hours after the actual work occurs.

C-2 Recreation vehicles such as camper, trailer, vehicle-mounted camper (whether chassis or slide-in), tent, boat or motor home, may be parked on the street, lot or common area for periods of up to 48 consecutive hours, within any one calendar week, and must have at least a 48 hour break between consecutive parking times.

C-3 At the Lot Owner's request, the Board may grant an occasional variance for a limited extension beyond the recreation vehicle 48 hour limit for parking in the driveway.

C-4 All parking of vehicles within the street right of way are subject to City of Fort Collins Regulations.

72. **VEHICLE REPAIR.** No vehicle which is being repaired, restored or otherwise being worked on may be kept on any lot unless it is inside the garage.

73. **VENTS.** See "BUILDING AND LANDSCAPING."

74. **WALLS, RETAINING.** See "BUILDING AND LANDSCAPING."

75. **WEEDS.** Undeveloped lots must be maintained on a continual basis to ensure that growth of all plants is kept to less than 6" in height and weeds are killed so they don't go to seed. Surveillance should be done at least weekly in order to arrange for ongoing maintenance.

76. **WELLS.** Not allowed.

77. **WINDOWS.** See "BUILDING AND LANDSCAPING."

Architectural Guidelines *revised 01/13/26*

**Please submit all applications to ClydesdaleACC@gmail.com**