

## ARC Guidelines

### ***Standards for Maintenance of Lot Improvements***

The home and all improvements shall be kept in good order and repair, this includes:

- Repainting, restaining or renovating, on a periodic basis, as needed, exterior surfaces that through damage and/or normal wear and tear appear substantially different from what was originally provided.
- Replacement or repair of exterior damage or deterioration of exterior housing materials, such as siding, trim, roofing, doors, gutters, shutters, downspouts, windows or screens.
- Replacement or repair of exterior damage or deterioration to fences, screening walls, decks, lighting fixtures.
- Weeds are to be kept to a minimum and while in the initial landscape stages must be kept at mowed height, below six (6) inches in height to avoid spread to nearby yards.
- Yards are to be maintained in a standard fashion, i.e. watering, weeding and maintaining (mowing) to maintain continuity amongst homes.
- Lastly, remember your neighbors in your plans. What you see now isn't how it will look in five to ten years. Would you want to see this in the yard next to you? Would you like this idea if it were done next to your home? Talk to your neighbors, get their opinions and ideas. This allows us all to be better neighbors and a better community.
- Remember these are guidelines to help us all maintain a better community. Questions and concerns may be addressed with any ARC member.

### ***Landscaping***

- Landscape modifications or additions should be integrated in a way, which is harmonious with existing landscaping on the lot and the adjoining lots. Front yard landscaping on the lot will be carefully considered for its effect on the overall streetscape. Generally, landscaping serves to visually soften or provide a finished look to a lot and should not be done in such a way as to create a fenced-in appearance.
- All yards must be completely landscaped by July 1, 2004. This means grass, rock or sufficient ground cover but no exposed dirt areas other than flowerbeds, gardens and tree bases. Landscaping is an ongoing process, trees and shrubs can be added as time goes on but this is designed to minimize the weed issues and dirt washout and to maintain the continuity and look of the of the entire neighborhood.
- Planting of flowers by the owner is acceptable without making application to the ARC. End of season cleanup is required.
- Front yards must maintain a minimum of 50% grass. There will be no totally xeriscaped or rock front yards to maintain continuity in the neighborhood.
- Stockpiling of mulch, compost, will only be permitted in the rear yards.
- For rear yards, rule of thumb is anything that will grow over the height of the fence, and affect the sight line and outdoor enjoyment of adjoining neighbors, must be submitted for approval by the ARC.
- Trees planted by John Laing in the front yards may not be moved or replaced in order to maintain continuity with the neighboring yards. Replacement of diseased or damaged trees must be done with the same variety as the original tree.
- No vegetable garden plants are to be planted in the front yards and gardens must be cleaned up by the end of the growing season, or November 1<sup>st</sup> at the latest, unless vegetables are over wintered, as in the case of many root crops.
- You may not screen your yard entirely by trees.

### ***Sheds***

- All plans for storage sheds must be submitted to the Architectural Review Committee or Sundial Board for approval unless the storage shed height is one foot below the fence height and cannot be viewed by other owners from the ground level.
- The Architectural Review Committee and Sundial Board has set the following guidelines for storage shed installations

**Size:** The shed may be no larger than 8' x 8', with a height at the peak of the roof of 8' and side height of 6'.

**Location:** All sheds must be screened from the sight of a road with landscaping from June to October.

**Constructed Sheds.** Size may **NOT** be larger taller than 8' x 8', with an 8' maximum at the peak of the roof. Small trees/ tall shrubs are to be used to screen the shed from front, side and rear views when applicable. All roof materials must match the existing roof on the home, and trim must match the trim of the home. Only one color of trim is permitted, no accent colors allowed.

**Prohibited Elements:**

- No fiberglass materials are allowed
- No metal roofing is allowed
- The siding must be painted to match the body color of the home
- Roof materials must match the roof materials of the home, or be approved in writing by the Architectural Review Committee

**Submittal Requirements:**

1. Design Review Request Form
2. Plot plan of your home showing the proposed location of the shed with distances from all property lines
3. List (or picture of) proposed materials including color
4. A drawing or picture of the shed with its overall size and height at the peak and sides of the roof

**Exterior additions and window awnings**

- Window awnings are not allowed in the community
- Additions to windows, i.e. shutters and window boxes, must be ARC approved.
- No exterior decorations are to be placed above the garage or front of the home. Inside the porch areas and back patios are excluded.

**Basketball Equipment**

- Basketball equipment must be located in the driveway.
- Basketball Backboards ARE NOT to be attached to the house in any way, shape, or form.
- NO new surface shall be created to accommodate Basketball equipment on the property (i.e., pouring concrete on the property for the purpose of playing basketball.
- Basketball Backboards are to be made of a clear or "dark" color. Neon colors should be avoided, where possible, in the trim colors of the backboard.
- Poles must be moveable. The pole, base, and any weights used must be of a dark color.

**Decks and Patios**

- Because a deck or patio has significant impact on the appearance of a house, and may possibly affect the privacy of adjacent owners, ARC shall take particular care in its review of a deck or patio plan. The focus of the review is to be certain that the proposed design is complementary to the existing house and will not significantly interfere with the right of enjoyment of adjacent residents.
- Decks or patios will only be allowed on the rear of homes and NEVER in the front.
- Decks and patios should not extend beyond the building restriction line, as stated in City of Longmont Code.
- Concrete Decks may be of different color but must maintain the overall paint scheme/appearance of the house.
- Deck plans must be thorough and state height above ground, railing and type, if required, and type of material built with.
- New decks and patios and their modifications must provide continuity in detailing. This includes materials, colors, post locations, railing design, and trim.
- Decks must be constructed with pressure treated, rot-resistant wood or with plastic/recycled decking material and can be left to weather naturally or painted or stained provided the paint or stain is of a neutral or clean color that blends well with the brick or trim color of the house or with the newer plastic/recycled decking materials available, provided it also blends with the house colors.
- Any deck features such as arbors, pergolas, lattice, patio covers, awnings, lighting, stairways and trellises must be submitted as part of the complete deck application package.

**Exterior Lighting**

- Lamps should be of an incandescent type of 100 watts or less for most applications. High wattage commercial/industrial, fixtures are unacceptable.
- Low level landscape or garden lighting should be used sparingly and must not adversely affect

adjacent property.

- Security floodlighting is unacceptable.
- Sodium vapor quartz lamps are unacceptable.
- Motion detectors may be connected to the exterior lights provided by the builder.

### ***Fencing and Gates***

- All wing fencing and gates shall be the design provided by the builder.
- All rear fencing shall be of the design provided by ARC, i.e. either the three rail fence for the same design as the wing fences, NO exceptions.
- No fencing of any variety or type shall be permitted in the front yard.
- All corner lot fencing shall be of the design provided by ARC, i.e. the three rail fence may not be changed on the street side of corner lots.
- Fences shall be stained/sealed in a neutral color.
- Approval is required for additional gates to be installed in fences.
- No ARC approval is needed for fencing provided you meet the above guidelines.

### ***Painting, Staining and Exterior Color Changes***

• In an effort to clarify the requirements for notification when painting the exterior of the home, the following amendment to the ARC Design Guidelines has been adopted by the Board of Directors of the Sundial Homeowners' Association, effective August 1, 2016.

#### ***Exterior Paint Selection:***

All properties within the Sundial Homeowners' Association Community must conform to the following painting guidelines, unless otherwise specifically approved by the Paint Committee or Sundial Board.

- Homes can be painted using the approved colors for the community as featured in the Sundial Paint Selection Binder. To schedule a time to view the paint book contact Flagstaff Management at 303-682-0098 or email: [fmc900@flagstaffmanagement.com](mailto:fmc900@flagstaffmanagement.com)
- Exterior paint must be a Flat or Satin sheen. No gloss sheens are permitted for use on the exterior of a home. Semi-gloss may be used as accent color only, on front doors & other approved accent areas.
- Garage doors are to be painted the body or trim color, not an accent color.
- Gutters & downspouts are to be painted to match the color of the material they touch.
- Selected colors must be aligned with the other colors used on the structure, such as roofing, brick, & stone.
- Before beginning any exterior painting of the main house and attached structures (decks excepted), Paint Committee and/or Sundial Board approval is required. Approval is requested via a DRR; allow up to 30 days. The homeowner is required to paint 1 square foot on the front of the home.
- It is required that adjoining properties, and those directly across the street, be of a different body color.
- Fences need to be stained Behr 501 or Diamond Vogel Natural Tone Cedar, no DRR is required. No other colors allowed.

#### ***Exterior Paint Notifications:***

Homeowners performing maintenance painting using matching colored paint of the currently installed paint, will need to submit a DRR to the Paint Committee and/or Sundial Board prior to work being completed. Note that existing colors may demonstrate considerable fading over time from when originally applied. Although Behr Paint designed our paint color book & is offering our homeowners a discount on all Behr & Kilz products, homeowners are not obligated to purchase Behr products. Home Depot has a Behr representative in its stores one day a week for color & product consultation.

### ***Play Equipment and Dog Runs***

- Dog runs will only be permitted in the rear yard where they will not be readily visible from the street.
- Dog runs will be located so that noise and sightlines are minimized to affect the surrounding neighbors and will be kept clean in a timely manner.
- Play equipment may be installed provided consideration is taken to minimize the effect on the surrounding neighbors. Please submit a picture with dimensions with your request.

### ***Satellite Dish***

- Effort should be made to place Satellite dishes in the most inconspicuous place.

### ***Swimming Pools and Hot Tubs***

- A permanent outdoor swimming pool and associated decking must be planned and designed in conformance with the character of the community and Longmont City rules regarding easements and size restrictions.

- Permanent outdoor pools must be approved by ARC and are permitted in the rear yard only.
- Pool and hot tub equipment must not adversely affect neighbors and adjacent property.

The Following items WILL require a Design Review Request and ARC Approval:

1. Sheds-Location on the lot, written verification that you agree to the size dimensions of 6'x8' wide by 6' tall maximum, and that you have a City of Longmont Guideline Packet.
2. Patios-Size and type of material used, location on the lot, height above ground, if applicable, any type of railing, cover, awning, pergola, or addition to the patio, and a City Permit and Guideline Packet to verify easement and construction guidelines as defined by the City of Longmont.
3. Rear Landscaping that will exceed the fence height-i.e. Large trees or shrubs, location on the lot and type of tree or shrub, Playground equipment, size and height and a picture, or any large yard item, i.e. pergola, arbor or trellis.
4. Any Front Landscaping other than flowers and small shrubs and bushes (under (2) two feet in height) to maintain the continuity and overall look of the neighborhood.
5. Any attachment to the exterior of the front of your home-i.e. decorative items above garages or porches. These may, however, be placed in a porch area or on the rear patio area of the home without approval.
6. Exterior color changes-Other than the original home color or staining of the fence, if other than a neutral color.
7. Dog Runs-Locations on the lot, height and size and type of materials used.

The Following items Do NOT need Design Review Requests or ARC Approval

1. Fences-Provided they are built to wing fence or (3) three rail fence specifications and are either 4 or 5 foot height only. if in doubt as to specifications, Please contact an ARC member for clarification.
2. Flowers, flowerpots, planters (must not be attached to the home,) sod, sprinkler system, gardens, mulch or rock in the rear yards and small bushes under fence height.