

PARAMOUNT VILLAGE  
ARCHITECTURAL REVIEW  
COMMITTEE



March, 2018

Paramount Village Homeowners  
Paramount Village Housing Community  
Longmont, CO 80501

## ARCHITECTURAL REVIEW COMMITTEE ~ ACCEPTANCE CRITERIA

The following memo is a revision of the ARC Memorandum dated April 27, 1997.  
The memo follows a critique meeting attended by the ARC with The Paramount Village Executive Board.

### OVERVIEW

As stated in Article IX, section 4, 5 & 7 of the homeowners' covenants, the homeowner is responsible to submit to the ARC plans for improvement to property. The ARC intends to simplify this process by presenting guidelines for property improvements which will be accepted without formal submission to the ARC. (That is; if the improvements fall within the parameters of these guidelines, then a request for approval is not required ~see NOTE). Any intentions for improvements outside these guidelines will require a formal application for approval.

\*NOTE ~ The ARC requests that any significant change to property (within these guidelines) be given to the ARC in the form of landscape plans, construction plans, or written description for record keeping purposes.

### GUIDELINES

#### *LANDSCAPING:*

It is recommended that no less than 2/3 of the initial front yard, excluding drives, walkways and gravel, be maintained as grassland or xeriscaping. Keep yards well maintained.

#### *PLANTERS:*

Multiple planters may be added in the front yard and may also be placed to surround any existing trees as long as the grassland area requirements are maintained. Hanging planters for front porches are approved. Guidelines apply to **FRONT YARDS** only.

#### *VEGETATION:*

Trees: No specification on type of tree which may be planted by the homeowner is currently required. There are no specifications as to the type of flowering plants the homeowner is limited to.

#### *TRASH CANS:*

Trash receptacles must be kept **Out Of Sight** from the street.

#### *STRUCTURES:*

**Fences:** Fences are not generally required by the homeowner. If the homeowner wishes to add a fence then it should be constructed suitable with the existing fencing. (For example, wooden slat construction with a height from 4 to 6 feet) In many instances a

split rail wooden fence will also be appropriate on corner and end lots. Questions as to the appropriate fencing may be addressed to the ARC.

Homeowners with pets, dog runs, hot tubs and/or swimming pools must comply with fencing and enclosure regulations set forth by the community covenants and city ordinances/regulations.

**Decks/Patios:** Formal submission for decks and/or patios will be required. This also includes decks that are raised above 5 feet. The homeowner is required to adhere to applicable city building codes.

**Sheds:** Small sheds which do not exceed the height of the perimeter fence do not require formal submission to the ARC. In the construction of larger sheds, the homeowner is responsible to submit plans and adhere to the covenants ~ Article IX sections 4, 5 and 7. The homeowner must also adhere to applicable city building codes. The building must maintain the architectural integrity of the housing in Paramount Village. Plans should include the same paint and trim colors as the home on the property.

**Home Additions:** The homeowner is responsible to submit plans and adhere to Article IX sections 4, 5 and 7. The homeowner must also adhere to applicable city building codes. The building must maintain the architectural integrity as the housing in Paramount Village.

**Home Appearance:** House, shingle and window replacement colors will need approval by ARC. Repainting with current color does not require ARC approval. External additions must be proposed by written applications for approval by ARC.

**Internal Home Improvements:** All internal improvements to homes will not fall within the jurisdiction of the ARC.

## **PARKING AND STORAGE**

*Article VI, section 11 of the Paramount Village Community Covenants States: Except as expressly heretofore provided, no Lot, including the private drives or parking areas, unless specifically designated by the Association therefor, shall be used as a parking, storage... .. The same shall be stored, parked, or maintained within the garage area of a Living, Unit....*

The ARC in conjunction with the executive Board accepts that in many instances it is impossible for homeowners (multiple car owners or not) to always park personal vehicles inside their garages. However, it is a common belief that community's best interests lie in keeping as many vehicles as possible from being parked on streets. Therefore the following guidelines are specifically designated:

1. Personal vehicles driven on a daily basis may be parked in the homeowner's driveway. Limit parking on the street as much as possible. **Trailers, mobile homes, boats** or vehicles other than personal and business vehicles **cannot** be parked in driveways of home fronts. Business vehicles may consist of work trucks or vans. No semi-trucks and/or trailers will be permitted to be stored on homeowner property.

2. **Trailers, mobile homes and boats** may be stored on homeowner property if homeowner provides means of storage other than driveway or home front. Boats may be stored in homeowner's garages and also in backyards provided the backyard is enclosed with a 6-foot privacy fence. They cannot be longer than 22 feet in length and no higher than 7-1/2 feet, including trailer mount.

3. The parking or storage of "wrecked vehicles", non-licensed vehicles, or salvaged items/parts of vehicles may only be done in an enclosed area, unseen from property home front.

ARC Committee ~ David Meyer, Scott Headrick, Joan Ellis

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