

# Paradise Valley Estates Covenants Summary

## (Revised May 2002)

### 1.01 Architectural Control Committee Approval Required.

All dwellings and other buildings, shall have finished exteriors & roofs of a type and of a material approved by the Architectural Control Committee. Domes, mansard roofs, flat roofs or other unusual roof style, or roofs having a pitch of less than five/twelve shall require the specific approval of the Architectural Control Committee.

### 1.03 Dwelling Quality and Size.

... garage to be no less than 3 passenger cars. The Architectural Control Committee may approve a detached garage as an outbuilding on a Lot. ...in no event shall any single-story dwelling have less than 2600 square feet of living space, and no multi-level dwelling have less than 3000 square feet of living space. In no event shall any roof line or architectural feature of any dwelling exceed 35 feet in height above finished grade immediately adjacent to the front entrance.

#### A. Exterior Materials for dwelling structure are as follows

- \* Stone, Rock, Stucco, Brick, Cedar, Log or Approved Siding.
- \* At least 80% of exterior to be rock, stone, Stucco or Brick

#### B. Roof Materials

- \* Tile, Concrete, Slate, Metal.
- \* 40 Year Composition and 50 year high profile composition  
(approval based upon individual plans).

#### C. Driveway Entry:

- \* Lighted entry columns marked with address to be located on each side of driveway.

#### \*Specifications:

- a). Approved materials  
Stone, Rock, Brick, Stucco (matching home exterior)
- b). Lighting to be automatic turn on- turn off (dusk to dawn)
- c). Size to be 24" x 24" square, 4.5' to 5' tall  
(Mailbox per USPS guidelines)
- d). Columns to accommodate a mail box
- e). Placement of Columns
  - (1). Columns to be placed approximately 1' off the hard surface roadway
  - (2). Columns must be at least 20 feet apart

### 1.04 Detached Buildings.

All outbuildings are subject to the prior approval of the Architectural Control Committee, to be of same quality, color and material of home residence.

One (1) detached utility outbuilding not to exceed 150 square feet and a height not to exceed twelve (12) feet at the roof peak and one structure such as a gazebo, pool house, or hot tub enclosure and a detached garage are allowed.

### 1.05 Building Location.

No building, or other structure shall be placed in any area shown on the Plat as a "buffer area" lake set back or easement.

1.07 Time for Construction and Repair.

The construction of a Dwelling, structure, landscaping, or any other Improvement approved by the Architectural Control Committee, shall be commenced within 6 months of approval of the plans by the Architectural Control Committee and Owner shall diligently proceed with construction. The improvement shall be fully completed within 12 months after the date of commencement of the construction. All landscaping to be completed within 12 months from completion of home residence.

1.08 Household Pets.

Household pets such as dogs, cats and such other household pets... may be kept on a Lot. No more than a total of 6 such household pets of which no more than 3 shall be adult dogs and no more than 3 shall be adult cats, and their unweaned offspring, may be kept on any Lot. ....Household pets shall be properly housed and penned or fenced in enclosures approved by the Architectural Control Committee to confine them to the Lot and shall not be allowed to roam.

- A. Current Guidelines for housing and enclosures are as follows;
  - \* As per 1.09.3.1 Barking Dogs. Any dog, which has barked and/or howled continuously for a period in excess of 10 minutes, shall be deemed to be a nuisance animal if such noise is audible at the boundary of the Lot upon which the animal is kept.
  - \* Location of dog runs, pens or fenced enclosure to be placed no further than 25' from home residence and no closer than 50' from the property line. Location and size to be approved by Architectural Control Committee.

1.11 Landscaping.

Each Lot shall have the front yard established in approved ground cover and plant materials within nine (9) months of issuance of a certificate of occupancy for the dwelling. A minimum of 15,000 square feet to be landscaped with sodded and/or seeded Blue Grass or turf-type fescue mixture, with the remained of the lot put into a dry land pasture mix grass.

- A. All front yards shall be irrigated by a buried sprinkler system.
- B. All front yards shall have a minimum of two trees of at least 2-inch caliper.
- C. Landscaping may not interfere with adjacent property owners view corridor.
- D. At no time will the dry land grass be allowed to exceed 12 inches in height.
- E. Landscaping plans to be approved in advance by Architectural Control Committee.

1.13 Fences.

The acceptable height, style, material, design and color of fencing shall be as the Architectural Control Committee may from time-to-time determine.

- A. Current Guidelines are as follows;
- \* Perimeter fencing; 2 or 3 Rail Dowel Round Rail (style and material to match Paradise Valley Estates parameter fencing)
  - \* Screening; 6 foot (maximum height) privacy fencing is acceptable for dog pens, patio and R.V. screening.
  - \* Metal or wire fencing will be allowed only when attached to the inside/interior of the 2 or 3 rail fencing.

1.14 Vehicles.

No trailer, motor home, house car, junk car, car that is not capable of moving on its own power, bus, camper, large commercial-type vehicle, including vehicle-mounted camper, whether chassis or slide-in, or pickup coach, tent, boat or truck (except pickup) shall be parked, placed, erected, maintained, or construction on any lot or common area for any purpose. This provision is intended to be broadly interpreted to cover almost any type of vehicle or structure not intended for every-day use.

- \* However, one trailer, camper, motor home, pickup coach, tent, or boat which is stored both on a concrete slab completely behind approved fencing or screening with current license, and are not used for living purposes will not be in violation of these restrictions. 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.

1.18 Maintenance of Easements and Landscaping.

The Owner of each Lot shall be responsible for at all times properly maintaining the landscaping and to control and eradicate weeds on such Lot, including without limitation, all utility and other easements.

1.21 Driveways and parking Areas.

Driveways and parking areas to be of "hard surface" material

- \* Concrete or Asphalt
- \* Minimum width of driveway to be 12 feet, with a 20-foot minimum width apron, 10 feet in length off existing paved street.
- \* All vehicles, cars, boats or R.V.s are be stored on a hard surface pad. (location of hard surface pad to be approved by the Architectural Control Committee)

1.22 Exterior Lighting and Utilities.

No street lights shall be placed within the Property. The Architectural Control Committee shall have full discretion to approve and deny exterior lighting to minimize impact on adjacent Lots in the Property and minimize the impact of exterior lighting on viewing the night sky and avoiding the appearance of a brightly lit complex.

2.04 Approval of Plans.

The Architectural Control Committee shall approve or disapprove plans, specifications, and details within thirty (30) days from the receipt of all materials requested by the Committee and shall notify the Owner submitting them of such approval or disapproval in writing. If all samples, plans, specifications, and details requested by the Committee have been submitted and are not approved or

disapproved within such thirty (30) day period they shall be deemed approved as submitted.

3.01 Owners' Easement of Enjoyment of Common Elements.

Subject to the other provisions of this Declaration, every Owner of a Lot in the Property shall have a right and easement of enjoyment in and to the Common Elements in common with the other Owners of Lots and the Association, and if not elsewhere reserved in this Declaration, an easement for the uses hereafter identified is hereby reserved to each of the Owners of Lots and to the Association.

\* Association dues will be \$375.00 per year and are to be used for the maintenance of all open space marked on plat as Tracts A, B, C, E, F, Out lot A and the main entry.