



Community Guidelines

Piney Creek Maintenance Association, Inc.

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Cherry Creek Valley Historical Society

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NOTICE

This document does not represent the actual text of the Piney Creek Covenants. This document is only a general overview of the neighborhood policies. **Any changes to the exterior of your property (House or Landscaping) must be approved in advance by the Architectural Control Committee before any work is commenced.**

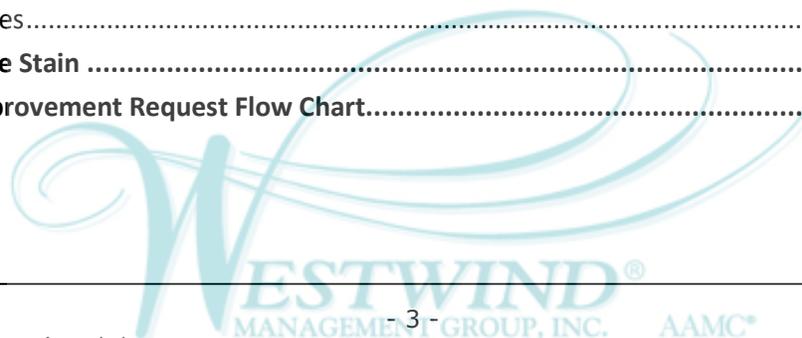
* Improvements which were approved, erected or constructed prior to the effective date of these Revised Guidelines in compliance with the applicable Covenants and Guidelines in effect at the time of the erection or construction shall not be deemed to violate these Guidelines.



Table of Contents

Introduction	4
Piney Creek – Our History	4
Piney Creek - Today	4
Use of Guidelines and the Architectural Control Committee	5
Authority of the ACC.....	5
REQUESTING ACC PERMISSION.....	6
Application Process & Procedures	6
Extended Application Requirements for New Construction or Complete Remodel.....	6
Exemptions from Application Process.....	7
Other Application Submittal Information	7
Variances	8
Waivers.....	8
GENERAL GUIDELINES	9
Prohibited Uses of your Property.....	9
Commercial Uses.....	9
Firewood.....	9
Garbage and Refuse	9
Garage Sales	9
Holiday Decorations	9
Livestock, Poultry, and Beekeeping.....	10
Maintenance of Grade and Drainage	10
Noxious or Offensive Activity	10
Outdoor Storage.....	10
Signage	10
Utility Connections	10
Vehicle Storage.....	10
DESIGN GUIDELINES - GENERAL PRINCIPLES.....	12
Design Compatibility	12
Landscape and Environment	12
Maintenance.....	12
Permits / Licenses.....	12
Protection of Neighbors	12
Relationship of Structures and Site	13
Timing	13
Validity of Concept	13
Workmanship	13
DESIGN GUIDELINES – BUILDING ARCHITECTURE	14
Address Numbers	14

Doors	14
External Shutters	14
Garages	15
Garage Doors	15
Garage Door (Faux Carriage Door) Hardware	15
Paint	15
Radon Mitigation Systems	16
Roofing	16
Satellite Dishes	17
Solar Panels	17
Window Coverings	17
Windows	17
DESIGN GUIDELINES – LANDSCAPE AND YARD ELEMENTS	19
Ancillary Structures	19
Artificial Turf	19
Basketball Goals	19
Clotheslines	19
Display of U.S. Flag	19
Dog Houses	20
Dog Runs	20
Driveways	20
Exterior Lighting	20
Fencing	20
Greenhouses	21
Mailboxes/Mailbox Posts	21
Mechanical Equipment/Utilities	21
Ornamentation	22
Plant Materials	22
Play Equipment	22
Retaining Walls	23
Site Grading	23
Storage Sheds	23
Swimming Pools/Hot Tubs/Spas	23
Vegetable Gardens/Composting	23
Water Features	23
Piney Creek Fence Stain	24
Architectural Improvement Request Flow Chart	25





Introduction

Thank you!

Being part of a community where people share values and ideals and work together to create a harmonious living environment is satisfying and rewarding. It requires thoughtful contributions and the selfless commitment of people with a wide range of goals and outlooks to make a community.

These Guidelines were prepared to establish direction and guidance so the original vision for the community we call Piney Creek can be realized and maintained. Excellence is the hallmark of Piney Creek. That excellence was evident in the initial planning, construction, and development of our community and it is evidenced today by community activities and volunteer participation. These Guidelines ensure an ideal of excellence continues to guide our actions by establishing standards for architecture, improvements and landscaping in our community.

The Architectural Control Committee (ACC) and the Board of Directors for the Piney Creek Maintenance Association and the Piney Creek Recreational Association appreciate everyone's cooperation and assistance in following these Guidelines and preserving Piney Creek's reputation as a beautiful and friendly community.

Piney Creek – Our History

Piney Creek is a 700-acre master-planned community named for the creek located on the southern portion of the site. In planning Piney Creek, the developers were keenly aware of the rich history associated with the creek and the surrounding area.

For centuries, Native American Indians roamed and hunted the land in and around Piney Creek. The descendants of early settlers in the area recount tales of Arapaho Indian camps on the northern bank of Piney Creek approximately one-half mile east of the main Parker Road entry. They tell how, as children, they scoured the banks of Piney Creek for arrowheads following heavy spring rains.

Settlers from the Eastern states entered Piney Creek history around 1859, when news of gold in Cherry Creek and Little Dry Creek first reached Kansas City. Ten years after the California 49ers bypassed Colorado to the north and south on the Oregon and Santa Fe Trails, gold seekers rushed to the Rockies by a more direct route. An ancient Indian trail traversing Kansas along the Smoky Hill River served as the main 'highway' to the newly formed supply town of Denver. In their eagerness to reach the gold fields, thousands of immigrants came west over what became known as the Smoky Hill Trail.

Piney Creek - Today

The community of Piney Creek is master planned to include 1,851 single-family homes. In addition, land was set aside for a shopping center, office buildings, an elementary school, and nearly 60 acres of open space which exist today. Together, these uses provide for a balanced community where people play, live, and work in a setting rich with historical interest.

In order for Piney Creek to function as an integrated community both now and in the future, several governmental and quasi-governmental entities were established to ensure the development and maintenance of community systems. Those entities include:

- the **Piney Creek Metropolitan District**, which provided for collector street and storm sewer construction;



- the **Arapahoe Park and Recreation District**, which builds and maintains parks in the area and runs the Trails Recreation Center located nearby at Orchard and Buckley Roads;
- the **Piney Creek Maintenance Association**, which is responsible for the maintenance of certain common areas within Piney Creek; and
- the **Piney Creek Recreational Association**, which operates and maintains the Piney Creek recreational facilities.

The residential areas of Piney Creek are subdivided into 15 neighborhoods. These neighborhoods are commonly known as:

Estates (Filing 11)	Meadows (Filing 8)	Terrace (Filing 9)
Glen (Filing 13)	Morningside (Filing 6a)	Village (Filing 7)
Hilltop (Filing 12)	Overlook (Filing 7.1)	Village II (Filing 2)
Knolls - Lower (Filing 1)	Ridge (Filing 5)	Vista - Lower (Filing 3)
Knolls - Upper (Filing 4)	Summit (Filing 10)	Vista - Upper (Filing 2)

Use of Guidelines and the Architectural Control Committee

The requirements, objectives, standards and procedures contained in these Guidelines are all intended to establish and maintain a harmonious community image for Piney Creek. Through these Guidelines and the design review process, a consensus is achieved between individual aesthetic judgment and the broader interests of community standards.

The Guidelines supplement the Protective Covenants – the legal documents accepted by every homeowner when title to property within the boundaries of Piney Creek is taken. The Covenants establish the Architectural Control Committee (referred to in this document as the ‘ACC’ or ‘the Committee’) which is a group of volunteer homeowners that represent the individual filings and neighborhoods that make up Piney Creek. The Committee fluctuates in size, but strives to have a minimum of two representatives from each filing. The Committee meets every month in open meetings at the Piney Creek Clubhouse to discuss matters important to ensuring that the harmony and intrinsic value of Piney Creek is maintained and enhanced.

Authority of the ACC

As stated in the Protective Covenants, **no improvements "...shall be erected, placed, or altered on any Building Site until the...plans and specifications have been submitted to and approved in writing by the Architectural Control Committee [ACC]."** Simply stated, no construction or modification to existing, exterior construction of a home, such as improvements or modification to any landscape may occur without the prior written approval of the Committee. Your home is a valuable investment, which is why volunteers spend their time monitoring neighborhoods, liaise with homeowners, and providing guidance on homeowner improvement requests.



REQUESTING ACC PERMISSION

Improvements, whether they are to your home exterior or your lot, require ACC approval. This includes any addition of (or modification to an existing) building, fence, landscaping, hardscape and most maintenance activities. There are only a handful of exemptions that do not require ACC approval and these are listed below (see “Exemption from Application Process”). Requesting ACC review and permission for improvement is simple.

Application Process & Procedures

In order to obtain ACC review of proposed modifications to building, fence, landscape or any other exterior construction, improvement or renovation on a property, the homeowner initiates the review process by submitting an Architectural Improvement Request Form to the Committee. **The Architectural Improvement Request Form must be signed by the homeowner of record (name on the deed).**

Most routine applications require 7-10 business days for processing. This timeframe allows for filing of the request, transmission of the request to the appropriate ACC representative(s), review of the request and determination of next action by the ACC. It is important to plan well in advance of proposed work so the Committee can make an informed decision about your request and ensure it meets these Guidelines. Application forms may be obtained from the onsite Community Manager at the Clubhouse or online at www.pineycreek.org.

Extensive or out of the ordinary requests will be submitted to the formal committee at their regularly scheduled meeting, which is routinely held on or near the first part of the month. The Committee will render a decision on an application within 45 days from the date of submittal (30 days for Piney Creek Village, Filing #2).

Along with the Architectural Improvement Request Form, you should submit any relevant supporting materials – which might include brochures, blueprints, color samples, site plans, and elevation drawings, to name a few – which will accurately describe your proposal and help the Committee understand the nature and scope of the work you are proposing. An incomplete or unclear application will be returned to you and will add time to the review process, possibly delaying your project. It would be helpful if you can submit two copies of your supporting materials with your application. One copy will remain on file with the Committee and one copy, along with any comments, will be returned to you along with the decision reached by the Committee concerning your request.

This process is shown in the drawing at the end of this document and we have structured it to make sure that you receive information and a decision as quickly as possible.

Extended Application Requirements for New Construction or Complete Remodel

For any new construction or a complete remodel of an existing home, two copies of the Required Information, below, must be submitted.

- A Site plan (at no less than 1" = 30') indicating building location, driveway, parking and grading plan.
- Roof plan and floor plans (at no less than 1/4" = 1').
- Exterior elevations (all) with both existing and proposed grade lines at same scale as floor plans.

- Indication of all exterior materials and colors as noted below.
 1. A sample of the house siding material not less than two square feet in size with the proposed stain or paint color applied.
 2. A sample of the proposed trim material not less than twelve inches long with the proposed stain or paint color applied.
 3. A sample of any proposed brick or other masonry to be used, including grout color.
 4. A written specification and full board sample of the type and color of roofing to be used.
- A colored perspective rendering of the proposed residence.
- A detailed site and grading plan showing finished contours, building elevations, spot elevations on pavements, retaining walls, drainage, swales/structures, curb/gutter/sidewalk locations, etc.
- A detailed landscape plan

Homeowner shall start early on the concept of changes or construction. The Committee will meet to consider the concept or application in the early stages, and will render a decision by voting. An affirmative vote of a majority of the Committee constitutes approval. *At the Committee's sole discretion, a consultant (Architect and / or Landscape Architect) may be engaged to review the plan(s). In such cases, the cost for this consultant will be passed on directly to the Applicant.*

Within 15 days of completion of approved construction, the Applicant shall notify the committee. The Committee then has up to 15 days to inspect the work. If the work is not done according to the approved application, the Committee has the authority to require the Applicant to remedy the defect within 45 days or be subject to action by the Committee to remove any unapproved construction.

Exemptions from Application Process

The following types of changes, additions, or alterations do not require the approval of the Architectural Control Committee. Although exempted, all work must proceed in accordance with state and local building codes and other construction requirements, as well as the guiding principles for the neighborhood.

- Addition of plants to a property in accordance with a previously approved landscape plan
- Modifications to the interior of a residence when those modifications do not materially affect the outside appearance of the structure
- Repairs to a structure in accordance with previously approved plans and specifications
- Seasonal decorations, if removed promptly (within 30 days following the holiday)

Other Application Submittal Information

Any approval granted by the ACC does not constitute the ACC's approval of the drainage from your lot or neighboring lots. Careful study pertaining to the proper drainage of both irrigation and storm drainage should be made of your and your neighbors' lots by qualified individuals. Maintaining proper drainage is the sole responsibility of the applicant. Notwithstanding the foregoing, the ACC may request that the applicant provide information regarding drainage as the ACC believes may be desirable to supplement any application.



It is the responsibility of the applicant to accurately identify lot lines, property lines, easements and setbacks.

It is recommended that the homeowner request evidence of insurance (both workmen's compensation and liability) from any contractor working on their behalf prior to the performance of services. Homeowners are also advised to obtain a lien waiver from the contractor upon satisfactory completion of work and final payment.

It is the responsibility of the applicant to ensure that all appropriate building permits are applied for and obtained from the county or city building inspector or authority.

Approval of an application by the Committee does not constitute approval from the standpoint of structural safety, engineering soundness, compliance with drainage plans or conformance with any other building standards or applicable codes.

Homeowners should review the Protective Covenants for their filing and the Piney Creek Guidelines prior to submitting requests to the Architectural Control Committee (ACC).

The Committee may request and the applicant shall provide any additional information which the ACC reasonably believes will help in its decision making process.

Variations

The Committee may grant reasonable variations or adjustments from any conditions and restrictions imposed in order to overcome practical difficulties or prevent unnecessary hardships arising by reason of the application of any such conditions and restrictions. Such variations or adjustments shall be granted only if it will not be materially detrimental or injurious to the other property or improvements in the neighborhood.

Waivers

Every improvement request is considered on its own merit. The ACC may approve an improvement request or agree to waive certain provisions of the Piney Creek Community Guidelines for one application, but may not approve or agree to waive those standards for other applications. As a result, the ACC does not establish precedent when it approves certain improvement requests or disapproves others; the ACC's deliberations and the decision the ACC makes are unique to each request and property.





GENERAL GUIDELINES

Prohibited Uses of your Property

Piney Creek is predominantly comprised of residential neighborhoods. As a result, some land uses and activities are strictly prohibited because they are inconsistent with residential living. For more detail about prohibited uses, review your Protective Covenants document or request guidance from the Community Manager or the ACC. A short list of what is prohibited is provided here:

Commercial Uses

Most business activities are prohibited within residential neighborhoods in Piney Creek. While you may have an office in your home, prohibited activities generally include in-house businesses that routinely and repeatedly attract clients or customers to the home, such as beauty salons, childcare businesses, retail businesses, etc. In-home businesses such as machine shops, car repair, or other similar commercial/industrial businesses are prohibited.

Firewood

Firewood shall be neatly stacked and shall be located within the confines of a screened enclosure such as a fence or wall.

Garbage and Refuse

All trash, refuse, rubbish, garbage, and other waste shall be kept in closed containers, such as garbage cans, waterproof bins. These containers shall be kept within the garage, or if placed outside shall be screened from the view of any public or private property using approved means. The enclosure shall be kept neat, clean, and well maintained.

Garbage cans or bins may be moved to the street at 6:00 pm the night before garbage collection. Cans and bins must be removed from the street the day of garbage collection and returned to your garage or enclosure. Take care when placing items outside for collection because wind and animals can scatter garbage that is not secured properly. It is Homeowner responsibility to pick up any trash not collected, due to wind and animals.

Garage Sales

No garage, patio, porch or lawn sale shall be held on any Lot, except that the Owner of any Lot may conduct such sale if the items sold are only his own furniture and furnishings, not acquired for purposes of resale; if such sale is held on an infrequent basis, at such time and in such manner as not to disturb any other residents of the area; and if such sale is held in full compliance with all applicable governmental ordinances, statutes, resolutions, rules and regulations. The Committee reserves the right to place limitations on such sales, including the following: (a) limits on the manner in which such sales are advertised and conducted; (b) limits on the time of day during which such sales may be held; (c) limits on the number or times in one year that such sales may be held; and (d) limiting such sales within the Piney Creek Community to specific date(s) during the year.

Holiday Decorations

Exterior holiday decorations shall be displayed no earlier than 30 days prior the holiday, and must be removed no later than 30 days after the holiday. Exterior holiday decorations cannot be attached to, hung from, or otherwise placed on Association-maintained fencing.

Livestock, Poultry, and Beekeeping

The size of lots at Piney Creek make it an inappropriate setting for raising animals other than domesticated dogs, cats and other common household pets. Raising livestock such as horses, goats, sheep, chickens, etc., is therefore prohibited at Piney Creek. Raising of bees and beekeeping activities are also prohibited.

Maintenance of Grade and Drainage

No Owner shall interfere with the established drainage pattern over his Lot or any other property. Each Owner shall maintain the grading upon his Lot at the slope and pitch fixed by the final grading thereof, including maintenance of the slopes and swales. No Owner shall alter grading to divert water onto other properties. In the event it is necessary or desirable to change the established drainage over any Lot, such change shall require the prior approval of the Committee, and may involve review by a qualified consultant, at the applicant's expense. Noise complaints must be made in writing.

Noxious or Offensive Activity

Uses or activities that constitute an annoyance or nuisance to the neighborhood are prohibited at Piney Creek, including those which will detract from residential value, and from the overall enjoyment and quality of the neighborhood. Uses or activities that are defined as noxious or offensive include, but are not limited to, parking vehicles on lawns, exterior sound systems that create noise heard beyond the property lines, excessive dog barking, etc.

Outdoor Storage

Storage of trash, building materials, equipment, garden supplies, sports equipment, etc., in unscreened areas on a residential site is prohibited. If neighbors can see it, it is not screened properly.

Signage

Signage is allowed as follows only:

- Real estate "for sale" or "for rent" signs which are not larger than five square feet and where NO more than one sign is placed on any given front lawn. Signs are not allowed in windows or on fences.
- Political Signs which meet the code requirements for the City of Centennial and comply with State Statute. Political signs may not be put up more than 45 days prior to an election and must be removed within (7) days after the election. Political signs on front lawns only, no signs on fences or in windows.
- Contractors may place a single sign on your front lawn within the duration of your project, as a courtesy to your neighbors. Once your project is complete, the sign must be removed.

Utility Connections

All utility connections installed in the Subdivision, including all electrical and telephone connections and installations of wires to buildings, including television, microwave or radio connections shall be made underground from the nearest available source. The location of any transformers or other apparatuses shall be subject to approval by the ACC.

Vehicle Storage

Only non-commercial automobiles with four wheels or street legal motorcycles shall be parked in the street or in any driveway. You may not park an automobile on a non-paved surface, regardless of where that surface is – including your backyard or side yard.

All other vehicles, such as recreational vehicles (RVs), jet skis, ATVs, motorcycles, boats, campers, hauling trucks, trailers, commercial vehicles (any vehicle displaying business advertising, any vehicle marketed or sold as a commercial vehicle, and any vehicle containing commercial equipment racks, or ladder racks), etc., shall be kept inside the garage at all times or stored in a commercial facility outside of the Piney Creek community.

No vehicles of any kind shall be repaired or rebuilt on Piney Creek property, streets, or driveways. Such activities shall be confined to the enclosed garage or done outside of the community. Only ordinary maintenance and washing, requiring less than one day, may be conducted in the driveway.



DESIGN GUIDELINES - GENERAL PRINCIPLES

The purpose for the Architectural Control Committee is to ensure consistent application of these Guidelines. The Guidelines are designed to promote those qualities in Piney Creek which will bring value to individual properties and will promote the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography, and overall design of the community.

The Guidelines set forth very specific criteria related to building construction and site development. These criteria are directed toward ensuring that the following general principles are adhered to.

Design Compatibility

The proposed construction must be compatible with the design characteristics of the property, adjoining properties, and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

Landscape and Environment

The proposed construction must not unnecessarily destroy or blight the natural or man-made environment of Piney Creek.

Maintenance

The maintenance of each lot and all improvements upon the lot is crucial to the harmonious appearance of Piney Creek. Consequently, each owner shall be responsible to maintain and keep in good repair the lot and all improvements on the lot including, but not limited to, landscaping, structures, fences, and all other items, in such a manner to project a first-class image and that is consistent with the community standards.

Permits / Licenses

Proposed construction may involve various agencies in addition to the Committee. The Applicant should check with the following agencies in order to determine if their review/ input is needed:

- City of Centennial, regarding building permits, zoning issues, variances, etc.
- Intermountain Rural Electric Association (IREA), regarding electrical service, street lighting, and construction in utility easements.
- Xcel Energy regarding gas service, including construction in utility easements.
- Local Phone Company regarding telephone lines, easements, etc.
- Cable TV Company, regarding cable television lines.
- East Cherry Creek Valley Water and Sanitation District, regarding water and sewer service, including construction in utility easements.

It is the Applicant's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by these and other local, state, and federal government agencies. The Committee and Association assume no responsibility for obtaining these reviews and approvals.

Protection of Neighbors

The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties.

Relationship of Structures and Site

Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction.

Timing

Projects which remain uncompleted for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must include a proposed maximum time period from start to completion of construction. If the proposed time period is considered unreasonable, the Committee may disapprove the application. If projects are not completed within the approved time schedule, the Committee has the authority to require the Applicant to complete the unfinished construction within 45 days or be subject to action by the Committee to remove the incomplete construction.

Validity of Concept

The basic idea of the proposed construction must be sound and appropriate to the surroundings.

Workmanship

The quality of workmanship evidenced in construction must be equal to or better than that of the surrounding properties. In addition to being visually objectionable and making an unflattering statement about the homeowner, poor construction practices can cause functional problems and even create safety hazards. The Committee assumes no responsibility for the safety of construction by virtue of design or workmanship.



DESIGN GUIDELINES – BUILDING ARCHITECTURE

Submit two (2) copies of a site plan, material descriptions, construction drawings and any elevation drawings which are necessary to adequately explain your improvement. Plans need not be professionally prepared, but must be adequate to fully describe the improvement. Photographs are often helpful. If a manufactured improvement is planned such as, but not limited to, a gazebo, sun porch, awning, storage shed or spa, a manufacturer's brochure should also be submitted.

Address Numbers

Prior written approval is required to replace or relocate address numbers. Address numbers shall be mounted and properly maintained on all homes, and visible from street view at all times. The Architectural Control Committee strongly encourages the use of standard black 4" or 6" address numbers on homes. At the very least, address numbers should be a color compatible to the home's color scheme and contrast enough to be clearly visible against the home. Address plaques/signs, rocks, and monuments will be considered on a case-by-case basis.

Although not a requirement, the Architectural Control Committee also encourages the use of black address numbers on mailbox posts. Decals/stickers are not permitted for use as address numbers on the home, mailbox post, or mailbox.

Doors

Your home includes exterior doors that may require maintenance and/or replacement from time to time. Please ensure your doors are not neglected during routine upkeep. If you must replace a door, you are required to select a door of the original quality or better. Screen or security doors are a matter of individual preference; however, you must secure ACC permission to install a screen or security door. Any selection made must be consistent with the design of your home, including color selection and other design elements present in your home.

External Shutters

All exterior operable or motorized rolling shutters require Architectural Committee approval.

Criteria for consideration by the Architectural Committee will include, but may not be limited to, the following:

- Each window must have its own shutter; one shutter may not be used to cover multiple windows.
- Materials/Dimensions: Slats should be no larger than 40mm, and made of 2" aluminum (PVC is not allowed). Housing units should be no larger than 10" square and mounted in the soffit whenever possible.
- Colors specified must match the existing house. Housing units on stucco or brick veneer must match exterior finish color. Samples of colors shall be submitted for Architectural Committee approval.
- Installation: Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained.

Details must be submitted with application. Homeowners wishing to install shutters on any primary or secondary egress window or door shall confirm compliance with all applicable building and fire codes in writing.

Garages

All residences within Piney Creek shall have garages with the capacity for at least two cars. No garages (or combination of garages) shall have capacity for more than four cars.

Garage Doors

All installations of new garage doors shall be approved by the ACC prior to installation. Garage doors shall be consistent with the character and architectural style of the home. All garage doors shall be painted the base color of the home, unless otherwise approved by the ACC. Applications shall include a brochure indicating brand, style, and any other pertinent information for review.

Garage Door (Faux Carriage Door) Hardware

Garage door (faux carriage door) hardware must be approved prior to installation. Approvable hardware must be a high quality, thick metal. Decals or magnets resembling hardware are prohibited. Faux windows (painted on or decals) that often accompany carriage door hardware are also prohibited. Approvable hardware layouts can be found in a separate document titled *Garage Door (Faux Carriage Door) Hardware – Approved Designs*.

Paint

All exterior paint/stain colors must be approved prior to work commencing, including repainting or re-staining of the existing colors. The ACC Committee encourages colors “in earth tones indigenous to the area”.

Painted/stained surfaces are a key part of the Piney Creek visual experience and the choice of paint/stain colors is a critical factor in maintaining the harmony of the neighborhoods. For practical purposes, the ACC defines paint/stain by the way it is used. There are five general uses:

1. Paint/stain applied to the main wood or stucco exterior of the home is known as field/base/body paint/stain.
2. Paint/stain applied to trim pieces on a home, particularly around doors and windows is referred to as trim paint/stain.
3. Paint/stain applied to a door and exterior shutters (when applicable) on a home is known as accent paint/stain.
4. Paint/stain applied to a soffit along the edge of the roof on a home is called roofline paint/stain.
5. Brick and stone surfaces shall NOT be painted/stained, but left as originally installed.

Trim must be painted/stained in a color which compliments the base/field/body color. Trim color shall **not** be the same as the base/field/body color. Garage doors shall be painted/stained the base/field/body color of the home, unless otherwise approved by the ACC.

Colors which are not approved for use as base/field/body, include **black, red, dark or bright green, purple, orange, pink, most tones of blue and most tones of yellow.** These colors are not approved for use as trim either.

The Clubhouse office has books of suggested paint colors that can be checked out or perused for purposes of selection as part of your application. Please take advantage of this easy way to start the hard process of picking an appropriate color combination.



Please ensure your colors are approved prior to repainting or re-staining. **Any re-application of an unapproved color represents a new violation and shall be repainted at the homeowner's expense.**

Accent colors outside the range of the earth tone colors, for minor exterior elements (e.g. front door, soffit) may be approved, at the sole discretion of the ACC, on an individual basis. Submit a minimum of 6"x6" color sample(s) along with one or more photographs which show the architectural style of the house and existing colors. You are also required to paint a swatch, approximately 3' x 3' in size, of all proposed colors, on the front of your home for the ACC representatives to see in person, as we are also looking at roof and brick color.

Submit a photograph of the homes directly next door to you for review also. We do not permit homes adjacent to each other to be the same color.

Vinyl and metal siding are **NOT** allowed in Piney Creek.

Radon Mitigation Systems

Radon mitigation piping, on the exterior of the home, shall be located in a visually unobtrusive location, on the side or in the rear of the home. Homeowner shall have location and color of piping pre-approved by ACC prior to installation. All exterior piping shall be painted to match the home.

Roofing

Use of quality materials as specifically approved by the Committee is required. All materials and color selections shall be compatible with the community's architectural character and be of colors in harmony with the other existing homes in the neighborhood or of colors similar to those originally employed in the neighborhood.

All roofs shall be covered with original quality or better shingles, or lightweight tile, as applicable in the protective covenants for that Filing and which are harmonious with the rest of the Filing; multi-dimensional and multi-layered asphalt products or other high quality materials (tile, slate, etc.) that have discernible width, depth, height and colors which are aged appropriate tones (e.g. weathered wood).

Please view the Piney Creek Approvable Roofing Material document, available at the clubhouse office or on the website at www.pineycreek.org, for a list of approvable materials by filing. Please note that the Piney Creek Architectural Control Committee must be notified which roofing materials are to be used through a formal request and approval process. This is NOT a blanket approval.

This information is provided for purposes of obtaining estimates or bids on materials that have a high likelihood of being approved. Color of the home's base paint, trim and brick will also be considered in this process.

Other Options for Roofing

In addition to composite roofing, other options exist including stone-coated steel, lightweight concrete tile, traditional tile, slate and fire-retardant treated cedar shake.

The ACC will review any proposed roofing materials using these guidelines:

- The weight of the material must be at least 350 pounds per roofing square
- The material must provide high definition, as in a triple laminate application.

- The construction must be dimensional and visually comparable with traditional cedar shake roofing
- Full panel sample of the material/color must be submitted to the ACC for approval

Please Note: The presence of any material on this list should not be construed as a warranty of the product quality, durability or reliability. It is the homeowner's responsibility to ensure the quality of any materials used on their home.

The intent of this guideline is to allow for various roofing materials that maintain a dimensional and layered appearance, (similar to a shake roof) which are compatible and complimentary with the architectural style of the home. Flat materials with no vertical relief, and which are not multi-dimensional and multi-layered are prohibited.*

The Committee may eliminate approval of materials that had previously been allowed, provided that this elimination shall not affect such materials already approved and installed on existing roofs.

Roof materials shall be harmonious with the color and texture of other materials on the home and adjacent properties.

Homeowners who are considering the use of a low weight concrete tile are advised to seek the advice of a structural engineer in regard to the weight bearing capacity of their existing trusses.

*The Village-Filing #7, Morningside, and Overlook which were constructed originally with 3- tab shingles may be replaced with a similar material to the original construction. Just like all other homeowners, roofs in these neighborhoods must be approved individually on a case-by-case basis.

Satellite Dishes

Satellite dish locations shall be on the sides and back of houses whenever possible, out of the view of public eye. No satellite dishes shall be installed on the front of a house or roof peak areas. All satellite dish locations shall be approved by the Committee, prior to installation.

Solar Panels

Any solar panels and related appurtenances / equipment, whether included in the original construction or added at a later date, shall be designed, constructed and maintained so as to appear as an integrated part of the building architecture. This generally means that the panels shall be roof-mounted so that the top surface is flush or near flush with the roof surface with all appurtenances recessed into the attic of the home or ground mounted. Ground mounted solar panels must not be visible from any street or neighborhood sight line.

Window Coverings

Window coverings visible from the exterior shall be compatible with the architectural character and color scheme of the residence. Reflective shades or film-type window coverings are specifically prohibited.

Windows

Prior written approval is required for all new windows. Added windows and replacement windows must match existing windows in exterior appearance and color. If you wish to change the exterior appearance or color of your windows, you must either replace all of the windows on your home, or at the very least replace all of the windows on one side / plane of the home, with a submitted plan/timeline for replacing the remaining windows on the home.



All windows shall have painted or stained wood, vinyl, fiberglass or non-reflective metal frames and dividers. No reflective glass is permitted. If any tinting is used on windows to accommodate energy efficiency, decrease solar heat gain or protect against UV damage, the tinting must be consistent on all windows on that side of the structure.

Windows with broken seals, causing fogging and discoloration of window panes, will require replacement of those panes accordingly.



DESIGN GUIDELINES – LANDSCAPE AND YARD ELEMENTS

Ancillary Structures

All ancillary structures, such as green houses, storage sheds, patio covers, arbors, gazebos, etc., shall be approved by the Committee. Structures must be sited and designed to be compatible with the house and all adjacent houses, landscape, fencing, etc. In no case shall ancillary structures be located within the setbacks required by the City of Centennial and Arapahoe County. Notwithstanding those statutory setbacks, a minimum offset of four feet shall be maintained from any property line.

Approval will be based on, but not limited to:

- Maximum size will be 8' x 10' x 10' in height at the peak of the roof, including skirts, foundation, or concrete slab.
- Must be of the same or generally recognized as complimentary architectural style as that of the residence.
- May be required to be screened on one or more sides by vegetation.
- Requests for approval will be reviewed on a case-by-case basis, taking into consideration the lot size, square footage of the home, and proposed location of the structure.
- Roof materials and painted areas must match that of the residence.

For more information, please review the City of Centennial Land Development Code.

See also *Green Houses and Storage Sheds*.

Artificial Turf

Artificial turf may be allowed on a case-by-case basis, if specific criteria are met. Please see separate document, titled *Artificial Turf Guidelines*, which can be obtained from the clubhouse or online at www.pineycreek.org for more information.

Basketball Goals

Basketball Goals may be approved by the Committee under the following criteria;

- Fixed/No Post - House mounted goals must be painted to match the base color of the house or it must be clear, non-yellowing acrylic
- Portable – your goal is designed to be entirely portable and it is not fixed to a post or to your home; and you agree to store the post and goal in your driveway, away from the street and sidewalk when not in use. Homeowners are strongly discouraged from playing basketball in the street.

Clotheslines

Clotheslines in backyards, behind fences, are allowed. All clotheslines shall be retractable and shall be stowed away, out of sight, when not in use. Homeowner shall submit an approval request form stating location and dimensions of proposed clothesline for approval, prior to installation.

Display of U.S. Flag

Stand-alone flag poles are not allowed in Piney Creek, except for those approved by the ACC, and erected prior to 2003. You are encouraged to display a United States flag on your home, provided the flag does not exceed 24 square feet in size and is displayed according to Title 36, Chapter 10 of the United States Code.

Dog Houses

You may install a dog house with ACC approval provided that:

- It is located in a fenced backyard.
- It is built of materials that are compatible with your home and colored the same.
- It is built at ground level and not visible above the fence line.
- It is no larger than ten (10) square feet.

Dog Runs

Dog runs may be approved on a case-by-case basis. Consideration of dog runs will include, but not necessarily be limited to, location in a rear or side yard, proximity to neighboring residences, size of dog run in relation to home and lot, and compatibility of proposed fencing materials (chain link fencing and chicken wire will not be permitted).

Driveways

No modifications to driveways are allowed except under extraordinary circumstances brought to the attention of the ACC for approval. Notwithstanding such circumstances, in no case shall the width of the driveway at the curb be widened. Any widening inbound of the curb shall be smoothly transitioned back to the curb.

Exterior Lighting

Exterior lighting shall not create an annoyance for neighboring properties. Roof and features on roofs may not be illuminated. Because some of the filings in Piney Creek refer to specific inclusions of exterior lighting, you should refer to your individual filing's protective covenants. All new lighting is subject to approval of the ACC and must conform to the neighborhood's aesthetics.

Fencing

All perimeter (lot line) fencing shall be of the approved cedar fencing type and stain only. The approved fencing style is that of the perimeter fence bordering the common area throughout the property, including staining thereof. The side of the fence, viewable from the street, shall be known as the "street side". The street side shall consist of a top rail and a bottom rail facing the street. This detail is listed in the fencing specifications, as "street side". The "rear view", as designated in the fence specifications, is the side that faces your interior backyard.

All cedar fencing in Piney Creek visible from the street or common areas shall be stained appropriate color(s). Approvable fence stain colors for all fencing in Piney Creek can be found at the end of this document. Fences with chipped, peeling, or otherwise damaged stain, and fences with faded stain, including stain that has faded into a different hue, will require re-staining in their entirety.

All other fences, such as interior fencing to enclose patios, screen trash receptacles, support arbors, etc., shall be of a type, finish, color, etc., compatible with the approved perimeter fencing type and the building architecture. Chain link, barbed wire and concrete block fencing are NOT allowed. (Village 2 filing has unique fencing types, different from the rest of Piney Creek, and will be reviewed on a case-by-case basis, depending on location.)

To determine responsibility for maintenance and painting of lot line fencing, the ACC will employ the concept of "beneficial ownership". The homeowner who benefits from the enclosure or



segregation of an area of their property by lot line fencing is responsible for maintenance of BOTH sides of the fence. Although homeowners with a common property line fence dividing their property, and enclosing their yards, may choose to share costs of fence maintenance and painting, or divide responsibilities, the ACC will hold the homeowner(s) who derive the primary benefit from the fence accountable for ensuring the fence is maintained in accordance with Piney Creek standards.

No fences shall be constructed in front yards. No fencing shall be installed in such a way that it blocks established drainage ways, or interferes with lines of traffic sight per The Covenants.

Additional information including fence construction details can be found in a separate document titled "Piney Creek Fence Guidelines".

Greenhouses

Generally, greenhouses will be discouraged due to the extensive maintenance required. Greenhouses shall be of professional construction quality. Consideration for greenhouses includes, but is not necessarily limited to, general aesthetics, quality of materials, and permanence of materials. Screening of greenhouses may be required

See *Ancillary Structures* for additional information.

Mailboxes/Mailbox Posts

Every home has a residential mailbox in Piney Creek, with the exception of Morningside and the Overlook, which have group mailboxes. All residential mailboxes shall be black, approximately 6" wide x 7" tall x 19" long, described by the United States Postal Service (USPS) as a T2 mailbox, and approved by the USPS for residential use, unless otherwise approved by the ACC.

Mailboxes shall rest on specifically designed mailbox posts with the distinctive double routed and shaped top unique to Piney Creek and shall be created from Western Red Cedar. These posts shall be set curbside on property lines, approximately 8" from the edge of the integrated sidewalk and may accommodate a maximum of two residential mailboxes. (Village II filing is an exception with posts being 8" from the curb.) All posts shall be stained Piney Creek stain color or clear coat, to match what you replaced. Other than house numbers, no other box, newspaper tube, element or other item shall be attached to the mailbox post.

Mailbox posts, constructed of brick or other long-lasting materials may be considered for approval. If two mailboxes are housed on one post, this will have to be examined at the time of the approval also. These instances will be reviewed on a case-by-case basis, including the integrity of materials and the match to the home and area.

Mailbox post design and dimensions can be found in a separate document titled "Piney Creek Fence Guidelines".

Mechanical Equipment/Utilities

All utilities in Piney Creek shall be installed underground to enhance sight lines of homeowners and to improve service reliability. Any above-grade utility appurtenances, such as electrical transformers, utility meters, etc., shall be screened using approved means.

Mechanical equipment, such as air conditioners, heating equipment, etc., shall be installed as an integral part of the architecture whenever possible. Under no circumstances shall these items be roof mounted, window mounted, or located in such a way that they are visible from neighboring

properties or public streets. The installation of window fans or window air conditioners is expressly prohibited in Piney Creek.

Ornamentation

Using non-living objects as ornaments in your landscape is strongly discouraged, especially in front or side yards or where it is visible from adjacent properties or streets. Specifically prohibited objects include, but are not necessarily limited to, driftwood, wagons, wagon wheels, artificial plants, artificial flowers, artificial grass, animal skulls, sculptures (flamingos, deer, cherubs, gnomes, etc.), excessive non-living ornamentation. Any use of landscape ornamentation is subject to approval by the ACC.

Plant Materials

Your landscaping should rely mostly on plants that are “long-lived”, such as perennials. There are certain plants that are considered nuisances, such as Siberian Elm, Russian Olive and cotton producing Cottonwood trees, which are strictly prohibited. The City of Centennial maintains a complete list of prohibited plants in the City’s Land Development Code, Appendix A, Table A-3 “Prohibited Plant List”. **Growing marijuana outside on your lot is prohibited as well.**

Any plant material you use is your responsibility to maintain. The ACC recommends planting large trees within a large margin from your fence line since roots can become an issue with fences and neighbors. Overgrown trees, interfering with fence lines, are the responsibility and expense of the homeowner to remove. The ACC will not tolerate any plant material that is unattended, overgrown, unsightly, dead, diseased or interfering with perimeter fencing.

Non-living durable landscape materials (i.e. decorative rocks or chips) may be utilized on the grounds of any lots only to supplement live plantings. The general guideline is that no more than 10% of the landscaped area of any lot will be non-living material.

Play Equipment

Such equipment (i.e. swing sets, slides, basketball hoops, courts, trampolines, playhouses, etc.) may be erected within a fenced or screened area, but shall require the approval of the Committee. Treehouses are strictly prohibited. Play equipment shall be an appropriate scale and of approved materials and color, preferably “earth tones”. Equipment utilizing natural materials (wood vs. metal) is preferred. General guidelines for play equipment are:

1. Structure at the widest points must be a minimum of seven feet from all fence and/or property lines, unless otherwise approved by the ACC
2. The peak of the structure may not extend more than four feet above the fence line, unless otherwise approved by the ACC.
3. Any platform may not extend above the height of the fence line
4. Screening of the play structure with trees and/or shrubs may be required by the Committee
5. A brochure or elevation drawing of the proposed play structure and a site plan showing the proposed location, with measured distances from adjacent lot lines, must accompany the application.
6. Play equipment shall be maintained to the same standards as the home. The ACC may require removal of any equipment found to be in disrepair, if not promptly repaired at the request of the ACC.

Retaining Walls

Any retaining wall must be approved by the ACC. You must use materials that are compatible with your home construction and landscaping. Retaining walls that divert water onto other properties or otherwise alter existing drainage patterns are prohibited. Homeowner is solely responsible for obtaining confirmation of water patterns, from a professional, as part of a submittal for a retaining wall.

Site Grading

Changes to existing site grading are difficult and require careful consideration before they can be approved by the ACC. No new grading shall divert water onto other properties or otherwise substantially alter existing drainage patterns. It is important that you maintain your property to ensure you protect against water damage to your home by:

- Keeping water away from foundations with proper grade (fill in if you must)
- Ensuring downspouts discharge onto splash blocks or other devices to prevent saturation of soils at foundation
- Sloping patios, lawn area, shrubs and planting beds away from foundations

Storage Sheds

ACC requests for storage sheds shall be evaluated along these criteria:

- The shed must have a roof the same as that of the dwelling
- The shed must be compatible with the house (i.e. same color/staining and materials as the home – wood siding and/or brick), even as the exterior of the home is modified
- The shed must be free standing, fully enclosing the property bounded by the shed
- Metal or plastic storage sheds are not allowed

The ACC may request the removal of any shed not being properly maintained.

See *Ancillary Structures* for additional information.

Swimming Pools/Hot Tubs/Spas

All swimming pools, spas, hot tubs, exercise pools, etc., shall be appropriately screened from view with approved means specifically authorized by the ACC. Homeowner shall comply with City guidelines, as part of the approval. Aboveground pools are prohibited.

Vegetable Gardens/Composting

Vegetable gardens are welcome provided they are screened and located in a backyard or fenced side yard.

Composting is welcome in Piney Creek, as long as composting material is placed in “covered” composting containers and screened and located in a backyard or fenced side yard. Composting must not create noxious odors. Underground composting is prohibited.

Water Features

Water features may be permitted on a case-by-case basis. Please provide the ACC with your specific plan, prior to installation, for approval. If you incorporate a water feature into your landscape plan, please ensure that it is maintained appropriately.



PINEY CREEK FENCE STAIN

is available as follows:

For Piney Creek properties located **north** of Orchard Road

Ponderosa Paint Center
(Benjamin Moore)
15460 E Orchard Rd
303-766-4609
COLOR – “FS2”

Home Depot
Chambers & Parker Rd
303-699-5006
COLOR- “Piney Creek 1”

KWAL Paints
3106 S Parker Rd
303-745-8074
COLOR- Number
08-1175 BLD

For Piney Creek Village (Filing 2) located **south** of Orchard

Ponderosa Paint Center
(Benjamin Moore)
15460 E Orchard Road
303-766-4609
COLOR – “Village Gray”

Home Depot
Chambers & Parker Rd
303-699-5006
COLOR- “Piney Creek 2”

KWAL Paints
3106 S Parker Rd
303-745-8074
COLOR- “Dune Gray”

Caution: PLEASE ask for a sample of the stain you plan to purchase to verify it is the correct color *before staining your fence*.

All homeowners should submit this sample color to the Clubhouse office along with an Architectural Improvement Request Form for Architectural Committee approval before commencing any work.



Architectural Improvement Request Flow Chart

