

# Noble Park 2 HOA Design Review Guidelines

## **Purpose**

The purpose of the NP2 HOA Design Review Guidelines is to provide clear guidance to the NP2 HOA Design Review Committee on making approval / non-approval decisions on proposed design changes in the Noble Park 2 HOA. This is recommended in the NP2 Covenants Section 6.24.

Publication of this document to the HOA provides the homeowners with advance knowledge of which cases of design improvements will require no approval, will be approved automatically, or will require a review by the Design Review Committee.

## **Scope**

The Design Review Guidelines will cover new proposed design changes specified in the NP2 Covenants Section 6.2 (construction or expansion of any building, structure, or other improvements including utility facilities, grading or excavation of the land, change of exterior appearance including color, texture and finish material, and landscaping) and Section 7.18 (fences, mail boxes, and porch and area lighting).

The design review process defined in NP2 Covenants Section 6 only applies to new proposals for design changes. All existing structures, paint colors, fences, landscaping are grandfathered – not subject to approval by the NP2 HOA.

## **Process**

The Design Review process starts when a request for approval is submitted to the NP2 HOA President and Vice President with complete, detailed plans for the proposed improvement. Please allow 10 days for HOA approval on simple proposals. More complex requests may require more time, up to 30 days.

The main criteria for the Design Review Committee in deciding on approval / non-approval will be harmony with the HOA neighborhood. In particular, feedback from the affected HOA neighbors will be an important factor in the Design Review Committee decision.

**Proceeding on a design change without receiving prior NP2 HOA approval will result in a \$250 fine.** Payment of the fine will be due one month after the fine is imposed. Paying the fine for not receiving prior NP2 HOA approval does not exempt the homeowner from these Design Review Guidelines policies.

Ignoring a non-approval from the NP2 HOA and proceeding with the design change will result in fines / liens as determined by the NP2 Board (per Covenants section 5).

## **House Painting**

Proposals to repaint a house with the existing colors will be approved.

Proposals to repaint a house with the main color and trim color being light pastels or light earth tones will be approved. No HOA approval is needed for door colors.

Proposals to repaint a house with the main color or trim color being dark or strong saturated (e.g., fire engine red) will be reviewed by the Design Review Committee.

## **Fences**

All fence construction, whether new or a replacement for an existing fence, requires a Boulder City Building Permit. This insures compliance with the Boulder City standards for fences and is required by law.

All proposals for fence construction will be approved by the NP2 HOA if:

- the fence is 5 ft. or less in height
- is only in the side and back yards (not in the front yard)

- is made of wood or artificial wood
- will be natural wood color or painted to match the house or trim
- the detailed plan has been reviewed by the adjacent NP2 HOA neighbors and there are no objections

Proposals for fence construction that do not meet one or more of the above criteria will be reviewed by the Design Review Committee.

### **Decks**

Replacement of existing decks in the same design and material will be approved. Replacement of existing decks in the same design but with artificial wood replacing wood will be approved.

Proposals for a new deck or replacement of an existing deck with a substantially different design will be reviewed by the Design Review Committee.

### **Landscaping**

The HOA will not require approval of any new landscaping (trees, shrubs, flowers, etc.) unless the proposed new landscaping will be on the property line. In that case the adjacent neighbor's approval will be required for HOA approval.

Any existing tree or shrub that crosses the property line (e.g., tree branches) can be trimmed by the neighbor if the owner of that tree / shrub does not keep it reasonably trimmed.

Homeowners are responsible for removing any dead or diseased trees that could be hazardous to people or property.

### **Roof**

No HOA approval is needed for replacement of the roofing material. But any new roof must comply with current City of Boulder regulations.

### **Solar Easements**

The NP2 Covenants sections on solar collector installation and solar easements have been superseded by more recent Colorado State regulations (CRS 38-30-168) and City of Boulder regulations (9-9-17).

### **Satellite Dish Antennas**

Per Covenant 7.20, installation of all satellite dish antenna require a Design Review. This is because the homeowner's neighbor will have more visibility of the antenna than the homeowner and should have some input into its placement.

### **Mail Boxes**

No HOA approval is required for mail boxes. But any new mail box must meet the USPS regulations.

### **Porch and Area Lighting**

No HOA approval is needed for porch or yard lighting that stays predominantly within the yard. Bright yard lighting or spotlights that project beyond the yard will be reviewed by the Design Review Committee.

### **Other Design Changes**

Other proposed design improvements including modification of the main house or garage's exterior structure or finish material (e.g., stucco), creation or expansion of an outbuilding (e.g., Tough Shed), re-grading of the land, etc. will be reviewed by the Design Review Committee.