

# Lowry Property Owner Rules and Regulations

Lowry Community Master Association



Revised: August 1, 2008

These design rules and regulations have been prepared by the Lowry Design Review Committee and adopted by the Lowry Community Master Association Board of Directors. The Lowry Design Review Committee reserves the right to interpret the rules and regulations at its discretion.

Please note that in addition to obtaining the approval of the Lowry Design Review Committee for any changes to your property, you should also be aware that there may be permits required for your improvements from the City and County of Denver or the City of Aurora.

**Supplemental Design Guidelines and Rules and Regulations for Lowry Community Master Association**  
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## Chapter 1 General Rules

**1.1 Committee:** Hereafter, any reference to “Committee” shall be defined as the Lowry Design Review Committee (LDRC), or any subcommittee of the LDRC. Such committees operate in accordance with the Lowry Master Declarations and under the auspices of the Declarant or Lowry Community Master Association (LCMA), and are responsible for reviewing applications and enforcing the Rules and Regulations published herein regarding property improvements.

**1.2 City Permits:** In addition to obtaining the Committee approval for specified property improvements, owners may also be required to obtain a certain permits (such as a building permit) from the City and County of Denver. Approval by the Committee does not mean or warrant that the proposed improvement will comply with the building and zoning code of the City and County of Denver.

**1.3 Approval from another applicable HOA:** If a property is located within an area that has its own Homeowners’ Association (sometimes referred to as a Sub-HOA), property owners may also need to obtain the approval of their Sub-HOA for proposed improvements and approval by the Committee does not act as a guarantee that the proposed improvement will be approved by a Sub-HOA.

**1.4 Variances:** Any deviation from these Rules and Regulations requires an approved “Variance” awarded by the Board of Directors of the LCMA, or their designee, in accordance with the Master Declaration.

**1.5 Applicability:** These Rules and Regulations apply to all dues-paying units within the Lowry Community.

**1.6 Commencement of Work:** All proposed improvements that require Committee approval must be submitted to the Committee, and the written approval of the Committee obtained prior to commencing any work.

**1.7 Evaluation Criteria:** The Committee has the full right to disapprove any improvement which is not in accordance with these Rules and Regulations. When considering an improvement, the Committee shall have the right to take into consideration the suitability of the proposed improvement, the materials of which it is to be built, the color scheme, the site upon which it is proposed, the harmony with the surroundings, the topography of the land and the effect of the improvement on the view from adjacent or neighboring properties.

**1.8 Required Information:** Prior to the commencement of any work to accomplish a proposed improvement, the homeowner proposing the improvement (“Applicant”) must submit to the Committee appropriate descriptions, surveys, site plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors and such other information as the Committee may reasonably request, showing the nature, kind, shape, height, width, color, materials and location of the proposed improvement (collectively the “Required Information”).

**1.9 Application Process:** An Applicant must submit a completed Design Review Request form with the Required Information (Sec. 1.8) to the address on the form. Requests submitted without sufficient information will not be considered until such time as the Applicant submits all of the Required Information. Incomplete submittals will be deemed denied until such time as the Applicant completes the Design Review Requests. Incomplete Design Review Requests will be

returned to the Applicant if not completed within 30 days of submittal. The Committee meets at least once a month and will contact the applicant promptly upon review of the request.

**1.10 Definitions.** Defined terms contained herein shall only be used herein and shall not apply to any other governing document of the Lowry Community Master Association.

## Chapter 2 Improvements Requiring Committee Approval

### 2.1 Accessory Buildings

An accessory building is a detached, permanent building structure such as a shed or playhouse.

Evaluation Criteria for accessory buildings include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Architecture must match or compliment the main building, incl. siding, roof & colors;
- Max allowable size is 8' x 10' x 8.5' high, including skids, foundation, or slab;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Partially screened from adjacent properties by fence and/or vegetation and not readily visible from street level;
- Does not unreasonably obstruct or diminish the view of adjacent property owners;
- Any utilities servicing accessory buildings shall be installed underground;
- Located in the back yard, within property setbacks, and does not obstruct easements.

A Design Request submission for accessory buildings must include at a minimum the following information:

- Site plans or concept sketches with dimensions, elevations and relation to other key features such as landscaping, main building and property lines;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features;
- Manufacturer's literature with details of the selected product/s.

### 2.2 Additions and Expansions

A building addition or expansion is an increase in the size of a building brought about by constructing additional usable building space to the side/s or top of an existing structure. Examples include room additions, pop-tops, 3 or 4 season enclosed patios, ramadas, or attached garages. Additions or expansions typically entail engineered plans and may require building permits.

Evaluation Criteria for additions or expansions include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures
- Architecture must match or compliment the main building;
- Reasonably conforms and harmonizes with surroundings;
- Does not obstruct or diminish the view of adjacent property owners;
- Located within property setbacks and does not obstruct easements;
- Complies with all applicable city building codes.

A Design Request submission for additions or expansions must include the following information:

- Engineered site plans with dimensions, elevations, drainage plan and relation to other key features such as landscaping, main building and property lines;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features.

Building permit - when required by city code and upon request by the Committee, provide a copy of the building permit when obtained.

### **2.3 Air Conditioning, Air Cooling or Air Movement Devices**

Air conditioning, cooling devices and air movement devices are any mechanical cooling devices, which include but are not limited to, air conditioning, swamp coolers and evaporative coolers which are installed outside of the structure. Window, ground and roof-top installations are the most common and includes garage or attic fans and any associated vent or louvers

Air conditioning units (“AC Units”) and other cooling devices shall not be located in the front yard unless it is adequately screened from public view. AC Units located in the side-lot setback should be placed as far away as possible from neighboring windows in order to minimize disturbing noise. Individual room window AC Units or other cooling device must not face the street. Roof-mounted devices must not be visible from the street and must be skirted with material that compliments the building architecture.

Evaluation Criteria for air conditioning/cooling devices include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Reasonably conforms and harmonizes with surroundings including proposed screening material;
- Does not create unreasonable noise for adjacent property owners.

A Design Request submission for air conditioning/cooling devices must include the following information:

- Site plan or concept sketch with location, dimensions and relation to other key features;
- Design sketch of skirt when appropriate.
- Photos as may be necessary to convey intent and compatibility with existing features.

### **2.4 Awnings**

An awning is a roof-like shelter extending above a window, door, deck, or patio and is commonly made of canvas or a similar durable fabric. Awnings over patios or decks are often retractable. Awnings may also be referred to as overhangs.

Evaluation Criteria for awnings include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Colors must be complementary to the building;
- Height of retractable awnings over patios or decks shall not exceed 10 feet;
- Reasonably conforms and harmonizes with surroundings;
- Does not unreasonably obstruct or diminish the view of adjacent property owners;
- Materials must be canvas or similar durable fabric and withstand seasonal weather.

A Design Request submission for awnings must include the following information:

- Site plans with dimensions, elevations and relation to other key features;
- Photos as necessary to convey intent and compatibility with existing features
- Samples or swatches of fabric material;
- Manufacturer’s literature with details of the selected product/s if available.

When awnings become faded or worn, the fabric material must be promptly replaced or the awning removed.

## **2.5 Decks and Balconies**

A deck is an exterior, above-grade flooring system used for recreation and generally supported on posts or footers. It may also be partially supported by attaching directly to a building and it may have multiple levels. Typical materials are wood or composite decking. It may incorporate features such as benches, railings, stairs, and planters.

A balcony is an exterior above-grade platform projecting from the side of a building. It typically has a railing, and is incorporated into the building structurally and architecturally. It may be covered. Balconies and decks typically entail engineered plans and require building permits.

Evaluation criteria for decks and balconies include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Colors must be complementary to the building;
- Reasonably conforms and harmonizes with surroundings;
- Does not unreasonably obstruct or diminish the view of adjacent property owners;
- Placed in such a location as to minimize potential noise impact for adjacent property owners;
- Located within property setbacks and does not obstruct easements;
- Complies with applicable city building codes.

A Design Request submission for decks or balconies must include the following information:

- Engineered site plans with dimensions, elevations, and relation to other key features;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features;
- Building permit - when required by city code and upon request by the Committee, promptly provide a copy of the building permit.

## **2.6 Dog Runs/Dog Houses**

Dog runs are areas within a property that are fenced specifically for securing a pet. Dog houses are small enclosures for security or weather protection for a pet.

Dog runs and dog houses must be reasonably isolated and adequately screened from adjacent properties, and located in the rear or side yard. Local ordinances regarding noise, odors and other nuisances will be in effect.

Evaluation Criteria for dog runs/houses include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Partially screened from adjacent properties by fence and/or vegetation and is not readily visible from street level;
- Located in the back or side yard.

A Design Request submission for dog runs/houses must include the following information:

- Site plans or concept sketches with dimensions, elevations and relation to other key features such as landscaping, main building and property lines;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features;

## **2.7 Driveways**

Driveways are any hard surface used to access a garage or parking area within a private property.

Alterations to an existing driveway require Committee approval. Replacement of an existing driveway using the same materials, of the same dimensions, and in the same location does not require Committee approval. Driveway expansions will not encroach on existing easements must be 18-inches off the property line, can not exceed 25-feet in width, and will not interfere with drainage. Asphalt paving is not permitted for single-family or duplex driveways.

Evaluation Criteria for driveways include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;

A Design Request submission for driveways must include the following information:

- Site plans or concept sketches with dimensions and relation to other key features, including property lines and easements;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features.

## **2.8 Fences, Walls, and Handrails**

Fences and walls include any privacy fence or wall, decorative fence or wall, or retaining wall. Common materials include wood, ornamental metal, stone, concrete, brick and plastic. Committee approval is required. Handrails are used to grasp for support along walks and stairs, or to prevent falling from raised platforms such as decks and balconies.

### **2.8.1 Design Standards**

All retaining or wing walls should be constructed of brick, stone, or other materials of an appearance compatible with the primary building.

Fences within the front setback of single family and duplex residential lots are prohibited, except where such fencing meets the following limitations:

- Fencing shall be no greater than forty-two (42) inches in height measure from grade level.
- Fencing shall be at least fifty (50) percent open.

Where fencing is installed adjacent to mews, such fencing shall be either:

- No greater than forty two (42) inches in height measure from grade level.
- Six (6) feet in height provided that the top two (2) feet of such fencing is constructed of a lattice material or at least fifty (50) percent open.

Except as provided in this section, the height of side and rear yard fences within single family or duplex residential areas shall not be greater than six (6) feet above grade level. Use of landscaping to soften the visual impact of fences shall be encouraged. All wood fencing, regardless of location shall be double-faced or constructed to ensure that no stringers or posts shall be visible from any roadways, greenbelt areas, parks or adjoining lot. Wood fences shall have an even or flat top.

The use of barbed wire is prohibited everywhere within the Lowry community. Chain link and woven wire fencing shall not be used unless approved by the Committee. Where chain link or

wire fencing is permitted by the Committee, the use of visual buffers such as landscaping and/or painted fencing in dark colors is strongly encouraged.

Handrails will be constructed of durable and aesthetically pleasing materials, and anchored so that they are sturdy and safe. Handrails will conform and harmonize with surrounding architecture and landscaping.

### 2.8.2 Maintenance of Fencing

All fences abutting a property are the property owner's (homeowner's) responsibility to maintain. Owners shall re-fasten loose fence boards and otherwise maintain all fences abutting your property regardless of whether the fence was installed by you, your neighbor or developer.

Requests for painting or staining fences may be submitted to the Committee. Colors will harmonize with surroundings and generally comply with paragraph 2.12 (Paint) herein. Cedar or redwood fences may be left in their natural state.

### 2.8.3 Evaluation Criteria for fences and walls includes, but is not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Reasonably conforms and harmonizes with surroundings;
- Meets height restriction of 6-feet;
- Integrates with the landscape plan.

### 2.8.4 Design Requests for fences and walls must include the following information:

- Site plans or concept sketches with dimensions and relation to other key features, including property lines and easements;
- Material descriptions and colors, including paint/stain chips or samples;
- Photos as necessary to convey intent and compatibility with existing features.

## 2.9 Gazebos

A gazebo is an accessory building that is detached, permanent, decorative and used as a seasonal gathering place. The sides are usually open or screened.

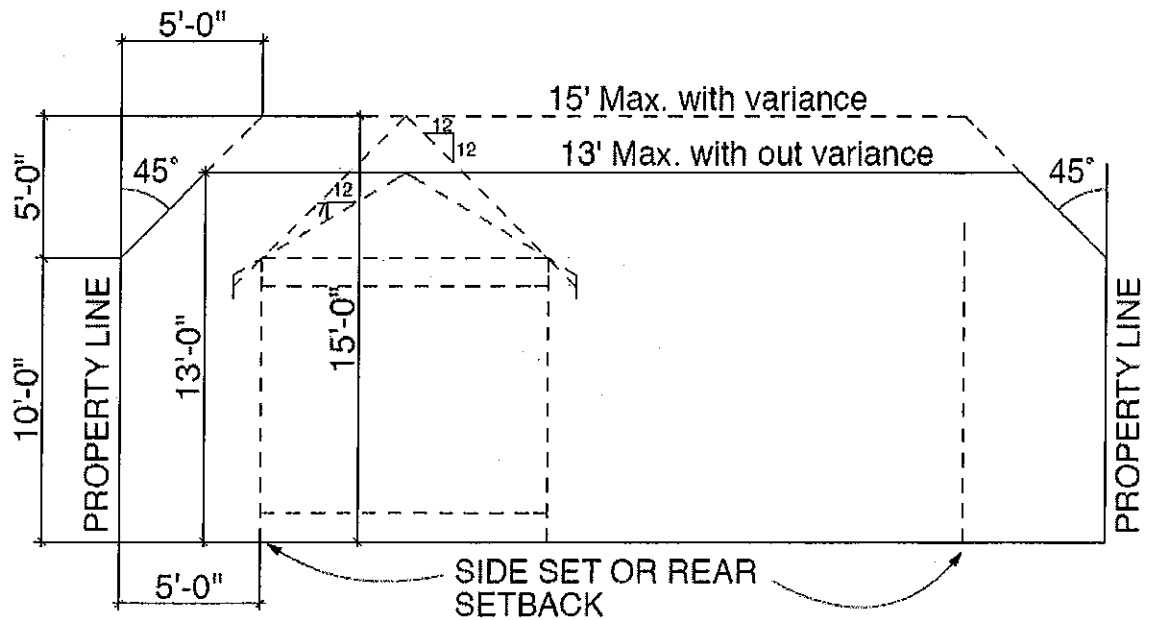
### Evaluation Criteria for gazebos include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Does not unreasonably obstruct or diminish the view of adjacent property owners;
- Height is not to exceed 13-feet from grade without a variance;
- For heights greater than 13-feet but less than 15-feet from grade, a variance is required in which it must be demonstrated that the gazebo conforms to the bulk plane requirements depicted below; no gazebo will exceed 15-feet;
- Any utilities servicing gazebos buildings shall be installed underground;
- Located in the back yard, within property setbacks, and does not obstruct easements.

### A Design Request submission for gazebos must include the following information:

- Site plans or concept sketches with dimensions, elevations and relation to other key features such as landscaping, main building and property lines;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features;

Manufacturer's literature with details of the selected product/s.



**Figure 2.9 – Gazebo Bulk Plane Requirement**

## **2.10 Hot Tubs**

Hot tubs or Jacuzzis are small, self-contained, heated pools that generate current to provide relaxation and therapy.

Evaluation Criteria for hot tubs include, but are not limited to:

- Maximum height of any enclosure being 10 feet;
- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Screened so as not to be immediately visible to adjacent property owners or from street level;
- Does not create an unreasonable level of noise for adjacent property owners;
- Any utilities servicing hot tubs shall be installed underground;
- Located in the back yard, within property setbacks, and does not obstruct easements.

A Design Request submission for hot tubs must include the following information:

- Site plans or concept sketches with dimensions, elevations and relation to other key features such as landscaping, main building and property lines;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features;
- Manufacturer's literature with details of the selected product/s.

## **2.11 Landscaping**

Landscaping is the construction or modification of any natural exterior surface element of a property including grading, drainage, plant material, irrigation, paths, and certain site features.

### 2.11.1 Landscaping Rules & Regulations

For newly constructed properties, all landscaping must be completed by the owner within six (6) months of occupancy, unless occupancy occurs between September and December, in which case landscaping must be completed by June 30 of the following year.

The following landscape elements require Committee approval. Other minor landscape alterations do not require committee approval.

- Initial property landscaping project

- Major landscaping modification projects (landscaping disturbing or affecting in excess of 10% of the surface area of the Lot)

- Drainage modifications

- Grading modifications

- Retaining walls

- Water features (ponds, fountains, etc)

- Sculptures and Yard Ornaments

### 2.11.2 Landscaping Design Standards

All new trees shall be a minimum of 2.5 inch caliper at the time of installation; evergreen should be a minimum of six (6) feet. Trees shall not be planted within a utility easement. The following tree species are prohibited in the Lowry Community:

- Any species of poplar (*Populus*) (exception: Aspens are permitted)

- Any species of willow (*Salix*)

- Box Elder (*Acer Negundo*)

- Siberian Elm (*Ulmus Pumila*)

- Silver Maple (*Acer Saccharinum*)

All lots shall have properly maintained grass according to city standards, or other acceptable ground cover, spread over the lots. This includes the area along the front of each lot between the street curb and the front property line (the area commonly referred to as the 'treelawn'). Stone or other ground cover material may be used as an accessory only (not the primary ground cover). Rocks used in landscaping shall be material native to Colorado. All landscaped areas shall be irrigated with an automatic sprinkler system. Artificial turf and any other artificial plant material will not be placed in areas exposed to public view.

Planting concepts, plant varieties, and irrigation techniques which minimize water consumption (xeriscape) are encouraged. For more information on water conservation, refer to the Denver Water Department publications.

Grading of yards will be done in a manner to direct drainage away from the structure, toward either the front or rear property lines. Ponding of runoff should be avoided. Directing drainage onto an adjacent property is not permitted. Grades should generally not exceed a 3:1 slope (run: rise).

Water features such as ponds and fountains are permitted but must be approved by the Committee. Such features must conform to and harmonized with the surrounding landscape, and not create an unreasonable noise level for adjacent property owners.

### 2.11.3 Maintenance of Landscaping

Yards will have properly maintained grass, kept free of excessive weeds and invasive grasses, and maintained in an attractive and healthy condition. Owners have the duty to provide for regular

weeding, pruning and maintenance of all plantings. Diseased or dead plant materials shall be removed and replaced in a reasonable time (30 days unless during winter).

Property owners are responsible for maintaining the landscaped portions of city right-of-way abutting their property (treelawn) in accordance with Denver municipal codes, to include the trees and sod between the curb and sidewalk, as well as the space between rear-lot fences and alleys.

All landscaping improvements such as irrigation systems, retaining walls, edging, and planters and plant materials shall be maintained in good condition.

2.11.4 Evaluation Criteria for landscaping includes, but is not limited to:

- Materials and installation methods must be appropriate;
- Integrates well with existing landscaping;
- Reasonably conforms and harmonizes with surroundings.

2.11.5 Design Requests for landscaping projects must include the following information:

- Site plans or concept sketches with dimensions; relation to key existing features; list of plant material, including location, species and size; other landscape features.
- Photos as necessary to convey intent and compatibility with existing features.

## **2.12 Outdoor Kitchens & Fireplaces**

Outdoor kitchens are a permanent, weather-resistant combination of a grill, storage cabinets, countertop, sink, and/or other kitchen features typically built into a patio or deck. An outdoor fireplace is a permanent, exterior wall mounted, gas or propane fireplace of similar construction to an indoor fireplace which is also incorporated into a patio or deck. Portable grills and fireplaces (like chimineas or other portable wood-burning pits) do not need Committee approval.

Evaluation Criteria for outdoor kitchens and fireplaces include, but are not limited to:

- Materials and installation methods must be appropriate;
- Integrates with the patio, deck, and/or landscape plan;
- Compliments the building architecture when appropriate;
- Reasonably conforms and harmonizes with surroundings;
- Screened or not immediately visible to adjacent property owners;
- Any utilities servicing kitchens or fireplaces shall be installed underground;
- Complies with applicable city building codes;
- Incorporates appropriate safety features (locks, covers) to deter unwanted users.

A Design Request submission for outdoor kitchens and fireplaces must include the following information:

- Site plans or concept sketches with dimensions and relation to other key features;
- Material descriptions and colors;
- Photos as necessary to convey intent and compatibility with existing features;
- Building permit - when required by city code and upon request by the Committee, provide a copy of the building permit.

## **2.13 Paint (Exterior)**

Approval is required to paint building exteriors using a new color scheme (no approval is required if repainting the same color as existing). Excessively bright colors not normally used on building exteriors are not permitted. Property owners will keep buildings free of faded or peeling paint.

Evaluation Criteria for exterior painting includes, but is not limited to:

Reasonably conforms and harmonizes with surroundings;

A Design Request submission for exterior painting must include the following information:

Color samples or paint chips noting base, trim and accents colors;

Photos as necessary to convey intent and harmony with surroundings.

#### **2.14 Patios (Open)**

An open patio is an exterior, at-grade surface for gathering. Typical materials include concrete, gravel, pavers, or bricks. Enclosed patios are considered a building addition/expansion and are covered in paragraph 2.1.

Evaluation Criteria for open patios include, but are not limited to:

Materials and installation methods must be appropriate;

Integrates with the landscape plan;

Reasonably conforms and harmonizes with surroundings;

Does not create an unreasonable level of noise for adjacent property owners.

A Design Request submission for open patios must include the following information:

Site plans or concept sketches with dimensions and relation to other key features;

Material descriptions and colors;

Photos as necessary to convey intent and compatibility with existing features.

#### **2.15 Pergolas**

A pergola is an exterior structure with an open roof system, generally used to create partial shade over a patio or deck. It is commonly made of wood and is supported on posts. Occasionally, a temporary seasonal fabric cover is incorporated the pergola. Temporary seasonal fabric covers can be used from 1 April to 1 November.

Evaluation Criteria for pergolas include, but are not limited to:

Materials and installation methods must be completed in accordance with manufacturers recommended procedures;

Colors must be complementary to the building;

Height shall not exceed 10 feet from grade on which it sits;

Reasonably conforms and harmonizes with surroundings;

Does not unreasonably obstruct or diminish the view of adjacent property owners.

Evaluation Criteria for seasonal pergola covers include, but are not limited to:

Materials must be made of canvas or similar and withstand seasonal weather;

Attachment methods must be discrete and allow for easy install and removal;

Colors must be complementary to the building;

Reasonably conforms and harmonizes with surroundings;

Use is restricted to the period May 1 to October 1.

Does not unreasonably obstruct or diminish the view of adjacent property owners.

Storage of temporary seasonal pergola cover shall be out of sight of surrounding neighbors and completed in a neat and orderly fashion.

A Design Request submission for pergolas and covers must include the following information:

Site plans or concept sketches with dimensions, elevations and relation to other key features;

Material descriptions and colors;

Photos as may be necessary to convey intent and compatibility with existing features  
Samples or swatches of seasonal cover and a description of how cover is attached.

## **2.16 Play structures**

A play structure refers to a swing set, jungle gym, or similar play apparatus.

Evaluation Criteria for play structures include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Located in the rear yard or in the side yard if space permits;
- Height shall not exceed 10 feet from grade;
- Reasonably conforms and harmonizes with surroundings;
- Does not obstruct or diminish the view of adjacent property owners.

A Design Request submission for play structures must include the following information:

- Site plans or concept sketches with dimensions, elevations and relation to other key features;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features

## **2.17 Pools**

A pool is used for swimming recreation. In-ground pools typically entail engineered plans and require building permits. Only in-ground pools will be considered for approval; above-ground pools are not permitted. Spas and hot tubs are covered in paragraph 2.10.

Evaluation Criteria for pools include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Located within property setbacks and does not obstruct easements;
- Located in back yard and is not immediately visible to adjacent properties;
- Does not create an unreasonable level of noise for adjacent property owners from maintenance equipment;
- Complies with applicable city building codes;
- Incorporates appropriate safety features (locks, covers) to deter unwanted access.

A Design Request submission for pools must include the following information:

- Engineered site plans with dimensions, elevations and relation to other key features such as landscaping, main building and property lines;
- Material descriptions and colors;
- Photos as may be necessary to convey intent and compatibility with existing features;
- Building permit - when required by city code and upon request by the LHRC, provide a copy of the building permit.

## **2.18 Porch Roofs or Permanent Deck Covers**

A permanent deck cover or porch roof is a roof system over a deck, patio, porch or stoop that is incorporated into the building structurally and architecturally. They typically entail engineered plans and require building permits.

Evaluation Criteria for permanent deck covers/porch roofs include, but are not limited to:

Materials and installation methods must be completed in accordance with manufacturers recommended procedures;  
Colors must be complementary to the building;  
Reasonably conforms and harmonizes with surroundings;  
Does not unreasonably obstruct or diminish the view of adjacent property owners;  
Is located within setbacks and does not obstruct easements;  
Complies with applicable city building codes.

A Design Request submission for permanent deck covers/porch roofs must include the following information:

Site plans with dimensions, elevations and relation to other key features such as landscaping, main building and property lines;  
Material descriptions and colors;  
Photos as necessary to convey intent and compatibility with existing features  
Building permit - when required by city code and upon request by the Committee, provide a copy of the building permit.

### **2.19 Roofing Materials**

Roofing materials refer to the shingle or tile material installed on a building rooftop. Replacement of an existing roof with the same previously-approved material does not require Committee approval. Replacement of an existing roof with a new roofing material or roof color requires Committee approval. Materials shall be limited to ceramic and concrete tile, metal or multiple-ply composition shingles. Wood shake roofs are prohibited. Multiple-ply composition shingles shall have a multi-dimensional appearance and come with a minimum 30-year warranty. Rooftop equipment and exposed pipes and flashing shall be painted to generally match the roofing color.

Evaluation Criteria for roofing materials include, but are not limited to:

Materials and installation methods must be appropriate;  
Colors must be complementary to the building;  
Reasonably conforms and harmonizes with surroundings.

A Design Request submission for roofing materials must include the following information:

Material descriptions, samples and colors (including warranty info);  
Photos as may be necessary to convey intent and compatibility with existing features.

### **2.20 Signs**

Signs refer to all temporary or permanent signs of all kinds and types regardless of purpose, including but not limited to monuments, building signs, lighted signs, directional signs, bench signs, political signs, for sale or rent signs, banners, project signs, and advertisements.

Committee approval is required for all permanent signs and most temporary signs. Design guidelines for signs are closely regulated at Lowry in accordance with the Design Guidelines for the Lowry Community. For specific information regarding signs, please refer to this guide. All evaluation criteria and design request requirements are provided therein.

Below are some commonly-allowed temporary signs that do not require Committee approval:

For Sale or For Rent (max size 6 sq ft) (commencing with the date of listing up to date of closing);  
Open House (max size 6 sq ft) (day prior to and day of only);

Remodel/Contractor Ad (max size 6 sq ft) (max 30 days);  
Security Company/Service (max size 2 sq ft) (max 2 per lot) (unlimited duration);  
Garage Sale (max size 6 sq ft) (day of only).  
Political Issue/Candidate (max size 32 sq ft) (max 1 sign per ballot issue per election cycle) (max 45 days before, 7 days after elections).

Some common prohibitions regarding signs are:

No signs shall be posted or attached to trees, public utility improvements, lighting poles or fixtures, traffic signs, or traffic control devices.

No signs shall be posted, placed or erected within public rights-of-way and thoroughfares, except for Lowry Directional Signs installed by the Master Association.

No permanent sign will be installed without Committee approval.

All temporary signs must be in good condition free from tears, shredding, warping and rust.

### **2.21 Solar Panels**

Solar panels or solar devices are defined by Colorado law as “a solar collector or other device, or a structural design feature of a structure, which provides for the collection of sunlight and which comprises a part of system for the conversion of the sun’s radiant energy into thermal, chemical, mechanical or electrical energy”. Solar panels or devices are typically mounted on the roof. Property owners are encouraged to incorporate energy conservation into their building systems.

Panels will be securely anchored to roofs, and pitched differently from the angle of the roof only to the extent necessary for solar efficiency. No property owner can erect an object, or construct or install an improvement that will obstruct access to sunlight for existing solar panels without the express written permission from the owner of the property with the solar panels. Panels must be installed by a licensed contractor who specializes in solar installation.

Evaluation Criteria for solar panels include, but are not limited to:

Materials and installation methods must be completed in accordance with manufacturers recommended procedures;

To the extent possible, panels will be aesthetically integrated into the structure.

To the extent possible, avoid installing solar panels on the front, or public-facing view of the property.

A Design Request submission for solar panels must include the following information:

Building plans with dimensions and elevations that depict the panel locations on the building exterior and illustrate the appearance of the panels;

Material descriptions and/or manufacturer’s literature;

Photos as may be necessary to convey intent and compatibility with existing features.

Building permit - when required by city code and upon request by the Committee, provide a copy of the building permit.

### **2.22 Temporary Covers - Patio/Deck/Sun-Shades**

A temporary patio or deck cover is a manufactured sun-shade cover used outdoors to provide temporary shade or cover. Covers are commonly made of canvas or similar durable fabric. Frames are commonly made of plastic or coated-aluminum. These systems are easily transported,

assembled, and stowed-away. Frames should be fastened down to prevent blowing away. Only manufactured covers are permitted; make-shift covers are not allowed. Larger covers are sometimes rented for special back-yard social occasions. Shade covers can be used from 1 May to 1 October.

Temporary shade covers require LHRC approval only if the property owner intends to leave the cover assembled for a prolonged period. Occasional use of temporary covers for periods less than 48 hours does not require approval.

Evaluation Criteria for temporary shade covers include, but are not limited to:

- Height shall not exceed 10 feet from grade on which it sits;
- Reasonably conforms and harmonizes with surroundings;
- Does not obstruct or diminish the view of adjacent property owners;
- Use is restricted to the period May 1 to October 1.
- Materials must be made of canvas or similar fabric and withstand seasonal weather.

A Design Request submission for covers must include the following information:

- Site plans with dimensions, elevations and relation to other key features;
- Photos as necessary to convey intent and compatibility with existing features
- Manufacturer's literature with details of the selected product/s if available.

### **2.23 Wind Turbines**

Wind turbines or Wind-Electric Generators are used to generate electricity as a component of a building's overall energy system and represent a way to conserve energy. Wind-Electric Generators shall meet the interconnection standards established in rules promulgated by the Public Utilities Commission. Property owners are encouraged to incorporate energy conservation into their building systems. The height, noise and aesthetics of the Wind Turbine shall not unreasonably interfere with the use and enjoyment of by residents and property situated near the device. However, wind turbines are generally prohibited but will be considered under special conditions by the Committee.

**Chapter 3**  
**Improvements Not Requiring Committee Approval**

**3.1 Advertisements**

See Signs.

**3.2 Antennas**

See Satellite and Communication Antennas, section 3.20.

**3.3 Birdbaths**

Birdbaths will not exceed a height of 6-feet and are not permitted in the front yard.

**3.4 Birdhouses and Birdfeeders**

Birdhouses and feeders shall not exceed 1-foot by 2-feet and can only be installed in the backyard. They can not be installed on lot line fences and shall not be greater than 10' high.

**3.5 Boats**

See Parking.

**3.6 Campers**

See Parking.

**3.7 Carports**

Not permitted.

**3.8 Clotheslines**

Clotheslines shall be retractable and must be retracted after each use. Clotheslines shall be placed in the backyard and at its highest point shall be lower than the top of the fence line unless prior written approval of the Design Review Committee is granted. Clotheslines shall be kept in good repair and tidy in appearance. Clothes placed on the clotheslines shall not remain on the line for more than a 24 hour period..

**3.9 Compost**

Compost containers shall not be immediately visible to adjacent properties, and Owner must control odors.

**3.10 Dumpsters & Temporary Storage Containers**

Dumpsters and containers must be staged on the surface of the private driveway and not in the public street. The duration must be reasonable and they must be removed with 2-weeks after the completion of the associated construction project or activity necessitating their presence.

**3.11 Flagpoles**

Flagpoles can be either freestanding (installed in the ground) or mounted on the home using a bracket. Freestanding flagpoles shall not exceed 20-feet height on residential lots.

**3.12 Gardens**

Vegetable gardens are permitted in the rear lot only and must be maintained in an aesthetically pleasing manner.

**3.13 Height Restrictions**

Unless provided otherwise in these Rules and Regulations, no improvement structure or object shall be placed in any yard that exceeds a height of 10 feet, measured from grade without an approved Variance.

### **3.14 Holiday Decorations and Lights**

Seasonal decorations may not be displayed more than 45 days prior to the event and must be removed within thirty (30) days after the event. Decorative patio lights are permitted year round in the backyard, but can not create an unreasonable amount of light for adjacent neighbors.

### **3.15 Lighting (Exterior)**

Exterior lighting improvements include wall and post mounted lights, low-voltage landscape lights, security/spot lights, energy efficient outdoor lighting devices, light fixtures containing a coiled or straight fluorescent light bulbs, solar recharging panels, common motion detectors or any other equipment connecting to lighting devices. Rules for holiday and patio lights are found in paragraph 3.14. Light fixtures and installation methods must be appropriate. Lighting styles and uses must reasonably conform and harmonize with surroundings, and integrate with the landscape plan. Lights should generally project downward and not emit an unreasonable amount of light toward adjacent properties. All lighting must comply with applicable city building codes.

### **3.16 Mailboxes**

Most of Lowry is serviced by USPS-approved clustered mailboxes. In areas serviced by individual mailboxes, the mailboxes shall conform and harmonize with the building architecture and surroundings.

### **3.17 Parking**

In all residential areas, parking of vehicles is prohibited on unpaved areas including unpaved front, side and rear yards. Furthermore, parking of the following types of vehicles in residential areas is limited to a period not to exceed forty-eight (48) continuous hours in any calendar week as a temporary expedience for loading, delivery, or emergency: trucks larger than ¾-ton, transporters, limousines, utility trailers, campers, recreational vehicles, boats, other recreational vehicles, commercial trucks and trailers. Emergency first responder vehicles may be exempted from this policy in accordance with Colorado law.

### **3.18 Playhouses**

For permanent playhouse structures see paragraph 2.1 - Accessory Buildings. Portable playhouses are considered a toy and shall be stored in the backyard away from public view.

### **3.19 Recreational Vehicles**

See Parking

### **3.20 Satellite and Communication Antennas**

Satellite dishes shall not exceed one (1) meter in diameter. Satellite dishes and antenna shall be installed inconspicuously and screened from public view on back of housing as much as possible. CB/Ham radio antennas can not exceed 35-feet in height and must be installed in the backyard. Cables should be affixed to the house and painted the same color as the house.

### **3.21 Shutters**

Shutters shall be installed as to reasonably conform and harmonize with the surroundings and shall be of color(s) that are complementary to building aesthetics.

### **3.22 Sports Equipment**

Sports equipment includes portable, pole-mounted or garage-mounted basketball backboards; volleyball or badminton nets; soccer goals; trampolines; etc. Play structures such as swing sets and jungle gyms are addressed in paragraph 2.16 (Play structures). Permanent pole-mounted basketball backboards must be at least 10-feet from the front sidewalk and 5 feet from the side-lot property line. Portable sports equipment should not be used in public sidewalks or streets and must be stored out of view from the public. The maximum height of play equipment is 10-feet. All sports equipment must be maintained in a clean, neat appearance.

### **3.23 Storm Doors**

Storm door design and color should be similar or generally acceptable as complementary to the residence.

### **3.24 Trailers**

See Parking.

### **3.25 Trash Containers**

All private service and sanitation facilities must be enclosed within fences, walls or landscaping so as not to be visible from any residential street or alley, except within 24-hours of trash pick-up.

### **3.26 Trellis**

Trellis may be installed on a property as long as it reasonably conforms and harmonizes with the surroundings and shall not unreasonably obstruct or diminish the view of an adjacent property.

### **3.27 Unsightliness and General Maintenance Requirements**

Property exteriors (yards, porches, side lots, balconies, etc) will be maintained in an orderly manner and kept free of trash and clutter. Unsightly objects (tools, sports equipment, toys, old newspapers, trash bags, etc) shall be stored in an enclosed space and out of public view.

Homes will be painted regularly to avoid unsightly peeling and fading of paint. Yards will be mowed, kept free of excessive weeds and invasive grasses, and maintained in an attractive and healthy condition. Owners will weed, prune and maintain all plantings. Dead or diseased plants will be removed and replaced in a reasonable time (30 days unless during winter). All landscaping improvements other than plant materials, such as irrigation systems, retaining walls, fences, edging, and planters shall be maintained in good and neat condition.

Residents and owners that are in violation of this and any other regulations herein will be notified of violations by the Community Manager and are expected to remedy these violations in accordance with the provisions set forth in the Lowry Community Master Declarations.

### **3.28 Wood Storage**

Firewood or wood storage for any other purpose must be kept in the rear lot, out of public view, and in a neat and organized manner.