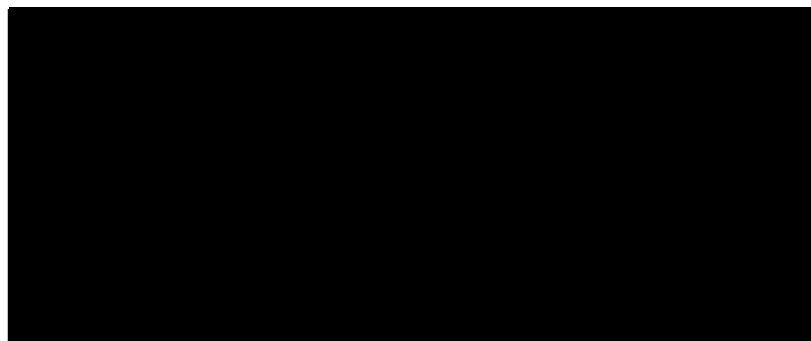
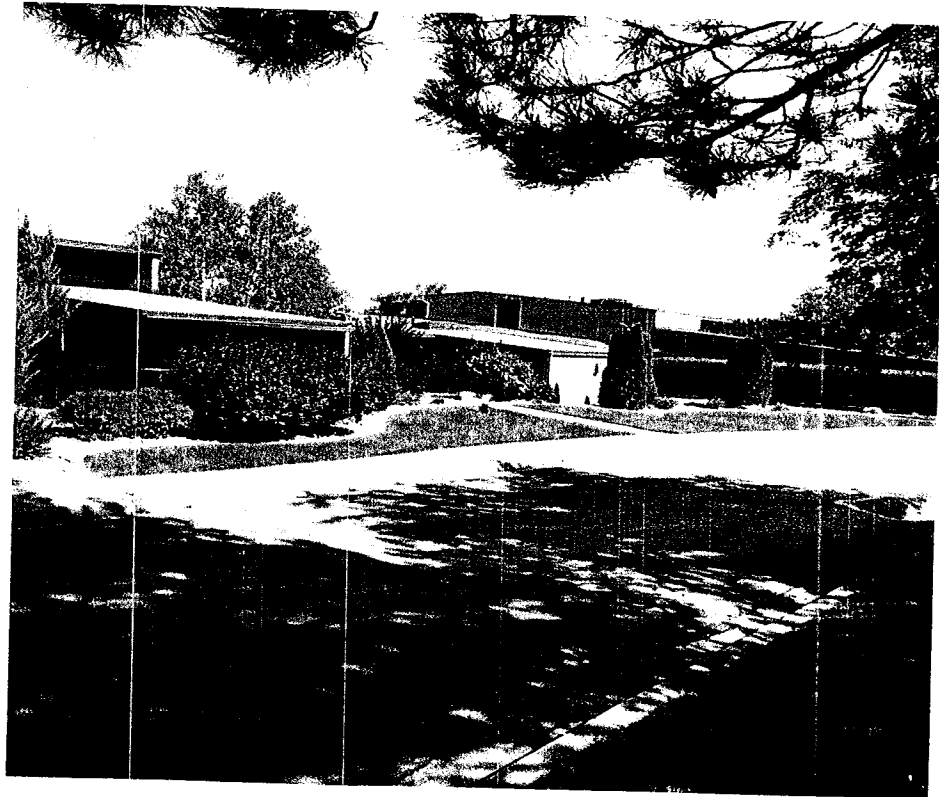


# The Architectural Control Guidelines for Homeowners

**700 Golfmore Homeowners Association**  
<https://700golfmore.managebuilding.com/Resident/public/home>

07/19/20



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## 1. The Architecture of the Property

The building at 700 Golfmore Drive is designed in the style of architecture known as the “International School”. This style is prized for looking “modern” even as it ages. The building does not depend on trend setting decorative features which become dated over time. Instead, it uses sculptural shapes, light, shadows and angles to define spaces. Straight lines, high quality materials and fine attention to detailing defines the “international style”. The Association will review your proposal from this perspective and is committed to make changes that preserve this architectural style. Research shows that the property will increase in value if current and future owners preserve the overall design. No decorative change is small enough to be considered trivial. Small changes accumulate over the years and create a mismatched clutter. Research shows that properties with strong architectural controls gain and maintain the most market value. Safety and maintenance require the Association to document the changes you want to make to the original plans of the property.

## 2. Authority to Control Changes

The Declarations of the Viking Condominiums and the By-Laws of the 700 Golfmore Association empower the Association to enforce Architectural Controls for the communal good.

- Article I.I: Association: “Association” shall mean and refer to the 700 Golfmore Association, Incorporated, a non-profit corporation organized under the laws of the State of Colorado, and its successors and assigns.
- Article VI: Membership: Every Owner shall be entitled *and required* to be a member of the Association; a non-profit corporation organized under the laws of the State of Colorado.
- Article VII: 7.4 Administrative Rules and Regulations: Upon the majority vote of the Board, the Association may make and the Owners shall comply with rules and regulations governing the use of the Common Elements and personal property for common use, which rules and regulations shall be consistent with the rights and duties established in this Declaration.
- Article III.8: Owner's Rights With Respect to Interiors: Each owner shall have the exclusive right to paint, repaint, tile, carpet, drape, wax, paper or otherwise finish or refinish and

decorate the interior surfaces of the walls, ceilings, floors, windows and doors forming the boundaries of his Unit, provided, any interior decoration such as window covering or drapes, which are visible from the exterior of the Unit shall be subject to approval by the Architectural Control Committee of the Association provided in Article X below.

- Article X: Architectural Control Committee (the ACC): “No additions, modifications, improvements or alterations to the Common Elements shall be commenced, erected or maintained, nor shall any exterior addition or change to the Building be made, until the plans and specifications showing the nature, kind, shape, height, materials and location shall have been first submitted to and approved in writing as to the harmony of external design, consistency with the Declaration, and location in relation to the Building and topography by the Board of Managers of the Association, or an Architectural Control Committee composed of three (3) Owners appointed by the Board. In addition, the Board or the Architectural Control Committee appointed by the Board, shall have the authority to examine personal property maintained on the Limited Common Elements to insure consistency of the same with the external design and color and the Building and residential character of the Condominium Project. In the event said Board, or its designated Committee, fails to approve or disapprove the design within thirty (30) days after said plans and specifications are submitted to it, or within thirty (30) days, the Committee fails to take action to examine and approve window coverings or personal property kept on Limited Common Areas, approval will not be required and this Article will be deemed to have been fully complied with. Neither the Board, nor its designated Committee, shall have any liability to any person or Owner submitting requests for approval by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to any request, examination or consent.

### **3. The Architectural Guidelines**

- **Illegal Design Elements:** Outside your unit may be colors, signage, tiles, door decorations, vents, surfaces, screen doors, materials and other modifications which do not comply with the original “international style” elements. If

you want to make changes to the common property, consider how your request can restore the original elements described in this manual, although this document is incomplete. Call a Board Member if you need more details.

- The design elements and vocabulary are defined by the original architectural documents stamped "Viking Condominiums" by John Marshall Porter, Licensed Architect. These can be reviewed at no cost and duplicated at your expense.
- Current materials and paint colors are shown in this manual.
- No changes that create new noises, smells, lights, vibrations or other intrusions or dangers to the adjacent units are allowed. Open flames are not permitted.
- No construction shall change or extend the original footprint, elevation or height of the building. Changes shall not inhibit the existing enjoyment of adjacent owners.
- No antennas, satellites, transmitters, communication devices or wires shall be visible upon the exterior walls or roof.
- If your proposal is unusually complex and poses structural, mechanical, safety or maintenance challenges that are beyond the reasonable capabilities of a volunteer committee, the ACC may request the assistance of a licensed architect or engineer to understand your proposals for change to the common property of the HOA. If you decline to meet the cost of a licensed professional, your Application for Change proposal will be deemed to be withdrawn.

#### **4. Work Conduct Rules**

To some degree, all neighbors lose the quiet enjoyment of their property during your remodeling project. It causes noise, dust and traffic over an extended period of time. The owner is responsible for compliance with the following Work Conduct Rules hours between 7am and 6pm.

- No construction activity is allowed on weekends or holidays. Exceptions must have approval from the Architectural Control Committee. Contact a board

member.

- Permits and inspections must be posted in the nearest window to the front door.
- Noise levels must be minimized. Loud music, drunken or boisterous behavior is specifically prohibited. Violations will be reported to the Grand Junction Police Department.
- The General Common Elements of the property must not be used for storage, dumping or cleanup sites. Construction residue must be removed from the site at the end of every working day. The Association will remove residue and charge costs for cleanup to the owner.
- Dumpsters and work trailers may be assigned temporary parking spaces in the residential spaces overnight upon application. Portable toilets must be approved, then emptied and removed as quickly as possible.
- No Contractor vehicles, storage pods or equipment trailers may be parked in the residential spaces overnight without permission.
- Owner parking takes priority.

## **5. The Proposal Format**

All proposals must have a Cover Sheet. Blueprints, elevations and Manufacturer's Specification may be required if you are requesting alterations to the common property of the HOA. See below.

### *Cover Sheet:*

- Deliver 3 copies of your proposal to an authorized Board member who must initial each copy and write the time and date.
- You will receive either an approval in 30 days, a request for changes or a rejection of your request. If you receive none of these, your application is deemed de facto approved. See Article X above.
- Provide a name, address, email and contact numbers of the owner of the unit. Note preferred contact mode for emergencies.

- Name, address, email, contact numbers and License number. Attach proof of Builders Liability Insurance of the General Contractor if you are requesting changes to the Common areas.
- Statement attesting that the owner and the General Contractor have read the HOA Manual and agree to the rules & restrictions therein.
- Statement attesting that the owner accepts liability for the costs of restoration to the HOA common property if the General Contractor or his subcontractors making unapproved changes to the common property of the HOA.
- Statement attesting that a representative of the ACC may inspect the remodeling work to verify compliance with these agreements. Provide dates of the anticipated duration of the project.

*Blueprints:*

- Consult your CC&Rs to define the legal limits of your ownership and that of the HOA.
- You *do not* require HOA permissions if you propose to make changes within the “skin” of your unit. You do not need to submit a proposal for changes. Refer to Article III.8 of the CC&R's.
- You *do* require HOA permissions to make improvements which require changes to the common property of the HOA. Your proposal must clarify your changes to HOA infrastructure for future records.
- If your proposal will access or modify the common property of the HOA in order to achieve the design of the owner, provide scale blueprints to show these changes. Deliver 3 copies to a Board Member who will time and date stamp the application.

*Manufacturer Specifications:*

- If you are applying to make changes to the common property, as defined above, provide the manufacturers specifications and any installation drawings. These must show how you want to modify the property of the HOA (example: the roof membrane, chimney housing, etc.) for the safety of the building.

- The roof membrane warrantee is voided if it is penetrated by owners or their unauthorized contractors. If you receive approval to go through the roof membrane, you must use the contractor that is qualified to do this. Consult Bill at Colorado Roofing & Waterproofing at 970-778-1483
- Moving or installing new drains, sewer, plumbing, gas pipes, joists, beams, some electrical, external light fixtures, fireplaces, chimneys, roof or wall vents, doors or door decorations, plaques, house numbers, paint colors, windows, skylights, communications or satellites, etc. is strictly prohibited, without approval. This list is not intended to be complete.
- Ask for a member of the ACC to help you if this sounds difficult. You may not have done this before, but the ACC has encountered many challenges to the building and these rules are intended to safeguard your common property and those of your neighbors.

*ACC Committee Response Time:*

- You will receive a response within 30 days of the stamped date on your Proposal. One of three responses will be given:
  - Your changes are approved as submitted. Your work may begin.
  - Your proposal is returned for modifications. The ACC will explain the modifications you should consider, in order that your proposal can be approved. The 30-day time limit is halted. Work *may not commence* until changes are resubmitted and approved.
  - Your proposal is rejected. The ACC will explain why. Normally there is a request for some radical change or safety concerns.
- *Failure to Respond:* If the ACC fails to respond in one of the three ways described above, your proposal is deemed accepted. In this case, work may commence on the 31<sup>st</sup> day following the date stamped on the cover sheet of your proposal. See Article X.



## 6. Encroachments onto the Common Property

We hope the following list will help you understand why your proposal needs to detail the changes you want to make and why some changes may or may not be in the best interests of the whole building. We want to completely understand the changes you want to make because we document them once they are approved. This ensures the future maintenance and safety of the overall property. Some proposals may require permits, inspections and even the services of a licensed architect. Use the following list as help to write your successful proposal:

- *Penetration of the concrete floors:* List any proposed diversions of, or attachments to any of the common HOA systems. These are housed below the concrete floor and include joist, beams, plumbing, electrical, drains/sump/sewer, water and gas lines and irrigation systems. Include any relocation of vents, gas and water lines, drains, speakers, plumbing, electrical or communications of any kind that you propose to house in the suspended ceiling of the HOA property.
- *Penetration of the Roof:* List any proposed penetrations through the ceiling of the unit, through the sub-roof or roof membrane because this may affect our 20-year roof warranty: include any proposed vents, fireplaces, chimney stacks, aerials, satellites, communication devices, etc. If you are permitted to change the roof in some way, you will be required to hire the roof warranty company to do this part of your remodel.
- *Skylights:* Skylights are not part of the original design and will not be encouraged. Most requests are denied. Existing skylights were originally approved conditionally, upon the agreement of the owner and their successors to maintain and replace them as needed. New owners are responsible for repair and replacement of skylights in their unit.
- *Removal or relocation of bearing walls:* The structural integrity of this building has some unique features and requires specialized knowledge. Consult the original blueprints which you can borrow and for your contractors to make copies.
- *Exterior patios, design elements and surfaces:* Patios are common areas, even though they are variously

limited for your use. Patios and breezeways must be surfaced with approved tile or concrete finishes. Any penetrations of the exterior walls, changes to the elevation, patios or breezeways should comply with the pictorial examples attached here: include proposed window or door openings, siding, glazing, colors, materials, screens, signage, tiles, light fixtures, gutters, privacy walls and landscape changes, etc. Ask for details, if not covered.

## **7. Approved Changes**

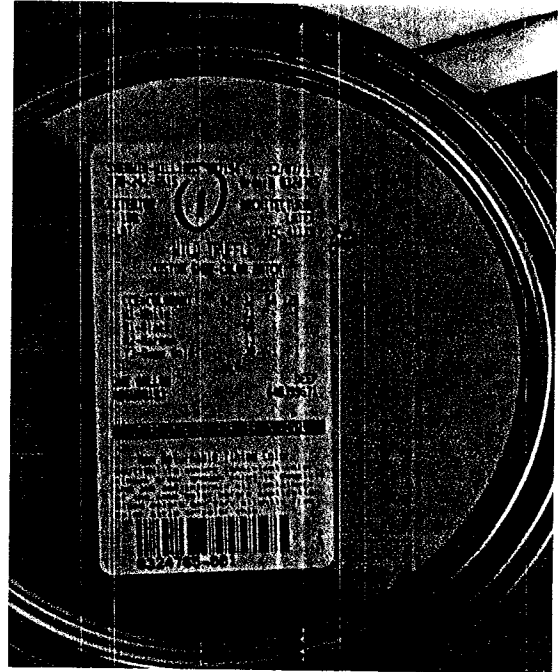
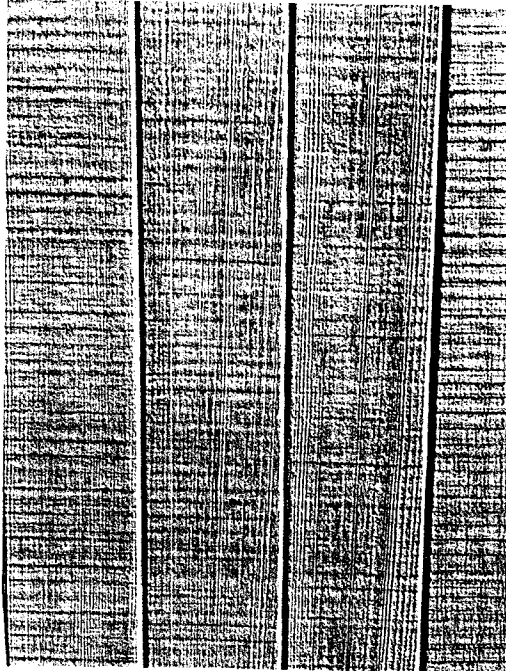
The goal of our Association is to replace non-conforming elements of the architecture with original finishes over time. Some elements on your unit may be non-conforming and their replacement will increase the success of your proposal. The purpose is to reestablish the integrity of the “International School” design of the whole property. Be aware that when an individual unit goes on sale today, the unit may have some altered deviations which the Association will not approve for replacement in the future.

## **8. Pictorial Examples**

- The building was designed by the award-winning architect, John Porter. See examples and more about his style of architecture at the website:  
[https://en.wikipedia.org/wiki/International\\_Style\\_\(architecture\)](https://en.wikipedia.org/wiki/International_Style_(architecture))
- For interior finishes and furniture that are complimentary in style, see [www.DWR.com](http://www.DWR.com) (Design within Reach) which still sells authentic products.
- The pictorial examples here are not complete. Our examples will expand as remodels are approved and new products become available. Contact the ACC with your questions if your ideas are not covered here. The following examples are approved changes and demonstrate original materials, colors and shapes, consistent with the overall design elements.
- Applications that conform to the following examples will be approved.

**a. EXTERIOR WOOD SIDING & STAIN**

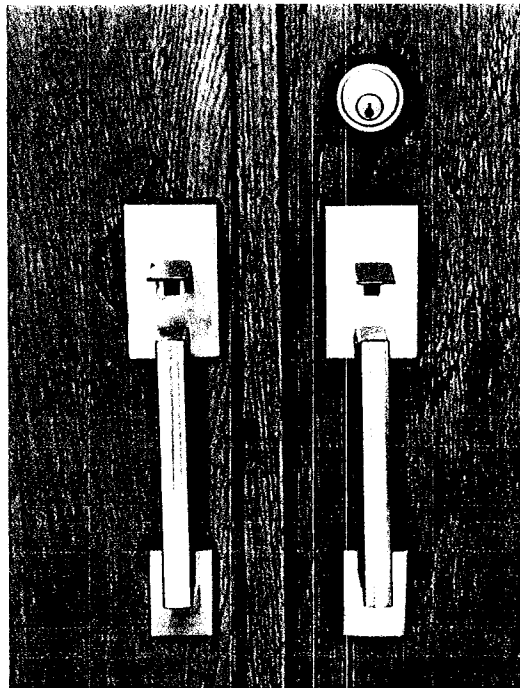
- Grade A, straight-grain, channel, redwood siding 6" tongue in groove



## **b. FRONT ENTRY DOORS**

The dimensions of the original openings must not be changed. All doors will share the following design elements:

- Solid wood door(s) w/approved glazing in window
- No door ornamentations or decoration are approved: includes door knockers, door-bells, or personalized unit lettering or non-approved glazing.
- All signage and light fixtures are installed by the Association Homeowners. Owners must illuminate breezeways, doors and patio windows at night. Install automatic timers if needed.
- Hardware - International style:
  - Chrome preferred
  - Submit specifications and photos for approval. Do not use existing styles as examples.
  - See the definition of "International" style in Section 1.
  - Hardware products change frequently, so photographs are for examples only.



### **c. SCREEN DOORS**

Not original to the building, but exact matches can be fabricated at a cost to the owner:

- Solid wood frame with insert of security stiles 1" thick wood stiles to match existing.
- Note the approved signage, light fixture and color finishes.

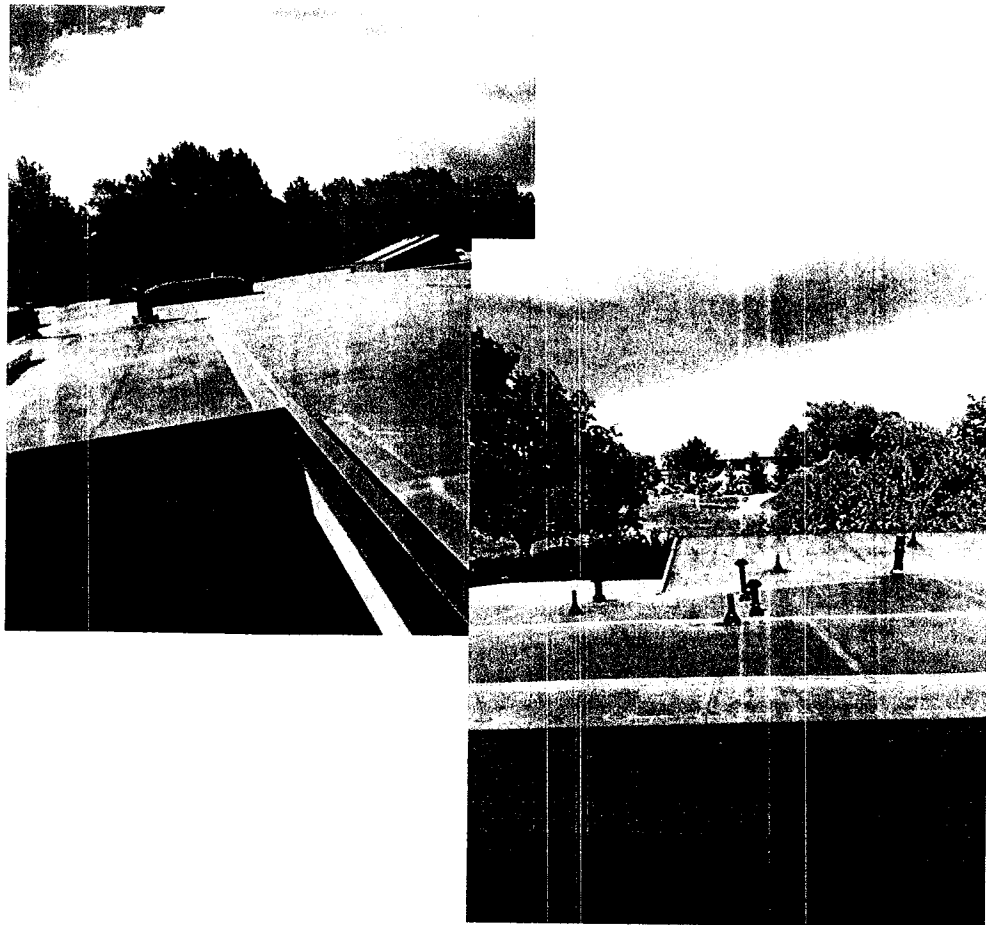


### **d. SKYLIGHTS - OPENINGS IN THE ROOF MEMBRANE**

- New skylights create a breach in the roof membrane of the building.
- Skylights are not encouraged.
- The Association is not responsible for the replacement of skylights:
  - The approval for installation was conditional upon the owner and their successors assuming liability for future repairs and replacements of skylights.

## e. ROOF PENETRATIONS - VISUAL CLUTTER ON ROOF

- Unauthorized clutter compromises the view of owners from the upper deck of their unit. This causes a loss of enjoyment and property value to some owners. See photo.
- The original drawings define the allowed openings, vents and caps in and on the roof of the building.
- Replacement vents must match the approved style and color. Call the ACC for details.
- No communications wires, aerials or dishes are allowed on the roof or on the exterior walls.
- Contractors must understand the restrictions of the roof warrantee before work commences
- Only Colorado Roofing & Architectural Sheet Metal, LLC, is warrantied to do work on the roof membrane. Ask for Bill.



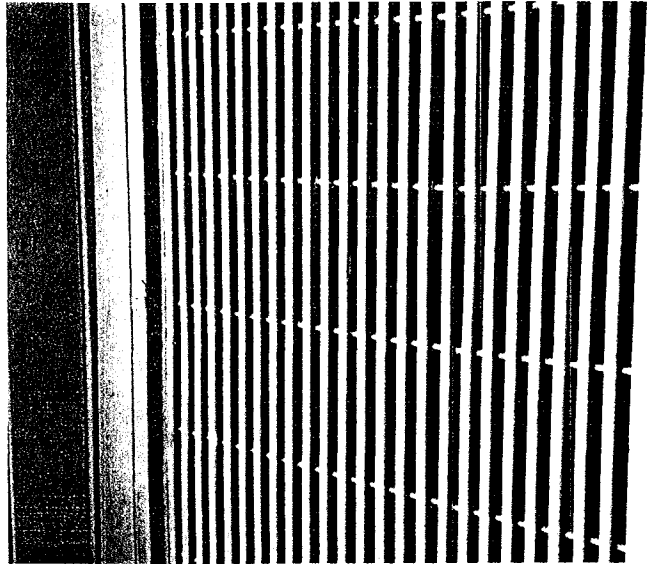
## **f. WINDOW OPENINGS AND GLAZING**

- The dimensions of window openings may not be changed.
- Window replacements must be matching Pella Industry Products, with outside frames that match the existing bronze frame finishes. Window replacements are at the cost of the owner of the unit. Pella makes excellent moveable blinds that are built into the window unit.
- Glazing for all exterior windows is limited to glass that is opaque, ribbed, sand blasted or clear.
- Article III.8 restraints for glass or window treatments:
  - Window glass that is visible from outside will not be tinted, stained glass, colored or ornamented.
  - Window treatments visible from the outside are subject to Article III.8. Broken blinds, makeshift coverings and deteriorating curtains must be removed.



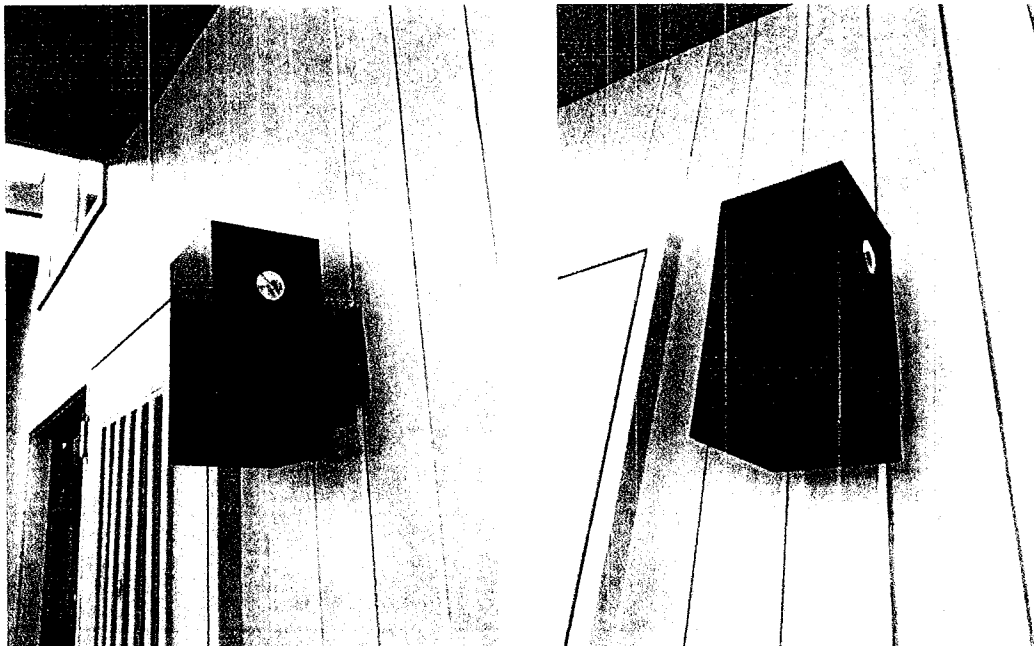
### **g. PRIVACY WOOD GRILLES OR PATIO DOOR**

- Vendor-9 Wood [www.9wood.com](http://www.9wood.com)
- Other screening styles will not be accepted



### **h. LIGHT FIXTURES**

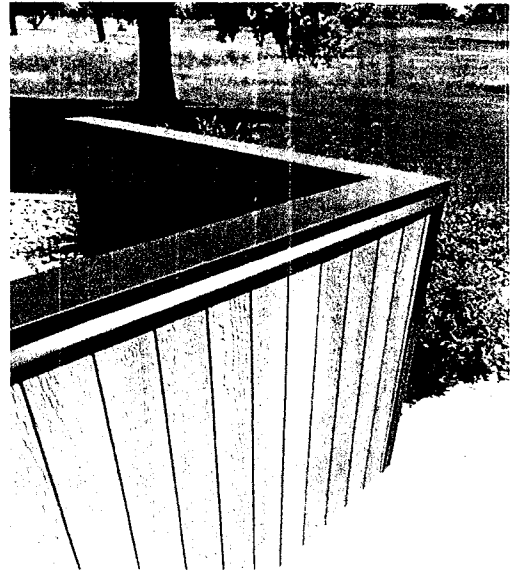
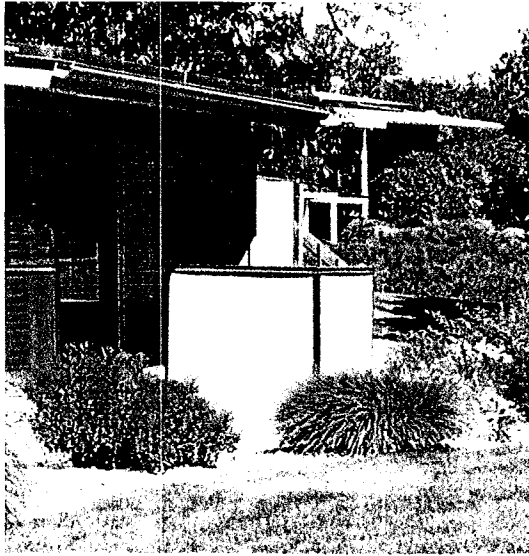
- Are replaced by the Association only
- Bronzed, International style
- Repainting: match original color





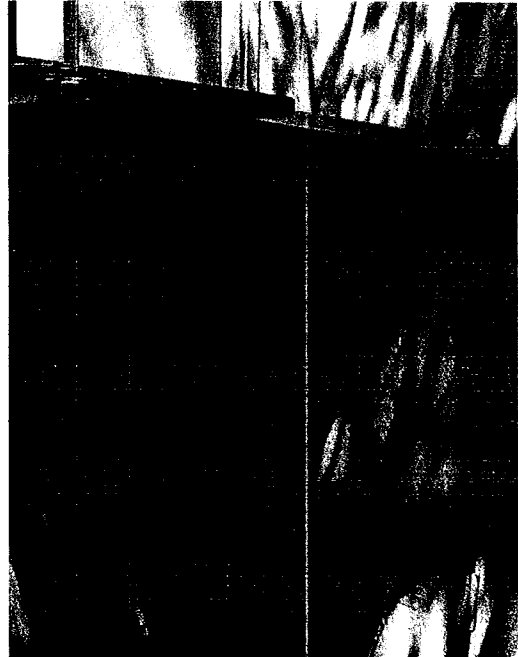
## **i. SCREENING WALLS FOR MECHANICAL**

- Solid Siding Surround 50" high. Not attached to the building. Allow access to mechanical; maintenance; replacement.
- Posts and supports facing inside.
- Match existing siding & stain outside and inside.



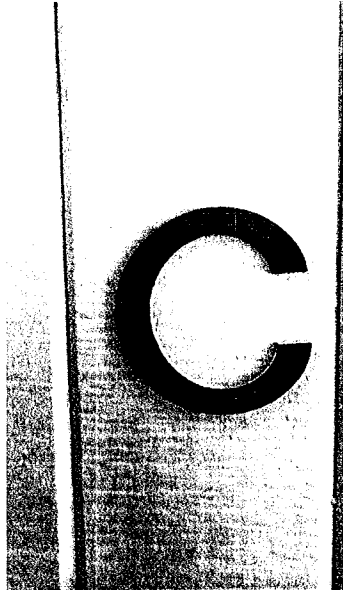
## **j. PRIVACY SCREENING - SOLID SIDING SURROUND**

- Can be attached to the building to match original 50" high



## **k. SIGNAGE AND NUMBERING**

- Signage & numbers will be replaced by the Association as needed.
- Do not replace signage individually.
- Remove non-compliant signage from previous owner.



## **I. BREEZEWAY AND PATIO TILES**

The finished surface of the breezeway or concrete walls can be:

- Tiled with Summitville tile, specified below.
- Brushed or aggregate concrete surface.
- Concrete colored to match siding.
- Vendor: Summitville Tile, Summitville, Ohio 4x8x1/2 inch  
- Color code: - Shade # 554 Local source - Gallagher Tile and Flooring.
- No unapproved decorative finishes may be applied to vertical concrete walls or patio slabs.