



Windsor Park Architectural Control Committee HOA Conditions and Regulations

1. Improvements to any Lot shall follow the Windsor Park Covenants (CCRs), the Planned Unit Development (PUD) and the City of Fruita zoning and ordinances.
2. Unless otherwise stated all submitted requests, approval will be the responsibility of the Architectural Control Committee (ACC) with the concurrence from the HOA Board of Directors (HOABD).
3. Per Section VII Section 7.06 Rules and Regulations of the CCRs; The Association or the Architectural Committee shall adopt, and may from time to time amend, rules and regulations establishing architectural guidelines for improvements in Windsor Park and interpreting and implementing the provisions of this Article VII.
4. Submit Windsor Park ACC Request Forms to: Windsor Park HOA, 2650 North Avenue, Suite 116, Grand Junction CO 81501 OR email to: info@hpmgj.com. All applicable sections of the request form should be completed and submitted including: any plans, drawings, photographs, samples of materials, colors, specifications, dimensions, A copy of all permits that may be required by the City of Fruita and/or Mesa County for the work performed must be included with the ACC request form.
5. Requesters will have six (6) months from the date of approval by the ACC to complete the request. For reasons unforeseen by the requestor the work cannot be completed within the six (6) months allowed a request for additional time must be submitted to the ACC with an explanation for the delay.
6. No building, fence, wall, sign or other structure shall be commenced, erected or maintained upon the Property (including Common Area), nor shall any exterior addition to or change or alteration therein, including painting be made until the plans and specifications showing the nature, kind, shape height, materials and location of the same shall have been submitted to and approved in writing by the ACC as to harmony of external design and location in relation to surrounding structures and topography.
7. ACC approved changes to existing lot, exterior addition to or change or alteration therein including painting, landscaping on any lot shall be the financial responsibility of the property owner requesting the same.
8. Fencing may be connected from the sides of property lots to the main structure that are of same material (vinyl), style (picket) and color (white) and height as other perimeter fencing already installed. Requires written approval from the ACC.
9. One gate connecting the property owners' backyard lot or side yard to common areas may be installed that are of the same material (vinyl), style (picket) and color (white) and height as other gates and perimeter fencing already installed. Requires written approval from the ACC.
10. Screening for privacy of backyard patios is allowed using approved materials: 4X4 white posts with finials not to exceed height of six (6) feet, white vinyl 6X8 lattice panels or solid white vinyl panels not to exceed 16 ft (2 panels) in length. Requires written approval from the ACC.

11. Pergolas may be installed over patios in backyards using approved materials. The ACC Request Form must include drawings, photos, permits and a list of materials and must be in harmony with the surrounding structure. Requires written approval from the ACC.
12. Weathervanes may be installed only on the cupola located on top of garages not to exceed 25” in height or 25” in width from the highest point of the cupola. Include a drawing or photo with the ACC request form for written approval from the ACC.
13. Solar Panels may be installed only on property roofs by businesses recognized by Colorado utility companies as certified to perform the installation. The ACC Request Form must include documentation from the utility companies approving the business responsible for the installation. Installing business must provide engineering schematics and all local/county/state permits. If solar panels are removed they must be disposed of at an approved disposal site and not left on the owner’s property. Requires written approval from the ACC.
14. Prior approval will not be required to remove or replace any dead or dying trees, bushes, shrubs or plants on any Lot. If replacing dead trees removed they must be on the Approved Plant List. The cost of replacing new or removal of landscaping that is damaged, destroyed and/or replaced will be the responsibility of the property owner. The approved plant list is available on the property management and Windsor Park web page.
15. Elm trees, Globe Willows and Aspen trees are not allowed in WP, owners will be financially responsible for the removal and/or damage caused to common areas or to adjacent property if allowed to grow on any Lot. The approved plant list is available on the property management and Windsor Park web page.
16. The cost of mulch replacement on any Lot is the responsibility of the Owner. Landscaping rocks may be substituted for mulch in some areas on Owner’s Lot. Photo and color, size and type must be submitted with the ACC request form and require written approval from the ACC.
17. It is prohibited to interfere with irrigation lines, equipment or sprinklers on any lot or be altered, moved or removed except by WP’s irrigation contractor. The black drip lines are the responsibility of the property owner to maintain, replace and or repair. Notification of removal or alteration may require notification to the irrigation contractor.
18. Trampolines of any size may not be placed on the front of property lots but may only be installed and used in backyards.
19. Wading pools and water slides may be used during the summer season. If located in front yards or driveway of lots the pools/water slides must be emptied daily after each use for safety precautions. At no time will water be allowed in a pool overnight.
20. Portable basketball hoops may not be placed on public streets per the City of Fruita ordinance. If placed on driveways may only be used during the hours from 7:00 am to 10:00 pm.
21. Artificial turf may be installed on property owners’ lots by authorized installation companies. A sample of the product, drawings, photos must be submitted with the request form. The irrigation contractor must be notified in advance of any installation work to correctly disconnect the sprinkler system. The cost of irrigation modifications will be the responsibility of the property owner. Requires written approval from the ACC and the Irrigation contractor.