

UnawEEP Height Homeowners Association

Architectural Control Committee (ACCO) Guidelines for Additions, Alterations, Landscaping, Fencing, Unattached Buildings and Other Related Structures in the UnawEEP Heights Subdivision.

Updated November, 2018.

General: Our homes are often the most important investment many of us make in our lifetimes. The value of that investment is, for many, an important step in our life's goals. One of the primary goals of the UnawEEP Heights Homeowner's Association (UH-HOA) is to make sure the home values in our HOA retain their maximum values balanced with the enjoyment of the homeowners and their rights to maintain a property as they best see fit.

Governing documents of the HOA (CC&R's, Bylaws and Policies and Procedures) along with the HOA Board of Directors and the ACCO (Architectural Control Committee) seek to establish that balance. When you purchased a home within the UH-HOA, it was with the anticipation that the UH-HOA would assist in maintaining and increasing the value of that property.

The majority of the residents within the UnawEEP Heights subdivision have taken great pride in maintaining the appearance of their properties and you are to be congratulated for that. Nearly all landscaping has been well designed, installed and maintained, and vehicles, boats, trailers and recreational vehicles have, for the most part, been kept appropriately behind screened fences.

If you are considering changing the external appearance of your property, you need to be aware of the guidelines, rules and regulations that are in place for the HOA. Failure to follow these guidelines may result in your having to remove or alter a structure or risk fines and other penalties.

Application for ACCO Approval:

Application for approval by the ACCO should include:

1. The completed application form found on the website (<http://unaweeheightshoa.com>).
2. A set of plans and specifications for the work being considered. Images of proposed sheds, shingles, siding, paint color and/or landscaping materials are also helpful.
3. An overhead view and a plat of the lot showing the location or placement of the proposed improvement and existing utility and irrigation easements (see the UH-HOA website <http://unaweeheightshoa.com> for these maps or contact the chair of the ACCO).
4. If a permit is required, include a copy of that completed and approved permit from the City of Grand Junction and/or Mesa County.

Completed applications may be submitted electronically by email or delivered in paper form to the current ACCO Chair, ACCO member or the UH-HOA President. Application forms are available on this website.

Resources:

Other than the guidelines listed here there may be additional pertinent information found in the UH-HOA CC&R's (Conditions, Covenants and Restrictions), Bylaws and the Policy and Procedures. Copies of these may be found on the Unawee Heights website (<http://www.unaweehoa.com>).

Plat maps showing irrigation, utility and other easements on lots within Unawee Heights are also available on the Unawee Heights website (<http://unaweeheightshoa.com>) or may be obtained from the ACCO chair.

In many situations you may need to obtain a **building permit** for patios, decks, carports, etc. (planning clearances for residential), driveway or fencing permit from either the City of Grand Junction or Mesa County **before** you submit an application to the UH-HOA ACCO (see more specifics below).

Information may be obtained from their websites or by calling the offices:

City of Grand Junction Community Development: 970-244-1430
(<http://www.gjcity.org/residents/Community-Development/licenses-and-permits/>)

Mesa County: 970-244-1631
(<https://www.mesacounty.us/building/residential-building-guides/>)

An overhead view of your property can also be found on the City of Grand Junction website
(<http://www.gjcity.org/Maps/>).

1. Accessory Buildings: Storage sheds and other accessory buildings **must obtain approval** from the HOA ACCO before their installation. Sheds and other accessory building with a footprint of over 200 sq. ft. require a city or county permit.

Failure to obtain approval from the ACCO may result in a request to alter or remove the structure. Failure to do so may result in fines.

Background: The CC&R's of the UH HOA state in Article VI, Section 5. Best Judgment. "The ACCO shall exercise its best judgment to see that all improvements, structures, landscaping and all alterations on the land within the Property **conform and harmonize** with the natural surroundings and **with existing structures as to external design, materials, color, siding**, height, topography, grade, drainage, erosion control and finished grade elevations."

The guidelines established by the ACCO and approved by the UH-HOA Board of Directors in 2013 state:

"All plans for unattached buildings submitted to the ACCO should include a description (including color) of the roofing material and the color of the paint to be used on the siding. The placement of any unattached building must avoid utility and irrigation easements and comply with any setback requirements of the city. Please check with the City of Grand Junction for these setback requirements.

The siding of any storage, utility or accessory shed must have finished surfaces (wood, stucco, vinyl siding, etc.) painted (or colored) to match the color of the house.

Plastic, OSB, rough plywood and other non-finished siding will not be approved or allowed.

Since all homes in Unawep Heights subdivision are currently covered with asphalt shingles, asphalt shingles matching (or matching as closely as possible) the shingles of the house are also required on unattached buildings.

Exterior walls and roofs composed of metal, unfinished plywood, OSB, rigid plastic or vinyl (other than vinyl siding matching the house) are not allowed.

Pre-built sheds will be allowed only if they meet the above standards."

Carports will be allowed only if the roof is covered with asphalt shingles matching the home and exposed siding must follow the guidelines for other accessory buildings.

2. Temporary Residential Structures: Temporary structures **are not allowed** on Unawep Heights properties as addressed in UH-HOA CC&R's Article V. Section 4. When it states "Temporary Structures. No structure of a temporary nature, such as a tent, garage, trailer house, barn, or other outbuilding or basement shall be used on any lot at any time as a residence, either temporarily or permanently."

3. Privacy Fencing: Privacy fencing has been installed throughout the neighborhood.

Moving an existing fence or installing a new fence will usually require a fencing permit from the City of Grand Junction and subsequent approval from the UH ACCO. Repairs to existing fences may be made without permit or ACCO approval.

4. Landscaping: Landscaping has been installed on all UH properties and it is the responsibility of the owners to maintain that landscaping. **Maintenance** such as weed control or pruning or replacing dead trees, shrubs, bushes, grass or flowers does **not** require approval from the ACCO.

Improvements to existing landscaping such as the planting of new trees, shrubs, bushes, flowers, etc. also does **not** require ACCO approval. There is a restriction on plants that may "induce, breed or harbor infectious plant diseases or noxious insects." (see UH-HAO CC&R's Article V. Section 22.)

Major changes to landscaping, however, should obtain approval from the ACCO especially if that landscaping is in the front yard. Contact the ACCO if you have any questions regarding what is considered "major changes".

5. Solar installations: The UnawEEP Heights HOA allows roof-mounted solar installations, however, a **county permit is required** for these installations. Often the solar company/installers will obtain the permit for you as a part of their contract or they will assist you in obtaining the permit. Please include a copy of at least the cover page of the permit with the application for UH-HOA ACCO approval.

6. Driveways and Sidewalks: Repair to, or replacement of, existing concrete driveways and sidewalks does not require city or county permits or UH-HOA ACCO approval. Expansion of concrete driveways and sidewalks requires both a city or county permit and ACCO approval.

7. Patios, Decks, Pergolas, Canopies, and Gazebos: Installation of decks or patios with solid roofs will generally require a city or county permit and ACCO approval. Shingles on patios are required to be of asphalt and match the shingles on the home as closely as possible.

Attached or unattached pergolas (with slotted roofs), canopies and gazebos generally do not require city or county permits and if these are placed in the back yard of your UH property, they do not require ACCO approval. If they are installed on in-ground footings or on a concrete pad you will need to provide a site plan, including location, obtain a city or county permit and apply for UH-HOA approval.

8. Garage doors and shutters: If you wish to install shutters on the front of your home or paint your garage door, the paint color should match existing trim, house color or gutter color (white or subdued earth tones as per the UH-HOA CC&R's). If you follow these guidelines, you do not need to submit an application to the ACCO.

9. Front entry doors: These are often regarded as a window to your home and colors and materials may be personalized. You will notice in the neighborhood wooden doors with varying shades of stains, doors with large glass panels and panes, doors painted white, pale blue, deep

maroon, dark green, etc. As long as the color is not "garish" the HOA and the ACCO have allowed these modifications.

10. **Repainting the exterior of your home:** Now that the neighborhood is nearly 15 years old, some residents may be considering repainting the exterior. ACCO approval is required **before** you begin painting. Colors for homes are required by the CC&R's to be of "subdued earth tones". Please submit an application to the ACCO for approval that includes the name of the paint manufacturer and color and/or an example of the paint color itself.

If you have any additional questions, please do not hesitate to contact current UH ACCO members.

Thank you for helping keep Unawep Heights a well-maintained and attractive community.

Obtain an ACCO application form on the Unawep Heights HOA website (<http://unawepheightshoa.com>).

