

RULES AND REGULATIONS FOR ARCHITECTURAL CONTROL

USE RESTRICTIONS AND VEHICLE PARKING

Amended and readopted by the Board of Directors on January 17, 2023

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INTRODUCTION

In 1973, Celebrity Homes, the developer of Highland Greens Subdivision, filed a Declaration of Covenants, Conditions and Restrictions which subjected all of the property now owned by members of the First Hyland Greens Association to its provisions. This Declaration, which has over the years become commonly known as the Covenants, provides in part that all of the property in Hyland Greens shall be held, sold and conveyed subject to certain easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of; and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof."

While the Covenants represent the Association's primary governing document, and provide in general for the manner in which First Hyland Greens Association is entrusted with the responsibility for implementing and enforcing its provisions, it is clear that the Covenants do not address and cannot deal with every situation. Rather, they describe a general framework for the administration and control of all properties within First Hyland Greens.

Since the Covenants cannot provide anything more than general guidance as to how architectural control and use standards will be administered and since the Covenants vest responsibility for the administration and enforcement of such matters in the Board of Directors of the Association, the Board, hoping to achieve standards pursuant to which all Association members will be better able to own, maintain and enjoy their properties, hereby promulgates the Rules and Regulations that follow.

DEFINITIONS

1. "Association" shall mean First Hyland Greens Association, a Colorado nonprofit corporation, its successors and assigns.
2. "Board of Directors" or "Board" shall mean the governing body of the Association whose members are elected in accordance with the Bylaws. Within the context of these Rules and Regulations, such term may also refer to the architectural committee, if any, appointed by the Board pursuant to the Covenants.
3. "Bylaws" shall mean the Bylaws of the Association, as amended, supplemented or restated.
4. "Common Area" shall mean those properties owned by the Association for the common use and enjoyment of the Owners.
5. "Covenants" shall mean the Declaration of Covenants, Conditions and Restrictions of Hyland Greens, Filing No.1, dated December 18, 1973, as amended, supplemented or restated.
6. "Lot" shall mean any plot of land shown upon any recorded subdivision plot of the Properties except for Common Areas.
- 7 "Owner" shall mean the record owner(s) of a fee simple title to any Lot.
8. "Properties" shall mean all of the real property subject to provisions of the Covenants.
9. "Structure" shall mean any enclosed or semi-enclosed building placed on a Lot, but not limited to, a house and any detached improvement such as a garage, treehouse, or storage shed.
10. "Camper" shall mean a combination pickup truck and attached enclosure larger than the outline of the truck that provides living accommodations. This definition includes motor homes (a vehicle with the sole purpose of providing mobile living space).

ARCHITECTURAL CONTROL

As provided in Article V of the Covenants, any exterior addition, change or alteration to any of the Properties shall be subject to prior approval by the Board, or an architectural committee composed of three (3) or more representatives appointed by the Board. It is understood that the Board shall recognize and accept the decision of the Architectural Committee. A Homeowner may appeal a decision of the Architectural Committee to the full Board, which shall make a final determination of whether to affirm the decision of the Architectural Committee or to approve the application.

Any Owner desiring to change, alter or add to the exterior of any existing Structure, fence or wall must submit a written request for approval, including with it plans and specifications detailing such proposed work, to the Board prior to commencing such work. Such plans and specifications must include a description of any such project in such detail as will enable the Board to determine with reasonable accuracy whether such project will result in an improvement harmonizing with the external design and location of surrounding improvements within Hyland Greens.

Properly documented written requests will be acted upon by the Board within 30 days from their submission. The Board reserves the right to request additional documentation or clarification of any applicant's plans and specifications as a condition to processing any request for approval. The 30-day approval period will not begin to run until each application is complete.

Any change, alteration or addition falling within the Covenants which is made without the Board's approval is in violation of the Covenants and subject to Board action for non-compliance, which may include an order that the non-conforming addition or improvement be removed and the existing Structure, fence or wall restored to its original condition.

USE RESTRICTIONS

Article VI of the Covenants provides for the manner in which the Properties shall be used and maintained. It is specific and detailed on certain subjects and not specific on others. The following guidelines are provided in connection with those subjects which are most frequently considered by the Board.

1. Walls, Fences and Hedges

Article VI, paragraph (i) deals with privately-owned walls, fences and hedges and is very specific, stating that "No wall or fence except a decorative wood, stone or brick fence not exceeding six feet in height measured from the adjoining ground surface inside the fence, may be erected or maintained on any Lot. No walls, fences or hedges will be permitted on the street frontage within fifteen feet of front property line, except for needed retaining walls. In implementing provisions of the Covenants on this subject, minor variances will be considered when necessitated by topography and physical location of such walls or fences relative to adjoining Lots.

These guidelines apply:

- a. The HOA owned perimeter wall is not included in this section.
- b. Chain link fences are specifically prohibited;
- c. All metal or plastic fencing is prohibited.
- d. The maximum wall/fence height is 6'0" as measured from the uphill side of the wall/fence.
- e. The installation of any light gauge metal/plastic fencing (e.g., poultry netting) in combination with a wooden fence is prohibited. Exception: Poultry netting or other approved light gauge metal fencing may be acceptable when installed on Hyland Hills Golf & Recreation District owned fences.
- f. Earth tone stains are acceptable; all color paint is prohibited.

2. Out-Buildings, including Separate Structures, non-habitable sheds, playhouses, playground equipment, man-caves, she-sheds, workshops, non-attached garages, gazebos, hot tub enclosures, pool houses and storage structures

Article VI, paragraph (f) provides, in part, that "No construction whatsoever, other than one first class, private, single-family residence shall be erected. Garage or carports must either be attached to the residence as an integral part thereof or attached thereto by arbor breezeway and shall conform to the architecture thereof." In implementing this section of the Covenants, the guidelines are:

- a. This section does not apply to attached structures, including attached garages; see Section 3.
- b. No chicken coop, pig sty, or similar livestock structure is allowed on any lot.
- c. No structures addressed in this section shall be located in any front yard.
- d. No structures addressed in this section shall be located in a side yard except behind a fence.
- e. Doghouses are excluded from review by the Architectural Committee.
- f. Carports are not allowed.
- g. Small storage sheds are allowed when they meet these parameters:
 - i. The height does not exceed the height of any adjacent fence;
 - ii. The total area is 50 square feet or less;
 - iii. It is supported by an adequate foundation;
 - iv. Complies with applicable City of Westminster ordinances;
 - v. It does not block the views of and from other lots;
 - vi. Located on the property so that it cannot be seen from the street;

- vii. It is constructed of stick-built durable materials, or;
- viii. It is a prefabricated metal or plastic structure.
- h. Playhouses are allowed when they meet these parameters:
 - i. The height does not exceed the height of any adjacent fence;
 - ii. The total area is 50 square feet or less;
 - iii. It is supported by an adequate foundation;
 - iv. It complies with applicable City of Westminster ordinances;
 - v. It is located on the property in such a way that it cannot be seen from the street;
 - vi. It does not block the views of and from other lots;
 - vii. The color does not have to comply with the HOA color chart although extreme colors are prohibited.
 - viii. It is constructed of stick-built durable materials, or;
 - ix. It is a prefabricated metal or plastic structure.
- i. Playground Equipment (e.g., jungle gyms and trampolines) is allowed when they meet these parameters:
 - i. It complies with applicable City of Westminster ordinances;
 - ii. It is located on the property in such a way that it cannot be seen from the street;
 - iii. It does not block the views of and from other lots;
- j. In ground and above ground pools are allowed when they meet these parameters:
 - ix. Above ground pool height does not exceed the height of any adjacent fence;
 - x. All lighting meets the requirements of Section 11;
 - xi. Pool drainage systems do not impact adjacent lots;
 - xii. Pool ladders and other appurtenances do not adversely affect surrounding residents;
 - i. Pool ladders and other appurtenances do not adversely impact views of and from other lots;
- k. Open structures, that is structures that have more than 50% openness on each face of the structure, including gazebos, covered decks, and other open, non-enclosed structures, are allowed when they meet these parameters:
 - ii. The structure shall not adversely affect surrounding residents;
 - iii. The structure shall have an openness of design such that it does not significantly block the line of sight through the structure;
 - iv. The structure shall not adversely impact views of and from other Lots;
 - v. The structure is not allowed in front or side yards.
- l. Enclosed Hot Tubs and other similar enclosed structures which have less than 50% openness may be approved by the Architectural Committee based on its specific circumstances and the criteria listed above (d thru f).
- m. Pool Houses may be approved by the Architectural Committee based on its specific circumstances and the criteria listed above (d thru f).

3. Remodel, Additions and Alterations to Existing Structures

As set forth in Article V of the Covenants, a major requirement for any addition or alteration is “harmony of external design.” All remodels, additions and alterations should closely conform with the original architecture and be constructed substantially of the same building materials. The goal should be an addition that appears to be a part of the original structure. The following guidelines are:

- a. This section does not apply to separate structures/sheds (non-habitable spaces).
- b. All remodels, additions and alterations shall be attached to the existing structure.
- c. No remodel, alteration or addition’s height shall exceed the height of the existing structure.
- d. Roofing material shall match that of the residence and the pitch of any new roof should match or compliment that of the existing structure.
- e. Siding shall substantially match that of the residence.

- f. The style of the windows and doors shall substantially match or complement those of the residence.
- g. Color (e.g., paint or permanently colored siding) shall match that of the residence.
- h. Prefabricated structures (e.g., enclosed patios, sunrooms) shall harmonize with the existing structure. Product colors shall comply with the HOA paint color chart.

4. Decks and Patios

Decks and patios are subject to the requirements of Articles V and VI. In implementing this section of the Covenants, the guidelines are:

- a. All patios and decks shall be approved by the Architectural Committee.
- b. For the purposes of this section, a deck is defined as a floor like surface constructed of wood or composite material supported either by the earth at grade level, and/or elevated and supported by a structurally adequate wood, composite, masonry, steel or aluminum support system. A patio is defined as a floor like surface entirely supported by the earth. The surface shall be constructed of resilient materials such as masonry (e.g., brick, pavers), stone, rubber pavers, concrete or other weather resistance material.
- c. Additional requirements for covered patios and decks are addressed in Section 2(k) – Enclosed Structures.
- d. Elevated decks shall be attached to the house;
- e. Elevated deck height shall not exceed the height of the house;
- f. All decks and patios shall have drainage that does not adversely impact adjacent lots;
- g. Decks shall:
 - i. be designed to complement the house;
 - ii. be constructed of durable materials in a craftsman like manner;
 - iii. be designed in compliance with applicable Westminster city codes for access and fall protection;
 - iv. be painted to match or complement the color of the house, or;
 - v. be stained in earth tone colors to complement the house and other adjacent structures.
- h. Patios shall:
 - i. be constructed of resilient materials such as masonry (e.g., brick, pavers), stone, rubber pavers, concrete or other weather resistance material.
 - ii. be constructed with earth-tone materials that complement the surrounding areas.
- i. Requests for approval of sunshades, awnings and lattice covers shall be individually reviewed based on “harmony of external design.”

5. Evaporative Coolers and Air Conditioners

Central evaporative coolers, central air conditioners, window evaporative coolers and window air conditioners can have significant visual and noise impact on adjacent residences and frequently affect "harmony of external design." Evaporative coolers and air conditioners that are mounted on the roof or the walls of the residence are of particular concern. In implementing this section of the Covenants, the guidelines are:

- a. The primary location for central evaporative coolers and central air conditioners is shall be at ground level.
- b. The homeowner is encouraged to only install a high volume, low fan noise evaporative cooler or central air conditioner so as to minimize the noise.

- c. The location of the unit shall be dictated by the proximity of the unit relative to any adjacent residence's decks, patios, windows and skylights.
- d. Evaporative coolers and central air conditioners shall only be installed in ~~the~~ back or side yards and shall be screened from view.
- e. Roof mounted evaporative coolers and air conditioners are not acceptable, except:
 - 1. Where there is no reasonable alternative to mounting evaporative coolers and air conditioners on the ground or wall of the house. (Every effort should be made to install a low silhouette unit painted the same color as the residence. Covers should be the same color as the residence. No component of any evaporative cooler or air conditioner ~~may~~ shall be higher than the ridge line of the roof.)
 - 2. Where there are design/engineering parameters that dictate the location of the evaporative coolers and air conditioners.
- f. Window evaporative coolers and air conditioners shall be located, when practicable, to minimize the noise effect on adjacent residences.
- g. Window evaporative coolers and air conditioners shall be located, when practicable, to minimize the visual effect on the street facing sides of the residence.

6. Driveways

The construction and use of driveways have consistently been of concern to the Association. Structural and aesthetic aspects of driveways are addressed in this section. Issues applying to the use of driveways are addressed in Section 15. In implementing this section of the Covenants, the guidelines are:

A driveway is defined as the surface that directly provides vehicular access from the street to the garage. Depending on how the garage is situated on the lot the driveway may be straight or curved to provide access to the garage. There may be instances of a curved driveway that provides access from the street in multiple locations. Modifications to driveways are subject to the following restrictions:

- a. Driveway material must be concrete or similar paving material such as paving stone or brick. Asphalt, pea gravel, crushed stone, tar and chip, and quarry process are not acceptable.
- b. The width of the driveway must not exceed the width of the garage, except a curved driveway that provides access to the street at multiple locations must not exceed the width of the garage. In limited circumstances, this width restriction may be relaxed in order to accommodate a necessary turning radius or limited street parking.
- c. Any approval of a driveway extension shall consider the visual impact and approval may require landscaping or other constraints to reduce the visual impact.

The use of paving stone, brick, or similar materials adjacent to the driveway for purposes of foot traffic, landscaping, or other purely aesthetic purposes is acceptable. No area adjacent to the original driveway shall be used for vehicle parking unless approval has been granted for the extension of the driveway for parking due to limited street parking.

7. Paint

The Board recognizes that establishing acceptable exterior colors for residences is a highly subjective process. However, color has a definite impact on "harmony of design" of the neighborhood and must be

addressed. Recognizing the difficulty involved in setting standards on this subject, it is the Board's policy to allow residents some latitude in selecting house colors while reserving the right to prohibit a color that has a significant negative or offensive impact on "harmony of design." In implementing this section of the Covenants, the guidelines are:

- a. Repainting a residence in other than the currently existing colors requires approval. Any change in color must be submitted for consideration and must be approved
- b. It is the Board policy to give approval to paint colors which have traditionally been used in the community except where there is objection in the community to specific colors. Extreme colors (particularly bright tones) or colors which do not harmonize with the aesthetics of the community shall not be approved.
- c. High gloss finishes are not acceptable.

8. Siding

Increasingly homes in the area are being re-sided, either by replacement of the existing siding or by covering the existing siding with some form of metal or vinyl siding. In order to maintain "harmony of external design," the following rules apply:

- a. The Rules with respect to colors for repainting will also apply to re-siding. High gloss finishes are not acceptable.
- b. Replacement of siding with substantially the same material as the original will be approved automatically.
- c. Siding may be applied horizontally, vertically or in a horizontal and vertical combination, but shall not be applied in a fan configuration or at any angle that departs from the horizontal or vertical.

9. Roofing

As with paint colors, the Board recognizes that establishing acceptable roofing for residences is a highly subjective process. Typically, when a residence roof is replaced, similar roofing materials are used. Recognizing the difficulty involved in setting standards on this subject, it is the Board's policy to allow residents some latitude in selecting shingle/roof colors while reserving the right to prohibit a color or shingle/roof pattern that has a significant negative or offensive impact on "harmony of design." In implementing this section of the Covenants, the guidelines are:

- a. Shingle materials and colors not included in the ASC must be submitted to the ACC for review and shall be acceptable provided the color, style, and quality of material has a positive impact on the harmony of design and complements adjacent residences.
- b. Acceptable shingle materials include fiber-cement products; steel granulated products; cement tile products; and enhanced, heavy dimensional, premium asphalt products.
- c. Proposed alternative roofing materials will be considered on a case-by-case basis through submittal to the ACC. Alternative roofing materials shall be acceptable provided the color, style, and quality of material has a positive impact on the harmony of design and complements adjacent residences.

- d. Due to inappropriate roofing materials that have been previously approved, past roofing material acceptance does not mean future acceptance.
- e. Solar Roof Products: Solar roof shingle technology is rapidly evolving. While this makes it difficult to provide accurate guidelines, these parameters should be considered:
 - 1. See Section 14 for Solar Panels. (Solar panels are not considered roofing products since panels are typically separate from the roof and are installed on top of an existing roof.)
 - 2. Roofing material, texture, pattern, and color should complement adjacent residences.
 - 3. Roofing products shall not have a reflective surface that impacts adjacent properties and residences.
 - 4. Roofing products shall comply with all applicable government laws and ordinances.

All related electrical wiring and panels shall be routed in such a way as to minimize the visual impact on adjacent properties.

10. External Antennas and Satellite Dishes

Article VI (p) states that "no exterior television or radio antennas of any sort shall be placed, allowed or maintained upon any portion of the improvements to be located upon the premises, nor upon any structure situated upon said real property, except as may be approved... by the Board." Historically, this covenant addresses unsightly UHF/VHF wire antennae protruding from roofs and/or attached to chimneys. Since these types of antennae can be installed in the attic, they are not allowed to be installed on the exterior of any structure within Hyland Greens. Satellite dishes are another matter since they are ubiquitous in the neighborhood and require line-of-sight to the satellite to function properly. In implementing this section of the Covenants, the guidelines are:

- a. Each antenna must have specific written approval from the Architectural Control Committee prior to installation.
- b. Antennas used for AM/FM radio, amateur radio, digital audio services or antennas used as part of a hub to relay signals among multiple locations are prohibited.
- c. Satellite dishes greater than 36 inches are prohibited unless federal, state or local law or FCC regulations supersede the ban.
- d. For satellite dishes less than 36 inches in diameter:
 - i. The satellite dish shall be installed in the least obtrusive location as practicable.
 - ii. The satellite dish shall not be installed on the front of the house unless there is no other possible location on the structure.
 - iii. It is preferable the satellite dish is installed on the wall of the structure and as low to the ground as practicable.
 - iv. Roof mounted satellite dishes are discouraged.
 - v. Roof mounted satellite dishes shall not be installed on the street facing roof of the structure.
 - vi. The maximum number of satellite dishes per lot is limited to 2.

11. Exterior Lighting

Article VI (1) of the Covenants specifies that “Each residence shall maintain at least one electric post light between the house and the street, which said light shall be operated by a photo-electric cell or other automatic device so that it will be lighted automatically during hours of darkness.” It is the view of the Board that the purpose of such lights is to enhance both the security of the neighborhood and its visual attractiveness. It is also a requirement of the City of Westminster that these lights are mandatory in lieu of streetlights. Other exterior lighting is allowed. In implementing this section of the Covenants, the guidelines are:

- a. Posts lights are to be maintained so that plant and other materials do not obscure the light source.
- b. When other post lights are installed between the house and the street, the physical appearance of any other light posts (standards) shall match that of existing post lights.
- c. All other exterior light fixtures shall meet these guidelines:
 - i. The fixture and light source shall be selected and installed so as not to disturb occupants of neighboring residences. (This may require a size and design that provides relatively low light level and carefully controlled lighting pattern.)
 - ii. Motion Sensor lights shall be oriented so as to not turn on lights from any movement on the sidewalk or street. (In other words, the sensor can only activate when movement occurs on private property.)

12. Swimming Pools and Hot Tubs

Requests for Board approval of hot tub installations and swimming pools will be reviewed on a case-by-case basis, taking into account compatibility of materials with the residence, the overall size and shape of the structure, its proximity to existing structures, provisions for screening and landscaping in general and the visual impact such structures would have on neighboring property. In implementing this section of the Covenants, the guidelines are:

In addition to the guidelines of Section 2, in-ground pools, above ground pools and hot tubs are allowed when they meet these parameters:

1. Above ground pool and hot tub height does not exceed the height of any adjacent fence;
2. All lighting meets the requirements of Section 11;
3. Pool and hot tub drainage systems do not impact adjacent lots;
4. Pool and hot tub ladders and other appurtenances do not adversely affect surrounding residents;
5. Pool and hot tub ladders and other appurtenances do not adversely impact views of and from other lots;

13. Skylights

Skylights are windows installed in the roof. In implementing this section of the Covenants, the guidelines are:

- a. Encourage the homeowner to consider skylights that harmonize with the structure, siding, roof material and color.
- b. Consider symmetry, size, shape, quantity and positioning when reviewing skylight applications.

14a. Active Solar Energy Systems

(Note: these guidelines were originally developed and adopted by the Board in 1983.)

Financial Limitations: Compliance with the aesthetic provisions of these guidelines shall not increase cost of a residential active solar system by more than twenty-five percent (25%) of the cost of such installation without such compliance with these provisions. Should such event occur, appeal to the Board shall be made for resolution.

a. Definitions: For the purpose of these guidelines, certain terms, words and their derivatives shall be defined as specified below. where such terms, words or their derivatives are not defined, they shall have their commonly accepted meanings within the context in which they are used.

- (1) Active Solar Energy System: A system using mechanical means such as pumps, fans, automatic controls, etc. to collect and store solar energy and distribute such energy in a structure.
- (2) Collector angle-tilt: The vertical angle between the surface of a solar collector and the horizontal plane.
- (3) Collector fiat-plate: An Assembly containing a panel of metal or other suitable material for capturing solar energy and converting it to heat. (4) Collector focusing: A solar collector having a parabolic or other reflector which focuses sunlight onto a smaller area in order to greatly intensify the heat at the point of collection, allowing the storage system to obtain higher temperatures. (5) Collector solar: A device which absorbs solar energy and converts it into useful energy.
- (6) Retrofitting: installing solar water heating and/or solar heating or cooling systems in an existing structure not originally designed to include such an installation.
- (7) Dormers: A non-bearing partition constructed or installed to such a height as to conceal, protect or shelter
- (8) Solar Attitude: The angle of the sun above the horizon measured in the vertical plane.

b. Permission for the installation of an active solar energy system may be granted by the Board in compliance with Article V of the Covenants and the following guidelines. Permission for an active solar energy system using a focusing collector will require a special review by the Board and passage of a special resolution allowing its installation.

- (1) All collectors will be rectangular in shape, no less than two feet nor more than four feet in width no less than five feet nor more than ten feet in length, nor more than eight inches in depth. Glass surfaces of the collector shall be flat, non-reflective and black in color. Framing reflective and black in color. Framing and supporting materials shall be of a color to blend harmoniously with the surface on which the collectors are to be mounted. The solar collector frame along with any supporting structure and hardware must all adhere to the "single-color" criterion.
- (2) All piping or ducting shall be hidden from view:
 - (a) All manifold piping or ducting must be enclosed.
 - (b) Piping or ducting to and from manifolds shall be routed through the interior of the unit.
 - (c) Exposed pipe or duct work will not be permitted.
- (3) "Racks" provide the collectors with angles different from the surface which they are mounted must be screened. The screening must be architecturally compatible with the home in material and

color.

(4) Where structurally possible, the collector angle tilt is to be the same as (or parallel with) the roof pitch.

(5) Any installation requiring a double or two angle mounting will be unacceptable. Only single angle mountings will be permitted for the regularity of architectural lines.

(6) Where structurally possible no installation will protrude above the roof peak line.

(7) All installations, except those where the panels are flat on the roof, are to be screened (dormered) to be architecturally compatible with the home in material and color.

(8) The system must meet all local, state, and federal codes. All necessary permits will be obtained and all necessary inspections must be performed.

(9) All external modifications to existing solar installations which modify the appearance require Board approval in the same manner as the original installation.

14b. Passive Solar Systems

This section addresses the installation of solar panels that convert sunlight to electricity.

In implementing this section of the Covenants, the guidelines are:

a. Roof-mounted panel system:

- i. When solar panels are attached to the roof, they shall follow the slope of the roof.
- ii. Solar panels shall not extend above the roof ridge.
- iii. When feasible, solar panels shall be so located so as not to be seen from the street.
- iv. Solar panels shall not extend beyond the roof edge.
- v. All wiring shall be installed in conduit, painted to match the existing structure color.
- vi. Framing shall be consistent with the materials and texture of the existing structure.
- vii. Panels shall be, to the extent possible, non-reflective.

b. Ground supported panel system:

- i. Not allowed except where it is impossible/infeasible to utilize a roof-mounted system.
- ii. No panels shall extend above the height of any adjacent fence.
- iii. No panels shall obstruct adjacent homeowners' views.

15. Vehicle Parking

Vehicle parking, both on and off the street, has an obvious impact on visual attractiveness. Since vehicles can be parked on the public way, in addition to the HOA covenants, City of Westminster ordinances apply.

City of Westminster ordinances apply to the parking of vehicles on public streets as per city code:

1. It shall be unlawful to park any trailer, boat, mobile home on any street unless it is being loaded or unloaded (Maximum of 72 hours for an RV or 8 hours for a boat or trailer).
2. It shall be unlawful to park any vehicle, including but not limited to those listed in (1) above, which is 35 feet or more long, on any public street, except for the purpose of loading or unloading.
3. It shall be unlawful to park truck trailers, semi-tractors, trucks, buses and construction equipment on any public street (except next to construction sites).
4. It shall be unlawful to park any vehicle which is displayed for sale on any public street.

5. It shall be unlawful for any camper not mounted upon a vehicle to be left upon any street.
6. It shall be unlawful to park any vehicle which is required to be licensed upon any street unless a valid license is displayed on the vehicle.

City of Westminster ordinances apply to the parking of any vehicles on private property:

1. It shall be unlawful to park any vehicle which is 35 feet or more in length upon any residential lot, except for the purpose of loading or unloading.
 2. It shall be unlawful to park trailers, boats, automobiles, mounted or unmounted campers, or any motor vehicles in any front yard or side yard on street, unless such vehicles are parked on a driveway paved with concrete, asphalt, rock or gravel (Note: The Hyland Greens Covenants prohibit asphalt, rock or gravel pavement) or in a side yard behind a lawfully constructed 6-foot privacy fence.
 3. It shall be unlawful to park any vehicle on private property so that the public street is obstructed.
 4. It shall be unlawful to park truck trailers, semi-tractors, trucks, buses and construction equipment on any driveway, vacant lot, in a front yard or side yard on street except at a construction site.
 5. It shall be unlawful to park a vehicle on any private property displaying that vehicle for sale except for a property owner selling his own vehicle.
 6. It shall be unlawful to park more than one vehicle associated with a business in any residential district where such vehicle is visible from public or private property.
- (The above is a somewhat condensed version of the actual ordinance provisions).

It is expected that Hyland Greens homeowners shall comply with all applicable Westminster City ordinances, including vehicle ordinances. Enforcement of the ordinances remains with the city; therefore, all complaints should be directed to the proper city department. The HOA Board will assist in correcting legitimate violations to the extent of its powers to persuade appropriate city action.

The Hyland Greens Covenants require that:

1. No camper or trailer may be parked in the street and the parking of such vehicle off-street shall be in a manner reasonably shielding it from the view from the street consistent with the planting and fencing regulations." (Article VI (h)). The Board defines reasonable shielding as meaning behind a solid privacy fence at least six feet high, and if such fence does not shield such vehicle from view, then planting or other approved structure shall be used to shield the vehicle from view from the street. Parking of a camper or trailer in a driveway is a violation of this covenant.
2. In no case shall there be off-street parking except in a driveway." (Article VI (h)). The Board deems this to mean that passenger cars parked off-street can only be parked in a driveway. (Note: If long-term storage is involved, storage behind an approved fence is may be acceptable).

In implementing this section of the Covenants, the guidelines are:

1. The Board views vehicle parking at Hyland Greens, both on and off street, as a significant aspect of its responsibility to insure the maintenance of a high level of visual attractiveness in the community.
2. The intent of the HOA covenants and City Ordinances is to minimize the amount of visual impact of any vehicle parking and, further, to minimize the incidence of any use of public streets for permanent (meaning repetitive as well as continuous) vehicle parking.
3. There shall be no commercial vehicle parking of vehicles larger than a standard size pick-up truck or van. Pickup trucks with large aftermarket bodies are prohibited.

The Board will work with the City officials, as may be appropriate, to develop ordinances that assist in achieving an appropriate balance between the convenience of the residents of Hyland Greens and the maintenance of our present high level of visual attractiveness.

Section 16 - Signs and Flags

Signs and flags are subject to the requirements of Article VI(n). In implementing this section of the Covenants, the guidelines are:

A. Signs

1. No more than three signs shall be allowed to be displayed at any given time on each property.
2. Display means any location on the property including, but not limited to, windows, doors, yards, roofs, and walls, where they can be seen from the street and/or other properties.
3. The maximum sign size shall be 5 square feet.
4. Signs shall be located to not block the views from neighboring properties,
5. Signs shall be located no less than three feet from any lot line.
6. Real Estate signs are permissible only during the active selling period and for seven days following the closing on any sale.
7. Commercial Construction (advertising) signs are permissible during the project and for seven days following the completion of the project.
8. No advertising signs (signs soliciting business) are permissible.
9. Political candidate signs are permissible for 45 days before the voting date and 7 days following the voting date.
10. Religious, political, civic group, and similar organization signs are permissible provided they are compliant with all applicable state and local laws.

B. Flags

1. No more than three flags shall be allowed to be displayed at any given time on each property.
2. Display means any location on the property, including but not limited to, windows, doors, yards, roofs, and walls, where they can be seen from the street and/or other properties.
3. The maximum flag size shall be 3 feet by 5 feet.
4. Flags shall be located to not block the views from neighboring properties,
5. Flags shall be located no less than three feet from any lot line.
6. The maximum flagpole height is 25 feet.
7. Flag lighting is permissible provided that the light does not adversely impact adjacent properties.
8. Commercial Business flags are not permissible.
9. No advertising signs (signs soliciting business) are permissible.
10. Religious, political, civic group, and similar organization flags are permissible provided they are compliant with all applicable state and local laws.