

II. SPECIFIC TYPES OF IMPROVEMENTS - DESIGN GUIDELINES

G. ANTENNAS - With the inception of the Telecommunications Act of 1996, the Federal Communications Commission adopted rules which prohibit restrictions that impair the installation, maintenance or use of antennas used to receive video programming. These antennas include direct broadcast satellites (DBS) less than one meter in diameter, multi-channel multi-point distribution (wireless cable) providers (MMDS), and television broadcast stations (TVBS). Consequently, Committee Approval is not required provided installation meets the following safety guidelines:

- Installation and maintenance meets all applicable fire codes - the antenna does not block fire escape routes.
- Must be a certain distance from power lines. Check city codes.
- Must meet electrical code requirements to properly ground the antenna.
- The antenna must be firmly secured to the Home.

The Committee does require that antennas/dishes be mounted on the sides or rear of the Home. The antenna or dish should only be mounted on the front of the Home if an adequate signal cannot be obtained from the side or rear of the Home.

K. BASKETBALL BACKBOARDS - Committee approval is required. If garage or pole mounted, the backboard and support structure should be clear or painted the same color as the house, unless otherwise approved by the Committee. Garage mounted backboards in the front yard may not project more than two feet (2') from the front of the garage. Pole-mounted basketball backboards must have a black or galvanized steel pole and must be installed midway between the front of the house and the sidewalk. Rims and nets on all types of basketball units must be maintained in a neat and clean appearance. Backyard concrete pads for basketball courts may not exceed seventeen feet (17') in any direction. Temporary basketball backboards also are acceptable but must be placed in such a manner that they do not block sidewalks and pedestrian walkways and are not placed in streets. Temporary basketball backboards must be stored within the home or behind the fence and must not be observable from the street when not in use between October 1st and February 28th. Though it is encouraged, homeowners are not required to store their temporary basketball backboards between March 1st and September 30th.

W. DECKS - Committee approval is required. Decks must be constructed of wood or other material matching the material of the Home and, if painted, must match the color scheme of the Home, unless otherwise approved by the Committee. Redwood or redwood-stained decks are permitted provided it compliments the overall appearance of the Home. Decks must be installed as an integral part of the Home and patio area. Construction of decks over easement areas is not permitted and applicable building permits are required. Dimensions and location must be submitted on drawings.

AG. FLAGPOLES/FLAGS - Flagpole shall be defined as a freestanding pole or structure from which to raise and lower a flag. Committee approval is required for the installation of a flagpole. Consult Federal/State/Local regulations for the proper guidelines for flying your particular flag.

AR. LANDSCAPE AND MAINTENANCE

1. City of Longmont Ordinances shall apply.
2. Landscaping must not alter the original drainage of your property or adjacent neighbor's property.
3. Gravel, rock or other landscaping material shall be left in the front or side yards, driveway or street no longer than thirty (30) days. In no circumstances shall your materials block your neighbor's access to his property.
4. Delivery and placement of landscape materials shall not damage greenbelt or entry areas. Delivery trucks may not cross these areas. Removal of fence material belonging to the Association requires written approval. If fences owned by the Association are removed, then the homeowner will be held financially responsible for repairing any resulting damage or weakness to the fence. Homeowners shall be financially responsible for repairing any damage to any common element caused by delivery or installation of landscaping material. Written permission must be obtained prior to removing sections of the Association's fence.
5. Architectural Approval Forms are required and shall be submitted for the following:
 - All rock or gravel areas.
 - All front yard improvements
 - All excavations or additions of earth. Top-dressing (adding 1/2 inch of material) soil or lawns does not require submission of an approval form.
 - All hard structures (e.g. fences, sheds, patios, walkways, etc.) See the Guidelines for specific requirements for these items.
 - Any variances from the requirements for plants. Include written acceptance from neighbor regarding variance.
 - Ponds and water gardens.

1. Committee approval is not required for plantings that conform with the following requirements:

Trees

- Trees shall be placed no closer than 1/2 the mature spread (width) of the tree to the property boundary, fence or house.
- Dead trees must be removed promptly.

- Diseased limbs or trees shall be treated promptly. Removed vegetation or limbs shall be disposed of quickly to avoid spreading disease.
- A variance shall be granted provided your neighbor is notified your tree will grow onto his property and they accept that condition. Provide neighbor's name, address and phone number for verification.

Shrubs and bushes

- Shall not grow over the property boundary onto your neighbor's property.
- Shall be trimmed appropriately for the type of shrub so as to maintain a neat appearance.
- Shall be removed promptly if dead.
- A variance shall be granted provided your neighbor is notified your tree will grow onto his property and he accepts that condition. Provide neighbor's name, address and phone number for verification.

Small Perennials and Annuals

- Must be contained in their planted areas.
- Planting beds must be weeded and plants groomed regularly.
- Self-sowing plants are permitted, but when the seeds are dispersed, the plants must be groomed.

Vines, Groundcovers, and Climbers

- Must be contained in their planted areas.
- Are permitted on fences with the agreement of any adjacent neighbor. Submit a request with the neighbor's name, address, and phone number. You must accept financial responsibility for any damage resulting from the vine.
- Homeowners whose back fence is owned by the Association must receive written permission to grow vines on the fence, and must accept financial responsibility for damage to the fence.

Vegetable Gardens

- Must be regularly weeded. Plant debris must be picked up to discourage pests.
- Must be located in the rear of backyard.

1. If a concern arises over a neighbor's landscaping, submit a letter detailing the concern, the house address, your name, address and the date.
2. Existing landscapes shall be accepted as in compliance with these requirements unless a neighbor submits a letter detailing concern about your landscape. Disputes shall be resolved based on the guidelines.
3. Sources of Information - "The Rocky Mountain Perennial Plant Guide" and "The Rocky Mountain Plant Guide" are published by the Colorado Nursery Association. They are sold at area garden centers. The Boulder County

Extension Office is located at the Boulder County Fairgrounds. They provide Master Gardeners and pamphlets and free advice on all aspects of gardening in the Front Range. The Longmont Design Standards and Construction Specifications can also provide important information.

BG. PLAY AND SPORTS EQUIPMENT - Committee approval is required.

Equipment shall be located in the rear or side yard. Size of play yards will be considered on a case-by-case basis depending on Parcel size and proximity to neighbors. The maximum height of the equipment should not exceed twelve feet (12). In some cases written consent from adjacent neighbors may be requested.

BR. SIGNS - The City of Longmont Sign Code and Article IX, Section 7(a) of the Declaration control signs. Unless permitted in the Declaration, only one professional sign per dwelling advertising a dwelling for sale or rent is permitted during the sale period. Non-advertising security system signs will be allowed. Garage sale signs shall be removed at the end of the last sale day. Political endorsement signs are permitted and should be removed promptly after the associated election.

CK. VENTS - Committee approval is required.