

# **Divide Ranch / FAIRWAY PINES ESTATE OWNERS ASSOCIATION ARCHITECTURAL REVIEW STANDARDS**

## **WHAT YOU NEED TO KNOW**

The Architectural Review Committee is comprised of volunteers who live or own property in Fairway Pines. The ARC's job is to ensure compliance with the architectural standards to maintain the beauty and ambiance of our community, and to protect and enhance the property values within Fairway Pines.

To help new members, builders, renters, potential buyers, current property owners and existing homeowners, ARC has created a summary of important items in the Fairway Pines Estate Owner Associations Architectural Standards.

### **PROJECT CATEGORIES REQUIRING ARC SUBMISSION AND APPROVAL:**

- Any property owner who plans to build on their land
- Home remodel, expansion, addition, new construction
- Garage Addition - detached or addition.  
Storage sheds (i.e. Tuff Shed) are not permitted
- Tree removal - Any Ponderosa Pine tree.  
Trimming of trees for fire mitigation does not require plan submission or approval.
- Fence installation -- May not be used to define property lines  
Chain link, barbed wire, chicken wire, stockade style not permitted  
7' height maximum
- Decks and patios – addition or new construction

### **PROJECT CATEGORIES NOT REQUIRING ARC SUBMISSION AND APPROVAL: (courtesy notification to ARC is appreciated for these projects)**

- Landscaping modifications or additions
- Roof replacement (within Standards' materials guidelines)
- Siding replacement (within Standards' materials guidelines)
- Painting of home (same color-tone)
- Outdoor lighting – on home or along driveway (per Dark Sky Guidelines)
- Solar Panels
- Window replacement or painting (within Standards' guidelines)
- Driveway paving / new gravel

## **ARC SUBMISSION AND APPROVAL PROCEDURE**

Required documents include:

- Description of the Project
- Drawings or sketches
- Timeline (start date to completion date)
- Heavy equipment usage (possible road impact)
- Review Forms and required fees for Conformance, Road Impact, and Contractor

Documents need to be submitted 10 days prior to the next scheduled ARC meeting.

Please submit to ARC Chair, Chris Blumke - [cbeventschris@aim.com](mailto:cbeventschris@aim.com) or call 303-478-2335 for more information.

ARC will review the submissions and provide written confirmation or note those modifications needed to comply with ARC standards.

NOTE: Before a project requiring Submission may begin construction, a written approval must be received from ARC. Verbal confirmations are not considered official approvals.

All new members, builders, renters, potential buyers, current property owners and existing homeowners should read and become familiar with the ARC Standards. They can be found on the Fairway Pines Estate Owners Association website at [www.fairwaypinespoa.com](http://www.fairwaypinespoa.com). The ARC committee generally meets once a month to review proposed and active projects.

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