

**LOWRY HOMEOWNER
GUIDELINES
AMENDED July 15, 2004**

Please note that in addition to obtaining the approval of the Lowry Community Master Association for any changes to your property, you should also be aware that there may be permits required from the City and County of Denver for your improvements. There also may be issues with the Denver Zoning Department for making any addition to your home that is an enclosed space or could easily be enclosed in the future. Additionally, if your home is located within an area that has its own homeowners' association, you may also have to obtain the permission of your own homeowners' association for any changes you wish to make. (Added June, 2003)

APPLICABILITY

These Homeowner Guidelines shall apply to single family lots and residential condominium units within the Lowry Community. (Added June, 2003)

SITE PLANNING AND DESIGN

General Height Restrictions

Unless provided otherwise in these Guidelines, no improvement, structure or object shall be placed in any yard that exceeds a height of 8 feet, measured from grade. (Added June, 2003)

Concrete Driveways

Concrete driveways and parking areas are not to be expanded without the prior written approval of the Lowry Homeowner Review Committee (LHRC) subject to appropriate set back requirements as set forth in the Lowry Design Guidelines.

Dog Runs

Dog runs will be allowed if they can be reasonably isolated and screened from adjacent properties. Local ordinances regarding noise, odors and other nuisances will be in effect.

ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS

Paint

Owners may repaint in accordance with the originally approved color scheme of any dwelling or Improvement without prior approval of the LHRC. LHRC approval is required for all changes in exterior painting. Review criteria may include, but shall not be limited to, the color of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties colors. Primary colors for all exterior building surfaces must complement the architectural theme of the house and comply with color palate standards as set forth in the Lowry Design Guidelines.

Patios

LHRC approval is required for the construction of patio extensions, patio covers, open patios and enclosed patios.

Patio covers shall be constructed of wood or material generally recognized as complementary to the residence and is similar or generally recognized as complementary in color to the exterior color of the residence. Freestanding patio covers may be permitted as well as extensions of the roof. Aluminum or fiberglass patio covers are not allowed.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence.

Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence.

Temporary Patio/Deck/Sun Shade Covers

Temporary Patio, Deck and Sun Shade Covers ("Covers") must be approved by the LHRC. Covers can only be used from May 1 to October 1 and must be stored away out of sight when not in use. In considering whether to approve a particular Cover, the LHRC shall consider the following, in addition to any other information that may be applicable so that the Cover, in the LHRC's reasonable discretion, conforms and harmonizes with the surrounding neighborhood:

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1. The height of the Cover shall not exceed 10 feet from grade if it is to be located on the lawn or other structure at grade. If it is located on a structure that is above grade, such as a deck and the Cover exceeds 10 feet from grade, the LHRC, in its discretion on a case by case basis, may allow a height greater than 10 feet above grade if the Cover is no higher than 10 feet above the main floor level of the main structure and, in the opinion of the LHRC, will not adversely affect adjoining property.
2. The Cover's frame cannot be made from plastic or uncoated aluminum with steel being the preferred material and must be of a color that is complimentary to the main structure.
3. The Cover cannot contain lights that shine away from the Cover; lights that shine directly down to the ground for lighting the area under the Cover are acceptable.
4. The top of the Cover must be made of a material such as commercial grade canvas that can withstand wind and hail, must be of a color complimentary to the main structure and must be kept in good and clean condition.

Pergolas

Pergolas are permanent structures with open roofs and must be approved by the LHRC. In considering whether to approve a Pergola, the LHRC shall consider the following, in addition to any other information that may be applicable so that the Pergola, in the LHRC's reasonable discretion, conforms and harmonizes with the surrounding neighborhood:

1. The height of the Pergola shall not exceed 10 feet from grade.
2. The Pergola must be constructed of wood and must be of a color that is complimentary to the main structure.
3. The Pergola cannot contain lights.
4. The top of the Pergola must be open; wood beams are acceptable. The Pergola must be made of a material that can withstand wind and hail, must be of a color and material complimentary to the Pergola and main structure and must be kept in good and clean condition.

(Temporary Patio/Deck/Sun Shade Covers and Pergolas sections added July, 2004.)

Swing sets, Jungle gyms, and Playstructures

The following items are required prior to the construction and/or installation of a swing set, jungle gym or other playstructure. The structure must 1) not be higher than eight feet; 2) be located inside the backyard setbacks; 3) be of a color that is compatible with the main structure and surrounding structures on the property; and 4) have prior Lowry Design Review Committee approval. (Added in October 2000)

Playhouses

A playhouse shall be considered an accessory building if it measures more than 24 square feet of floor area or is more than 6 feet high from peak to ground, or is constructed on a concrete slab or footing.

Pools

LHRC approval is required for the construction or installation of pools. Pools shall be an integral part of the deck or patio area and/or rear yard landscaping. A pool shall be located in the rear or side yard, shall be installed in such a way that it is not immediately visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. Pools shall be fenced for safety purposes and Owners may be required to install safety features such as locks or covers for these items when they are not in use. Aboveground pools are not permitted by the LHRC. The definition of a swimming pool shall not include a spa or hot tub. A standard hot tub or spa is square (typically 5 x 5 and 20' perimeter).

Recreational Equipment

Installation of all basketball backboards, whether garage-mounted or freestanding pole-mounted, requires LHRC approval. Freestanding poles shall be set back a minimum of ten (10) feet from the front or side lot line. The review of rear and side yard pole-mounted backboards shall be based upon, but not limited to, the following considerations: proximity of goals to property lines and proximity of goal to neighbors' living areas, landscaping and vehicles.

No approval is required for the installation of play and sports equipment so long as the equipment is no taller than seven feet. Play and sports equipment shall not be located on sidewalks which obstruct pedestrian traffic or encourage players to play in the street. Ten-foot portable basketball goals may be permitted, provided such goals are stored out of view when not in use (generally restricted to seasonal use). Owner shall exercise consideration toward neighbors; any such equipment shall be set back a reasonable distance from adjacent property lines so as to avoid disturbance of neighbors and shall not obstruct neighbors' views of the mountains or open spaces.

Accessory Buildings

Owners shall secure LHRC approval prior to construction of any accessory building, including sheds, or permanently installed playhouses. A detached garage is not an accessory building, and construction of a detached garage shall require LHRC approval on a case-by-case basis. Accessory buildings shall meet the following criteria:

1. Accessory buildings must be of the same architectural style of or a style that is generally recognized as complementary to that of the main residence.
2. Accessory buildings must be of the same color as or a color that is generally recognized by the LHRC as complementary to that of the main residence.
3. The maximum allowable size of an accessory building is 8' x 10' x 8 ½' high, including skids and foundation or concrete slab. Requests for approval will be reviewed on a case-by-case basis, with consideration given to the lot size, the home size, and the proposed location of the accessory building.
4. Accessory buildings must be screened by a fence or vegetation. Such vegetation or fence must be evenly distributed on all exposed sides and must not allow more than 50% of the building to be viewed from ground level.
5. Any utilities servicing accessory buildings shall be installed underground.
6. Accessory buildings generally shall be located in the rear one third of the yard and shall not unreasonably obstruct any adjacent neighbor's views of mountains or open areas.
7. Accessory building materials shall match those of the existing residence, and the accessory building roof shall match the existing residence roof.

Additions and Expansions

LHRC approval is required for any addition to or expansion of a residence. Materials and architecture shall match the existing residence.

Flagpole and Communication Antennas

Flagpoles shall not exceed twenty (20) feet in height on residential lots.

Exterior antennas and satellite dishes greater than twenty-four (24) inches in diameter are prohibited within single family or duplex and multifamily residential areas within the Lowry Community. No antenna or satellite dish shall be visible from public rights-of-way. Such equipment shall be located only in side or rear yards.

Awnings and Overhangs

The installation of awnings or overhangs requires LHRC approval. The awning or overhang color must be the same as or generally recognized as complementary to the exterior of the residence.

Shutters

The addition of shutters requires LHRC approval. The shutter color must be or generally recognized as complementary to the exterior of the residence.

Birdbaths, Birdhouses and Birdfeeders

LHRC approval is not required for the rear yard installation of any birdbath that has height of three feet or less, including any pedestal. Placement in any front or side yard requires LHRC approval.

No LHRC approval is required for one rear yard installation of any birdhouse or birdfeeder. Such birdhouse or birdfeeder shall measure no more than one foot by two feet. Additional units or installation in front or side yard requires LHRC approval.

Clotheslines

No LHRC approval is required for the installation of temporary clotheslines that are removed after each use. Permanent clotheslines are prohibited.

Compost

LHRC approval is required for the installation of compost containers. Compost containers shall not be immediately visible to adjacent properties, and Owner must control odors.

Decks and Balconies

Owners shall secure LHRC approval before installing decks or balconies. Decks and balconies must be constructed of wood or other material similar to that of the residence and, if painted, must be painted a color similar to or generally acceptable as complementary to the residence. Decks and balconies must be installed as an integral part of the residence or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements and must comply with the applicable City of Denver requirements.

Storm Doors

LHRC approval is required before installing storm doors. Storm door design and color should be similar or generally acceptable as complementary to the residence.

Walls and Fences

Fences within the Lowry Community shall meet the following requirements. The plans and specifications of all walls and fencing are subject to the approval of the LHRC.

1. All retaining or wing walls should be constructed of brick, stone, or other materials of an appearance compatible with the primary building.
2. Fencing within the front setback of single family, the front setback of duplex residential lots, and the rear yard of lots adjacent to the golf course is prohibited, except where such fencing meets the following limitations.
 - A. Fencing shall be no greater than forty-two (42) inches in height measured from grade level.
 - B. Fencing shall be at least fifty (50) percent open.
3. Where fencing is installed adjacent to mews, such fencing shall be either:
 - A. No greater than forty-two (42) inches in height measured from grade level.
 - B. Six (6) feet in height provided that the top two (2) feet of such fencing is constructed of a lattice material or at least fifty (50) percent open.
4. Except as provided by this section, the height of side and rear yard fences within single family or duplex residential areas shall not be greater than six (6) feet above grade level unless otherwise approved by the LHRC. Use of landscaping to soften the visual impact of fences shall be encouraged. All wood fencing, regardless of location shall be double-faced or constructed to ensure that no stringers or posts shall be visible from any roadways, greenbelt areas, parks or adjoining lot. Wood fences shall have an even or flat top. (Amended August 22, 2001)
5. The use of barbed wire is prohibited everywhere within the Lowry community. Chain link and woven wire fencing shall not be used unless approved by the LHRC. Where chain link or wire fencing is permitted by the LHRC, the use of visual buffers such a landscaping and/or painted fencing in dark colors is strongly encouraged.
6. All fences abutting a property are the property owner's (homeowner's) responsibility to maintain. Owners shall re nail loose fence boards and otherwise maintain all fences abutting your property regardless of whether the fence was installed by you, your neighbor or developer.
7. Requests for painting fences must be submitted to the LHRC. The paint shall be white or complement and comply with the color palate standards set forth in the Lowry Design Guidelines, or match the trim of the house and comply with the Lowry Homeowner Guidelines relating to "paint." Cedar or redwood fences may be left in their natural state. (Added in August 22, 2001)

Trash Containers

All private service and sanitation facilities must be enclosed within fences, walls or landscaping so as not to be visible from any residential street or alley, except on trash pick-up days.

Mailboxes

All mailboxes and clustered mailbox systems must be approved by the LHRC. Housing for mailboxes shall be architecturally integrated with the individual residential project to which such mailboxes are related and shall be of similar construction, materials, design, and form to said residential project.

Air Conditioning and Air Cooling Devices

Air conditioning and cooling devices shall not be located in the front yard or in a front window.

Parking

In all residential areas, parking of vehicles shall be prohibited on unpaved areas including, but not limited to, unpaved front, side and rear yards.

LANDSCAPE STANDARDS

Landscaping Plans and General Requirements

No landscaping shall be started until plans are submitted and approved by the LHRC. Such plan shall, at a minimum, demonstrate consideration and conformance to the provisions listed below. Such landscaping plan shall specify plant material, including location, species, and size; site improvements to be installed on the property; and, shall include plans for installation of an underground irrigation system sufficient to maintain all landscaped areas. Landscaping plans and irrigation system shall be designed by a competent, experienced professional unless otherwise approved by the LHRC. All landscaping plans shall demonstrate conformance with the following requirements.

1. All front, side and rear setbacks shall be landscaped utilizing ground covers, trees, and shrubs.
2. Trees shall not be located or planted within any utility easement.
3. All trees shall be a minimum of three-(3) inch caliper at the time of installation; evergreen should be a minimum of six (6) feet.
4. Shrubs shall be a minimum of five (5) gallons in size at the time of planting.
5. Trees used for screening shall be nondeciduous, and shrubs should be nondeciduous or densely twigged shrubs like Alpine Current or Viburnums.
6. Grass areas shall be separated from shrubs and ground cover areas by edging material. Shrub and similar planting beds shall be mulched.
7. All lots shall have properly maintained grass according to the City of Denver standards or ground cover spread over the lots, including the area along the front of each lot between the street curb and the lot line of the site. Stone or other ground cover material may be an accessory use only unless approved by the LHRC.
8. Planting concepts, plant varieties, and irrigation techniques (xeriscape) which minimize water consumption are encouraged. For more information on water conservation, refer to Denver Water Department publications.

Maintenance of Landscaping and Improvements

Unless otherwise agreed by the LHRC, all landscaping shall be installed by the owner of the property within six (6) months of occupancy unless occupancy occurs between September and November in which case landscaping must be installed by June 30 of the following year. Diseased or dead plant materials shall be removed within thirty (30) days and replaced by the owner or the party responsible for maintenance of landscaping in accordance with the location, variety, and size of the original plant material specified and approved by the LHRC. The LHRC may extend such thirty (30) day deadline for good cause, except that such deadline shall not be extended beyond June 30 of the following year if such delay is the result of winter weather conditions. Landscaping improvements other than plant materials, including but not limited to, irrigation systems, retaining walls, edging, and planters, shall be maintained in good repair and condition by the owner.

Irrigation of All Landscaping