

DESIGN REVIEW COMMITTEE GUIDELINES

MARIANA COVE OWNERS ASSOCIATION MARIANA SHORES OWNERS ASSOCIATION

Adopted April 9, 2019

Purpose and General Authority. Article XV of the Covenants for Mariana Cove sets forth the establishment of the Design Review Committee and their authority to adopt Design Guidelines.

Design Guidelines. The guidelines and rules are published and amended and supplemented from time to time by the Design Review Committee (DRC).

Section 9.1.C of the Covenants for Mariana Cove. No owner shall construct any structure or improvement or make or suffer any structural or design change (**including a color scheme change**), either permanent or temporary and of any type or nature whatsoever to the exterior of his residence or construct any addition or improvement on his lot without first obtaining the prior written consent thereto from the Design Review Committee pursuant to Article XV of the Covenants for Mariana Cove.

Design Review Request. The Design Review Request Form may be downloaded from the Associations Community Manager web site at www.mcv.msioa.com or by contacting your Community Manager at MSI, LLC, 8201 Spinnaker Bay Drive, Suite D, Windsor, CO 80528, (970) 635-0517.

DEFINITIONS. For the purposes of these guidelines the following definitions have been adopted.

Antennae. No exterior radio, television, microwave or other antennae or antennae dish or signal capture and distribution devise will be permitted without prior written consent of the DRC, except for common satellite television antennae, not to exceed 39.4 inches in diameter and radio transmission antennae for broadband telecommunications, not to exceed 39.4 inches in diameter. In all cases, FCC rule 47 F.C.R. Section 1.4000 will apply.

Air conditioning unit enclosures. Air conditioning unit enclosures shall not be more than six (6) inches taller than the unit it encloses unless shrubbery is used.

Decorative fence. A decorative fence is a fence that gives definition to an area but does not enclose an area.

Dog runs. Dog runs will be approved on a individual basis. Generally dog runs need to be located behind the house and follow the guidelines for fences in regard to structure and material.

Fence. A fence is a structure that encloses a yard or portion thereof.

Retaining Walls. Retaining walls are not considered fences or screens when part of a landscape design or when used to prevent erosion.

Screen. A screen blocks or protects an area from view but does not enclose it and is generally less than twenty (20) feet in length.

Lattice work screens. Lattice work screens under decks or porches may be the height from the ground to the bottom of the flooring.

Trash can enclosures. Enclosure will not be more than four feet six inches (4.5.feet) tall, five (5) feet wide and seven (7) feet long and can be of solid construction without gaps using same material as

screens.

STRUCTURES.

Free standing structures. A structure that is not tied to the frame of the house.

The following free standing structures must be approved prior to construction and need to be in harmony with the main structure: hot tub enclosures, play houses, dog houses and gazebos.

The following freestanding structures are **not allowed**: tool, garden or storage sheds and green houses.

Landscaping. To beautify the property through design by using landscape materials like rock, stone, plantings and grass.

APPROVALS

Fences, screens and enclosures are allowed in this community with written approval from the Design Review Committee (DRC). Approval needs to be obtained prior to start of construction. The DRC may choose to approve or deny any request for a fence, screen or enclosure at its sole discretion, these guidelines notwithstanding. (See Covenants Section 15.2.1).

New Construction and reconstruction or exterior remodeling. The DRC at its discretion may employ the services of an architectural or engineering firm to review plans. The applicant will be billed for these professional fees.

Design requests (see Design Review Request above) are generally responded to within seven working days.

Chain link and wire fences are not allowed.

Decorative Fences. These fences may be made out of the following materials: PVC, brick, stone/rock, metal or wood and are limited to height of three (3) feet. Decorative fences may be located in front, side or rear yards. Style: Except for stone/rock and brick, decorative fences must be constructed in an open style. No wire will be allowed on decorative fences. Examples of fences allowed: picket fences, metal fences, rail fences, split rail fences.

Fences. Fences are allowed in rear and side yards only. These fences may be made out of the following materials: PVC, brick, stone/rock, metal or wood. Brick and stone/rock fences are limited to height of three (3) feet. All other fences may not be higher than four (4) feet. Style: Except for stone/rock and brick, fences must be constructed in an open style. Examples of open style fences allowed are shown below: picket fences, metal fences, rail fences, split rail fences.



Light gauge wire attached to the inside of the fence to keep pets inside may be approved on an individual basis.

Application for a fence must include a picture of the proposed fence.

Screens. Screens may be constructed of wood, metal, PVC, vinyl or vegetation and may be up to six (6) feet in height.

Fence and Screen Colors. Colors should be in harmony with the main structure. All fence and screen colors need to be approved by the DRC.

Hot Tubs. Hot tubs shall be screened so as **not** to be visible from the neighboring lots and streets.

House Colors. Since Mariana Cove is a community of traditional farm-style or Victorian style homes, house colors will be of subtle earth tones. Contrasting colors may be used only as trim or accent colors. To obtain approval a paint chip must be submitted as well as a minimum two (2) foot by two (2) foot square painted on the garage door for the main or body color and a one (1) foot square adjacent to the two (2) foot square for each additional color to be used.

Landscaping. A landscape plan must be submitted to the DRC for new construction as well as major changes or re-landscaping. The plan needs to be submitted prior to the start of the project. All landscape projects must be completed within twelve (12) months. The plan must comply with City of Loveland requirements.

Pools. No swimming pools shall be installed above ground. Pumps and related equipment shall be concealed so as not to be visible from the neighboring lots and streets.

Neighborliness. In the spirit of community and neighborliness, the applicant shall make immediate neighbors aware of the proposed application prior to submission to the DRC.

Compliance. Upon completion of each approved project the homeowner must notify the DRC so they can certify that to the best of their knowledge that the improvements on a particular lot are in compliance with the terms and conditions of the design guidelines and the approved plans.

Recourse. If a homeowner disagrees with the findings of the DRC, they may appeal the decision to the Executive Board of the HOA.

Revised 4/10/1998

Adopted 5/10/1998

Revised 7/5/2001

Adopted by the Executive Board 8/15/2001

Mariana Cove and Mariana Shores Owners Associations

Revised 9/12/2006

Revised 2/23/2009

Revised 4/9/2019