

GRAND VIEW HOA, INC.

www.grandviewhoa.org

Architectural and Landscaping Standards and Guidelines

As the Covenants, Conditions, and Restrictions (CCRs) of Grand View HOA, Inc., are very generic and refer to aesthetic design, the Board has adopted the following guidelines to be used as a guide for the Architectural Control Committee (ACC) and to provide more concrete information for homeowners in the planning of changes or improvements to building and landscaping issues. This is a guide only and does **not** change the requirement to submit plans and specifications PRIOR to construction and/or planting. The ACC will still consider the aesthetics and functional design of any improvements as to the quality of workmanship and materials and harmony of exterior design with existing improvements, etc. These guidelines may be updated from time to time and will be updated and available on the HOA website – www.grandviewhoa.org. This version supersedes the previous Guidelines dated October 23, 2022.

Grand View Subdivision

In order to attain the highest quality of development and construction and to ensure lasting value, it is to the benefit of all owners to have guidelines of architectural standards that pertain to the quality of workmanship and materials, harmony of exterior design and color with existing structures and the location with respect to existing topography and finished grade elevation. The architectural and landscaping standards and guidelines adopted by the Architectural Control Committee (ACC) are intended to provide owners with the opportunity to secure individual freedom of design and style while maintaining quality and harmony with the particular lot and general landscape.

Building Setbacks and Minimums

All lot corners are available to establish dimensions for the required building setback. Requirements must be adhered to as identified for the subdivision zoning by the Grand Junction Planning Department.

The total finished living area of any main structure shall be a minimum of 1600 square feet for a single-story dwelling and a minimum of 1900 square feet for two story types, excluding open porches, garages, and basements. All units shall have at least a two (2) car garage containing a minimum of 360 square feet. All measurements shall be on the outside dimensions of the walls.

A minimum of 50% of the front of any residence, excluding all doors and windows and not including the gable ends, shall be finished with masonry (brick or stone).

Roofs

Roofs shall have a minimum pitch of 5 in 12 and a maximum of 12 in 12 pitch except for patio roofs that must be approved by the ACC. Roof materials must be approved by the ACC and must be one of the following: Owens Corning (Driftwood), GAF (Weathered Wood or Cedar Falls), Malarkey Vista (Weathered Wood or Natural) or TAMKO Titan XT (Weathered Wood). Sheds, outbuildings, and detached garages that have been approved by the HOA board are to have the same roofing materials that were approved for the house.

Building Height

Height restrictions of the house will be 28 feet. Building height means the maximum possible distance measured adjacent to the building foundation at the right angles from the natural undisturbed ground slope and natural grade to the highest possible point of a structure except that of chimneys, flues, vents, or similar structures may extend 2 feet above the specified maximum height limits, subject to ACC review.

Color

The color of all exterior materials will be **subdued** to blend with the colors of the natural landscape. **Muted** earth tones, primarily in hues of heather, brown, charcoal, or gray are recommended. Some blues may be used but are to be muted and approved the ACC. However, occasional accent colors used judiciously and with restraint may be permitted including white clad windows, entry doors, and garage doors. A maximum of one color each for the field and trim is encouraged. Light tones which unduly contrast with the surrounding landscape may be prohibited by the ACC.

Patio Structures

Patio structures, such as pergolas, should be constructed of wood. Metal or vinyl may also be used provided they have a similar appearance to wood, and they blend with or complement the principal dwelling. (Two companies that have quality constructed patio structures are Mor Storage and Valleywide Fencing.) **No corrugated metal or corrugated plastic roofing allowed.** All plans for patio structures must be approved by the ACC prior to beginning construction and should include the dimensions, materials, color, and manufacturer. A diagram showing the patio structure and the main house is helpful.

Accessory Buildings

Detached accessory buildings (sheds) must be approved by the ACC prior to being built. Construction materials shall be of similar materials and color as the house and shall not be more than 10 feet wide by 12 feet long by 10 feet tall at the highest peak. **No metal or vinyl buildings are allowed.** Roof materials shall be the same as the primary dwelling as approved by the ACC. Sheds must be fenced in the rear of the lot, screened from public streets, common areas, and adjoining lots. A detached garage is not considered an accessory building but shall require approval prior to being built. All detached garage plans must be presented to the HOA board for approval. If approved by the HOA, homeowner must then obtain the appropriate building permit and present a copy to the ACC.

Temporary buildings must be approved by the ACC and will have time limits established prior to placing such structure on or near the property.

Fencing

All lots shall be fenced with a privacy fence and shall be constructed using 1" by 6" dog-eared pickets made of cedar wood or composite material made to resemble wood, such as TREX. No vinyl or metal fences allowed. No fences shall exceed six (6) feet in height. Fences cannot extend past the front edge of your home or garage on either side. All rear yards shall be enclosed, i.e., the fence shall go from the side yard lot line to the home or garage. Fences on corner lots cannot extend past the house on the street sides. Split rail or privacy fences not to exceed 3 feet high may be allowed to be attached to the fence at the home and extended to the street. All fence plans must be approved by the ACC PRIOR to being built with plans sufficient to show the location, height, type of materials, and color to be used in the construction of the fence and any gates. Repainting or staining plans must also be submitted to the ACC and approved before work may begin. If choosing to paint a fence, the color shall be wood tones and blend with the colors of the natural landscape.

Landscaping

Properties must be clear of weeds and debris at all times and kept neat in appearance. Any furniture placed in the front of the property should be maintained by the owner in good condition and free of rust or other obvious signs of wear.

Trash cans are to be stored out of sight, either behind a 6-foot fence or in the garage. All trash cans and recycle containers shall be placed at curbside the afternoon prior to trash/recycle pick-up day and returned to storage place by the end of pick-up day.

All trees and shrubs must be planted, maintained, and/or pruned so as not to interfere with sidewalks and street traffic. Trees are also to be pruned of dead branches before or after the growing season. Each property is required to have a minimum of one tree in the front yard. If a tree has to be removed, it shall be replaced within sixty (60) days with a tree that has been approved by the ACC. Trees that have been problematic in the Grand Valley are specifically prohibited in Grand View HOA and include Ash, Globe Willow, Cottonwood, Siberian Elm and Tamarask or Salt Cedar. When choosing the variety of tree to plant, homeowners are encouraged to review information published by the Grand Junction Forestry Board (<https://www.gjcity.org/208/Forestry>), which includes information about trees with strong track records and known reliability within the Grand Valley, as well as general tree care information.

Xeriscaping (low water use with drought-tolerant plants) is allowed, however, **Zeroscaping** (predominantly gravel, rocks or dirt and no plants) is prohibited. Homeowners desiring to convert from turf to xeriscaping must request approval PRIOR to commencing any work. Requests for xeriscaping MUST include detailed plans with a diagram and specific plants you wish to use. As a general guideline, the front yard of the property will have a minimum of one tree and ten (10) shrubs. Five shrubs must be a minimum of one (1) gallon size and five (5) shrubs must be a minimum of five (5) gallon size, and the tree must be a minimum of fifteen (15) gallon size and of a type approved by the ACC.

The following resources are available to assist in planning a drought-tolerant landscape.

<https://cmg.extension.colostate.edu/gardening-resources/online-garden-publications/native-plants/>

<https://www.gjcity.org/DocumentCenter/View/11486/Turf-Conversion-Guidebook-PDF>

Landscaping changes must be approved by the ACC and completed within the time frame specified by the ACC at the time of approval.

Keeping of Motor Vehicles

No motor vehicle designed for travel over public roads shall be kept upon any real property within Grand View Subdivision unless such vehicle is in good working condition and shows evidence of a current license and registration for operation upon public roads of the State of Colorado. A vehicle without current registration or a vehicle that is not in good working order may be parked behind a 6-foot privacy fence on a temporary basis.

Recreational Vehicles/Utility Trailers

No vehicles such as boats, campers, trailers, snowmobiles, motorcycles, or other such recreational vehicles, devices, or equipment, or vehicles used for business such as utility trailers (other than passenger type vehicles) shall be stored or permitted to remain on the premises except behind a six (6) foot privacy fence constructed from the front of the garage to the back of the Lot as approved by the ACC.

Signs

Signs will be allowed on a temporary basis only and should be no larger than four (4) square feet. No signs shall be permitted on Common Areas unless approved by the ACC.

Garage/Yard Sale Signs are limited to two (2) signs and may be displayed for no more than three (3) consecutive days.

Political Signs are limited to one (1) political sign per political office or ballot issue that is contested in a pending election and shall not be displayed any earlier than forty-five (45) days before the day of an election and no later than seven (7) days after an election day.

Business Signs are not allowed. Any other signs require HOA approval.

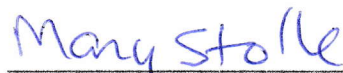
Covenants

The state-recorded **Covenants, Conditions, & Restrictions** (CCRs) are binding rules that apply to all homeowners who are members of the Grand View HOA. Homeowners should have received a copy of the CCRs at the time of purchase. The CCRs and other governing documents are available to view on the HOA website www.grandviewhoa.org/governing-documents. They have been set in place to maintain the quality of our neighborhood and, therefore, will be enforced. The ACC will consider special needs but maintains the right to place liens according to HOA Guidelines for any infraction.

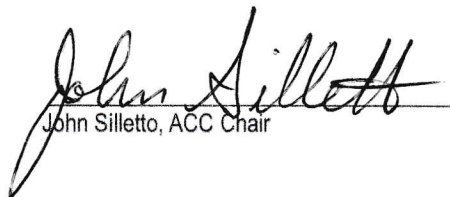
Submission of Plans

Duplicate copies of home and landscaping plans, specifications, elevations, and colors shall be submitted in accordance with the CCRs, the ACC, and the Architectural and Landscaping Standards and Guidelines. A request form can be found on our website at www.grandviewhoa.org/architectural-landscaping.

This revised document was approved by the Board of Grand View HOA this ____ day of June 2025.



Mary Stolle, President



John Silletto, ACC Chair