

**WATERVIEW I METROPOLITAN DISTRICT  
El Paso County, Colorado**

**RESIDENTIAL IMPROVEMENT GUIDELINES  
AND  
SITE RESTRICTIONS**

October 4, 2024

Rev D

These Residential Improvement Guidelines have been prepared for the Waterview I Metropolitan District. The Architectural Review Committee (ARC) reserves the right to add to or modify these guidelines at its discretion, without notice. Please check with the ARC to be certain that you have the latest edition.

## Document Change History

Version Number	Version Date	Revision Description
-	April 1, 2010	First draft of the document
Rev A	May 17, 2022	<ul style="list-style-type: none"><li>Added to Section 2.58 – Allowing parking of trailers on driveways between Memorial Day through Labor Day</li></ul>
Rev B	April 11, 2023	<ul style="list-style-type: none"><li>Added a Document Change History Table</li><li>Section 2.58 Rescinded the allowance to park trailers on driveways between Memorial Day through Labor Day</li></ul>
Rev C	July 16, 2024	<ul style="list-style-type: none"><li>Added Maximum height for storage sheds</li><li>Added prohibition for vehicles parked on driveways from encroaching onto or over the sidewalk.</li></ul>
Rev D	October 4, 2024	<ul style="list-style-type: none"><li>Section 2.23 – added Tan or Earth Tone Vinyl Full Privacy Fence Option</li><li>Added Section 2.26 regarding garage door replacement and color</li></ul>

**Application Submittal Form**

**Waterview I Metropolitan District  
Architectural Review Committee  
Request for Approval**

Submit Completed Application

To: Public Alliance  
7555 E. Hampden Avenue, Suite 501  
Denver, CO 80231  
Covenants@publicalliancellc.com

Date Received by District Management: \_\_\_\_\_

Homeowner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Tel #: \_\_\_\_\_ Mobile Tel #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Request involves the following types of improvements (Check all that apply):

Roofing \_\_\_\_\_ Fencing \_\_\_\_\_ Play Equipment \_\_\_\_\_ Shed \_\_\_\_\_ Deck \_\_\_\_\_ Concrete \_\_\_\_\_ Patio Cover \_\_\_\_\_  
Landscaping \_\_\_\_\_ Replacement Door(s) / Window(s) \_\_\_\_\_ Sauna / Hot Tub \_\_\_\_\_ Painting (same color) \_\_\_\_\_  
Painting (different color) \_\_\_\_\_ Other \_\_\_\_\_

Paint Color numbers: \_\_\_\_\_ Portion of Home being improved: \_\_\_\_\_

Describe the improvement in detail and submit this form along with the required plans and drawings including the following.

- 1) Copy of the Official Plot Plan of the property (not needed for paint projects)
- 2) Plans of the proposed improvement with measurements of where it will be placed on the property
- 3) Water Drainage – direction (not needed for paint projects)  
Please contact the Utility Notification Center of Colorado (UNCC) at 303-232-1991 or <https://www.colorado811.org> to request a locate of all utilities (electric, water, gas, telephone, cable, etc.) prior to the commencement of any work.

Anticipated Date of Completion: \_\_\_\_\_

I understand the approval of the Architectural Review Committee (ARC) must be obtained before I proceed with my project. Per the Residential Improvement Guidelines, "The decision of the ARC shall be made within thirty (30) days after receipt by the ARC of all materials required..." I understand that approval by the ARC does not constitute approval of the local building department and that I may also be required to obtain a building permit. I agree to complete all improvements promptly after receiving approval from the ARC. I have read the District's Covenants and regulations and will comply with all requirements.

Homeowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved as Submitted: \_\_\_\_\_ Date: \_\_\_\_\_

Approved with Conditions: \_\_\_\_\_ Date: \_\_\_\_\_

Disapproved as Submitted: \_\_\_\_\_ Date: \_\_\_\_\_

Reason(s) for Disapproval: \_\_\_\_\_

## **I. INTRODUCTION**

**1.1 Basis for Guidelines** – These Residential Improvement Guidelines and Site Restrictions ("Guidelines") are intended to assist homeowners in the Waterview I Metropolitan District (the "District") in the design of their homes, landscaping and other improvements to their property as provided for in the Covenants and to list the rules and regulations adopted by the District with respect to the use of residential sites. THE COVENANTS FOR THE WATERVIEW I METROPOLITAN DISTRICT REQUIRES PRIOR APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE (ARC) BEFORE ANY IMPROVEMENT TO PROPERTY IN THE DEVELOPMENT. "Improvement to Property" is very broadly defined in the Covenants. For instance, an "Improvement to Property" would include any landscaping or change of the grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Covenants authorize the Architectural Review Committee to establish guidelines and to establish certain pre-approved designs for several types of improvements to property and to exempt certain improvements to property from the requirement for approval. This booklet contains the guidelines established by the ARC with respect to residential property. Throughout this document the term "Property" shall refer to a residential site.

**1.2 Contents of Guidelines** – In addition to the introductory material, these Guidelines contain:

- (a) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements,
- (b) rules and regulations applicable to residential sites, and
- (c) a summary of procedures for obtaining approval from the ARC.

**1.3 Architectural Review Committee** - The ARC shall consist of not more than three (3) persons who are appointed by the District's Board of Directors from among the lot owners.

**1.4 Committee Address and Phone** – The address of the ARC will be the same as the address of the Metropolitan District.

**1.5 Effect of Covenants and Resource Management Plan** – The Declaration of Covenants, Conditions and Restrictions for the District and applicable Supplemental Declarations (jointly "Covenants") govern property within the District. Real estate becomes part of the District by annexation pursuant to a supplemental declaration. Copies of the Covenants are delivered to new homebuyers when they purchase their homes and are available at any time at the District's management office. Each homeowner should review and become familiar with the Covenants. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants shall control. Provisions relating to the use of Property and to improvements to Property are found in the Covenants.

**1.6 Effect of Governmental and Other Regulations** – Use of Property and improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the ARC will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies. For general information about El Paso County ("County") requirements, homeowners may write or call the County.

**1.7 Utilities** - In making improvements to Property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting the following entities:

Colorado "811": Dial "811" or visit <https://colorado811.org/>

**1.8 Goal of Guidelines** – Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of homes in the District. It is important that the improvements to Property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the ARC and neighbors will go very far in creating an optimum environment which will benefit all homeowners. By following these Guidelines and obtaining approvals for improvements to Property from the ARC, homeowners will be protecting their financial investment and will help ensure that improvements to Property are compatible with standards established for the District. If questions arise as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC's interpretation thereof shall be final and binding.

## II. SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES

**2.1 General** - Following is a list of restrictions and improvement guidelines. **UNLESS OTHERWISE SPECIFICALLY STATED (SEE SECTION 2.10), DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARC AND THE WRITTEN APPROVAL OF THE ARC OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.** In some cases, where it is specifically noted; a homeowner may proceed with the improvement without advance approval by the ARC if the homeowner follows that stated guideline. In some cases, where specifically stated, a type of improvement is strictly prohibited. If an improvement is not listed below, ARC approval is required.

**2.2 Additions and Expansions** – ARC approval required. Additions or expansions to homes will require submission of detailed plans and specifications. (See also Building Plans).

**2.3 Advertising** - See Signs.

**2.4 Air Conditioning Equipment** – ARC approval required regarding the type and placement of unit unless installed by original builder of home.

**2.5 Antennae** – The following antennas or satellite dishes are allowed:

- A dish antenna one meter or less in diameter that is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- An antenna that is one meter or less on diameter and is designed to receive video programing services via broadband radio service (wireless cable), or to receive or transmit fixed wireless signals other than via satellite.
- An antenna that is one meter of less in diameter and is designed to receive local television broadcast signals.

Antennas mounted to the house must be located below the eaves of the roof and located on the side or rear of the residence.

**Antennas used for AM/FM radio, amateur (HAM) radio, Citizen-Band (CB) radio, digital audio radio services, or antennas used as part of a hub to relay signals among multiple locations are not allowed.**

**2.6 Basketball Equipment / Backboards** - Free-standing pole mounted backboards may not be constructed in the "front" yard, whether permanent or sleeve-set. Garage mounted backboards may be approved by the ARC. Portable freestanding basketball hoops are permitted if they are located within the entrance of the owner's driveway on the street and not blocking the sidewalk. The portable basketball hoop cannot be outside of the boundary edge of the paved driveway.

1. County or state governments' rules and regulations pertaining to portable basketball equipment in the street take priority, and
2. If basketballs are hitting parked cars in the street, the privilege will be revoked for the offending homeowner.

**2.7 Boats** – See Vehicles.

**2.8 Building Code** – All residential structures must conform to the applicable building code of the County. Approval by the ARC of plans does not imply compliance with any building code or ordinances. The owner and builder shall be required to obtain a building permit from the County and obtain the necessary inspections for a certificate of occupancy.

**2.9 Building/Construction Plans** -

**2.9.1 General** – The review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of construction activities. Procedures may be waived, or certain listed submittal items may not be required by the ARC. The ARC should be consulted to determine what information will be required for review by the ARC.

**2.9.2 Submittal Fee** – A one-time review submittal fee of \$100 shall be paid to the District upon submission (unless waived per 2.9.1) "ARC Fee" and address must be noted on the check. Note: the fee is not to discourage homeowners from submitting their request and the fee will be either waived or assessed upon initial review and be coordinated through the District's Manager if either waived or collected.

**2.9.3 Construction Drawings Submittal** – All construction drawings should be approved by the ARC prior to submittal to the County for a building permit and prior to any construction. A total of two sets of construction drawings is required to be submitted to the ARC. Each set should consist of:

- Size and square footage of finished space, including floor plans.
- Exterior elevations.
- Exterior colors and samples of exterior materials. All colors must conform to the requirements of the ARC. Colors must be earth tones. Blue or Peach shades are not acceptable. The general rule is the trim color shall be lighter than and an accent to the base color. Shingles shall be weathered wood color only.
- Such plans must demonstrate that the improvements are in harmony with the design of the surrounding structures.
- Plot layout with respect to topography, grade and drainage in relation to existing dwellings and drainage.

**2.9.4 Landscaping Plans** – Landscaping plans must be submitted prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rock, railroad ties, sprinkler system plan, sizes and species of nursery material, and include a drainage and grading plan showing any drainage improvements. Other requirements are as follows:

- Plans must include a timetable for starting and completing of the landscape and provided in writing within 60-days following the receipt of the certificate of occupancy from the County.
- Landscaping must be complete three hundred and sixty-five (365) days following approval of landscape plans.
- El Paso County may have requirements for landscaping and types of trees acceptable for the front and back yards of individual lots. El Paso County should be consulted prior to ensure compliance with County ordinances.
- Synthetic turf and plastic ground covers are acceptable for use in the front yards of homes, subject to ARC approval.
  - Synthetic turf should be limited to maximum of 1000 square feet.
  - Must be installed according to manufacturer's installation recommendations.
  - May not be applied over concrete.
  - A minimum pile height of 1.75" is required.
- The District reserves the right to require replacement at any time the appearance has deteriorated to a point of looking worn out.
- Xeriscaping is rapidly growing in popularity especially in regions that experience extreme hot and dry weather. The many reasons drought-resistant landscaping is becoming more appealing for homeowners includes the minimal maintenance required, water conservation and low cost. Xeriscaping of yards is encouraged and requires ARC approval.

**2.9.5 Review and ARC Action** - Following the review, the ARC shall:

- Approve or disapprove the plans as required by the Covenants, in writing, on the builder's or owner's set of plans and specifications.
- Failure of the ARC or designated representative to approve or disapprove plans and specifications within 30 days of submittal shall be interpreted as approval subject to compliance with the Covenants. Deemed approval shall only apply when matters specifically and sufficiently described in plans and specifications are submitted to, and received by, the ARC and are in full compliance with the Covenants and Guidelines.
- All buildings and improvements shall follow the letter of the plans and specifications submitted and approved by the ARC. Any changes to approved plans will require the re-submission and additional approval of the ARC.
- ARC may formulate or adopt guidelines for the assistance or clarifications of the items set forth in the Covenants.
- Approval for one Property does not imply approval for any other Property without the submission of plans and specifications and written approval from the ARC.

**2.10 Campers** - See Vehicles.

**2.11 Car Covers or Carports** - Not permitted.

**2.12 Clothes Lines** - Not permitted without ARC approval. Needs to be screened from view of street and/or public view.

**2.13 Colors; Exterior Paint** – All colors and color combinations must be approved the ARC. Repainting when existing color is changed shall require approval by the ARC. During any exterior paint color change request, a test section will be required, consisting of the exterior colors (base and trim colors) being applied to a 4-foot by 4-foot plywood (or other similar material) and placed in the front of the home for review and consideration by the ARC as part of the approval process. This review will be completed by the ARC within three (3) weeks after the test sample is provided and accessible. All projections including, but not limited to chimney ties, vents, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall closely match the permanent color of the surface from which they project or shall be of an approved trim color. Duplicate color schemes shall not be allowed on adjacent lots, or lots across the street from each other. The general guidelines to follow when selecting colors is to make the trim color a lighter accent to the darker base color.

All houses shall be kept well painted in the color approved with original plans or, if changed, as approved by the ARC.

**2.14 Commercial and/or Oversized Vehicles** – A commercial vehicle is defined as, but not limited to, a vehicle that has a business name or logo and/or has equipment attached to or is used for the purpose of providing services to an individual or corporation. An oversized vehicle is defined as a vehicle that cannot be parked within a residential garage. **All commercial vehicles must be parked in the garage.** Oversized vehicles or commercial vehicles that cannot fit in a garage must have ARC approval to be parked in the driveway. Such approval will be based upon, but not limited to, no more than one vehicle, effect on curb appeal, effect on safety, and effect on street traffic. No vehicle, whether commercial or oversized, shall be parked in such a manner that it blocks the sidewalk.

**2.15 Decks** - ARC approval required. Must be wood or other material similar to material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

**2.16 Dog Houses, Runs and Pet Enclosures** - ARC approval required. Needs to be screened from view of street and/or public view.

**2.17 Drainage** - ARC approval required for any changes affecting drainage. Drainage plans for all houses and lots must be submitted and approved prior to any construction. There can be no interference with the established drainage pattern over any property except as approved in writing by the ARC. When landscaping is installed, it is very important to ensure that water drains away from the foundation and driveways of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks, and driveways. Water should flow over walkways, sidewalks or driveways, into the street gutters. The ARC may require a report from a drainage engineer as part of the landscaping or improvement plan approval.

**2.18 Driveways** - There shall be no expansion or extension of driveways without prior ARC approval.

**2.19 Elevation Treatments** - ARC approval required. Architectural design shall incorporate a consistent level of architectural interest in all elevations.

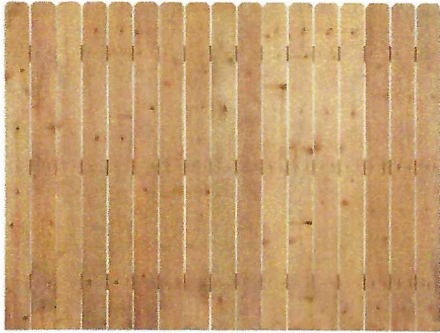
**2.20 Entrances (Front)** – Artificial turf is not permitted on walks, front steps, or decks.

**2.21 Evaporative Coolers** - Not permitted. (See also Air Conditioning Equipment.)

**2.22 Exterior Lighting** - See Lights and Lighting.

**2.23 Fences** - ARC approval required. The following are general guidelines regarding fence specifications:

- Fencing between the lots shall be 6-foot cedar privacy, dog-eared pickets, with the required taper where the adjacent fence is different, or 6-foot tan colored or earth tone full vinyl privacy fence (vertical picket design) . Photos of acceptable fencing samples are attached.



- No privacy fence shall be nearer to the front Lot line than the front of the Dwelling Unit or garage constructed upon such Lot.
- No wire or chain link fencing is permitted.
- Low-Profile border fencing is allowed in the front yard of homes. Fence must be of metal construction, black in color, and be no taller than twenty-four (24”) inches.

**2.24 Fireplaces** – Gas fireplaces must either be housed within the exterior wall or, if protruding to the outside, they must be housed and vented in chase/chimney-like structure to the roof and finished with a decorative top in keeping with the architecture of the home.

**2.25 Flagpoles** – Freestanding poles are permitted in compliance with existing laws. Location and size require ARC approval.

**2.26 Garage Doors** – ARC approval is required prior to the replacement of doors. Doors shall be painted / colored to match the main body color of the home.

**2.27 Gardens** - ARC approval required. (See also Landscaping.)

**2.28 Hot Tubs** - ARC approval required. Must be an integral part of the deck or patio area and of the rear or side-yard landscaping. Must be installed in such a way that is not immediately visible to adjacent property owners and does not create an unreasonable level of noise for adjacent property owners. Top of the tub shall not extend above fence level.

**2.29 Junk Vehicles** - See Vehicles.

**2.30 Lattice Work** - ARC approval required.

**2.31 Lights and Lighting** – Conventional style with illumination patterns that do not cause a nuisance to neighboring properties.

**2.32 Overhangs** (Cloth or Canvas) - ARC approval required. The color must be the same color as, or generally recognized as, a complementary color to the exterior of the residence. The covering may be used over a patio only. No aluminum or fiberglass awnings are permitted.

**2.33 Patio Covers** - ARC approval required. Must be constructed of wood or material generally recognized as complementary to the home and similar or generally recognized as complementary in colors to the colors of the home.

**2.34 Patios (Enclosed)** – See Additions and Expansions

**2.35 Patios (Open)** – ARC approval required. 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. Must be similar to and generally accepted as a complimentary color and design of the residence. Must be located so as not to block any existing drainage pattern on lot.

**2.36 Paving** – ARC approval required regardless of whether for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstone, stepping-stones, pre-cast patterned, or exposed aggregate concrete pavers are used as paving material. Must be located so as not to block any existing drainage pattern on the lot.

**2.37 Pergolas** – See Patios (open) Section 2.34.

**2.38 Play and Sports Equipment** - ARC approval required.

**2.39 Playhouses** – ARC approval required. General guidelines to be less than eight feet (8') in height at the peak, and less than 120 square feet of interior floor space. Basic design, materials and colors must match the residence, and must be incorporated into, and at least partially screened by the landscape features.

**2.40 Pools** - ARC approval required.

**2.41 Roofs** – ARC approval required. All roofs shall be, at a minimum, at least a 30- year warranty composition shingled roof. If roofing is of the same color, shape and quality of material as original, no ARC approval will be required to replace in the event of a loss or replacement due to weather.

**2.42 Rooftop Equipment** - Not permitted.

**2.43 Satellite Dishes** – See Section 2.5 Antennae

**2.44 Sauna** - See Additions and Expansions.

**2.45 Seasonal Decorations** – Permitted with the following qualifications and conditions:

- Christmas decorations shall not be displayed prior to Thanksgiving and must be removed by January 10<sup>th</sup> of the following year.
- No roof figures, animated figures or audible music is permitted.
- Other holiday decorations are allowed to be displayed two (2) weeks before the celebrated Holiday and must be removed no later than two (2) weeks following the celebrated holiday.
- Personal announcements, such as graduation, new baby, etc. are allowed to be displayed one (1) week before the occasion and must be removed no later than one (1) week following the occasion.
- No decorations shall be displayed in such a manner as to be offensive to the neighborhood or create a public nuisance.
- Up to three lawn figures are allowed, appropriate for the recognized holiday and subject to above restrictions.

**2.46 Setbacks** – The location and setback of each building on any lot shall be determined in the sole discretion of the ARC. Location restrictions and limitations shall be consistent with all applicable governmental zoning ordinances, subdivision regulations and building codes. The ARC may, in its sole discretion, require and enforce varied, less or more restrictive setback and location requirements with respect to the various lots located in the District. No portion of any improvement or building on a lot may encroach upon another lot.

**2.47 Storage Sheds** – ARC approval is required and must meet the following requirements:

- No Metal Sheds or Metal roofs are allowed
- 200 Square feet floor space maximum
- 10' Maximum Height
- Wooden sheds shall be painted to match the residence and roof shall be shingled to match the residence
- Plastic, resin, or polycarbonate sheds must be earth tone in color
- Must maintain thirty-six (36") inches between the shed and privacy fence
- Must be maintained as the home

**2.48 Siding (Exterior Facade)** – Hardboard siding or fiber-cement- prefinished or painted minimum or equivalent. 20% pigment. 8" maximum reveal. Vertical siding only as accent or complimentary to specific styles. Vinyl siding is not allowed.

**2.49 Signs** - No sign shall be located on any lot except reasonably sized signs offering the lot for sale and except builder or supplier signage during the period of construction, or unless approval for such other sign or signs is obtained in writing from the ARC, said committee reserving the right to disapprove all such requests for signs except those described above. Builder signs must be removed from Property within two (2) weeks from date of closing.

**2.50 Solar Energy Devices** – ARC approval required for all passive and active solar systems. Shall be designed to appear as an integral part of the roof. No exterior plumbing may be visible.

**2.51 Spas** – See Hot Tubs

**2.52 Square Footage** - All homes shall have a minimum floor area of 1,000 square feet for ranch plans (single story) and 1,200 square feet for multi-level plans. In all cases the calculation of floor area does not include the floor area of any part of the garage, basement, attic, deck, patio or other similar accessory area.

**2.53 Statues** – Statues and lawn ornaments are not permitted in the front yards. Statues in rear or side yards shall not exceed 5 feet in height.

**2.54 Swamp Coolers** - Not permitted.

**2.55 Swing Sets** - See Play and Sports Equipment.

**2.56 Television Antennae** -See Section 2.5 Antennae

**2.57 Temporary Structures** - Not permitted.

**2.58 Temporary Vehicles** – No cars which are being repaired, restored or otherwise being worked on may be kept on any lot unless in an enclosed garage.

**2.59 Trailers** - Trailers or campers shall not be stored or parked on the property in excess of seventy-two (72) consecutive hours or three consecutive days, except if stored in an enclosed garage or within fully screened, fenced area (for which the vehicle, boat or camper in question shall not exceed the height of the fence), as approved by the ARC. No vehicle shall be parked in such a manner that it blocks the sidewalk, and the parking of trailers on the street is discouraged. Parking of trailers behind a fence in the rear yard of a home requires the submission of a request for a variance from a homeowner.

**2.60 Trees** - See Landscaping Plans. Also refer to ordinances on the El Paso County web site at <https://www.elpasoco.com/>

**2.61 Vehicles** – No lot shall be used as a parking or storage area for vehicles or materials of any kind, other than personally owned automobiles of the owner.

- No motor homes, buses, tractor/trailers, RVs or boats shall be stored or parked on the Property in excess of seventy-two (72) consecutive hours or three consecutive days, during any month, except if stored in an enclosed garage or within fully screened, fenced areas (for which the vehicle, boat or camper in question shall not exceed the height of the fence), as approved by the ARC. In addition, no trucks, mobile homes, commercial vehicles, unused vehicles, snowmobiles, all-terrain vehicles or motorcycles shall be kept, placed, stored or maintained upon and Property in such a manner that such vehicle is visible from neighboring Property or any road.

- No motor vehicles of any kind, including cars, trucks, trailers, motorcycles, or the like, may be stored, junked, or otherwise maintained anywhere on the Property, unless entirely enclosed in a garage or other improvement approved by the ARC, in its sole discretion.
- No motor vehicle or machine will be overhauled or rebuilt on any portion of the property, unless entirely enclosed in a garage or other improvement approved by the ARC, in its sole discretion.
- Except as otherwise provided, only those vehicles and machines in good running condition, which are currently licensed and registered are permitted on any portion of the Property.
- Inoperable vehicles, as determined in the sole and absolute discretion of the ARC, shall be towed immediately at the Homeowners sole expense. No exceptions shall be made.
- No vehicle that is parked on a unit's driveway may extend onto or over the sidewalk in the front of the residence at any time.

**2.62 Vents** – All exhaust vents including but not limited to dryer, cook-tops or range- hoods, gas fireplaces and plumbing vents must be screened from sight.

**2.63 Walls (Retaining)** - ARC approval required.

**2.64 Wells** - Not permitted.

### **III. DRAINAGE**

**3.1 Acknowledgment** - Soils within the State of Colorado consist of expansive soils, low density soils, and moisture retentive soils which will adversely affect the integrity of a Dwelling Unit if the Dwelling Unit and the Unit on which it is constructed are not properly maintained. Expansive soils contain clay minerals which have the characteristic of changing volume with the addition or subtraction of moisture, thereby resulting in swelling and/or shrinking soils. The addition of moisture to low density soils causes a realignment of soil grains, thereby resulting in consolidation and/or collapse of the soils.

**3.2 Moisture** – Each Owner of a Unit shall use his or her best efforts to assure that the moisture content of those soils supporting the foundation and the concrete slabs forming a part of the Dwelling Unit constructed thereon remain stable and shall not introduce excessive water into the soils surrounding the Dwelling Unit.

**3.3 Grading** - Each Owner of a Unit shall maintain the grading and drainage patterns of the Unit and yard as indicated in the subdivision plans on file with the Town of El Paso County, Colorado.

**3.4 Water Flow** - The Owner of a Unit shall not impede or hinder in any way the water falling on the Unit from reaching the drainage courses established for the Unit and the Common Interest Community.

**3.5 Action by Owner** – To accomplish the foregoing, each Owner of a Unit covenants and agrees, among other things:

- Not to install improvements, including, but not limited to, landscaping, items related to landscaping, walls, walks, driveways, parking pads, patios, fences, additions to a Dwelling Unit, or any other item or improvement which will change the grading of the Unit.
- To fill with additional soil any back filled areas adjacent to the foundation of the Dwelling Unit and in or about the utility trenches on the Unit in which settling occurs to the extent necessary from time to time maintain the grading and drainage patterns of the Lot.
- Not to water the lawn or other landscaping on the Unit excessively.
- Not to plant flower beds (especially annuals) and vegetable gardens adjacent to or within four (4) feet of the foundation and slabs of the Dwelling Unit.
- To install any gravel beds in a manner which will assure that water will not pond in the gravel areas, whether due to non-perforated edging or due to installation of the base of the gravel bed at a level lower than the adjacent lawn.
- To install a moisture barrier (such as polyethylene) under any gravel beds except any gravel beds in back filled areas).
- To maintain the gutters and down spouts which discharge water into extensions or splash blocks by assuring that
  - (i) gutters and down spouts remain. Free and clear of all obstructions and debris,
  - (ii) (ii) water that flows from the extension or the splash block is allowed to flow rapidly away from the foundation and/or slabs, and
  - (iii) (iii) splash blocks are maintained under sill cocks.
- To re-caulk construction joints opening up between portions of exterior slabs and garage slabs in order to thereby seal out moisture.

**3.6 Disclaimer.** Declarant shall not be liable for any loss or damage to a Dwelling Unit caused by, resulting from, or in any way connected with soil conditions or failure of an Owner to control drainage on any Unit.

**IN WITNESS WHEREOF**, the undersigned, as President of the Waterview I Metropolitan District certifies that the Executive Board adopted these Improvement Guidelines and Site Restrictions, on the 4th<sup>th</sup> day of October, 2024.

**WATERVIEW I METROPOLITAN DISTRICT**

---

Hollie Arrington, President

ATTEST:

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Doyle Chambers, Secretary / Treasurer

**WATERVIEW I METROPOLITAN DISTRICT  
ARCHITECTURAL STANDARDS  
(REQUIREMENTS ARE SUBJECT TO CHANGE)**

ITEMS	STANDARD
SQUAREFOOTAGE:	Minimum of 1,000square feet
EXTERIORS: Exterior Finish	10% wainscot on front elevation.
Siding	Siding- Prefinished or painted minimum or equivalent. 20% pigment.  8" maximum reveal. Vertical siding only as accent or
Fascia Soffits	Minimum 6" Minimum 12"
Windows	Painted wood, natural wood, painted steel, anodized aluminum or vinyl cladding. Gridded on all "street sides".
Overhang	Minimum 12"
Roof Slope	4/12 or greater.
Decks	Require ARC Approval
COLORS:	Color selection sheets showing body & trim paint and brick selection must be approved by ARC before installation. All exterior railing, wood trim must be painted or stained.
ROOFING:	Heritage II,30-year, Weathered Wood or equivalent weight
SETBACKS:	Must conform to El Paso County standards.
LANDSCAPING:	Requires ARC approval
FENCING:	Fence to be set back from front of house the same distance as side-yard setback requirement. 6' dog-eared cedar. Front yard metal fencing, black, no taller than 16". Requires ARC approval.
TOPOFFFOUNDATION:	Minimum elevation as per plans prepared by Engineer. 12" above grade maximum.