

**GOLDEN BEAR  
CONDOMINIUM ASSOCIATION,  
INC.**

RESIDENTIAL IMPROVEMENT  
GUIDELINES FOR ALL LOTS

JUNE 2008

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## 1. INTRODUCTION.

- 1.01 **Basis for Guidelines.** These Residential Improvement Guidelines are intended to serve as a quick reference guide and assist Owners living in **Golden Bear Condominium Community, which includes the townhomes and condominiums**, in implementing Improvement to their property. The Declaration of Covenants, Conditions and Restrictions of **Golden Bear Condominium Association, Inc.** as amended, requires prior approval from the Design Review Committee before the construction, installation, erection, or alteration of any structure. In order to assist Owners, the Design Review Committee intends to establish certain pre-approved designs for several types of Improvement and to exempt certain Improvement from the requirement for approval. This booklet contains the guidelines established by the Board of Directors with respect to residential property.
- 1.02 **Contents of Guidelines.** In addition to the introductory material, these Guidelines contain (A) a listing of specific types of Improvement which Owners might wish to make with specific information as to each of these types of Improvement; (B) a summary of procedures for obtaining approval from the Design Review Committee.
- 1.03 **Design Review Committee.** The Design Review Committee shall consist of three (3) members, all of whom are appointed by the Board of Directors of the Association and are to review requests for architectural approval.
- 1.04 **Committee Address and Phone.** The address of the Committee will be same as the address of the Association or Management Company.
- 1.05 **Effect of Community and Supplemental Declarations.** The Declaration is a document governing property within **Golden Bear**. Particular areas or groups of lots become part of the Community Association by annexation pursuant to a document entitled Annexation of Additional Land. Copies of the Declaration including amendments are delivered by the sellers to new home buyers when they purchase their homes and are available at any time from the Association. Each Owner should review and become familiar with the Declaration including amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended will control.
- 1.06 **Effect of Governmental and Other Regulations.** Use of property and any Improvement must comply with applicable building codes and other governmental requirements and regulations.

**Approval by the Committee will not constitute assurance that an Improvement complies with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.**

- 1.07 **Interference with Utilities.** No exterior improvements should be made to Common Elements. Owners are responsible for any damage to common areas which may include utility lines due to an Owner's negligent and/or willful act.
- 1.08 **Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Declaration as amended are mandatory and will help preserve the inherent architectural and aesthetic quality of **Golden Bear**. It is important that the Improvement to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Design Review Committee and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvement to property from the Committee, Owners will be protecting their financial investment and will help insure that Improvement to property are compatible with standards established for **Golden Bear**. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Design Review Committee interpretation thereof shall be final and binding.

## **2. SPECIFIC TYPES OF IMPROVEMENT-GUIDELINES.**

2.01 **General.** The following is a listing, in alphabetical order, of a wide variety of specific types of Improvement which Owners typically consider installing and altering, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted in duplicate to the Design Review Committee and written approval of the Committee obtained before the Improvement are made.** In some cases, where it is specifically so noted, a Owner may proceed with the Improvement without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvement are prohibited. If you have in mind an Improvement not listed below, architecture review and approval is required.

2.02 **Accessory Buildings.** Accessory buildings which include but are not limited to: tool sheds, storage sheds, work shops, play houses, kennels and animal shelters will not be permitted.

2.03 **Address Numbers.** Approval is required prior to replacing or relocating existing address

numbers.

2.04 **Advertising.** All signs, which include, but are not limited to, landscaping, painting, roofing, general contractors, window installation/repair, and plumbing will not be permitted. Realty signs, etc. **See Signs, Section 2.45.**

2.05 **Air Conditioning Equipment/Evaporative Coolers/Attic Ventilators.** Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimizes any noise to adjacent property owners and must be screened or enclosed with like materials to the home or with approved plant material.

2.06 **Antennae.** The Association has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule, which became effective October 4, 1996:

A. Notification

Before installation of any DBS (direct broadcast satellite) satellite dish that is one (1) meter or less in diameter, MMDS (multi-channel multi-point distribution service wireless cable) antenna that is one meter or less in diameter or diagonal measurement, or television (TBS) antenna (collectively referred to as an Antenna@) is permitted, the owner of the property where the antenna is being installed must notify the Association in writing using a Notification of Intent Form and confirmation that installation meets all existing Association regulations prior to installation.

**Antenna Location**

The installation location for a DBS satellite dish and MMDS antenna shall be located within the Limited Common Element area (such as the confines of a patio or balcony).

2.07 **Awnings.** **See Overhangs/Awnings - Cloth or Canvas, Section 2.30 and Sunshades, Section 2.51.**

2.08 **Balcony.** **See Overhangs/Awnings - Cloth or Canvas, Section 2.30. See Patio Covers, Section 2.32. See Patio-Enclosures, Section 2.33. See Sunshades, Section 2.51.**

2.09 **Barbecue/Gas Grills.** All barbecue grills, smokers, etc. must be maintained within City of Longmont Fire Code. For a copy of the Fire Codes please contact Longmont Code Enforcement at 303-776-6050 or the management company for the Association.

2.10 **Basketball Backboards.** No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met: 1) portable units cannot be placed in the public right of ways, streets, or sidewalks; 2) location must be at least half of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.

2.11 **Carports.** Will not be permitted.

2.12 **Cloth or Canvas Overhangs.** See **Overhangs/Awnings - Cloth or Canvas Section 2.30.**

2.13 **Compost.** Will not be permitted

2.14 **Dog Runs.** Will not be permitted

2.15 **Doors/Windows.** Approval is not required to replace an already existing main entrance door to a home if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house.

Complimentary colors would be the body color or trim color of the house.

- 1) **Storm Doors.** Contact Managing Agent for the manufacturer name and model numbers of pre-approved storm doors. Colors should be complimentary with the color scheme of the home. Owners wishing to utilize a different storm door manufacturer or color must obtain approval prior to installation.
- 2) **Security Doors and Windows.** All security or security-type doors and windows must be approved prior to installation.  
**Window Well Covers.** All decorative, security, or security-type window well covers must be approved prior to installation.

2.16 **Driveways.** Changes/Alterations will not be permitted.

2.17 **Evaporative Coolers.** Approval is required prior to installation. No rooftop or window mount installations are allowed. See **Air Conditioning Equipment, Section 2.05.** See Rooftop

Equipment, Section 2.43.

2.18 **Exterior Lighting.** See **Lights and Lighting, Section 2.28.**

2.19 **Fences.** Will not be permitted.

2.20 **Firewood Storage.** See **Wood Storage, Section 2.63.**

2.21 **Flags/Flagpoles.** Approval is needed for any free standing pole and/or any pole mounted on the deck/patio. American Flags and Service Flags must be displayed in a manner consistent with the Federal Flag Code. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence, and flagpoles may not exceed a maximum length of six (6) feet. No flag shall exceed 20 square feet in surface area. **Approval is not required for flagpoles mounted to the front of the residence provided that they are temporary in nature and only displayed on holidays or in celebration of special events. Only one temporary flag is permitted per unit.** No flags or poles of any kind can be placed on the Common Elements unless pre-approved as listed above.

2.22 **Garbage Containers and Storage Areas.** See **Trash Containers, Enclosures and Pickup Section 2.56.**

2.23 **Hot Tubs and Jacuzzis.** Will not be permitted.

2.24 **Jacuzzis.** See **Hot Tubs and Jacuzzis Section 2.23**

2.25 **Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited. **Dog Runs Section 2.14.**

2.26 **Landscaping.** Approval is required for any changes and or alterations to Landscaping.

2.27 **Latticework.** Approval is required prior to installation for any type of trellis or latticework.

2.28 **Lights and Lighting.** Approval is not required to replace an already existing exterior light fixture if the material matches or is similar to existing fixture. Installation of additional exterior lighting will not be permitted. Installation and use of lighting generated by flame will not be permitted and falls under all applicable City of Longmont Fire Codes. **For Holiday lighting, See Seasonal Decorations Section 2.43.**

2.29 **Microwave Dishes.** See **Antennae. Section 2.06.**



2.30 **Overhangs/Awnings - Cloth or Canvas.** Overhangs and Awnings which are attached to the exterior of the building and protrude outside the confines of the balcony will not be permitted. However – **See Sunshades – Section 2.51**

2.31 **Painting.** Exterior painting is the responsibility of the Condominium HOA and will not be permitted by individual Owners.

2.32 **Patio Covers.** **See Overhangs/Awnings - Cloth or Canvas, Section 2.30. See Sunshades – Section 2.51**

2.33 **Patio Enclosures.** Permanently enclosing a patio or balcony will not be permitted. **See Overhangs/Awnings - Cloth or Canvas, Section 2.30. See Sunshades – Section 2.51**

2.34 **Play Structures.** Play Structures will not be permitted. **See Accessory Buildings – Section 2.02, Swing Sets- Section 2.53, Temporary Structures –Section 2.55**

2.35 **Playhouses.** Playhouses will not be permitted. **See Accessory Buildings – Section 2.02, Temporary Structures – Section 2.55.**

2.36 **Poles.** **See Flagpoles, Section 2.21**

2.37 **Radio Antennae.** **See Antennae, Section 2.06.**

2.38 **Rooftop Equipment.** Approval is required prior to installation of any rooftop equipment. **See Air Conditioning Equipment/Evaporative Coolers/Attic Ventilators Section 2.05.**

2.39 **Roofing Materials.** Replacing the roof and choosing the roofing materials is the responsibility of the Condominium HOA and will not be permitted by individual Owners.

2.40 **Satellite Dishes.** **See Antennae, Section 2.06.**

2.41 **Saunas.** **See Hot Tubs and Jacuzzis, Section 2.23. See Jacuzzis, Section 2.24.**

2.42 **Screen Doors.** **See Doors/Windows, Section 2.15.**

2.43 **Seasonal Decorations.** Approval is not required for seasonal decorations or lighting if installed within an area of exclusive use (such as the confines of a patio or balcony) and ownership and is in keeping with the Community standards that the decorations shall removed

within thirty (30) days of the holiday. All seasonal decorations and lighting should be installed in a temporary manner that in no way alters the exterior portion of the buildings which are considered areas of common ownership. The installation of seasonal decorations or lighting on any property which is considered a common element and is owned and/or managed by the Association must first have written consent of the Association. Consideration for consent will be based upon, but not limited to the distance of where the seasonal decorations are being considered to be installed in relationship to the owners lot, potential access concerns and making sure the seasonal decorations keep with the Community standards.

2.44 **Sewage Disposal Systems.** Will not be permitted.

2.45 **Signs.** Approval is not required for temporary signs advertising property for sale or lease which are no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension, and which are conservative in color and style. Signs advertising property for sale or lease must be placed in a Limited Common Element area (such as the confines of a patio or balcony) or within the rock area of landscaping directly in front of unit. All other signs, including address numbers and nameplate signs must be approved. No lighted sign will be permitted. Political signs must be placed in an area of exclusive use and ownership (such as the confines of a patio or balcony) and in a manner that conforms with all applicable local ordinances.

**Political Signs are defined as:** A sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

**Election is defined as:** Any vote conducted by a governmental entity for the selection of offices, positions, initiatives, referendums, or other issues by a ballot and any vote conducted by the Association for the selection of the Board of Directors.

2.46 **Skylights.** Approval is required prior to installation.

2.47 **Solar Energy Devices.** Approval is required prior to installation. **See Rooftop Equipment, Section 2.38.**

2.48 **Spas.** **See Hot Tubs and Jacuzzis, Section 2.23.**

2.49 **Statues or Fountains.** Approval is not required if placed in an area of exclusive use and ownership (such as the confines of a patio or balcony) and are not greater than four (4) feet in

height, including any pedestal.

**2.50 Storage Sheds.** Storage sheds will not be permitted. **See Accessory Buildings, Section 2.02 Temporary Structures, Section 2.55.**

**2.51 Sunshades.** Approval is required prior to installation, and must be installed so that no part of the shade protrudes outside the confines of the balcony. A sunshade should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. The Owner must provide a swatch of the material to be used. **See Overhangs/Awnings- Cloth or Canvas, Sect. 2.30**

**2.52 Swamp Coolers.** **See Air Conditioning Equipment/Evaporative Coolers/Attic Ventilators Section 2.05, and Rooftop Equipment Section 2.38.**

**2.53 Swing Sets.** **See Play Structures Section 2.34**

**2.54 Television Antennae.** **See Antennae, Section 2.06.**

**2.55 Temporary Structures.** No structure of a temporary nature, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other Improvement, necessary temporary structures for storage of materials may be erected and maintained by the Declarant or the Person doing such work. The work of constructing, altering, or remodeling any structure or other Improvement shall be prosecuted diligently and completed in a timely manner. **See Accessory Buildings Section 2.02, See Storage Sheds Section 2.50.**

**2.56 Trash Containers, Enclosures and Pickup.** Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pickup after 5:00 p.m. on the day prior to pick up. Trash containers must be properly stored the evening of pickup. **See Compost, Section 2.13**

**2.57 Underground Installations.** Installation of underground utilities or utility equipment requires approval. **See Utility Equipment Section 2.58.**

**2.58 Utility Equipment.** Installation of utilities or utility equipment requires approval. Pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible,

underground or within an enclosed structure.

2.59 **Vanes.** See **Weather Vanes and Directional Section 2.61.**

2.60 **Vents.** See **Rooftop Equipment, Section 2.38 and Air Conditioning Equipment/Evaporative Coolers/Attic Ventilators 2.05.**

2.61 **Weather Vanes and Directionals.** Weather Vanes and Directionals which are attached to the exterior of the building and protrude outside the confines of the balcony will not be permitted. For Weather Vanes and Directionals which are attached to the exterior of the building but remain within the confines of the balcony approval is required.

2.62 **Window Well Covers.** All decorative, security, or security-type window well covers must be approved prior to installation. See **Doors/Windows Section 2.15.**

2.63 **Wood Storage.** Will not be permitted. See **Firewood Storage Section 2.20.**

2.64 **Work Involving Common Areas.** Generally, driving vehicles and operating equipment including wheelbarrows across Common Area is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is obtained and the Owner submits a deposit as may be reasonably required by the Board of Directors to repair any negligent or willful damage caused by Owner. The actual restoration of the Common Area will be done by the Association.

### **3. PROCEDURES FOR COMMITTEE APPROVAL.**

3.01 **General.** As indicated in the listing of specific types of Improvement, there are some cases in which advance written approval is not required if the guidelines with respect to that specific type of Improvement are followed. In some cases, as indicated in the listing, a specific type of Improvement is not permitted under any circumstances. **In all other cases, including Improvement not included in the listing, advance or prior written approval is required before an Improvement to property is commenced.** Owners can obtain an Architectural Request Form from Managing Agent.