

# Southlight Homeowners' Association

## Property Improvement Guidelines

All exterior improvements including major landscaping that are visible from all street views must be approved by the Architectural Committee. There are printable and electronic request forms on the website or contact Scott Lakey 303-699-5995 for a copy.

The goal of the HOA as stated in our covenants is to maintain a harmonious appearance that retains and improves our property values.

Siding colors are to be brown in accordance with the color scheme of the HOA. Cedar or cement board are approved materials. There is to be a 5" reveal and a woodgrain texture to the boards.

Windows and storm doors are to have a medium to dark brown frame. No White or Ivory frames will be approved. This link has information on painting white vinyl window frames:

[http://www.ehow.com/how\\_7889863\\_diy-staining-vinyl-windows.html](http://www.ehow.com/how_7889863_diy-staining-vinyl-windows.html)

Entry doors are to be dark, preferably brown.

Roofing colors should be similar to those in the neighborhood.

The committee will be glad to help direct you in your color and material choices. Do not order materials or begin work until you have approval. You are expected to have building permits when needed.

Recent Colorado laws allow:

American Flags

Military Service flags during time of war or military conflict

Political signs during the election period

Emergency vehicles

\* Creation of fire prevention space

\* Reasonable modifications for ADA under the fair housing act

\* Xeriscape landscaping

\* Renewable energy generation devices (solar panels or wind-electric generators)

\* Energy Efficiency measures

- Awnings, shutters, trellis, or shade structures marketed to reduce energy consumption
- Evaporative coolers
- Retractable clotheslines

Electric vehicle charging station

**NOTE:** \* Items still need to be approved by the Architectural Committee. They are to comply to the same expectations as other improvements. All meters added to the exterior are to be painted to match the siding or enclosed in a way that blends in with the siding. Fair Housing modifications are to blend in with the existing property and landscape. Building permits may be required by law. Awnings, shutters, etc. need to follow the same color restrictions.