

# Pinehurst Estates HOA Design Review Committee

## Definitions and Guidelines

The Design Review Committee conducts the day-to-day administration of paragraph one of the Special Conditions, Stipulations and Protective Covenants of Pinehurst Estates per the Association Bylaws, and under the guidance and direction of the Board of Directors. The Board, acting on behalf of the Membership of the Association in good faith with their understanding of the will of that Membership does hereby establish these definitions and guidelines for the implementation of said paragraph of the Covenants. ***Not all projects require a form be submitted, read on for details.***

**Greenscaping** – The installation, maintenance, and/or removal of ornamental and/or edible plants, shrubs, bushes and trees; including the incidental use of brick, stone, metal, plastic, or other border or edging materials no more than six inches above ground level, to encompass a planting area and the mulch, stone, or other groundcover within said planting area. Also included are trellis and other support structures up to four feet wide and six feet tall (in total, when multiple units are placed within one foot of each other).

**Xeriscaping** – The installation, maintenance, and/or removal of plantings and groundcover, lacking any artificial coloration, which reduce or eliminate the need for supplemental irrigation. *Colorado law requires HOAs to permit xeriscaping, as defined here.*

**Rooftop Solar** – The installation, maintenance, and/or removal of rooftop solar power cells. *Colorado law prohibits HOAs from restricting rooftop solar cell placement if the performance or efficiency would be significantly degraded.*

**No Review Form is required for projects comprised solely of Greenscaping, Xeriscaping and/or Rooftop Solar elements.**

**Note** – For projects not requiring a Review Form, a simple call or email notifying the DRC or Board of your upcoming project may eliminate the need for us to contact you should the DRC or Board be asked about work taking place at your residence.

**Hardscaping** – The installation, replacement, and/or removal of concrete flatwork (in any location), pavers and/or other non-living materials (when located in the front yard; i.e. forward of the fence, or front of the residence where no wing fences exist) used for decks, patios, walkways, driveways and/or parking areas. Also included are fountains, statuary and other decorative objects made of concrete, stone, metal and/or other materials more than three feet wide and/or three feet tall (when located in the front yard).

**Detached Structure** – The installation, replacement, and/or removal of sheds, pergolas, gazebos, fences, detached decks, and/or other constructs made of wood and/or other materials. Also included are trellis and other support structures more than four feet wide and/or six feet tall (in total, when multiple units are placed within one foot of each other). Excluded are planting beds less than three feet high (when located in the back yard; i.e. behind the fence, or rear of the residence where no wing fences exist).

**Residential Exterior** – The installation, alteration, and/or removal of any portion of the exterior of the residence; including but not limited to building additions or reductions; attached masonry and/or stonework; windows; and/or siding, roofing or paint (when changing color or material). Excluded are rooftop solar power cells.

**A Review Form is required for all projects including Hardscaping, Detached Structure and/or Residential Exterior elements.**

# Pinehurst Estates HOA Design Review Committee Homeowner's Project Review Request

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

The Design Review Committee consists of the following Pinehurst Estates residents:

- Sarah Luetjen (303) 641-3571
- John Corbett (303) 875-9010

The Pinehurst Estates Homeowners Association Covenants require that the review and acceptance of the Design Review Committee (DRC), or HOA Board, be obtained for alterations to the outside appearance of the home or property. This includes but is not limited to the installation, alteration, replacement or removal of: Residential, Detached Structure, and Hardscaping elements of your property. *Please refer to the opposite side of this form for definitions and additional information.*

Description of project (attach drawings, sketches, etc. as required to show location and scope of work); please include color and/or material descriptions as appropriate:

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Projected Project Start Date \_\_\_\_\_ Projected Project Completion Date \_\_\_\_\_

Have you spoken to nearby neighbors about this project? Yes \_\_\_ No \_\_\_ Concerns? Yes \_\_\_ No \_\_\_

If yes, comments \_\_\_\_\_

Acceptance of your request in no way supersedes City and County of Denver Building and Zoning Codes or Permit Requirements. We suggest consulting Denver's Home Projects "Outside the Home" website at <https://www.denvergov.org/content/denvergov/en/denver-development-services/home-projects/outside-the-home.html>

Submitted By \_\_\_\_\_ Date \_\_\_\_\_

All information contained in, and any supporting documents associated with, this request are for the use exclusive use of the Design Review Committee and HOA Board, and solely for the purpose of reviewing and responding to this request.

**Please send to [PinehurstEastDRC@GMail.com](mailto:PinehurstEastDRC@GMail.com) when completed.**

Acceptance \_\_\_\_\_ Date \_\_\_\_\_