

LCMA Design Guidelines for Existing Development, Rules & Regulations

By

Lowry Community Master Association

Revised: March 27th, 2014

These Design Guidelines, Rules & Regulations have been prepared by the Lowry Community Master Association Board of Directors and Buildings and Grounds Committee, which reserves the rights to interpret the information herein at its discretion.

INTRODUCTION

This document is a guide for property owners in the Lowry Community Master Association (LCMA). It serves two purposes. It provides design guidelines for property owners who are planning changes to the exterior of buildings and/or grounds. It also explains the rules and regulations governing the Lowry community.

The LCMA Design Guidelines, Rules and Regulations apply to all LCMA members. The LCMA Board of Directors has a subcommittee called the Buildings and Grounds Committee (The Committee) that meets monthly and considers Design Review Requests. The Committee has the right to approve or disapprove any Design Review Request. The LCMA contracts with a professional management company which provides a Community Manager who is the primary point of contact for Design Review Requests.

A Design Review Request is a formal request by a property owner (Applicant) to make a change to the exterior of their building or grounds.

Submittal Process

Generally, all improvements to the exterior of the home or landscaping require the submission of a Design Review Request Form, unless specifically excluded herein.

If a Lowry property owner is painting the exterior of their building or making a change to the exterior of the building and/or grounds, including planting new or replacing existing trees, they must submit a Design Review Request and supporting documentation which must be approved by The Committee PRIOR to any work starting on the proposed change to the property.

The Design Review Request Form is available on the Lowry website at <http://www.lowrydenver.com/owner-resources/lcma/design-review/>.

Completed Design Review Request Form should be submitted to the Community Manager via the email or physical address on the Design Review Request Form and accompanied by appropriate supporting documentation such as descriptions, paint samples, surveys, site plans, drainage plans, manufacturer's information, elevation drawings, construction plans, specifications and samples of materials and colors and other information showing the nature, kind, shape, height, width, color, materials and location of the proposed improvement.

Requests submitted without sufficient information will not be considered and will be deemed denied until such time as the Applicant submits all of the appropriate documentation.

Approval Process

The Committee meets once per month to review and approve Design Review Request Forms. It is best if the Design Review Request Form is submitted at least two weeks prior to the meeting so that the committee has time to review it. Last-minute requests will be accepted, but may not be able to be accommodated until the following month's regularly-scheduled committee meeting.

If The Committee disapproves a Design Review Request, the Applicant may appear in person at a meeting of The Committee to appeal the decision. If the Design Review Request is still denied, the Applicant may appeal to the LCMA Board of Directors in writing and in person.

In addition to obtaining The Committee's approval for specified property improvements, owners may also be required to obtain certain permits (such as a building permit) from the City and County of Denver. Approval by the Committee does not mean or warrant that the proposed improvement will comply with the building and zoning code of the City and County of Denver.

Subassociation & City and County of Denver Approvals

If a property is located within an area that has its own Homeowners' Association (sometimes referred to as a Subassociation), property owners need to obtain the approval of their Subassociation FIRST for proposed improvements and THEN submit a Design Review Request to the LCMA.

Note that The Committee's approval of a Design Review Request only confirms its adherence to the Design Guidelines, Rules and Regulations and does not imply that the proposed changes are structurally sound or in compliance with City or County code. The property owner is ultimately responsible for completion of the project and final results, including compliance with city and county permits and codes. The proposed changes must be completed within one year of approval.

Failure to Submit

If a property owner fails to submit a Design Review Request Form and get approval from The Committee prior to starting work, the LCMA may take action which can include requiring the property owner to stop work or return the property to its original condition.

For questions about this document or any part of the Design Review Request process, please contact the LCMA. Contact information can be found on our website at: <http://www.lowrydenver.com/contact-us/>.

Residents and owners that are in violation of any of the Design Guidelines, Rules and Regulations set forth herein will be notified of violations by the Community Manager and are expected to remedy these violations in accordance with the provisions set forth in the Lowry Community Master Association's Covenant Enforcement Policy. Failure to remedy violations may result in fines and/or legal action. [May want to reference the Association's covenant and rule enforcement policy here]

Variance Requests

Any deviation from these Design Guidelines, Rules and Regulations requires an approved Variance from the LCMA.

A Variance will be considered on these grounds:

1. Strict application of the Design Guidelines, Rules and Regulations would be impossible, unduly harsh or unnecessary in light of either:
 - a. Physical conditions such as topography, natural obstructions or aesthetic or environmental considerations that are present on the property; or
 - b. The presence of an extreme or unjustified economic hardship to the Applicant; or
 - c. The Applicant's proposal, although not meeting the requirements of the Design Guidelines, Rules and Regulations can be proven to directly and substantially advance the stated intent of the Design Guidelines, Rules and Regulations.
2. The Variance would not unreasonably burden other property within the Lowry Community.
3. The Variance is the minimum possible to alleviate the physical condition or relieve the hardship.
4. The Variance is not in response to a violation by the Applicant of any covenant, design guideline, rule or regulation of the LCMA.

To make a variance request, you must do the following:

1. No less than 15 days prior to the Buildings and Grounds Committee meeting, send and/or deliver a letter to all adjacent and affected property owners. The letter must include a notice of the time, date, and location of the Buildings and Grounds Committee meeting where the Variance will be considered, a description of the requested Variance and the street address of the property requesting the Variance.
2. No less than two weeks prior to the Buildings and Grounds Committee meeting, submit a Design Review Request Form with accompanying Variance Form to the Buildings and Grounds Committee, along with any supporting documentation, photographs, design plans, etc. The Variance Form may be found on the same webpage as the Design Review Request Form.
3. Variance Applicants must attend their hearing at the Buildings and Grounds Committee meeting where they must provide evidence that adjacent and affected property owners were notified in the timeframe described above (i.e., USPS Return Receipts, property owner signatures).

The Buildings and Grounds Committee will review the Variance request and approve or disapprove the request. If a Variance request is denied, the Applicant may appeal directly to the LCMA Board of Directors. LCMA Board will then review the appeal and vote to approve or disapprove and the LCMA Board decision is final. Applicants may revise their Variance request based on feedback from the LCMA and resubmit a new Variance request.

Accessory Buildings

Requires submittal of Design Review Request Form.

An accessory building is a detached, permanent building structure such as a shed, playhouse, tree house or detached garage.

Evaluation Criteria for accessory buildings include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures
- Architecture must match or compliment the main building, including siding, roof and colors
- Maximum allowable size is 8' x 10' x 8.5' high, including skids, foundation, or slab
- Integrates with the landscape plan
- Reasonably conforms and harmonizes with surroundings
- Structure must be partially screened from adjacent properties by fence and/or vegetation and not readily visible from street level
- Does not unreasonably obstruct or diminish the view of adjacent property owners
- Any utilities servicing accessory buildings shall be installed underground
- Located in the back or side yard, within property setbacks, does not obstruct easements and screened from view.

Maintenance Criteria for accessory buildings include, but are not limited to:

- Accessory Buildings will be maintained in the same fashion as primary structures
- Property owners will keep accessory buildings free of faded or peeling paint

Additions and Expansions

Requires submittal of Design Review Request Form.

A building addition or expansion is an increase in the size of a building brought about by constructing additional usable building space to an existing structure. Examples include room additions, pop-tops, three or four season enclosed patios, ramadas and attached garages. Additions or expansions typically entail engineered plans and typically require building permits.

Evaluation Criteria for additions or expansions include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures
- Architecture must match or compliment the main building
- Reasonably conforms and harmonizes with surroundings
- Does not obstruct or diminish the view of adjacent property owners
- Located within property setbacks and does not obstruct easements
- Complies with all applicable city building codes

Maintenance Criteria for additions or expansions include, but are not limited to:

- Additions or expansions will be maintained in the same fashion as primary structures
- Property owners will keep additions or expansions free of faded or peeling paint

Advertisements - See Signs & Advertising

Antennas - See Satellite and Communication Antennas

Air Conditioning, Air Cooling or Air Movement Devices

Requires submittal of Design Review Request Form.

Air conditioning, cooling devices and air movement devices are any mechanical cooling devices, which include but are not limited to, air conditioners, swamp coolers and evaporative coolers which are installed outside of the structure. Window, ground and roof-top installations are the most common and includes garage or attic fans and any associated vent or louvers.

Air conditioning units (“AC Units”) and other cooling devices shall not be located in the front yard unless it is adequately screened from public view. AC Units located in the side-lot setback should be placed as far away as possible from neighboring windows in order to minimize disturbing noise and need to comply with city and county codes. Individual room window AC Units or other cooling devices must not face the street and must be removed in the off-season. Roof-mounted devices must not be visible from the street and must be skirted with material that compliments the building architecture.

Evaluation Criteria for air conditioning/cooling devices include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures
- Reasonably conforms and harmonizes with surroundings including proposed screening material
- Does not create unreasonable noise for adjacent property owners

Alleys

An alley is a paved roadway between homes that provide access to garages. LCMA-owned alleys are not intended for vehicle thru-traffic. Parking in LCMA-owned alleys is prohibited and violators will be towed at the LCMA’s discretion. LCMA-owned alleys must be kept clear of obstructions and obstructions will be confiscated at the LCMA’s discretion at the owner’s expense.

Artificial Grass

Requires submittal of Design Review Request Form

Artificial grass is permitted in side yards and back yards where not immediately visible from the street.

Awnings

Requires submittal of Design Review Request Form.

An awning is a roof-like shelter extending above a window, door, deck, or patio and is commonly made of canvas or a similar durable fabric. Awnings over patios or decks are often retractable. Awnings may also be referred to as overhangs. Rear-illuminated awnings or awnings illuminated from a lighting source mounted behind the awning are prohibited.

Evaluation Criteria for awnings include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Colors must be complementary to the building
- Height of retractable awnings over patios or decks shall not exceed 10 feet
- Reasonably conforms and harmonizes with surroundings
- Does not unreasonably obstruct or diminish the view of adjacent property owners
- Materials must be canvas or similar durable fabric that can withstand seasonal weather

Maintenance Criteria for awnings include, but are not limited to:

- When awnings become faded or worn, the fabric material must be promptly replaced or the awning removed.

Balconies – See Decks & Balconies

Banners (Residential) – See Flags & Banners

Banners (Commercial) – See Signs and Advertising

Birdbaths

Birdbaths will not exceed a height of 6 feet and are not permitted in the front yard.

Birdhouses and Birdfeeders

Birdhouses and feeders shall not exceed 1-foot by 2-feet and can only be installed in the backyard. They cannot be installed on lot line fences and shall not be greater than 10’ high.

Boats

See Parking, page XX

Campers

See Parking, page XX

Carports

Carports are not permitted.

Chimineas & Portable Firepits

LCMA currently defers to City of Denver code and restrictions concerning the use of chimineas and portable firepits. Chimineas and portable firepits are permitted only in the rear lot and on the ground floor and must not create a public nuisance.

Clotheslines

Clotheslines shall be retractable and must be retracted when not in use. Clotheslines shall be placed in the backyard and shall be no more than 6 feet high at its highest point. Clotheslines shall be kept in good repair and tidy in appearance. Clothes placed on the clotheslines shall not remain on the line for more than a 24 hour period.

Commercial / Construction Traffic (Truck & Bus Routes)

Commercial property owners should make their contractors and customers (i.e., construction vehicles, delivery vehicles, buses) aware of acceptable routes for commercial and construction vehicle traffic, in accordance with City of Denver code and street signs. Residential property owners shall make their contractors aware of acceptable routes for construction vehicle traffic, in accordance with City of Denver code and street signs. Please refer to the LCMA website at www.lowry.org for current commercial traffic routes.

Compost Containers

Compost containers shall not be immediately visible to adjacent properties and Owner must control odors.

Decks and Balconies

Requires submittal of Design Review Request Form.

A deck is an exterior, above-grade flooring system used for recreation and generally supported on posts or footers. It may also be partially supported by attaching directly to a building and it may have multiple levels. Typical materials are wood or composite decking. It may incorporate features such as benches, railings, stairs, and planters.

A balcony is an exterior above-grade platform projecting from the side of a building. It typically has a railing, and is incorporated into the building structurally and architecturally. It may be covered. Balconies and decks typically entail engineered plans and require building permits.

Decks and balconies will not be used for storage.

Evaluation criteria for decks and balconies include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Colors must be complementary to the building;
- Reasonably conforms and harmonizes with surroundings;
- Does not unreasonably obstruct or diminish the view of adjacent property owners;
- Placed in such a location as to minimize potential noise impact for adjacent property owners;
- Located within property setbacks and does not obstruct easements;
- Complies with applicable city building codes.

Maintenance Criteria for decks and balconies include, but are not limited to:

- Decks and balconies will be maintained in the same fashion as primary structures
- Property owners will keep additions or expansions free of faded or peeling paint and will re-stain or re-paint decks and balconies as needed.
- Worn or damaged deck or balcony planking, posts, railings, stairs and accessories will be repaired or replaced as needed.

Dog Runs/Dog Houses

Requires submittal of Design Review Request Form.

Dog runs are areas within a property that are fenced specifically for securing a pet. Dog houses are small enclosures for security or weather protection for a pet. Dog runs and dog houses must be reasonably isolated and adequately screened from adjacent properties, and located in the rear or side yard. Local ordinances regarding noise, odors and other nuisances will be in effect.

Evaluation Criteria for dog runs/houses include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Partially screened from adjacent properties by fence and/or vegetation and is not readily visible from street level;
- Located in the back or side yard.
- Dog run fencing materials may be vinyl coated chain link, wood or other acceptable materials (see **Fences, Walls & Handrails**).

Maintenance Criteria for dog runs/houses include, but are not limited to:

- Dog houses will be maintained in the same fashion as primary structures.
- Dog run fences will be maintained in the same fashion as other property fences.
- Dog waste will be properly disposed of in a timely manner so as to mitigate odor and control pests.

Driveways

May require submittal of Design Review Request Form.

Driveways are any hard surface used to access a garage or parking area within a private property. Alterations to an existing driveway require approval. Replacement of an existing driveway using the same materials, of the same dimensions, and in the same location does not require approval. Driveway expansions will not encroach on existing easements must be 18-inches off the property line, can not exceed 25-feet in width, and will not interfere with drainage. Asphalt paving is not permitted for single-family or duplex driveways.

Evaluation Criteria for driveways include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures
- Integrates with the landscape plan
- Reasonably conforms and harmonizes with surroundings

Maintenance Criteria for driveways include, but are not limited to:

- Cracked or uneven driveways will be repaired or replaced.

Dumpsters, Temporary Storage Containers (i.e., POD's) and Porta-Potties

Dumpsters, portable restrooms and containers staged on the surface of the private driveway must be removed within two weeks after the completion of the associated construction project or activity necessitating their presence with total duration not to exceed sixty days. The Community Manager must be notified prior to placement of a dumpster, portable restroom or temporary storage container with an estimate of how long the dumpster and temporary storage container will be on-site.

Fences, Walls, and Handrails

Requires Submittal of Design Review Request Form.

Fences and walls include any privacy fence or wall, decorative fence or wall, or retaining wall. Handrails are used to grasp for support along walks and stairs, or to prevent falling from raised platforms such as decks and balconies.

All retaining or wing walls should be constructed of brick, stone, or other materials of an appearance compatible with the primary building.

Fences within the front setback of single family and duplex residential lots are prohibited, except where such fencing meets the following limitations:

- Fencing shall be no greater than forty-two (42) inches in height measure from grade level.
- Fencing shall be at least fifty (50) percent open.

Except as provided in this section, the height of side and rear yard fences within single family or duplex residential areas shall not be greater than six (6) feet above grade level and shall not extend beyond the property line. Use of landscaping to soften the visual impact of fences is encouraged. All wood fencing, regardless of location shall be double-faced or constructed to ensure that no stringers or posts shall be

visible from any roadways, greenbelt areas, mews, parks or adjoining lots. Exposed dog-eared pickets are not permitted. Post finials are permitted. Fences, specifically those adjacent to alley corners and mews, must not obstruct visibility for vehicle or pedestrian traffic.

Acceptable fence materials are wood, wrought iron and composite materials (i.e., Trex). Brick or stone pillars interspersed with fencing are permitted. The use of barbed wire is prohibited everywhere within the Lowry community. Chain link and woven wire fencing shall not be used unless approved by The Committee. Where chain link or wire fencing is permitted by The Committee, the use of visual buffers such as landscaping and/or painted fencing in dark colors is strongly encouraged.

Handrails will be constructed of durable and aesthetically pleasing materials, and anchored so that they are sturdy and safe. Handrails will conform and harmonize with surrounding architecture and landscaping.

Evaluation Criteria for fences, walls and handrails includes, but is not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures
- Reasonably conforms and harmonizes with surroundings
- Meets height restrictions
- Is made of an acceptable material and color
- Integrates with the landscape plan
- Visibility for vehicle and pedestrian traffic.

Maintenance Criteria for fences, walls and handrails include, but is not limited to:

- Owners shall re-fasten loose fence boards and replace broken or missing pickets and posts.
- Fences that are stained or painted that have fading, blistering, chipping, etc. must be re-stained or re-painted. Requests for painting or staining fences a different color or shade must be submitted for approval. Colors will harmonize with surroundings. Cedar or redwood fences may be left in their natural state.
- Damaged walls must be repaired.

Firepits – Portable, see Chimineas and Portable Firepits; Permanently Installed, see Outdoor Kitchens & Permanently Installed Fireplaces and Firepits.

Flagpoles

Requires submittal of Design Review Request Form.

Flagpoles can be either freestanding (installed in the ground) or mounted on a home, garage, porch or deck. All freestanding flagpoles must be designed, installed and maintained in accordance with **U.S. Code Title 4, Chapter 1**. Freestanding flagpoles shall not exceed 20-foot height on residential lots and shall only be permitted in the backyard. Freestanding flagpoles on commercial property must not exceed 30 feet in height and must be lit at night.

Flags & Banners – See Also, Signs & Advertising

Advertising flags and banners, including those with a company logo, are prohibited on all properties, including commercial properties. Flags shall not extend beyond the property line. Seasonal, decorative or sports-themed banners or flags may be displayed for an appropriate time period and must be maintained in good condition.

Fountains and Water Features – See Landscaping

Garages

May require submittal of a Design Review Request

A garage is a structure intended for vehicle parking and storage. Information about adding a garage to a property can be found in Accessory Buildings (detached garage) or Additions and Expansions (attached garage).

Garage and garage doors must be kept free of fading, peeling, chipped, scratched or streaked paint. Garage doors must close completely. For Garage painting, please see the **Paint (Exterior)** section. Replacement of garage doors requires the submission of a Design Review Request.

If an owner submits a Design Review Request to paint or do other work to their garage or garage door, they will be required to add the home's street number to alley-facing garages, if the garage does not already show the street number. The street number should be located and of a size that is easily visible from the alley. Street number may not be painted onto the garage, it must be hardware that is mounted onto the garage.

Concrete aprons leading into a garage must be kept free of weeds and maintained in good condition. Garage aprons may not be used for storage and must be free of trash and debris.

Gardens

Vegetable and herb gardens are permitted in the rear or side lot within fenced areas only and must be maintained in an aesthetically pleasing manner.

Gazebos

Requires submittal of Design Review Request Form

A gazebo is an accessory building that is detached, permanent, decorative and used as a seasonal gathering place. The sides are usually open or screened.

Evaluation Criteria for gazebos include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Does not unreasonably obstruct or diminish the view of adjacent property owners;
- Height is not to exceed 13-feet from grade without a variance;
- For heights greater than 13-feet but less than 15-feet from grade, a variance is required in which it must be demonstrated that the gazebo conforms to the bulk plane requirements depicted below; no gazebo will exceed 15-feet;
- Any utilities servicing gazebos buildings shall be installed underground;
- Located in the back yard, within property setbacks, and does not obstruct easements.

Maintenance Criteria for add gazebos include, but are not limited to:

- Gazebos will be maintained in the same fashion as primary structures
- Property owners will keep gazebos free of faded or peeling paint
- If screened, gazebo screens will be kept in good repair.

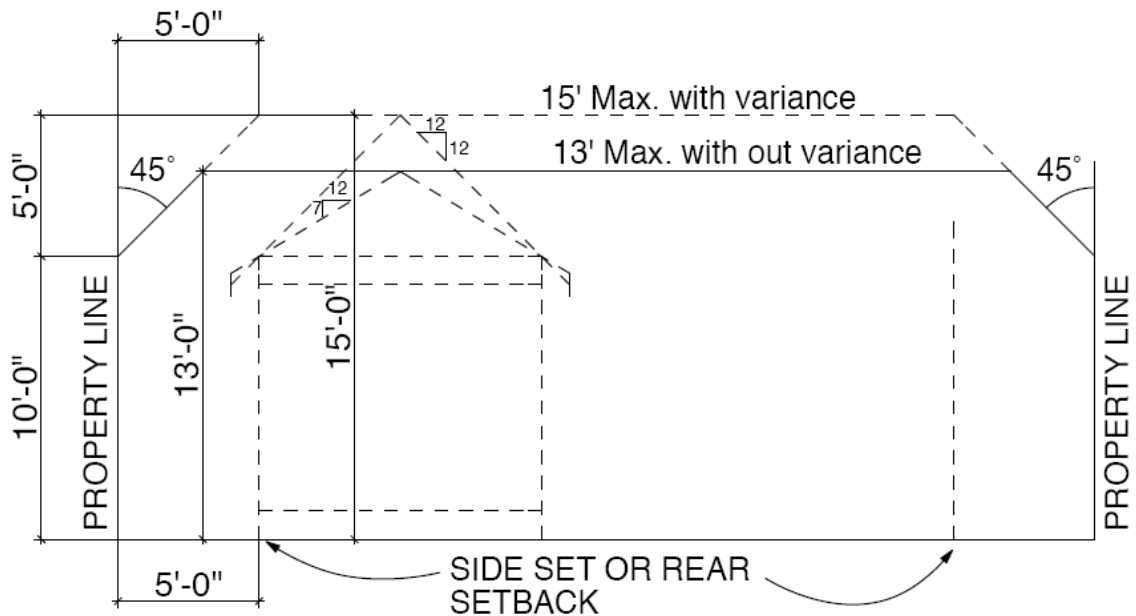


Figure 1 – Gazebo Bulk Plane Requirement

Handrails – see Fences, Walls and Handrails

Height Restrictions

Unless provided otherwise in these Design Guidelines, Rules and Regulations, no improvement structure or object shall be placed in any yard that exceeds a height of 10 feet, measured from grade without an approved Variance.

Holiday Decorations and Lights

Seasonal decorations may not be displayed more than 45 days prior to the event and must be removed within thirty 30 days after the event. Decorative patio lights are permitted year round, but cannot create an unreasonable amount of light or noise for adjacent neighbors.

Hot Tubs & Jacuzzis

Requires submittal of Design Review Request Form

Hot Tubs or Jacuzzis are small, self-contained, heated pools that generate current to provide relaxation and therapy.

Evaluation Criteria for hot tubs include, but are not limited to:

- Maximum height of any hot tub or Jacuzzi enclosure being 10 feet.
- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Screened so as not to be immediately visible to adjacent property owners or from street level;
- Does not create an unreasonable level of noise for adjacent property owners;
- Any utilities servicing hot tubs or Jacuzzis shall be installed underground;
- Located in the back yard, within property setbacks, and does not obstruct easements.

Maintenance Criteria for additions or expansions include, but are not limited to:

- Hot tub and Jacuzzi enclosures will be maintained in the same fashion as primary structures and kept free of faded or peeling paint.
- Hot tubs and Jacuzzis will be maintained according to manufacturer specifications.

Jacuzzis – See Hot Tubs & Jacuzzis

Landscaping

May require submittal of Design Review Request Form.

Landscaping is the construction or modification of any natural exterior surface element of a property including grading, drainage, plants, flowers, trees, irrigation, paths, and certain site features.

For newly constructed properties, all landscaping must be completed by the owner within six (6) months of occupancy, unless occupancy occurs between September and December, in which case landscaping must be completed by June 30 of the following year.

The following landscape elements require Committee approval. Other minor landscape alterations do not require committee approval.

- Any landscaping projects for newly constructed properties not already reviewed by the LDRC's design committee.
- Major landscaping modification projects (landscaping disturbing or affecting in excess of 10% of the surface area of the Lot)
- Removal, planting or replacing any tree requires the submission of a Design Review Request Form. Removal, planting or replacing any tree in the tree lawn ALSO requires approval from the City of Denver Forestry Division.
- Drainage modifications
- Grading modifications
- Retaining walls
- Water features (ponds, fountains, etc)
- Sculptures and Yard Ornaments

Removal, planting or replacing trees has its own set of guidelines, please see the **Trees** section of this document for more information.

All lots shall have properly maintained grass according to city standards, or other acceptable ground cover. All landscaped areas shall be irrigated with an automatic sprinkler system with sprinkler heads that are appropriate for the area to be covered. Artificial grass and any other artificial plant material will not be placed in areas exposed to public view. All rocks used in landscaping shall be material native to Colorado.

A "tree lawn" is the area between a sidewalk and the curb. Any tree lawn area adjacent to an owner's property is the responsibility of that owner to maintain. Any tree lawn landscaping project requires the submission of a Design Review Request. Stone or other ground cover material may be used as an accessory only (not the primary ground cover). Tree lawn landscaping must allow for on-street parking and pedestrian access to the sidewalk. For more information on removing, planting or replacing trees in the tree lawn, which has its own set of guidelines and City of Denver Forestry rules, please see the **Trees** section of this document for more information.

Planting concepts, plant varieties, and irrigation techniques which minimize water consumption (xeriscape) are encouraged. For more information on water conservation, refer to the Denver Water Department publications.

Grading of yards will be done in a manner to direct drainage away from the structure, toward either the front or rear property lines. Ponding of runoff should be avoided. Directing drainage onto an adjacent property is not permitted. Grades should generally not exceed a 3:1 slope (run: rise).

Water features, such as ponds and fountains, and statuary are permitted but must be approved by the Committee. Such features must conform to and harmonized with the surrounding landscape, and not create an unreasonable noise level for adjacent property owners.

Yards will be properly maintained, kept free of weeds and invasive grasses, and mowed, trimmed and thinned in an attractive and healthy condition. Owners have the duty to provide for regular weeding, pruning and maintenance of all plantings, including trees. Diseased or dead plant materials and trees shall be removed and replaced in a reasonable timeframe (30 days unless during winter). Yards shall be kept free of trash, construction materials and unsightly storage – this includes front, side and back yards, areas enclosed by fencing and areas adjacent to rear-lot fencing, garages and alleys. Property owners are responsible for maintaining the landscaped portions of city right-of-way abutting their property (tree lawn) in accordance with Denver municipal codes, to include the trees and sod between the curb and sidewalk, as well as the space between rear-lot fences and alleys. Driveways, setbacks, adjacent sidewalks and “teardrops”, including areas landscaped with river rock on either side of a home, garage and/or driveway, will be kept weed-free and well-maintained. Landscaping shall not encroach on sidewalks, pedestrian throughways and alleys.

All landscaping improvements such as irrigation systems, retaining walls, edging, and planters and plant materials shall be maintained in good condition.

Evaluation Criteria for landscaping includes, but is not limited to:

- Materials and installation methods must be appropriate;
- Integrates well with existing landscaping;
- Reasonably conforms and harmonizes with surroundings.

Vacant Lot Landscape Requirements

- Vacant lots must be kept free of trash and debris.
- Vacant lots may not be used for storage of construction materials, equipment or debris unless construction is underway.
- Vacant lots must, at a minimum, be graded and have perennial native grasses as ground cover to control dust and surface erosion.
- Vacant lots must be mowed at regular intervals during the growing season. Grass, weeds or plant material shall not exceed six inches in height.
- If the vacant lot has an existing tree lawn adjacent to the lot, the tree lawn must irrigated and the trees maintained.

Lighting (Exterior)

May require submittal of Design Review Request

Exterior lighting improvements include wall and post mounted lights, low-voltage landscape lights, security/spot lights, energy-efficient outdoor lighting devices, light fixtures containing a coiled or straight fluorescent light bulbs, solar recharging panels, common motion detectors or any other equipment connecting to lighting devices.

Light fixtures must be maintained and kept in working order. Replacement of light bulbs in exterior light fixtures is considered a maintenance item and does not require Committee approval. Removing and replacing an exterior light fixture, if they are not the same style and color, or adding exterior light fixtures requires Committee approval.

Evaluation Criteria for lighting includes, but is not limited to:

- Light fixtures and installation methods must be appropriate to the location of the fixture and type of installation.
- Lighting styles and uses must reasonably conform and harmonize with surroundings, and integrate with the landscape plan.
- Lights should generally project downward and not emit an unreasonable amount of light toward adjacent properties.
- All lighting must comply with applicable city building codes.

Livestock

Requires submittal of city permitting.

The LCMA defers to the City of Denver ordinance for keeping livestock, including chickens, ducks and goats:

http://www.denvergov.org/Portals/682/documents/ACCFiles/FPA%20Enacting%20Ordinance%20-%20Revised%20Filed%205_16_11.pdf.

If you have questions about the ordinance, please call 311. Livestock may be kept in the back yard only and the yard must be securely fenced. A copy of the required city livestock or fowl permit must be submitted to the LCMA.

Mailboxes

May require submittal of Design Review Request

Most of Lowry is serviced by USPS-approved clustered mailboxes. In areas serviced by individual mailboxes, the mailboxes shall conform and harmonize with the building architecture and surroundings. Replacement of an existing mailbox with one of similar type and color does not require a Design Review Request. Addition of or removal and replacement of a different style or color of a mailbox requires a Design Review Request.

Noise

The LCMA defers to the City of Denver ordinances for noise. If you have concerns about noise, please call 311 or District 3 Denver Police Department non-emergency line at (720) 913-1200.

Outdoor Kitchens & Permanently Installed Fireplaces and Firepits

Requires submittal of Design Review Request Form.

Outdoor kitchens are a permanent, weather-resistant combination of a grill, storage cabinets, countertop, sink, and/or other kitchen features typically built into a patio or deck. An outdoor fireplace is a permanent, exterior wall mounted, gas or propane fireplace of similar construction to an indoor fireplace which is also incorporated into a patio or deck. Portable grills do not require Committee approval.

Evaluation Criteria for outdoor kitchens and fireplaces include, but are not limited to:

- Materials and installation methods must be appropriate;
- Integrates with the patio, deck, and/or landscape plan;
- Compliments the building architecture when appropriate;
- Reasonably conforms and harmonizes with surroundings;
- Screened or not immediately visible to adjacent property owners;
- Any utilities servicing kitchens or fireplaces shall be installed underground;
- Complies with applicable city building codes;
- Incorporates appropriate safety features (locks, covers) to deter unwanted users.

Paint (Exterior)

Requires submittal of Design Review Request Form

Property owners will keep buildings free of faded or peeling paint. A building exterior needs to be repainted when there are any signs of fading, chipping, streaking, peeling or exposed wood or siding.

Approval is required to paint building exteriors, with the exception of normal maintenance or “touching up”. Lowry does not have an approved paint color list; the Committee reviews each submission and approves or disapproves at their discretion. Paint samples must accompany any Design Review Request Form submitted for painting all or part of the exterior of a building.

If an owner submits a Design Review Request to paint their garage or garage door, they will be required to add the home’s street number to alley-facing garages, if the garage does not already show the street number. The street number should be located and of a size that is easily visible from and facing the alley. Street number may not be painted onto the garage; it must be hardware that is mounted onto the alley facing façade.

Evaluation Criteria for exterior painting color selection includes, but is not limited to:

- Reasonably conforms and harmonizes with surroundings;
- Excessively bright colors not normally used on building exteriors are not permitted;
- “Distressed” style exterior finishes will not be permitted on buildings, including trim, shutters, doors, etc.
- Proposed colors must be different from neighboring homes.

Parking

In all residential areas, parking of vehicles is prohibited on unpaved areas including unpaved front, side and rear yards. Parking of the following types of vehicles in driveways is limited to a period not to exceed forty-eight (48) continuous hours in any calendar week as a temporary expedience for loading, delivery, or emergency: transporters, limousines, utility trailers, campers, recreational vehicles, boats, and commercial trucks and trailers. Emergency first responder vehicles may be exempted from this policy in accordance with Colorado law. Exterior storage of recreational vehicles will be not be permitted. Cars parked in driveways should be generally operational and car maintenance activities should be done in the garage whenever possible.

Because the overwhelming majority of the streets in Lowry are owned, maintained and regulated by the city of Denver, street parking in Lowry is subject to Denver municipal code. If you have questions or concerns about street parking in Lowry, please call 311.

Parking in LCMA-owned alleys is prohibited. Vehicles parked in LCMA-owned alleys may be towed.

Patios (Open)

Requires submittal of Design Review Request Form.

An open patio is an exterior, at-grade surface for gathering. Typical materials include concrete, gravel, pavers, or bricks. For enclosed patios, please see **Additions and Expansions**. Patios should not be used for storage.

Evaluation Criteria for open patios include, but are not limited to:

- Materials and installation methods must be appropriate;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Does not create an unreasonable level of noise for adjacent property owners.

Pergolas

Requires submittal of Design Review Request Form.

A pergola is an exterior structure with an open roof system, generally used to create partial shade over a patio or deck. It is commonly made of wood and is supported on posts. Occasionally, a temporary seasonal fabric cover is incorporated. Storage of temporary seasonal pergola cover shall be out of sight of surrounding neighbors and completed in a neat and orderly fashion.

Evaluation Criteria for pergolas include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Colors must be complementary to the building;
- Height shall not exceed 10 feet from grade on which it sits;
- Reasonably conforms and harmonizes with surroundings;
- Does not unreasonably obstruct or diminish the view of adjacent property owners.

Evaluation Criteria for seasonal pergola covers include, but are not limited to:

- Materials must be made of canvas or similar and withstand seasonal weather;
- Attachment methods must be discrete and allow for easy install and removal;
- Colors must be complementary to the building;
- Reasonably conforms and harmonizes with surroundings;
- Use is restricted to the period May 1 to October 1.
- Does not unreasonably obstruct or diminish the view of adjacent property owners.

Pets

The LCMA defers to Denver City Code on matters concerning pets including dogs off leash, disposal of pet waste, etc. In LCMA owned parks, the municipal codes regarding pets are posted at the dog waste stations, of which there is at least one at each park. The city of Denver will enforce their code at the LCMA parks, so if you have concerns about off-leash dogs or an owner's negligence in removal of pet waste, please call 311. The 311 operator will then dispatch someone from Animal Control to address the problem.

Playhouses

Requires submittal of Design Review Request Form.

For permanent playhouse structures see **Accessory Buildings**. Portable playhouses are considered a toy, are exempted from submittal and shall be stored in the backyard away from public view.

Play Structures

Requires submittal of Design Review Request Form.

A play structure refers to a swing set, jungle gym, or similar play apparatus. Play structures shall be kept in good condition.

Evaluation Criteria for play structures include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Located in the rear yard or in the side yard if space permits;
- Height shall not exceed 12 feet from grade in back yard or 10 feet from grade in side yard;
- Reasonably conforms and harmonizes with surroundings;
- Does not obstruct or diminish the view of adjacent property owners.

Pools

Requires submittal of Design Review Request Form.

A pool is used for swimming recreation. In-ground pools typically entail engineered plans and require building permits. Only in-ground pools will be considered for approval.

Evaluation Criteria for pools include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Integrates with the landscape plan;
- Reasonably conforms and harmonizes with surroundings;
- Located within property setbacks and does not obstruct easements;
- Located in back yard and is not immediately visible to adjacent properties;
- Does not create an unreasonable level of noise for adjacent property owners from maintenance equipment;
- Complies with applicable city building codes;
- Incorporates appropriate safety features (locks, covers) to deter unwanted access.

Porch Roofs or Permanent Deck Covers

Requires submittal of Design Review Request Form.

A porch roof or permanent deck cover is a roof system over a deck, patio, porch or stoop that is incorporated into the building structurally and architecturally. They typically entail engineered plans and require building permits.

Evaluation Criteria for porch roofs or permanent deck covers include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- Colors must be complementary to the building;
- Reasonably conforms and harmonizes with surroundings;
- Does not unreasonably obstruct or diminish the view of adjacent property owners;
- Is located within setbacks and does not obstruct easements;
- Complies with applicable city building codes.

Porta-Potties – See Dumpsters, Temporary Storage Containers (i.e., POD's) and Porta-Potties

Recreational Vehicles - See Parking

Roofing Materials

May require submittal of Design Review Request Form.

Roofing materials refer to the shingle or tile material installed on a building rooftop. Replacement of an existing roof with the same previously-approved material does not require Committee approval.

Replacement of an existing roof with a new roofing material or roof color requires Committee approval. Materials shall be limited to ceramic and concrete tile, metal or multiple-ply composition shingles. Wood shake roofs are prohibited. Multiple-ply composition shingles shall have a multi-dimensional appearance and come with a minimum 30-year warranty. Rooftop equipment and exposed pipes and flashing shall be painted to generally match the roofing color.

Evaluation Criteria for roofing materials include, but are not limited to:

- Materials and installation methods must be appropriate;
- Colors must be complementary to the building;
- Reasonably conforms and harmonizes with surroundings.

Satellite and Communication Antennas

Satellite dishes shall not exceed one (1) meter in diameter. Satellite dishes and antenna shall be installed inconspicuously and screened from public view on back of home or building as much as possible. [Note the committee should be aware that if an acceptable quality signal cannot be received in the preferred location, or if installation, maintenance or use of the antenna would be unreasonably delayed or the cost unreasonably increased in the preferred location, per federal law the antenna may be installed in another location] CB/Ham radio antennas ca not exceed 35-feet in height and must be installed in the backyard. Cables should be affixed to the house and painted the same color as the house.

Shutters

May require submittal of Design Review Request Form

Shutters shall be installed as to reasonably conform and harmonize with the surroundings and shall be of color(s) that are complementary to building aesthetics. Shutters must be maintained and must be free of peeling, faded, cracked, chipped, or streaked paint / stain. “Distressed” style shutters are not permitted. Maintenance of or removal and replacement of shutters of the same color and style does not require a Design Review Request Form be submitted. Addition of shutters, replacing shutters with those of a different style or color, or painting shutters a new color does require that a Design Review Request Form be submitted.

Signs & Advertising – See Also, Flags & Banners

May require submittal of Design Review Request Form.

Signs refer to all temporary or permanent signs of all kinds and types regardless of purpose, including but not limited to monuments, building signs, lighted signs, directional signs, bench signs, political signs, for sale or rent signs, project signs and advertisements.

Committee approval is required for all permanent signs and most temporary signs. Below are some commonly-allowed temporary signs that do not require Committee approval:

- For Sale or For Rent (max size 6 sq ft) commencing with the date of listing up to date of closing, one sign per property;
- Open House (max size 6 sq ft) - day prior to and day of only, one sign per property;
- Remodel/Contractor Ad (max size 6 sq ft) maximum duration 30 days;
- Security Company/Service (max size 2 sq ft) maximum 2 per lot, unlimited duration;
- Garage Sale (max size 6 sq ft) day of only.
- Political Issue/Candidate (max size 32 sq ft) maximum 1 sign per ballot issue / candidate per election cycle, max 45 days before and 7 days after elections.
- Any sign or banner posted by the Lowry Community Master Association.

General sign rules & regulations:

- No signs shall be posted or attached to trees, public utility improvements, lighting poles or fixtures, traffic signs, or traffic control devices or on LCMA owned or maintained property without written permission from the LCMA.
- No signs shall be posted, placed or erected within public rights-of-way and thoroughfares, including tree lawns (the area between the sidewalk and curb).
- No permanent sign will be installed without Committee approval.
- All temporary signs must be in good condition free from tears, shredding, warping and rust.
- Flashing, blinking, moving, exposed light, iridescent colors, fluorescent materials, animated or audible signs, streamers, balloons and searchlights are prohibited.
- Off-premises billboard signs are prohibited.
- Bench signs are prohibited.
- Neon or gas tubing signs including fiber optics shall generally not be permitted on the exterior of a building.
- Signs attached to structures with one or more wheels are prohibited, including trailer signs.
- Sandwich board signs are permitted on commercial and multi-family properties during business hours / leasing office hours as long as pedestrian traffic on sidewalks is not impeded and the signs are not located in the tree lawn and do not obstruct the right of way.
- No owner shall add any lettering to any tower or utility structure located within Lowry or change the color of a tower or utility structure without prior written approval.
- No sign shall be painted upon any building façade.
- Signage shall have no exposed wiring, conduits, tubing, lamps, ballast boxes or raceways. All cabinets, transformers, ballasts, attachment devices and similar equipment shall be concealed.
- All materials used in signage, except temporary signage, shall be durable, of permanent nature, require minimum maintenance and be resistant to weathering and staining.
- No sign or any portion thereof may project or extend above the parapet wall or top of the exterior wall or building façade upon which the sign is mounted.
- Rooftop signs are prohibited.
- Off-site signs (signs advertising products or services available at other locations other than the property on which the sign is located or signs directing persons to locations other than the property on which the sign is located) are prohibited throughout Lowry

For commercial and multi-family sites:

Requires submittal of Design Review Request

- Monument signs must be architecturally compatible with the primary building on the property.

- Primary monument signs shall not exceed forty-five square feet or surface area per sign face, shall not exceed a maximum of five feet in width and shall not project higher than nine feet above ground level.
- Secondary monument signs shall be smaller in size than the primary monument sign on a property. Secondary monument signs shall not exceed thirty square feet of surface area per sign face, shall not exceed a maximum of four feet in width and shall not project higher than seven and one-half feet above ground level. Lettering on any secondary monument sign is limited to the building, company or business name and the purpose of the entry e.g., “Visitors’ Entrance.”
- All primary and secondary monument signs shall be illuminated by concealed floodlights from ground level or backlit, as approved by the Committee. No lights exposed to view from the street shall be mounted on the sign.
- Internal directional signage are permanent signs located throughout the property for the purpose of directing vehicles and pedestrians to destinations such as parking, entrances/exits, leasing offices and buildings. Signs should be the minimum size necessary to communicate the most essential information and without decoration. Internal directional signage shall not exceed a maximum of six feet in height and shall not have a sign panel larger than nine square feet in size. Such signs shall be architecturally compatible with the primary building on the property and shall be constructed of materials that are durable, of permanent nature, require minimum maintenance and be resistant to weathering and staining. Signs constructed of MDF are prohibited. Signs shall not be visible from beyond the boundaries of the property and, with the exception of signs identifying entrances and exits, shall not be located within the paving setbacks.
- In general, the informational content of all signs shall be limited to letters designating the establishment name and/or type of establishment and shall not include any specification of the merchandise offered for sale therein or the services rendered therein, advertising devices, slogans, symbols or marks except corporate logos, street number and street name.
- Monument signs associated with any retail use may be located within the paving setbacks in front of their building. Entry signs associated with retail uses shall not be located closer together than three hundred feet.
- A façade mounted sign associated with a retail use or a retail complex shall be limited to the trade name of the retail use or store. All façade mounted signs within a retail complex shall be consistent in height, color and location on the building with other retail uses in the same retail complex.

For single family and duplex residential, sub-association governed sites:

Requires submittal of Design Review Request

- Monumentation shall be appropriately scaled for both the pedestrian and automobile.
- Monuments shall be limited to principal or primary entries.
- Monuments shall be architecturally compatible with primary structures.
- Monuments shall not obstruct or interfere with vehicle sight lines at intersections or entrances.
- One sign identifying the address street number of each dwelling unit is permitted, provided that the surface area of such signs does not exceed one square foot.
- One sign identifying each public or quasi-public use is permitted, provided that the surface area of each sign does not exceed ten square feet.

Temporary signage – Commercial and Multi-Family

Requires submittal of Design Review Request

- All temporary construction signage must be approved by the Committee.
- During construction, temporary construction/leasing signs or banners announcing such construction shall be permitted with the maximum dimensions of eight feet by four feet. All

construction / leasing signs that are not banners shall be constructed of dimensional lumber and shall have all exposed surfaces painted. If a sign is to be supported by exposed posts, the base of the sign shall be framed out to give a finished solid appearance. Such signs may set forth the name of the project, a short description of the project, the owner, contractor, architect, engineer, financing information, completion date and leasing information. No sign is to be constructed more than two and one-half feet above the ground level to the base of the sign.

- Temporary construction / leasing signage may be installed no more than one hundred twenty days prior to work commencing.
- All construction signage must be removed within thirty days of completion of the project.
- All temporary leasing signage must be removed with the sale, rental or occupancy of ninety percent of the total leasable or salable square footage of the buildings within the development.
- Lighting shall not be used on temporary signs / banners.

Solar Panels

Requires submittal of Design Review Request

Solar panels or solar devices are defined by Colorado law as “a solar collector or other device, or a structural design feature of a structure, which provides for the collection of sunlight and which comprises a part of system for the conversion of the sun’s radiant energy into thermal, chemical, mechanical or electrical energy.” Solar panels or devices are typically mounted on the roof. Property owners are encouraged to incorporate energy conservation into their building systems.

Panels will be securely anchored to roofs, and pitched differently from the angle of the roof only to the extent necessary for solar efficiency. No property owner can erect an object, or construct or install an improvement that will obstruct access to sunlight for existing solar panels without the express written permission from the owner of the property with the solar panels. Panels must be installed by a licensed contractor who specializes in solar installation.

Evaluation Criteria for solar panels include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers recommended procedures;
- To the extent possible, panels will be aesthetically integrated into the structure.
- To the extent possible, avoid installing solar panels on the front, or public-facing view of the property.

Snow Removal

Property owners must comply with City of Denver ordinances regarding snow removal. Snow removal on sidewalks is the responsibility of the adjacent property owner. The LCMA does not provide snow removal in alleys and privately owned streets and the City of Denver provides snow removal according to its tiered plan.

Sports Equipment

May require submittal of Design Review Request

Sports equipment includes portable, pole-mounted or garage-mounted basketball backboards; volleyball or badminton nets; soccer goals; trampolines; etc. Permanent or garage-mounted sports equipment requires submission of a Design Review Request. Permanent pole-mounted basketball backboards must be 10 feet from front sidewalk and 5 feet from the side-lot property line. The maximum height of sports equipment is 12-feet. All sports equipment must be maintained in a clean and neat appearance. Sports equipment must not obstruct LCMA-owned alleys or sidewalks.

The city of Denver owns, maintains and regulates the vast majority of Lowry streets. City of Denver code prohibits the use or storage of sports equipment in the right of way, public sidewalks and city streets. If you have concerns about sports equipment in any of those areas, please call 311.

Statuary – See Landscaping

Storm Doors

Storm door design and color should be similar or generally acceptable as complementary to the residence.

Temporary Covers - Patio/Deck/Sun-Shades

Requires submittal of Design Review Request

A temporary patio or deck cover is a manufactured sun-shade cover used outdoors to provide temporary shade or cover. Covers are commonly made of canvas or similar durable fabric. Frames are commonly made of plastic or coated-aluminum. These systems are easily transported, assembled, and stowed-away. Frames should be fastened down to prevent blowing away. Only manufactured covers are permitted; make-shift covers are not allowed. Larger covers are sometimes rented for special back-yard social occasions. Shade covers can be used from May 1st to October 1st.

Temporary shade covers require Committee approval only if the property owner intends to leave the cover assembled for more 48 hours. Occasional use of temporary covers for periods less than 48 hours does not require approval.

Evaluation Criteria for temporary shade covers include, but are not limited to:

- Height shall not exceed 10 feet from grade on which it sits;
- Reasonably conforms and harmonizes with surroundings;
- Does not obstruct or diminish the view of adjacent property owners;
- Materials must be made of canvas or similar fabric and withstand seasonal weather.

Temporary Storage Containers (i.e., POD's) – see Dumpsters & Temporary Storage Containers

Trailers - See Parking

Trash Containers

All private service and sanitation facilities must be enclosed within fences, walls or landscaping so as not to be visible from any street or alley, except within 24 hours of trash pick-up.

Trees – See Also, Landscaping

Requires submittal of Design Review Request

Removing, planting or replacing any tree requires the submission of a Design Review Request. Removing, planting or replacing a tree in the tree lawn (area between the sidewalk and the street) requires the advance approval of the City of Denver Forester who can be reached at (720) 913-0651 or forestry@denvergov.org. Planting a tree in the tree lawn requires utility locates which can be requested by calling the City of Denver at 311. Tree lawn trees that have died must be replaced as soon as the weather permits replanting. Generally, the removal of healthy tree lawn trees is prohibited by the City of Denver Forester.

All new trees shall be a minimum of 2.5 inch caliper at the time of installation; evergreen should be a minimum of six (6) feet tall. Trees shall not be planted within a utility easement. For a list of tree species that are permitted and not permitted for planting in Lowry, please see the Lowry Tree List on the website at www.lowry.org.

The following tree species are prohibited in the Lowry Community:

- Any species of poplar (Populus) (exception: Aspens are permitted)
- Any species of willow (Salix)
- Box Elder (Acer Negundo)
- Siberian Elm (Ulmus Pumila)
- Silver Maple (Acer Saccharinum)
- Freeman Maple (Acer X Freemanni)
- Ash (Fraxinus)
- Walnut (Juglans)
- Sunburst Honeylocust (Gleditsia Triicanthos Inermis)
- Bradford Pear (Pyrus Calleryana ‘Bradford’)
- Mulberry (Morus)
- Russian Olive (Elaeagnus Angustifolia)
- Tree of Heaven (Ailanthus Altissima)

In the tree lawn, there must be thirty-five feet between shade trees, twenty-five feet between ornamental trees, trees must be thirty feet from the curb at intersections, ten feet from alleys, driveways and fire hydrants and five feet from water meters and pits. The city of Denver does not permit conifer species (e.g., spruce, pines, juniper, redcedar, fir) to be planted in the tree lawn.

Trees must be maintained and regularly pruned so as not to obstruct pedestrian traffic, sidewalks, alleys or the street. The city of Denver requires tree lawn canopies to be at least 8’ in height when mature. Generally, deciduous trees need pruning every three to four years. Regular pruning helps create a beautiful street canopy throughout Lowry.

Tree Houses – See Accessory Buildings

Trellis

Trellis may be installed on a property as long as it reasonably conforms and harmonizes with the surroundings and shall not unreasonably obstruct or diminish the view of an adjacent property.

Un sightliness and General Maintenance Requirements

Property exteriors (yards, porches, side lots, balconies, etc) will be maintained in an orderly manner and kept free of trash and clutter. Objects (tools, toys, old newspapers, trash bags, etc) shall be stored in an enclosed space and out of public view.

Homes will be painted regularly to avoid unsightly peeling and fading of paint. Yards will be mowed, kept free of excessive weeds and invasive grasses, and maintained in an attractive and healthy condition. Owners will weed, prune and maintain all plantings. Dead or diseased plants will be removed and replaced in a reasonable time (30 days unless during winter). All landscaping improvements other than plant materials, such as irrigation systems, retaining walls, fences, edging, and planters shall be maintained in good and neat condition.

Walls – See Fences, Walls & Handrails

Wind Turbines

Requires submittal of Design Review Request

Wind turbines or Wind-Electric Generators are used to generate electricity as a component of a building's overall energy system and represent a way to conserve energy. Wind turbines are generally prohibited but will be considered under special conditions by the Committee.

Wind-Electric Generators shall meet the interconnection standards established in rules promulgated by the Public Utilities Commission. The height, noise and aesthetics of the Wind Turbine shall not unreasonably interfere with the use and enjoyment of residents and property situated near the device.

Window Boxes

Requires submittal of Design Review Request

Window boxes must reasonably conform and harmonize with surroundings and maintained in good condition.

Windows, Screens & Window Treatments

Windows, Screens & Window Treatments must be well maintained and kept in good repair.

Wood Storage

Firewood or wood storage for any other purpose must be kept in the rear lot, out of public view, and in a neat and organized manner.