

**HIDDEN VILLAGE PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE**

COMPLIANCE REVIEW GUIDELINES

The Architectural Control Committee is established by directive of the protective covenants of Hidden Village. The Committee is granted the authority to review and approve new construction and exterior remodeling plans for homes, barns, additions, outbuildings, perimeter fencing, corrals and riding rings as well as all excavations (herein after described as Proposed Improvement).

The Architectural Control Committee will use and enforce the guidelines identified below in the plan approval process. These guidelines are designed to maintain and enhance the views, property values and architectural quality of Hidden Village. The goal of the Committee is to encourage planning and maintenance that will provide long term benefit to the property owners.

Procedure

1. The Property Owner shall submit two complete sets of the following documents to the Committee Chairperson at least thirty days prior to the planned excavation or surface preparation. Depending on the specific Proposed Improvement the necessary documents could include: Location survey, topographical map, plot plans, building plans, building specifications, leach field location, drainage plans, well location, septic location and driveway location. The locations of all Proposed Improvements must be staked out on the site prior to review by the Committee.
2. The Committee Chairperson shall date and review the submitted documentation. The Chairperson shall call a meeting of the Committee to review plans of the Proposed Improvement prior to an on-site meeting with the Property Owner. The Committee shall walk the site and review the Proposed Improvement in person with the Property Owner in order to gain full understanding of the proposal.
3. Following the site review, and within thirty days of receipt of the complete documents, the Chairperson shall communicate the Committee's acceptance, recommendations or denial to the Property Owner in writing. Notation of approval and date of approval shall be made on both sets of plans and one shall be returned to the Property Owner at that time. Copies of all correspondence shall be submitted to the Secretary of the Homeowners Association for filing in the Association's records.

4. Upon approval, a time limit for the completion of the Proposed Improvement shall be established by the Committee Chairperson and the Property Owner. A record of this completion date shall be kept and the completion date shall be upheld unless the Property Owner notifies the Chairperson of a building permit extension, in which event the completion date shall be so extended.

Guidelines for Plan Compliance

1. All buildings shall be set back at least thirty feet from the front, rear, and side line of the property, or in accordance with the current Douglas County regulations, whichever represents the greater distance. (See Douglas County Zoning Resolution).
2. Leach field locations shall be in compliance with Tri-County Health Regulations. These regulations specify that leach fields shall not interfere with any neighbor's leach field or well and be a minimum of fifty feet from any other leach field; there shall also be a minimum of one hundred feet between any well and leach field. Any leach field shall be at least twenty-five feet from any neighboring lot line.
3. Exterior shape and height of the Proposed Improvement shall be compatible with the terrain, foliage and topography of the site.
4. Site of the Proposed Improvement in relation to the neighboring views or structures shall be considered. A pleasing variation on home placement is preferred in order to avoid a city block look.
5. Consideration shall be given to wind exposure, snow melt, night lighting, solar effects, altered drainage, patio or deck location, potential noise impacts on neighbors and appearance from road.
6. As few trees as possible shall be removed from the building site. No native trees shall be cut or removed, except those which must be removed for access to a lot or tract for the erection of buildings, or those which become diseased or dead, or require thinning to maintain good growth. Every effort shall be made to preserve native vegetation in order to maintain bird and wildlife habitat, and to minimize watering requirements.
7. Restoration of construction site and proposed landscaping shall be completed within one year of the Certificate of Occupancy.

Surroundings

1. *Restoration and Landscaping* Topsoil shall be removed in such a way that it can be replaced when the Proposed Improvement is completed. To promote water conservation, natural grass and plantings are recommended and large irrigated lawns are discouraged.
2. *Exterior Lighting* Bright exterior lights shall be avoided.
3. *Materials* Exterior colors, textures, and building materials shall be compatible with the surrounding natural environment and neighboring properties. Shiny or metallic roofs and siding are prohibited.
4. *Outbuildings* The number of outbuildings shall be kept to a minimum and shall be consistent with the home design, color, and construction.
5. *Driveways* Driveways shall provide any needed off-road parking and ease of accessibility. The design shall consider safety with respect to oncoming traffic and other driveways. (Driveway permits are required by the Douglas County Building Department).
6. *Fencing and Walls* Fencing and walls shall blend aesthetically with the surroundings and shall comply with all applicable Douglas County Regulations.
7. *Remodeling* Exterior modifications which would create a noticeable visual change to neighbors shall be submitted to the Architectural Control Committee for approval.
8. *Address numbers* Numbers shall be located in a position clearly visible from the road during construction. Permanent numbers should be visible from the road to enable immediate location of the property in emergency.
9. *Maintenance* All buildings, fences and lots shall be constructed and maintained in good repair to enhance the value of the property and of Hidden Village.

Approved by the Hidden Village Property Owners Association Board of Directors
February 18, 1993.