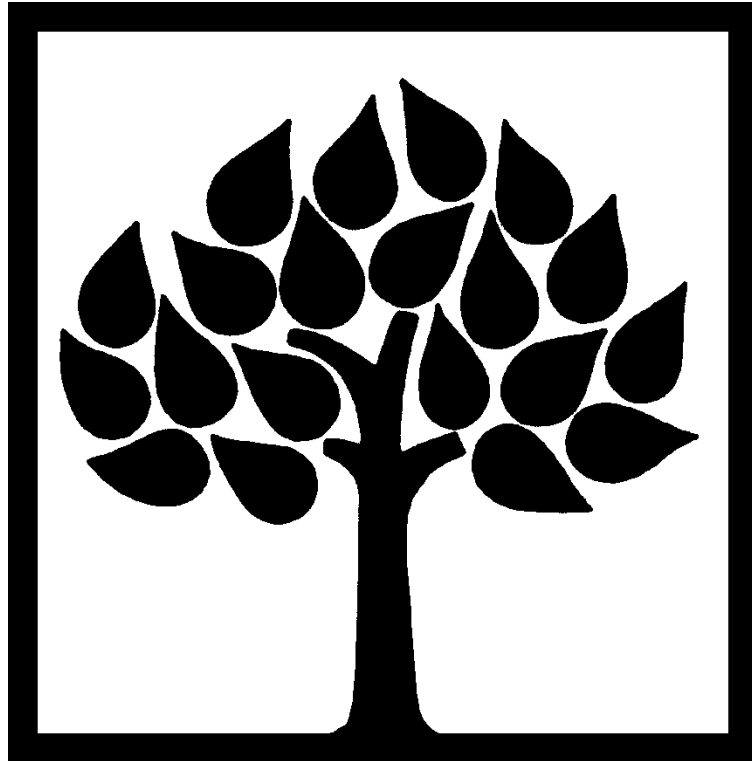


GREENWOOD VILLAGE



ARCHITECTURAL CONTROL COMMITTEE FOR EXISTING STRUCTURES

ARCHITECTURAL REVIEW

PROCEDURES AND RULES

ADOPTED 4/20/2004

GREENWOOD VILLAGE

ARCHITECTURAL CONTROL COMMITTEE FOR EXISTING STRUCTURES ARCHITECTURAL REVIEW PROCEDURES AND RULES

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GREENWOOD VILLAGE
ARCHITECTURAL CONTROL COMMITTEE FOR EXISTING STRUCTURES
ARCHITECTURAL REVIEW PROCEDURES AND RULES

I. **ACCES RULES SUMMARY**

A. **The Following are Prohibited in Greenwood Village:**

1. **Awnings**
2. **Basketball Hoop - Roof Mounted**
3. **Commercial Vehicles or Equipment - Except in Garage**
4. **Dumping of Refuse and Debris on Any Property**
5. **Fences - Chain Link and/or Full Enclosures**
6. **"Off-roading" - with Any Vehicle, on Any Property**
7. **Pet Doors**
8. **Poles and Suspended Wires**
9. **Removing Trees, Plants, Rocks, or Soil from GVCA Property without GVCA Approval**
10. **Signs - Except as Approved by ACCES, or Exempted Below or in "Signs" Section III.S.**
11. **Storage Sheds**
12. **Swimming Pools - Permanent, or Deeper than 24"**
13. **Trailers, or Motorhomes - Except in Garage**

B. **The Following are Available from the GVCA Office:**

1. Satellite Antenna Instant Approval- See Satellite Guidelines (Attachment 3)
2. Tree Removal Fast Approval - Dead or Dying Trees on Your Property
3. Open House Signs - Loaned for Free (Deposit Required)

C. **The Following Do Not Need ACCES Approval:**

1. Basketball Hoop - Portable
2. Building-Mounted Flag Holders
3. Drainage - Repair, as Long as No Design Changes are Made
4. Firewood Pile - Neatly Stacked on Your Own Property, Cover Must be Earth Tone in Color
5. Gutter - Repair
6. Intercoms- Low Volume Intercom Speakers Located at Entrances
7. Landscaping - Planting in Existing Beds
8. Lighting - Temporary Holiday Lighting
9. Mailbox - If It Follows ACCES Guidelines (See Attachment 6)
10. Painting - Same Color
11. Patio - Repair
12. Portable BBQ Grill/Portable Enclosed Fire Pit
13. Renting Your Unit (May need Condominium Approval)
14. Roofing Repair
15. Siding Repair
16. Sign - Day of Event Sign Mounted in Your Yard Only
17. Sign - For Sale Sign Mounted in the Window of Your Home Only
18. Sign - Security Sign Less than 12" x 12", Mounted in Window or Landscaping, Not in Lawn
19. Temporary Wading Pool (Less than 8 Feet in Diameter & Less than 24" Deep)
20. Tree Removal - Only for Fallen Trees on Your Own Property (See Section I.B.2 Above)
21. Tree Trimming - Only for Trees and Shrubs on Your Own Property

All Other Projects Require ACCES Approval!

Refer to the Requirements Matrix on the next page to ensure you include all the information ACCES needs to approve your project. If your project is not listed in the Matrix, please refer to the ACCES Guidelines or contact the GVCA office to find out what information to include.

D. REQUIREMENTS MATRIX

Go down the list until you find your project, then across to find what information you need to submit with your request. Each item does not need its own page, so combine where appropriate.

All Single Family Homeowner Requests require your neighbor's signatures.

All Condo Resident Requests require condo board or mgmt. co. signature.

Temporary Access * - If you need access across property not your own, please show location.

Project Schedule - If over 9 months, include a schedule.

* - These items may be combined on a page.

Project	More Details Found in Section(s):	Required Information																
		Plot Map Showing Location *	Drawing - Top or Plan View *	Drawing - View from Side	Dimensions *	Literature on Product(s)	Color (Clips or Samples)	Samples of Materials	Footer/Support - material and depth	Storage Location of building materials *	Landscaping Plan *	Grading Plan *	Drainage Plan showing Direction of Water Flow *	Erosion Control Plan *	Lighting Details - See Definition Page	Wiring/Piping Location *	Hours of Operation	"Before" Photo
Home		Y = Yes (Required)																
Combining/Dividing Units or Lots	II.B, II.C	Y	Y	Y														
Deck - Addition/Removal/Repair/Replacement	III.C	Y	Y	Y	Y	Y	Y	Y	Y									Y
Gutter - Addition/Removal/Replacement	III.E		Y	Y	Y	Y	Y					Y	Y	Y				Y
Home - New (ACC Approves) or Replacement, Room Additions or Removals, including Storage Rooms	II.B, II.C	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					Y
Hot Tub/Jacuzzi - Outdoor	III.C	Y	Y		Y		Y	Y								Y		
Painting, Different Color	III.B					Y	Y											Y
Patio - Addition/Replacement/Removal	III.C	Y	Y		Y	Y	Y	Y	Y		Y	Y						Y
Porch - Addition/Replacement/Removal	III.C	Y	Y	Y	Y	Y	Y	Y	Y		Y							Y
Porch - Upgrade - Roof or Enclosing	III.C		Y	Y	Y	Y	Y											Y
Roofing - Addition/Replacement/Removal	Attachment 2				Y	Y	Y	Y										
Siding - Addition/Replacement/Removal	Attachment 2				Y	Y	Y											
Home Business	III.V, Attachment 7	<i>Home Businesses use a special ACCES request form, available at the GVCA Office.</i>																
Yard																		
Basketball Hoop - Permanent	III.H	Y							Y									
Clothes Line	III.N	Y																
Compost Piles and Bins	III.R	Y			Y													
Drainage - Change/Addition/Replacement/Removal	III.F	Y	Y		Y			Y	Y			Y	Y	Y				Y
Driveway - Addition/Replacement/Removal	II.B, II.C	Y	Y		Y	Y			Y			Y	Y					Y
Fence - Deer Netting	III.D	Y	Y	Y	Y	Y												
Fence - Invisible Dog Fence	III.L	Y	Y			Y										Y		
Flag Pole	III.G	Y			Y	Y	Y		Y						Y		Y	
Grading Changes	III.E, III.F	Y	Y								Y	Y	Y	Y				Y
Landscaping - Adding/Removing Borders, Blocks or Rocks	III.E	Y	Y	Y	Y	Y			Y		Y							
Landscaping - Ground Cover Changes	III.E	Y				Y					Y							
Landscaping - New Bed/Design (see Grading Changes)	III.E	Y	Y	Y	Y	Y					Y							
Landscaping - Sprinkler System	III.E	Y	Y									Y	Y		Y			
Lights - Permanent Outdoor	III.M, Attachment 5	Y	Y	Y	Y	Y									Y	Y	Y	
Mailbox - Other than Pre-approved Design	III.T, Attachment 6		Y	Y	Y	Y	Y		Y									
Play Equipment - Higher than 3 feet	III.H	Y	Y	Y	Y	Y	Y				Y							
Pond - Decorative	III.F	Y	Y	Y	Y	Y					Y	Y	Y					
Sidewalk / Steps - Addition/Replacement/Removal	III.C	Y	Y		Y	Y	Y	Y	Y			Y	Y					Y
Sound System - Exterior	III.Q	Y	Y	Y		Y	Y								Y	Y	Y	
Trees - Tree Removal	III.E	Y																
Walls - Privacy Screening	III.D, III.E	Y	Y	Y	Y	Y	Y		Y									
Walls - Structural Retaining Walls	III.D	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y				

E. **Definition of Matrix Required Information**

Temporary Access (if required) - If construction equipment or delivery trucks need access to the side or back of your lot, the location of their route of entry and exit needs to be provided to ensure neighboring properties are not damaged.

Construction Schedule - Required if your project may take longer than 9 months. If you do not include a construction schedule, you are required to start your project within 3 months, and finish it less than 6 months after you start. If you are a condominium association doing a multi-year project, a schedule is needed showing which units are going to be completed each year of the project.

Plot Map Showing Location - A map of your property showing your lot dimensions, home location, and the area affected by your project. All structures must be set in 30' from the back and 10' from the sides of the lot. (**You can find maps of your lot at www.summitoh.net**)

Drawing - Top or Plan View - Detailed top view of your project showing all important details. (Need not be an architectural drawing.)

Drawing - View from Side - Detailed side view of your project showing important details. (Need not be an architectural drawing.)

Dimensions - Height, width, length, depth and any other dimension important to your project.

Literature on Product(s) - Literature on materials or products that will be used in your project.

Color (Chips or Samples) - Typically a color sample from a paint store or product literature, which includes manufacturer/color name/code.

Samples of Materials - Actual sample of the material to be used in your project.

Footer/Support - material and depth - To protect against bugs, rot, and frost damage, footers need to be of durable material and extend below the frost depth.

Storage Location of Building Materials - Projects requiring a lot of material need to store construction material out of sight.

PLANS - The following four plans, when required, are typically overlaid on your plot map:

Landscaping Plan - This plan shows the layout of your landscaping, with the dimensions of new beds, and the location of perennials, trees, and bushes, all properly labeled, with the total numbers of each plant listed.

Grading Plan - This plan, usually in 2-foot topographic (contour) form, showing the elevations of your property before and after it will be graded, with direction of water flow indicated.

Drainage Plan showing Direction of Water Flow - This plan shows the routing of any drainage pipes or swales, with the direction of water flow and points where the flow exits off your lot clearly indicated.

Erosion Control Plan - This plan shows the temporary measures you will install to prevent erosion of topsoil or debris into nearby streams or storm sewers during your project, and the permanent measures to be left in place at the completion of your project to prevent erosion.

Lighting Details - Indicate the style (Non-Directional, Flood, Spot, Accent, etc.), type (Halogen, Incandescent, Fluorescent, etc.), wattage, location, direction, and number of lights, and the type of switch used to control them (on/off, motion sensor, timer, light sensor). For Sound Systems, provide the system wattage, and the location and direction the speakers are pointed.

Wiring/Piping Location - In applications where wires, cables, or hoses are being routed as part of your project, where they will be routed, and how they will be protected and hidden from view, needs to be indicated.

Hours of Operation - Items or projects that could affect your neighbor's privacy through noise or light, such as sound systems, flood lights or fountains (and construction work), should be done at reasonable times. Please state the expected times of use.

"Before" Photo - Photo of the area of your home or lot to be modified before any changes are made, to serve as a reference after the project is complete.

GREENWOOD VILLAGE
ARCHITECTURAL CONTROL COMMITTEE FOR EXISTING STRUCTURES
ARCHITECTURAL REVIEW PROCEDURES AND RULES

WHEREAS, Article VI, Section 2 of the Greenwood Village Inc. Greenwood of Sagamore Hills Subdivision Declaration of Covenants and Restrictions (hereinafter “DECLARATIONS”) requires ACC (Architectural Control Committee) approval for changes or additions to lots or buildings; and

WHEREAS, the ACC and the Board of Trustees of the Greenwood Village Community Association (GVCA) established the Architectural Control Committee for Existing Structures (ACCES) to act for the ACC in matters of existing structures (See Attachment 9 for ACC/GVCA agreement); and

WHEREAS, the ACCES will become the ACC upon the completion of Greenwood Village; and

WHEREAS, the GVCA asked the ACCES, in accordance with the DECLARATIONS, to create procedures for obtaining approval and to promulgate rules as to what is acceptable or unacceptable;

NOW THEREFORE, BE IT RESOLVED THAT the following procedures and rules proposed by the ACC Subcommittee ACCES be adopted:

II. APPLICATION PROCEDURES & REQUIREMENTS

A. ACCES PROCEDURES

1. **All requests must be in writing and received at least two weeks prior to a scheduled ACCES meeting to be reviewed at that meeting. ACCES will not accept oral requests.**
2. In hardship cases where events beyond the applicant’s control prevent the applicant from meeting this schedule, ACCES will attempt to accommodate the applicant’s schedule, if requested to do so in writing. (Note: ACCES members are volunteers.)
3. **A proposal is deemed to be “submitted” to ACCES as of the first scheduled ACCES meeting where ACCES has an opportunity to review the proposal, not upon delivery of the written proposal to the GVCA Office.**
4. If ACCES fails to inform the applicant by a written reply within fifteen (15) business days after a proposal is submitted to ACCES, the request is automatically approved and the applicant may proceed with the proposed addition, alteration, or improvement. However, this automatic approval shall not apply to items expressly prohibited by this document or the DECLARATIONS, for example, sheds, chain link fences, etc. “Business” days are defined to include any day except Saturday, Sunday, and all federally-recognized holidays. The applicant may call the GVCA office anytime after the ACCES meeting to check if their proposal received ACCES approval.
5. If ACCES rejects the proposal, ACCES must list the reason(s) for rejecting the proposal as part of its final written decision. In any case where ACCES shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ACCES shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal can be prepared and submitted for approval.
6. Once a proposal is rejected, should the applicant obtain new or additional information that might clarify the request or demonstrate its acceptability, the applicant may request reconsideration of the proposal. Reconsideration does not require the applicant to fill out additional forms; ACCES will refer to the original terms of the proposal, along with the new or additional information provided (in writing or orally during the ACCES meeting), when making a reconsideration decision.
7. Copies of all requests and proposals submitted to ACCES for review will be filed according to lot number, along with the written decision and a statement of action taken, if any.
8. ACCES reserves the right, at any later date, to rescind its earlier approval of a project in the event that the project cannot be completed within the time frame specified in [Section III.Y.](#)

B. GENERAL REQUIREMENTS FOR ANY ADDITION(S) OR CHANGE(S)

1. Each owner must submit a proposal request for any exterior addition, alteration, change in use, or improvement to an existing property to ACCES for approval. The proposal must contain a description of the change, including the height, width, length, size, shape, color, materials to be used, and the location of the proposed addition, alteration, change in use, or improvement (See Section I.D., the Requirements Matrix, for precise information needed by project type.). The proposal may contain photographs or sketches of similar completed projects to aid ACCES in its consideration, but photographs or sketches of similar completed projects are not required to be included with the proposal. All plans and specifications must be submitted to the GVCA Office.
2. Proposal requests for a condominium property require the written approval of the condominium board or their management company. Such written approval must be submitted with the ACCES proposal.
3. Proposal requests for a single family homeowner property require the written acknowledgement of notification of the request by the adjacent neighbors, with the written approval of the neighbors strongly encouraged. Such written acknowledgement/approval must be submitted with the ACCES proposal
4. Each proposed addition, alteration, or improvement must be specifically approved, even if a similar or substantially identical addition, alteration, or improvement has been previously approved by ACCES
5. The GVCA Office will provide an ACCES approved "Request for Approval" form free of charge to any resident wishing to submit a proposal to ACCES. (See Attachment 1)

C. MAJOR MODIFICATIONS

For major changes of a structural nature, including but not limited to the addition or removal of garages, siding or roofs (see Attachment 2), rooms, stories or dormers, balconies, driveways, decks, patios or sidewalks, and other significant structural changes, or if an initial submittal is not sufficient to render a decision, ACCES may require a pre-design conference. At the pre-design conference ACCES will determine the submittal and oversight requirements:

1. Final submittal may require:
 - a. Final drawings;
 - b. Proposed contracts;
 - c. Location of storage site for building materials, etc.;
 - d. Identification of temporary access, if any;
 - e. Information about existing and final grades, drainage, etc.;
 - f. Color chips of painted or stained exteriors;
 - g. Samples of exterior material(s);
 - h. Disposal area for surplus soil;
 - i. Plan of proposed landscaping and re-vegetation (erosion control, screening, etc.);
 - j. Elevations;
 - k. Construction schedule;
 - l. Other information deemed necessary.
2. Administrative oversight may require:
 - a. Notice of construction start (Owner);
 - b. Request for approval of changes during construction (Owner);
 - c. Request for inspection during construction (Owner or ACCES);
 - d. Notice of completion (Owner);
 - e. Final inspection (ACCES);

D. GROUNDS FOR DISAPPROVAL

The ACCES shall have the right to disapprove any plans and specifications submitted hereunder because of any of the following:

1. Failure of such plans or specifications to comply with this document;
2. Failure to include information in such plans and specifications as may have been reasonably requested;
3. Objections to the design or appearance of any proposed landscaping;
4. Incompatibility of any proposed building or use with existing buildings or uses upon other lots in the vicinity;
5. Objection to the location of any proposed building upon any lot or with reference to other lots in the vicinity;
6. Objection to the grading plan for any lot;
7. Objection to the color scheme, finish, proportions, style of architecture, size or appropriateness of any proposed building;
8. Any other matter, which, in the judgment of the ACCES, would render the proposed building, landscaping, or use inharmonious with the general plan of improvement of Greenwood Village, or with buildings or uses located upon other lots in the vicinity.

E. PROMULGATION OF RULES BY ACCES

The ACCES may promulgate rules governing the form and content of plans to be submitted for approval or requiring specific improvements on lots, including, without limitation, exterior lighting and landscaping, and may issue statements of policy with respect to approval or disapproval of the architectural styles or details, or other matters, which may be presented for approval. Such rules and such statements of policy may be amended or revoked by the ACCES at any time, and no inclusion in, omission from or amendment of any such rule or statement shall be deemed to bind the ACCES to approve or disapprove any feature or matter subject to approval, or to waive the exercise of the ACCES's discretion as to any such matter, but no change of policy shall effect the finality of any approval granted prior to such change.

III. ARCHITECTURAL RULES

A. GENERAL

Any exterior addition or alteration to an existing building shall be compatible with the design character of the original building. The details in this section are meant to assist property owners in following the rules set forth in the DECLARATIONS and in this document. Property owners must comply with both the DECLARATIONS and these ACCES rules. These ACCES rules do not limit the authority of ACCES to control any and all exterior elements of all areas of the community. The DECLARATIONS are the ultimate governing document and ACCES rules must conform to the principles set forth in the DECLARATIONS. However, this document is intended to provide a single point of reference for the residents of Greenwood Village and is intended to include and clarify the rules and restrictions provided in the DECLARATIONS.

B. MATERIALS AND COLOR; PAINTING; REPAINTING; STAINING

1. Only the exterior materials on the existing parent structure or those that are compatible with the architectural design character of the other existing units in the surrounding area will be approved by ACCES. Attachment 2 lists sources for exterior material commonly used in Greenwood Village. If residents replace their exterior materials using materials (doors, windows, stains, etc.) pre-approved by their condominium association and by ACCES, they do not need to submit an individual request to ACCES. The individual condominium associations are responsible for getting ACCES approval for the materials and for providing a list of ACCES approved materials to their members.

2. ACCES will approve exterior color changes only if the proposed color is in harmony with the other existing units in the surrounding area and if the color is similar to colors already used elsewhere in the community.
3. Property owners may repaint only those areas that are already painted. Similarly, only areas that are already stained may be restained. Unpainted or unstained surfaces, such as brick, stone, and the like, shall remain unpainted and unstained.
4. Painting or repainting and staining or restaining requires ACCES approval only if the property owner intends to change the color of the paint or the stain. Per [Section III.Z.](#), each property owner is required to keep his or her lot, including all improvements thereon, in good order and repair, including painting of the buildings. Repainting and restaining to the SAME COLOR does not require ACCES approval as it would merely be in keeping with the requirement of [Section III.Z.](#) The owner is encouraged submit the manufacturer and color code to ACCES for recording so any new owner can know the exact color to use when it is their turn to repaint or restain.
5. Property owners seeking to make exterior color changes must submit color samples to ACCES as part of their proposal.

C. DECKS, HOT TUBS, PATIOS, PORCHES, SIDEWALKS, AND STEPS

1. ACCES approval is required for the addition, removal, or replacement of a deck, hot tub, patio, porch, sidewalk, or steps.
2. Requests should include:
 - a. Drawings showing the location and design. Location must meet setback requirements.
 - b. Color samples or literature showing color.
 - c. Landscape design, if planned. It is recommended to provide privacy and a finished look.
 - d. Materials used for construction. For porches, add screening and roofing materials.
 - e. For decks, porches, and steps, also include footer design information.
 - f. For hot tubs, also include routing locations for wiring, water pipes, and drainage.
3. ACCES approval applies strictly to the architectural compatibility of the appearance of the project with look and feel of Greenwood Village. ACCES does NOT in any way endorse the design of any deck, hot tub, patio, porch, sidewalk, or steps, and ACCES accepts no liability for any problems or injuries that may arise from the proposed deck, hot tub, patio, porch, sidewalk, or steps. It is the owner's responsibility to ensure the design, construction, and installation meets all appropriate engineering, building, and safety codes.

D. FENCES, SCREENS, & RETAINING WALLS (Also see [Section III.L. Invisible Fences](#))

1. Fences, screens, and retaining walls must be approved by ACCES. Fences, screens, and retaining walls are permissible only in limited situations, as approved by ACCES. "Retaining walls" is defined to include any wall, whether free-standing or attached to an existing structure, used to prevent erosion.
2. Height and Length Restrictions; Additional Restrictions
 - a. Fencing, screens, and retaining walls above grade that are approved by ACCES shall not exceed six (6) feet above grade.
 - b. Fences and free-standing screens that are approved by ACCES shall not exceed six (6) feet in height and sixteen (16) feet in length.
 - c. Fencing can not be used to enclose an area, with the exception of a unit's patio or deck, the GVCA pool, garden, and tennis courts, and the Williamsburg and Oak Knoll pools.
 - d. In any case, fences and screens approved by ACCES must be in scale and style with the surrounding property and structures and with their intended use.
 - e. ACCES will not approve retaining walls that divert ground water onto adjoining properties or which otherwise substantially change the existing draining patterns of the lot, except to correct an existing drainage problem (See [Section III.F.](#)).

3. Materials and Finish
 - a. ACCES will approve wood fencing or screening only if the design generally conforms to the architectural design of the community.
 - b. ACCES will not approve an application for the installation of chain link or other metal fencing.
 - c. All approved fencing or screening must have finished materials on both sides.
 - d. Retaining walls generally should be constructed of natural stone, masonry, pavers, or attractive timber.
4. Deer Fencing/Netting: Dark colored “invisible” netting can be used without ACCES approval to protect plants and shrubs from predation by deer and other herbivores, provided the netting is used only around the plants. Deer fencing or netting used to block passage or enclose an area constitutes a fence and is not allowed without ACCES approval. Each proposed design will be reviewed on an individual basis, and only temporary or seasonal fences that are removed during the summer (May 1 to September 30) will be approved. Preferred alternatives are deer repellants or landscaping with plants distasteful to deer.

E. LANDSCAPING AND TREES

1. With the exception of major landscaping modifications, minor landscaping work and planting in general do not require ACCES approval. When in doubt as to whether landscaping amounts to a major modification, contact ACCES.
 - a. **Major Landscaping Modifications Definition for Homeowners** - a major change is new overall design involving multiple plantings, new retaining walls, or other structures.
 - b. **Major Landscaping Modifications Definition for Condominium Associations** - a major change is a new overall design or new retaining walls or other structures, or any new landscape plantings that are on the peripheral boundary of the condo association
 - c. **Minor Modifications Definition** - For both, a minor change would be replacing existing shrubs, bushes or small trees, or adding more of the same, to existing beds.
2. No living tree shall be removed without express written approval from ACCES.
 - a. Removal of fallen dead trees lying inside the property owner’s lot may be done without ACCES approval. Property owners may not remove standing dead or dying trees without approval of ACCES or an authorized agent of ACCES. Approval is required to determine the tree actually is dead or dying, which can not be determined after it is cut down and ground up. To allow faster approvals ACCES may appoint an agent, such as the GVCA manager, to come inspect the tree and give approval for removal.
 - b. No living, dying, dead or fallen trees, or any other plants, may be removed from the GVCA Common Open Spaces by anyone without the permission of the GVCA manager. Ignorance of your property line is not a defense.
 - c. Notify the GVCA office immediately of any dead trees on GVCA property in danger of falling on a building. GVCA will remove it if there is a risk.
 - d. Living trees, hedges, and shrubs which restrict sight lines for vehicular traffic shall be cut back or removed.
3. Common Open Spaces - Most lots in Greenwood back onto GVCA Common Open Spaces. Per the DECLARATIONS, every resident of Greenwood has a right to, and easement for, the enjoyment of these Common Open Spaces. GVCA maintains many of the Common Open Spaces in a natural state to preserve the park-like feel of Greenwood. Common Open Spaces are NOT extensions of your yard and encroachment is prohibited. Landscaping of any kind, including mowing, is prohibited on Common Open Spaces without the written approval of both GVCA and ACCES. It is forbidden for a resident to block, impede, or discourage any other resident’s use of the Common Open Spaces, whether verbally, through landscaping, or by any other means. Residents shall not encroach on properties neighboring Greenwood.

4. Protective Screening Areas - Where protective screening areas, screen planting, fences or walls are shown on any plat of any part of Greenwood, or where they have become defacto screening even though not shown on any plat, the same shall be maintained by the owner for the protection of the adjacent lots. No building or structure, except such planting, fence, or wall, shall be placed or permitted to remain in such area. No vehicular access shall be permitted over such area except for the purpose of installation and maintenance of screening, utilities, and drainage facilities, if any.
5. Trimming, Pruning or Removing Plantings - The Developer and the GVCA shall have the right to enter upon any lot and trim, prune, or remove at the expense of owner, any hedge or other planting which in the opinion of the Developer or the GVCA, by reason of its location upon the lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property, obscures the view of street traffic, is unattractive in appearance, or if such action would be in the best interests of proper property management, provided, however, that the Owner shall be given thirty (30) days prior written notice of such action.
6. Slope Control - No structure, planting, or other materials shall be placed or permitted to remain, nor shall any activity be undertaken, which may damage or interfere with established slope ratios, create erosion or sliding problems, or change the direction of flow or drainage channels, or obstruct or retard the flow of water through drainage channels. The slope control areas of each lot or other parcel of Greenwood Village and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

F. DRAINAGE, GUTTERS, DECORATIVE PONDS

Gutters and drainage systems are to be kept in good repair. Any changes to drainage systems or the natural drainage paths require ACCES approval. Requests for approval for changing drainage must contain a map or drawing accurately showing the current drainage flow and the new proposed drainage flow. Drainage plans can include extending drainage lines onto GVCA common open space if they will reduce erosion. Decorative ponds require ACCES approval.

G. POLES, WIRES, FLAGPOLES, ANTENNAE - Including Satellite (Also see Attachment 3)

1. Poles, Wires, etc. - Property owners are not permitted to place or maintain above the surface of the ground on any lot any facilities, including but not limited to poles and wires, for the transmission of electricity, telephone messages, and the like.
2. Flagpoles - Any flagpole not attached to an existing structure must be approved by ACCES. Only flagpoles without external ropes will be approved. (External ropes are too noisy.) Wall-mounted flag holders do not need approval. (See [Section III.M., Exterior Lighting.](#))
3. Antennae - With the exception of satellite and TV antennae, no visible antennae of any kind may be erected within Greenwood Village. Excellent reception is possible by mounting your TV Antenna inside your attic. The mounting of an outside TV antenna will be approved only if your antenna can not receive acceptable reception when mounted inside your attic. Instant Approvals are available for satellite antenna, see Attachment 3 for rules and guidelines.

H. PLAY EQUIPMENT

1. Permanent backyard swimming pools, basketball hoops mounted on buildings, and tree houses are not allowed.
2. Temporary children's play equipment such as wading pools not exceeding 24 inches in depth and 8 feet in diameter, sand boxes with attached bottoms, play houses, tents, etc., do not require ACCES approval provided that such equipment is located in the rear of the lot, does not exceed 3 feet in height, and is in good repair (including painting). Portable basketball hoops that are stored in the garage when not in use are permitted without ACCES approval, however permanent pole-in-the-ground basketball hoops require approval. Temporary means

- play equipment is outside only during the season it is used, not left outside year round, and it is moved regularly for mowing and is not left in one place long enough to kill the grass.
3. Play equipment higher than 3 feet, or permanently installed (i.e. not temporary), requires ACCES approval as to design, location, color, materials, and screening from public view.
 4. Consideration should be given to the view from your neighbors. Avoid gaudy colors and a messy appearance.

I. SHEDS

ACCES will not approve any requests or proposals for permanent or temporary sheds. A “Shed” is defined to include any permanent or temporary structure or outbuilding that is not attached to an existing structure. This rule may not be circumvented by just attaching such a structure to an existing structure; such action would be a major modification or significant structural change requiring ACCES approval.

J. STORAGE AND USE OF VEHICLES, TRAILERS, AND MACHINERY

1. No automobile, trailer, nor vehicle of any kind, licensed or unlicensed, shall be stored on any public right-of-way, driveway, or anywhere in or upon any lot, except in the confine of the garages provided therefore. “Stored” is defined as not having moved off of the lot for more than seven days.
2. No machinery of any kind shall be placed or operated upon any lot except such machinery as is customarily required for the maintenance of private residences, and such machinery shall be stored out of sight of adjoining lots, provided that this provision shall not apply during the construction, reconstruction, or repair of any buildings on any lot.
3. No commercial vehicle, road machinery, nor excavating equipment shall remain on any lot nor on the public right-of-way adjoining said lots, nor any other part of Greenwood, except while making deliveries or performing services thereon.
4. No vehicle, trailer, tent, garage, temporary building, or any other similar structure shall be used, temporarily, or permanently, as a residence on any lot or any other part of Greenwood at any time.
5. No automobile, bicycle, motorcycle, all-terrain vehicle, motor-bicycle, truck, nor similar vehicle shall be used off-road on any lot or anywhere within Greenwood. Such action will be a violation and any damage to any property in Greenwood shall be a liability upon the owner of the vehicle if the owner is a resident, or if not a resident, then upon the resident of whom the owner or operator of the vehicle is a guest.
6. No motorhome, boat trailer, nor camper trailer shall remain on any lot nor on the public right-of-way adjoining said lot, except inside the confines of a garage. No motorhome, boat trailer, nor camper trailer shall remain on any GVCA property (such as the Clubhouse Parking lot) without written permission of the GVCA manager. No automobile may park on GVCA property except in designated areas. No automobile may park overnight on GVCA property without written permission of the GVCA manager.

K. PETS

Other than dogs, cats, and other household pets, no animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats, and other household pets are permitted, provided they are not raised, bred, or kept for any commercial purpose. For their own safety, no pets are allowed to be left outside overnight. Residents are required to clean up and properly dispose of their pet’s waste throughout maintained areas of Greenwood Village. Do not let dogs spray delicate plants. Do not leave barking dogs outside where they will create a nuisance. Also, Summit County ordinances require you to license your dog, physically confine or restrain your dog when on your property, and always leash your dog when not on your property. If any resident has a problem with a dog, the number to call is 330-643-2845 for the Summit County Dog Warden.

L. INVISIBLE FENCES

Invisible fences, such as the invisible electronic fences used to keep pets within a contained area, do require ACCES approval. By their very nature, invisible fences are a change in use of the property that could affect the neighboring resident's enjoyment of the community. Invisible fences must be installed completely within the property owner's lot; no portion of the system may be installed on adjoining property of any kind. The request proposal must include an accurate plot map, indicating where on the property the invisible fence will be installed. If a dispute arises as to whether the property owner has exceeded his or her property boundaries, ACCES will make a decision based on the recorded property lines and, should the invisible fence require any adjustment to render the system in compliance with this rule, the party seeking to install the invisible fence will bear the costs of such adjustment.

1. ACCES approval covers the location of the invisible fence only, and makes no judgment as to its suitability or function.
2. ACCES does NOT in any way endorse the use of invisible fences, and ACCES accepts no liability for any problems or injuries that may arise from the use of an invisible fence.
3. Owners are to be in control of their pets at all times and should not leave their dog alone outside. To encourage this, and to prevent entry into homes by wild animals, "pet doors" are prohibited in Greenwood.
4. Since this is an approval of a change in use, this approval can be revoked and the property owner required to remove the invisible fence if the use becomes incompatible with the Greenwood Village community for the following reasons:
 - a. Repeated instances of leaving a dog (animal) outside while no resident is at home.
 - b. Repeated instances of the dog barking outside for periods exceeding 5 minutes at a time.
 - c. Repeated instances of the dog running through the fence and leaving the property unrestrained.

"Repeated" means three or more of the above instances in a twelve month period.

M. EXTERIOR LIGHTING (Also see Attachment 5)

One of the elements that makes Greenwood Village a special place to live is the dark night sky that allows one to see the stars at night from your own property. Greenwood Village and ACCES encourages the use of full cutoff lighting fixtures that do not light up the night sky. Permanent lighting requires ACCES Approval. Temporary lighting that will be in place less than 3 months does not require ACCES approval.

1. Permanent or temporary exterior lighting, including holiday lighting, shall not be directed or placed in such a manner as to create an annoyance to neighbors.
2. Bare bulbs must be shielded or shaded so they are not visible from off your property.
3. Bright directed lights (flood and spot lights) must only shine on your own property and not light up your neighbor's property nor destroy their night-time privacy.
4. Directed lights must shine down at a 45 degree angle or lower below the horizon.
5. It is preferred that flags not be flown at night so lighting is not required. Only low-wattage lights will be approved for lighting a flagpole. Approval by all affected neighbors will be required for ACCES Approval.
6. Lights brighter than 60 watts, and all directed lights that shine past the borders of the property, must be on a manual or motion switch. Timed or light sensing switches on these lights are not allowed. Timed or light sensing switches are only allowed on Accent Lighting that does not shine off your property.
7. Lights shall not be directed or placed in such a manner as to "blind" drivers and make it difficult to see the road.

N. DRYING CLOTHES

No clothing, laundry, or wash shall be aired or dried upon any portion of a lot in an area exposed to view from any other lot. Drying areas will be permitted only in locations approved by the ACCES and only when protected from view by screening or fencing approved by the ACCES.

O. WILDLIFE

Firearms of any kind shall not be discharged, nor shall any hunting or poisoning of wildlife of any kind be permitted. Feeding of deer is strongly discouraged, it encourages them to forage near homes, where they will also prey upon landscaping.

P. PIPELINES AND DRILLING

No water pipe, gas pipe, sewer pipe or drainage pipe shall be installed or maintained on any lot above the surface of the ground, except hoses and movable pipes used for irrigation purposes. No lot shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel, or earth without the prior written consent of the GVCA or the Developer.

Q. NUISANCES

No noxious or offensive activity shall be carried on upon any portion of a lot, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood. Exterior speakers or sound systems require ACCES approval and are generally discouraged. (Entrance intercoms do not need ACCES approval.)

R. STORAGE AND DISPOSAL

1. Trash and Garbage - Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection. Trash and garbage containers may be placed outside the evening before the day of trash collection, provided the containers are placed outside after nightfall, have secure lids that prevent access by wildlife, and do not impede traffic. Shared trash receptacles are required to be adequately screened on at least three sides. (Installing new screens requires ACCES approval.) The ACCES, at its discretion, may adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same.
2. Dumping - GVCA Common Open Spaces and the CVNP (Cuyahoga Valley National Park) are not to be used by condominium associations, individuals, or their lawn care companies for dumping of yard waste or any other refuse. These areas are for the common enjoyment of all. Piles of leaves, grass, or dirt can kill trees and bushes, increasing erosion and damaging property. There are also legal penalties for illegal dumping. Both Sagamore Hills and the GVCA office promote conservation and recycling. Please contact them about where and how you may dispose of yard waste if you can not recycle it on your own property or have it picked up by your trash collector.
3. Storage of Materials - No lumber, metals, bulk materials, refuse or trash shall be burned, whether in indoor incinerations or otherwise (excluding the burning of wood in a fireplace), kept, stored, or allowed to accumulate on any lot, except building materials during the course of construction of any approved building.
4. Storage of Firewood - Single family homeowners may store reasonable amounts of neatly stacked firewood on their property without ACCES Approval. Condominium association members may also store reasonable amounts of neatly stacked firewood in any area approved by their condominium association without ACCES Approval. Firewood is not allowed to be stored on GVCA or CVNP property. ACCES reserves the right to require changes where the firewood storage interferes with neighbors. If covered, cover must be earth tone in color.
5. Storage of Compost - Compost piles and compost bins require ACCES Approval. Compost piles must be at least 5 feet from any tree so it does not damage or kill the tree. Compost bins and compost piles are not allowed on either GVCA or CVNP property.

S. SIGNS (Revised 5/18/2010)

Signs or similar devices, including, but is not limited to, advertising signs, election or political signs, party signs, no trespassing signs, flags (see Section III.G.), arrows, balloons, or garage sale signs, are prohibited to be erected on, posted on, or displayed to public view upon any public right-of-way, Lot, GVCA or condominium Common Open Space, Properties, Living Unit, or residence except as outlined below. (This prohibition does not apply to signs or devices stored inside a Living Unit or residence if not visible to public view.)

The following are exceptions to the above rules and do not require ACCES Approval. Please note, condominium owners still must check with their condominium association for rules applying to signs and for permission if required by their condominium association:

1. Developer Signs - The designated Developer and ACC of Greenwood Village is allowed, as is their right under the Declaration of Covenants and Restrictions, to post whatever signs they deem necessary.
2. Day-of-Event Signs - For personal events such as a garage sale or a house party, only one sign is permitted. The sign may be placed only on the Lot, Living Unit or residence where the event is taking place, and only the day of the event. If the Living Unit or residence is on condominium property, the permission of the condominium association may be required. If the event is an open house, ACCES approved "Open House" signs must be used (See rule #6).
3. Seasonal Signs and Decorations - Decorative banners, signs, and decorations that are seasonal in nature are permitted, but only if located on the Living Unit or residence, or in the landscaped areas of the Lot, not the lawn, and only during the season to which it relates. Political signs and advertisements are not considered seasonal signs and are prohibited.
4. Security Signs - Security signs less than 12" by 12" are permitted to be placed in the window or on a post not to exceed 24" in height. If mounted on a post, the post must be located within the landscaped area adjacent to the Living Unit or residence, not in the lawn.
5. Invisible Fence Signs - Temporary small invisible fence marker signs along the perimeter of the fenced area are allowed during the training period, and only for ACCES approved invisible fences. All other temporary or permanent invisible fence signs are prohibited.
6. "Open House" Signs - ACCES approved "Open House" signs may be rented at the GVCA office during normal business hours. "Open House" signs are brown with yellow letters and are used to direct potential buyers through Greenwood Village to the Living Unit or residence for sale. The GVCA office will rent the signs at no cost, but a deposit will be required to ensure return of the signs. The deposit amount will be determined by the GVCA office. See Attachment 4 for a copy of the contract and procedures for renting and placing signs. "Open House" signs shall be posted only during the hours of the open house.
7. "For Sale" Signs - "For Sale" signs are permitted in the window of the Living Unit or residence that is for sale. All other "For Sale" signs are prohibited. It is the responsibility of the Owner to inform their real estate agent of this rule and rule #6 above.

Any signs and devices in violation of these restrictions may be removed by ACCES or their agent. Signs or devices removed by ACCES or their agent may be retrieved at the GVCA office during normal business hours. Signs not claimed within 120 days will be discarded. Other signs are permitted if individually submitted and approved by ACCES, for example, entrance signs to condominium associations.

T. MAILBOXES (Also see Attachment 6)

Mailboxes must meet U.S. Postal requirements and must include a separate opening for newspapers. Commercial newspaper boxes (such as the plastic boxes with the newspaper's logo on the side, i.e., Plain Dealer, Akron Beacon Journal, etc.), whether attached or separately mounted, are prohibited. Please see Attachment 6 for list of approved mailbox designs that do not require individual ACCES approval. All other mailboxes require ACCES approval.

U. CHANGE OF USE

No building, structure, or lot shall be used for a purpose other than that for which the building, structure, or lot was originally designed, without the approval of the ACCES.

V. HOME INDUSTRY, PROFESSION, OR ENTERPRISE

No industry, business, trade, occupation or profession of any kind; commercial, religious, educational, or otherwise, shall be conducted, maintained or permitted within the confines of Greenwood, unless the applicant can demonstrate that such activity would not interfere with the comfort of any other property owner, unit owner, or occupant. Any persons contemplating such activities shall complete the "Application for Permit to Conduct a Home Industry, Profession or Religious or Educational Enterprise within the Properties" permit (See Attachment 7), which is available from the GVCA office, and submit the permit to ACCES for review and approval.

W. COPIES

Copies of individual specifications, such as roof, mailbox, etc., are provided as attachments to this document. See the Appendix for a complete list of all attachments. Go to the GVCA office for copies of the latest versions of this document and the attachments.

X. LOCAL GOVERNMENT PERMITS AND ZONING

1. ACCES approval for a project does not waive the necessity of obtaining any required local government permits.
2. Obtaining a local government permit does not waive the need for ACCES approval of a project, provided it is of a type that requires such ACCES approval.
3. ACCES will not knowingly approve a project that violates building or zoning codes.
4. Sagamore Hills Zoning includes setback requirements that apply to any structure. Any structure, including structures such as a deck or hot tub, must be at least 30 feet from the rear lot line and 10 feet from the side lot lines. The only structures likely to be exempt from this limitation are those that are at grade or lower, such as a patio, so check with Sagamore Hills.

Y. COMMENCEMENT AND COMPLETION OF CONSTRUCTION

Once a proposal has been approved by ACCES, construction must proceed according to the approved schedule. If no schedule was submitted, construction must start within 3 months after the date of final approval and must be completed within 6 months of the date of commencement. If a project is not completed within this time frame, ACCES may rescind its earlier approval, in which case a new application for the project must be filed with ACCES. Construction must be completed as approved by ACCES; any deviation is considered a violation of ACCES rules.

Z. MAINTENANCE OF EXISTING PROPERTY/STRUCTURES

1. Living Units - Each owner shall keep all lots owned by him, and all improvements therein or thereon, in good order and repair, including but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements located thereon, all in a manner and with such frequency as is consistent with good property management. If, in the opinion of the ACCES, any owner fails to perform the duties imposed by the preceding sentence, the GVCA, after approval by the two-thirds (2/3) decision of the Board of Trustees of the GVCA, and after thirty (30) days written notice to such owner to remedy the condition in question, shall have the right, through its agents and employees, to enter upon such owner's lot and to repair, maintain, repaint and restore such lot or such improvement located thereon, and the cost thereof shall be binding, personal obligations of such owner as well as a lien upon such lot.
2. Contracting for Maintenance - Each owner may satisfy these maintenance obligations by agreeing that all maintenance of the lot upon which such improvements are situated shall be

performed by any company, or the GVCA, providing maintenance services for the Common Open Space, for which such owner will be assessed maintenance charges by the GVCA.

IV. PROCEDURES FOR MONITORING ARCHITECTURAL COMPLIANCE

A. INSPECTION

1. Right to Inspect for Compliance - Any agent of the Developer, the ACC, the GVCA, or the ACCES may at any reasonable time or times enter upon and inspect any lot and any improvements thereon for the purpose of ascertaining whether the maintenance of such lot and the maintenance, construction, or alteration of buildings thereon is in compliance with the provisions hereof, and neither the Developer, the GVCA nor the ACCES nor any such agent shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection. The agent(s) shall identify themselves to the property owner upon request.
2. ACCES may periodically survey the properties for compliance with architectural standards. The cost of such surveys will be borne by ACCES.
3. ACCES is entitled to inspect any properties undergoing improvement at the date of completion. Should any violations be found, ACCES will notify the owner, in writing, of the violations.

B. ALLEGED VIOLATIONS

1. Residents are encouraged to help enforce these rules by reporting alleged violations. All reports of alleged violations must be submitted, in writing, to ACCES. The report must include the location of the violation, a description of the violation, along with your name, address, and phone number, so that the violation can be properly investigated. ACCES will not consider any oral or anonymous reports of alleged violations.
2. Any alleged violation shall be investigated within sixty (60) business days of the complaint. At the conclusion of the investigation a written reply shall be provided by ACCES to the resident who reported the alleged violation.

C. ENFORCEMENT

1. If any buildings shall be altered, erected, placed or maintained upon any lot, or any new use commenced on any lot, otherwise than in accordance with plans and specifications approved by the ACC or the ACCES, such alteration, erection, maintenance or use shall be deemed to have been undertaken in violation of these rules and without the approval required herein, and upon written notice from the ACC or the ACCES, any such building so altered, erected, placed or maintained upon any lot in violation hereof shall be removed or re-altered, and any such use shall be terminated, so as to extinguish such violation.
2. If thirty (30) days after the notice of such a violation the owner of the lot upon which such violation exists shall not have taken reasonable steps toward the removal or termination of the same, the Developer or the GVCA shall have the right, through its agents and employees, to enter upon such lot and to take steps as may be necessary to extinguish such violation and the cost thereof shall be a binding, personal obligation of such owner as well as a lien (enforceable in the same manner as a mortgage) upon the lot in question.
3. As an alternative procedure, enforcement of the ACCES rules and the Greenwood Village Declaration of Covenants and Restrictions shall be by any proceeding at law or equity against any person or persons violating or attempting to violate any rule, covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by the Greenwood Village Declaration of Covenants and Restrictions; and failure by the GVCA or any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
4. Greenwood Village Community Association reserves the right to correct any violation or non-compliance with ACCES rules, or the DECLARATIONS, at the property owner's

expense. Any and all of the remedies and procedures provided in these rules and the DECLARATIONS may be utilized.

5. Improvements, changes, and installations approved by ACCES prior to the approval of these rules are considered grandfathered in and prior ACCES approvals can not be revoked for not conforming to these rules. Improvements, changes, or installations made without ACCES approval are subject to these new rules, regardless of when they occurred.

V. APPEALS

Anyone who wishes to appeal an ACCES decision has 30 days from the date they were mailed notification in writing of the decision. Please refer to the Appeals Procedure, which is included as Attachment 8.

VI. CONCLUSION

Nothing in the foregoing resolution shall in any way limit the power of the Architectural Control Committee, or ACCES, from exercising the power, rights, and authorities granted to them in the DECLARATIONS. Invalidation of any one of these rules shall in no ways affect any other provisions, which shall remain in full force and effect.

APPROVALS

ACCES Approved on ____/____/____

Jon Klement - ACCES Chair

Vince Botta - ACCES Co-chair

Mark Dively

Noreen Powers

Jim Simler

Ratified by GVCA on ____/____/____

Ratified by the ACC on ____/____/____

Warren Bruns, President

Bob Vitt, President

Greenwood Village Community Association

Greenwood Trading Corporation

1

REQUEST FOR APPROVAL FORM

2

**ROOFING SPECIFICATIONS AND
SOURCE LIST FOR MATERIALS**

3

**SATELLITE RULES AND
GUIDELINES**

4

**PROCEDURE FOR RENTING
OPEN HOUSE SIGNS**

5

OUTDOOR LIGHTING

6

APPROVED MAILBOX DESIGNS

7

**APPLICATION FOR A PERMIT
FOR A HOME BUSINESS**

8

APPEALS PROCEDURE

9

**GVCA/ACC AGREEMENT
CREATING ACCES**

1. REQUEST FOR APPROVAL FORM

Click the Link below to see or download a copy of the

[REQUEST FOR ACCES APPROVAL FORM](#)

2. ROOFING SPECIFICATIONS AND SOURCE LIST FOR MATERIALS

(SEE NEXT TWO PAGES)

ROOF SPECIFICATIONS

TITLE: Roof A – Alternate for wood shake shingles

DATE: May 20, 1990

OBJECTIVE: This specification is to provide a list of parameters as a criteria for a manufactured roof shingle that would somewhat relate to a wood shake shingle, and be used as a basis for selecting an alternate roofing material for submittal for approval.

PARAMETERS:

1. Heavy weight, approximately 340# or greater
2. Premium quality, laminated fiberglass-reinforced asphalt shingle.
3. Self-sealing ceramic granule coated.
4. Three dimensional, random cut, pattern free design.
5. Product to carry U.L. wind resistant Class “A” fire rating.

PROCEDURE: Samples of the product selected by the Owners must be submitted to the appropriate Greenwood Architectural Control Committee for approval of color, specifications, and installation details.

The product must be installed in accordance with the manufacturer’s specifications.

SOURCE LIST OF MATERIALS USED IN GREENWOOD

TITLE: REPLACEMENT SIDING

DATE: APRIL 6, 2004

WOOD SIDING

The two main types of wood siding used in Greenwood Village older homes are reverse board and batten and T-111 (the one with narrower grooves). Both are available at Peninsula Lumber. Most homes use 4 x 8 foot panels, but some use 4 x 9 foot panels, which they can special order. Be sure to measure first.

VINYL SIDING

Vinyl siding vendors now have dark earth tone colors and vertical siding styles available. These new products enable residents to replace their wood siding with vinyl siding while maintaining the existing earth tone color and contemporary style of their home. Please be sure to ask your vinyl siding representative about these products.

3. SATELLITE RULES AND GUIDELINES

Click the Links below to see or download a copy of the

[Satellite Rules and Guidelines for Condominium Owners](#)

Or

[Satellite Rules and Guidelines for Single Family Home Owners](#)

4. PROCEDURE FOR RENTING OPEN HOUSE SIGNS

Click the Links below to see or download a copy of the

[Procedure For Renting Open House Signs](#)

5. OUTDOOR LIGHTING

6. APPROVED MAILBOX DESIGNS

ARCHITECTURAL CONTROL COMMITTEE FOR EXISTING STRUCTURES



GREENWOOD VILLAGE



SPECIFICATIONS FOR SINGLE FAMILY HOME MAILBOXES

GENERAL CRITERIA:

Basic unit shall consist of the standard metal Post Office approved rural mailbox enclosed in a wooden structure, preferably providing a separate space for newspapers or flyers. The overall size should be **NO MORE THAN TWICE THAT OF THE BASIC UNIT**, and maintain a plain rectangular shape – with the permissible addition of a gable roof.

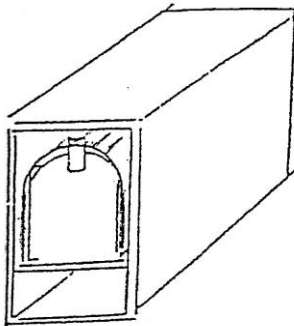
YOU MAY ALSO USE a Rubbermaid Step 2 mailbox. Only the Mailmaster Plus model is permissible, with one (1) space for newspapers & flyers. Color to coordinate with home. Tan, green or black only.

COLORS:

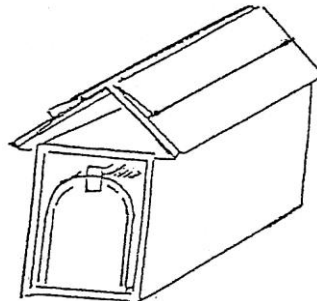
Conservative earthtone colors should be used, preferably matching the house, with one contrasting trim color allowed, if desired. Other than house or unit numbers, no other design or decoration is permitted.

MOUNTING:

A single metal or wood post, protruding **NO MORE THAN 6"** (six inches) above the top of the mailbox, shall support the structure.



GENERAL DESIGN OPTIONS



GREENWOOD VILLAGE COMMUNITY ASSOCIATION, INC.
830 Village Club Drive, Sagamore Hills, OH 44067 Phone (330)467-7036

7. APPLICATION FOR A PERMIT FOR A HOME BUSINESS

8. APPEALS PROCEDURE

9. GVCA/ACC AGREEMENT CREATING ACCES