

Eagle Trace Homeowners' Association (ETHA), Inc. Simplified Architectural Change Request Process

It is incumbent that all Eagle Trace Homeowners comply with the Eagle Trace Declaration of Covenants, Conditions and Restrictions (DCCRs), the associated Architectural Control requirements within the DCCR and the Architectural Control Standards. The responsibility for maintaining the DCCR and the associated Architectural Standards rests with all Owners. The Eagle Trace Architectural Control Committee (ACC) provides oversight, assistance and assurance of compliance to the DCCRs and all associated Architectural Control processes including this Simplified Architectural Change Request (SACR) Process. The ETHA is a hybrid association wherein the Assessments are voluntary and the DCCRs are mandatory. All changes to the exterior or grounds of the Owners' homes and property require submittal and approval by the ACC of an Architectural Control Request (ACR). The SACR will allow for some changes to be Owner-approved (Refer to the list of changes below).

The SACR changes are usually of a maintenance or property improvement nature, e.g., repainting, roof replacement, landscaping, driveway replacement, deck replacement, and satellite antenna installation. These types of changes place the responsibility and authority of DCCR compliance on the Owner by allowing them to proceed with the change simply by notifying the ACC. This can be done by sending an email to eagletraceacc@gmail.com, phoning or by mail. It is the responsibility of the Owner to ensure that the ACC has received your change information. All modifications submitted to the ACC and approved by the Owner must be coordinated with the immediate neighbors. Modifications which can be self-approved by the Owner are:

- 1) Exterior painting provided current color(s) are retained or the new color(s) are the same color, subdued earth tones which harmonize and are compatible with the neighborhood.
- 2) Shingle replacement provided the new shingles meet Broomfield Code Standards and are of at least a 40 year life quality. (The City and County of Broomfield requires a 30 year life quality; however, shingles of this quality are not guaranteed to withstand 100 MPH winds.) The City and County of Broomfield codes can be found at www.broomfield.org.
- 3) Fencing provided it is a replacement of an existing fence and is of the same style, material and height; except for stockade or solidly enclosed fences. A change in fence style, the addition of a new fence or replacement of a stockade type fence must be approved by the ACC; and an ACR will be required.
- 4) Landscaping provided it adds to the attractiveness and value of the property and it is compatible with the neighborhood.
- 5) Sidewalk and driveway replacement provided the footprint is the same as current sidewalk and driveway.
- 6) Satellite antenna installation providing City and County of Broomfield Codes are met and the antenna is placed in an obscure location.
- 7) Deck replacement provided it is the same footprint as the current deck. If the deck is larger or a different footprint, an ACR is required to be submitted to the ACC.

All other exterior property and grounds changes shall be coordinated with and approved in advance of work beginning by the ACC in accordance with the Architectural Standards. Any questions should be directed to the ACC (eagletraceacc@gmail.com). The DCCRs and Architectural Standards can be found on the ETHA Website (eagletracehoa.com).

All Owners' support is needed to maintain the quality and value of our neighborhood.