

Eagle Trace Homeowners Association, Inc.
Broomfield, Colorado

Attachment 5, Simplified Architecture Change Request Process

Background: It is incumbent on all Eagle Trace property owners to comply with the Eagle Trace (Broomfield Country Club PUD 1 through 7) Covenants and associated Architecture Control requirements. Responsibility for maintaining Covenant standards rests with all homeowners. The Eagle Trace Architecture Control Committee provides oversight and assistance in this process. As the ET Homeowners Association is a totally volunteer organization, a simplified approach to architecture change requests and assuring compliance with the Covenants is needed. Presently all changes to the exterior or grounds of the homeowner's property requires an Architecture Change request be submitted and approved prior to starting work. In most cases these changes are of a maintenance or property improvement nature, e.g., repainting, roof replacement, landscaping, etc.

Approach: The revised approach is to place greater responsibility and authority for Covenant compliance with the homeowner by allowing them to proceed with selected changes simply by notifying the Architecture Control Committee. This can be done via the mail, email or telephone. All modifications submitted to the Architecture Control committee or approved by the homeowner must be coordinated with the immediate neighbors. Modifications which can be self approved by the homeowner:

1. Exterior painting provided current colors are retained or the new colors are subdued, earth tones which harmonize and are compatible with neighborhood.
2. Shingle replacement provided the new shingles meet Broomfield code standards and are of at least a 40 life quality. (The City only requires a 30 year quality; however, shingles of this quality are not guaranteed to withstand a 100 MPH wind.)
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 reviewed by the Architecture Control Committee on case by case bases.
4. Landscaping provided it adds to the attractiveness and value of the property and harmonizes with and is compatible with neighborhood.
5. Sidewalk and/or driveway replacement.
6. Satellite antenna installation providing City codes are met and the antenna is placed in an obscure location (not visible from the street).

All other property modifications shall be coordinated with and approved in advance of work by the Architecture Control Committee in accordance with the Architecture Control Standards document. Should you have any questions, please contact a member of the Architecture Control Committee. Everyone's support is needed to maintain the quality and value of our neighborhood. A complete copy of the Covenants and Architecture Control Standards are available on the Eagle Trace Website (www.eagletracehoa.com).