

Architectural guidelines for driveways, and parking pads.

Purpose; To provide guidance to HOA residents looking to make changes to their existing driveways or looking to add a parking pad, and to allow for changes to accommodate handicapped residents. While keeping in mind the purpose of the HOA covenants which is "to protect and enhance the quality, value, desirability and attractiveness of all property within Pinon Ranch Subdivision."

Note: All residents are required to submit plans and information on proposed materials to the HOA review and approval prior to making any changes, as outlined in the covenants.

1. Allow driveways to be widened to match the width of the garage.

Example: Most of the existing two car garage driveways are about 16 1/2 feet wide, whereas the 2 car garages are about 20 feet (measured outside corner to outside corner). So this would allow an expansion of about 3 1/2 feet.

From an aesthetic point of view this should allow uniform appearance with the home's garage, and would meet the HOA standards for appearance.

Best practice: Should a resident want to expand their driveway, we would prefer that they replace the entire driveway, as opposed to just adding two 18 inch extensions on each side. This would provide a more uniform appearance.

It appears that this standard would also meet or exceed ADA standards (8 foot for a car and 11 feet for a van) Example: One 11 foot ADA van space plus an 8 foot ADA car space = 19 feet for two parking spaces.

2. Replacement driveways shall be standard grey concrete.

This standard will provide a uniform neighborhood appearance.

3. Allow up to one 8-foot parking pad adjoining the existing driveway, under the following conditions:

- Cannot extend into the 5-foot drainage and utilities easement. (i.e. cannot come within 5 feet of the property line).
- Screening landscaping required (such as 3 to 4-foot-tall bushes and or ornamental grasses, etc. {mature height}. The mature width of the landscape shall not encroach in the adjoining neighbors yard. Juniper bushes not allowed, due to the unpredictable nature of their growth, and their tenancy to become too large.
- The maximum combined width of the driveway and adjoining parking pad not to exceeded 24 feet.
- Shall be standard gray concrete

- Shall not extend onto the side of the house, i.e. behind the front of the house / garage. Except in those cases where the parking pad would be shorter than 20 feet, i.e. the parking pad can be up to 20 feet long, as measured from the edge of the public sidewalk to the back of the parking pad.
- For Homes with 2 car garages only.
- Cannot create unsafe placement of vehicles

4. Allow colored concrete (with prior HOA approval) for adjoining sidewalks and stairway.

5. Allow ADA accommodation modification(s), for those residents who provide proper documentation of need.

6. Driveway entrances across the city right of way must meet city code requirements and not exceed 20 feet in width.

Note: any proposed changes to meet all city code and permit requirements, and also need to also be in compliance with the covenants:

- *Section 7.9 Setbacks* The setback distance of Residence and other Improvements from lot lines shall be in compliance with the requirements of the zoning code of the City of Colorado Springs and any applicable subdivision plats and development plans approved by the City of Colorado Springs. The Architectural Approval Authority may promulgate setback the City of Colorado Springs, either in any applicable Design Guidelines or in connection with the Approval of Improvements pursuant to Article 6.
- *Section 9.3 Utilities and Drainage.* Cannot infer with the existing 5-foot drainage easements.
- *Section 6.19 Grading Patterns.* No material change may be made in the ground level, slope, pitch or drainage patters of any Lot as fixed by the original finish grading except after first obtaining the prior consent and approval of the Architectural Approval Authority. Grading shall be maintained at all times so as to conduct irrigation and surface waters away from buildings and so as to protect foundations and footings from excess moisture.

7. Grandfather clause; These proposed architectural guidelines are not retroactive, and don't apply to existing parking pads or expanded driveways that don't meet these proposed guidelines, only to future requests for parking pads or expanded driveways.

Adopted by the Board, on April 13, 2017, effective immediately.

Pinon Ranch Homeowners Association Board of Directors