	Chelsea Place Townhouse Owners Association	1
	Architectural and Landscape Control Committee Recommendations	2
	Tuesday, June 10, 2014	3
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The	e purpose of the architectural and landscaping controls provided herein and in the By-Laws is to secur	7
att	ractive and harmonious residential development having continuing appeal. Therefore, no building , fe	8
wa	II, or other structure, or landscaping may be erected or changed. Nor shall any exterior color changes	9
ma	de until the construction plan and specifications showing the nature, kind, shape, heights, materials, c	10
sch	eme, location on Lot and approximate cost of such building or other structure and the grading plan an	11
an	dscaping plan of the Lot shall be submitted to and approved in writing by the CPTOA Board after a revi	12
ЭУ	the Architectural and Landscaping Control Committee.	13
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	Blanket Approvals	16
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Jn	der the Declarations and By-Laws of the CPTOA, all changes, no matter how minor, made to the buildin	18
ext	erior and yard must be reviewed by the Architectural and Landscaping Control Committee. The comm	19
۷il	l offer blanket approval for certain types of changes. These changes will not require application to the	20
cor	mmittee as long as the changes made are reasonable and appropriate. The committee, without	21
app	olication, allows the following items for specific approval:	22
		23
	Note: No fixtures, planting, benches, statues, will be allowed beyond the end of the sidewalk that	24
	extends from the front door.	25
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*	Furniture - tables, chairs, benches, umbrellas, etc., both on the front porch and in the patio area.	27
*	Flags - Display of the U.S. Flag during daylight and night hours.	28
*	Plantings - The committee must approve addition of any new trees, bushes.	29
*	Christmas Decorations - Reasonable displays of lights, wreaths, and ribbons from Thanksgiving to Jan	30
	15th, weather permitting. Displays containing manger scenes, sleighs, plastic figures should seek spe	31
	approval from the CPTOA Board. No large inflatable's.	32
*	Decorations for other holidays - Reasonable displays from one month prior to the holiday to one wee	33
	after the holiday. No decorations beyond the sidewalk that extends from the front door.	34
*	Other Decorations - Small decorations should be on and around the front stoop.	35
	No tree ornaments or lights in the front trees of Chelsea Circle.	36
	Outside Lights - No colored lights in outside light fixtures for any occasion.	37
	Canada and Chama Dague. Canada and ahama dague an tha fugue and usan dague ahall ha full dague and u	38
	Screen and Storm Doors - Screen and storm doors on the front and rear doors shall be full view only.	20
	All replacement doors must be approved by the committee. Any existing non full views doors in the	
	All replacement doors must be approved by the committee. Any existing non full views doors in the back of units are allowed but must be replaced with a full view door when replacement is needed.	40
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*	All replacement doors must be approved by the committee. Any existing non full views doors in the back of units are allowed but must be replaced with a full view door when replacement is needed. All doors must conform to the existing color guidelines now in effect. Rear doors must also conform to the existing color scheme. (Such as existing colors of green and reddish colors)	40 41 42

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				Blanket Approvals continued			47
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k	Wind	ow Re	placen	nent - All window replacements must be preappro	oved by the A	Architectural committ	50
•	Grills	- Prop	ane ga	s grills and charcoal grills are permitted.			51
							52
:	СРТО	A Boai	rd has	final approval on anything having to do with Blan	ket Approval	s.	53
							54
lot	e: Str	uctura	l work	in a home unit can only be performed by a licens	ed, insured a	and bonded	55
	pr	ofessic	nal in	the applicable trade. Examples: concrete, roofin	ig, garage do	or installations,	56
	ca	semen	t wind	ow installations.			57
							58
							59
				Guidelines for Exterior Structures			60
							61
۱n	exterio	or stru	cture i	s any significant non-landscaping feature located	outside of th	e home and within ea	62
				It limited to, privacy fences, storage areas, and de			63
ub	ject to	the a	oprova	I of the committee. The process of approval is go	overned by A	rticle 8 of the Declara	64
				provide more information than given in the By-			65
		ividual		· · · · · · · · · · · · · · · · · · ·			66
							67
er	tain st	ructur	es may	not be allowed, such as sheds or swimming poo	ls, including h	not tubs. A small chil	68
				moved and used for a short period of time, shall			69
				if they are placed on the grass. Nothing will be			70
				exterior walls of a unit not belonging to the applic		equest will be handle	71
				approval is granted, approval shall be in writing f			72
							73
ха	mples	of ext	erior s	tructures that are permissible but subject to appr	oval are:		74
	Ţ .			, , , , , , , , , , , , , , , , , , , ,			75
:	Patio	Privac	v Fenc	es - Limited to a height of 6 ft. The fence must be	e constructed	d of rough sawn cedar	76
			•	al. (No chain link) The design should be board o		-	77
				nce should not be longer than 12 feet. (With the			78
				e to the expansive backyard) The poles should be	· ·	•	79
				and submissions will be handled by the CPTOA B			80
			., 55 .5				81
	Deck	s - Sho	uld be	level and raised no more that 1 foot (or close).	The railings s	hould be constructed	82
				lar or a composite material. Steps should be prov			83
				ns. A building permit may be required.			84
				nces - Allowed for pet containment or to hide air	conditioners.	These fences should	85
				ar material as listed above and no more than 3 ft.			86
				to the architectural and landscape committee. The			87
			,5.a.15	22 2.12 a. ccoca. a. a.i.a iai.assape committee. Ti		2 ma 20 a modern no	88
dl i	xterio	r stru	tures	existing or proposed, should conform to the cold	or requireme	nts of the	89
'		nvolve		constant or proposed, should comorni to the cold	requiremen	THE OF THE	90
				posed project may be hand drawn as long as an a	dequate evo	lanation is provided	91
ui		וט כווטו	upiu	poses project may be name andwir as long as all a	acquaic exp	ianation is provided.	91
ui	Ciricat						92

	Guidelir	nes for Other Exterior Enhancements	94 95
	Antonnas No radio or tolovis	ion receiving or transmitting antenna or external apparatus shall be	95
		g. Individually owned or rental satellite dishes are acceptable but they	97
	,	of. They may be attached to a chimney. These should not be visible fro	98
	the front of the buildings if po	· · ·	99
:	Awnings - Awnings are prohib		100
;		ts will be permitted to illuminate any patio, deck areas, or existing flow	100
		re than 1 ft. above surface level, white light, a minimum of 3 feet apart	101
		shall be installed underground or below deck to avoid interference with	102
		ghts lining driveway beyond 3 ft. of front of garage are not permitted.	103
		it be approved by the CPTOA Board.	104
	All other exterior lighting mus	t be approved by the CFTOA Board.	103
			100
	Guid	elines for Additional Landscaping	107
	Guid	cines for Additional Fanascabilia	108
10	TE. ALL HOMEOWALERS ARE DE	ESPONSIBLE FOR WATERING NEW LANDSCAPING IN THE FRONT OR SIDE	1109
ı		NTING THAT DIE BECAUSE OF NON-WATERING WILL BE CHARGED TO	111
		NTING THAT DIE BECAUSE OF NON-WATERING WILL BE CHARGED TO	
	THE UNIT HOMEOWNER.		112 113
-ا-		dditional landessaine. In planning landessaine these twees and showles	
	• • • • • • • • • • • • • • • • • • • •	dditional landscaping. In planning landscaping, these trees and shrubs	114
e	en suggested by the landscaper	<u>:</u>	115
	Cus an anima Lindan		116
	Green spire Linden		117
	Bradford Pear		118
	Crabapple		119
	Dwarf Burning Bush		120
	Gold flame and Snow mound	Spirea	121
	Miss Kim Lilac		122
	Alpine Current		123
	Viburnum Dentatum		124
	Red twig Dogwood		125
	Potentilla		126
	Sargent Juniper		127
	Austrian Pine		128
	Norway Spruce		129
	Thornless Hawthorn		130
	Colorado Spruce		131
	Densi Yew		132
	Stella De Oro Daylilies		133
	Hosta		134
	Boxwood bushes		135
			136
		ed as a guide. If there is a problem by the homeowner using one of	137
	• • • • • • • • • • • • • • • • • • • •	o be given to the Landscape committee and final approval to be given	138
		tor doing work at Chelsea Circle Townhomes may also have	139
uĮ	ggestions regarding the replace	ment of junipers with other approved landscaping schemes.	140
			141

The above guidelines are not cast in stone. Ch	is the reaso 142	uidelines are not cast in stone. Changes in these guidelines may happen and that is the reason	
we call them guidelines.	143		