



# LAKE ARBOR

## HOMEOWNERS ASSOCIATION

Hello Lake Arbor Neighbor,

The Lake Arbor Homeowners Association (LAHOA) was incorporated in October 1972 and is registered with the Colorado Secretary of State Office, via the Articles of Incorporation. The Architectural Control Committee (ACC) is appointed by LAHOA to enforce the protective covenants. Therefore, LAHOA has legal authority to conduct covenant-control and ACC responsibilities on behalf of all Lake Arbor homeowners and residents.

LAHOA Board meets monthly to conduct business by adhering to the Protective Covenants and Bylaws. Our goal is to ensure the Lake Arbor community remains a desirable neighborhood for all residents. All documents are available at [www.lakearborhoa.org](http://www.lakearborhoa.org).

## **COVENANT HIGHLIGHTS**

### **COVENANT COMPLIANCE AND HOA MEMBERSHIP**

*Compliance with the protective covenants is mandatory for all Lake Arbor homeowners, by Colorado state law.* This is true, regardless of the homeowner's HOA membership status.

The argument made by some homeowners that they do not have to abide by the Covenants because they do not belong to the HOA (i.e., pay dues) is NOT legally valid.

### **COVENANT COMPLIANCE BY RENTERS/TENANTS**

Renters, tenants, and others occupying property in Lake Arbor must comply with the Covenants. When an occupant violates the Covenants, the *homeowner* is legally obligated to bring the occupant into compliance. LAHOA cites the owner for violations and holds the owner responsible. Violation letters are sent to both the owner and tenant. When the property is occupied by renters and the owner has received a violation letter; renters may not know they are in violation.

Rental agreements should include wording that requires renters to comply, so that the owner has leverage with the renter.

# COMMON VIOLATIONS

## *TRASH CANS*

Not permitted in front of fence or front of home, except on trash pickup day (Art. 12). **City of Arvada Municipal Code:** “No rubbish or garbage containers shall be stored in front of a residence, whether single-family or multiple-family, or in front of the residential building line closest to an adjacent street. Such containers shall be placed as close to curbside as possible without obstructing the sidewalk or street in front of a single-family dwelling or multiple-family dwelling for collection purposes, for a period not to exceed 24 consecutive hours once each week.” (Municipal Code, Chap. 18, Sect.18-517).

## *FENCES*

No chain-link wire fences shall be erected on any lot. All other fences may be erected provided the location and quality of the fencing material are first approved in writing by the ACC. Wrought iron and vinyl fencing is unacceptable.

## *DEBRIS & JUNK*

Not permitted where it can be seen from the street. (Art. 12 and Art. 2, para 8). **City of Arvada Municipal Code:** “Dumping, throwing or placing any rubbish, cans, boxes, trash, debris, grass clippings or other waste materials on any private or public place in the city is hereby declared to be a nuisance and prohibited.” (Municipal Code Div. 2, Sect. 138-141 (a)).

## *CONSTRUCTION MATERIALS*

Not permitted where it can be seen from the street, except during active construction, where it is permitted for a limited time. (Art. 2, para. 7). **City of Arvada Municipal Code:** “In any area zoned for residential purposes, it shall be unlawful to store outside and uncovered any building materials unless there is in force a valid building permit issued by the city for construction of a new, or modification of an existing, structure upon the property and said materials are intended for use in connection with such construction or modification. Building materials may be stored inside an enclosed building or may be stacked and covered in the rear of any residentially zoned property, out of view from any adjoining street, whether or not a building permit is in force. Building materials shall include, but shall not be limited to, lumber, bricks, concrete or cinderblocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, sand, gravel, dirt, rocks, nails, screws or any other materials used in construction or modifying any structure or property.” (Municipal Code Sect.18-497)

## *BOATS AND TRAILERS (INCLUDING TRAVEL, UTILITY, CONSTRUCTION, HAULING, ETC.)*

Boats and Trailers (including travel, utility, construction, hauling, etc.) must be stored behind fencing. **City of Arvada Municipal Code:** “No major recreational vehicle shall be parked or stored on any street, highway, or roadway in excess of 72 hours within any seven-day period of time.” (Municipal Code Sect. 54-174).

## ***LARGE VEHICLES***

Refer to the Arvada City Code. **City of Arvada Municipal Code:** Parking of large vehicles in residential areas is unlawful. (Municipal Code Sect. 54-173) Large vehicles defined in Municipal Code Sect. 54-170:

- (1) Eight feet or more in width.
- (2) Twenty-five feet or more in length.
- (3) A vehicle with an attached trailer whose combined length when attached is more than 30 feet.
- (4) A vehicle whose gross vehicle weight exceeds 10,000 lbs. excepting major recreational vehicles.
- (5) A vehicle whose gross vehicle weight rating exceeds 14,500 lbs. excepting major recreational vehicles; or
- (6) A truck tractor, semitrailer, or dump truck regardless of size, excluding pick-up trucks with standard beds that have been modified to dump loads.

The term "large vehicle" does not include boats, motor homes, or travel trailers.

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your \$35 annual dues via Venmo!***

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## **EXTERIOR PAINT & SIDING COLOR APPROVAL PROCEDURES**

**PURPOSE:** These procedures establish for homeowners and Lake Arbor HOA (LAHOA) board members the process for approving exterior paint and siding colors in the Lake Arbor subdivision. These procedures must be followed to ensure consistency and accountability in the approval process, and compatibility of home colors with the established character of the neighborhood.

**AUTHORITY:** LAHOA is authorized to regulate the exterior color schemes on all Lake Arbor homes. Article 2 of the Protective Covenants states that changes to exterior color schemes must be “submitted to and approved by the Architectural Control Committee” (ACC). The Protective Covenants are legally binding on all Lake Arbor homeowners, whether or not they are members of LAHOA.

**PROCEDURES:** These procedures must be followed by homeowners when selecting exterior paint color / combination schemes. Failure to abide by these procedures may result in the homeowner being required to repaint, to achieve acceptable colors. Lake Arbor HOA is not liable for costs incurred for repainting because of homeowner non-compliance with these procedures.

In addition to new paint, the approved color schemes apply to new siding with factory-applied colors, as well.

Homeowners wishing to paint the exterior of their house must proceed as follows:

1. Contact the board (Contact us at [lakearborhoa.org](http://lakearborhoa.org)). Provide the paint manufacturer name, paint or siding color names, and paint / siding samples or chips. Include which colors are intended for body, trim, and accent. Non-standard color approval / non-approval will be documented on the Approval Form.
2. The approval process may take up to a week to complete. Please allow time for this process. LAHOA is not responsible for the cost or inconvenience caused by late submittals. As an alternative, the homeowner may choose to bring the approval submittal to a regularly scheduled monthly board meeting. If sufficient ACC members are present, approval may be given at that time. Refer to the LAHOA website ([www.lakearborhoa.org](http://www.lakearborhoa.org)) for the board meeting schedule.

Paint approval requests are reviewed by the ACC, which consists of 6 members (the ACC chair and a representative of each of the five covenants districts or board members). A majority vote (minimum of 4 affirmatives) is required to approve.

The ACC will determine the acceptability of the submitted color scheme based on the established character of the neighborhood. Every effort is made to accommodate homeowners' preferred colors, but the ACC will reject color schemes that do not protect the aesthetics of the neighborhood. The existence of homes in Lake Arbor that have color schemes the same as, or similar to, the submitted scheme does NOT ensure approval.

The ACC works diligently to ensure that newly painted/sided homes comply with these procedures and strives to bring already painted/sided homes into compliance, as well.

The covenant enforcement process will be used to bring into compliance homes which were painted / sided without using pre-approved colors or the non-standard color scheme approval process defined herein.

3. If the paint scheme is not approved, the homeowner will be notified and the home may not be painted or sided, using that scheme.

If the scheme is approved, the ACC will notify the homeowner as soon as possible.

Notification will include a copy of the Approval Form, documenting the approval. A copy of the approval form must be kept by the homeowner as proof that the color scheme was reviewed and approved. The ACC will retain a copy of the approval form and a copy of the submittal.

4. ACC decisions on paint approval are final.