

RIDGEWOOD HEIGHTS HOMEOWNERS ASSOCIATION, INC.

PROCEDURES AND APPLICATION FOR ANY CHANGES TO THE EXTERIOR OF YOUR HOME OR LANDSCAPING

**COMPLETED APPLICATIONS SHOULD BE MAILED TO:
RIDGEWOOD HEIGHTS HOA
575 RIO GRANDE DR. / GRAND JUNCTION, CO 81501
ATTN: DESIGN REVIEW COMMITTEE**

We have adopted the following format for use by all homeowners for any changes to the exterior of your home or lot. *Your home and how it is kept impacts your property values, the property values of your immediate neighbors as well as the entire neighborhood.* Our covenants are designed to protect everyone's property values; we are all bound by them as well as the City of Grand Junction municipal codes (which can be found on the cities website at www.gjcity.org). In all cases, the stricter rule prevails.

Please note on every section of this application **the first requirement is a copy of your sketch plan.** The sketch plan shows us what you want to do and where you want to locate it. It is the best way to protect common underground utilities including sprinkler systems, electrical, cable, sewer & water lines plus it protects the homeowner from building something over a restrictive easement. If you need a copy of how your home sits within the boundaries of your lot, please contact us.

GOVERNING ENTITY: Approvals, denials or conditional approvals of any applications are managed by the Design Review Committee as mandated in the governing documents.

REVIEW PROCESS: All applications will be reviewed and a decision made within 10 *business* days of receiving your application. Any member may, within 30 days of a written decision by the Design Review Committee, request a review of the Application by the Board of Directors. The Board's decision will be final. *Please note: all applications will be kept on file with the HOA indefinitely.* This is for everyone's protection.

INCOMPLETE SUBMISSIONS: Will not be considered. The "submission date" of any application will be defined by receipt of a completed application, with all required attachments.

UNAUTHORIZED WORK: May be required to be removed at owner's expense.

NOTE: PLEASE keep a copy of this Memo along with the accompanying 2 page application with your Homeowner's Manual. Additional copies of these documents can be obtained from Linda Daly. You can contact Linda at 970 270-7575 or by email at ldaly@bresnan.net.

The following is a list of plants that do well in our valley with very little water once established. Most of them should be available locally at Chelsea's Nursery.
Questions? Master Gardener murphberry54@gmail.com

Leadplant (*Amorpha canescens*) 3-4 x 3-4

Nano Blue Butterfly Bush 4-6 x 4-6

Blue Mist Spirea (*Caryopteris incana*) 3-4 x 3-4

Mock Bearberry evergreen, flowers and berries, 1-2 x 3-4.

Pawnee Sandcherry (Plant Select) 12-18" x 6-8' low growing

Potentillas (all varieties) yellow, white, pink flowers 3-4 x 3-5

Littleleaf Mountain Mahogany small leafed evergreen 5-7 x 4-6

Fernbush (*Chamaebatiaria millefolium*) semi evergreen white flowers 6-8 x 4-6

Apache Plume (*Fallugia paradoxa*). showy/white flowers 6-8 x 6-8

Royal Smoke Bush (*Cotinus coggygria*) 10-15 x 10-15

Cheyenne Mock orange (*Philadelphus lewisii* "cheyenne") white fragrant flowers 6-9 x 5-

Littleleaf mock orange (*Philadelphus microphyllus*) white fragrant flowers 5-6 x 4-5

Golden Current *Ribes aureum* yellow flowers, fruit 5-6 x 5-6

The following **spireas** adapt well to dry conditions

Snowmound

VanHoutte

Cheyenne snowmound

RIDGEWOOD HEIGHTS HOMEOWNERS ASSOCIATION, INC.
DESIGN REVIEW APPLICATION (for *any* exterior home or yard alterations)
Reference Covenant Articles 10 & 11

OWNERS NAME(S): _____

ADDRESS: _____

PHONE: _____ CELL: _____ E-MAIL: _____

DATE OF SUBMISSION: _____

Please list contact information for any professionals involved in your proposed project:

INSTALLER: _____ Phone: _____

OTHER: _____ Phone: _____

PROPOSED START DATE: _____ PROPOSED FINISH DATE: _____

SCOPE OF WORK: (Include a sketch drawing of your proposal). _____

PLEASE NOTE: Incomplete submissions will not be considered. The submission date of any application will be defined by a completed submission, with all required attachments. **Unauthorized work** may be required to be removed at owner's expense.

OWNER CERTIFICATION: In submitting this Application, I certify that I will conduct my business with the Ridgewood Heights HOA and the Design Review Committee in compliance with the provisions of Article 11 of the Ridgewood Heights Declarations, as well as all other provisions of the Declaration. I certify that all work will be done in a professional and workmanlike manner, and in full compliance with all public statutes. **I understand that my project may not be amended after submission of Application without approval of the Design Review Committee.** Project amendments without approval of the Design Review Board will require a new application, with a new submission date.

NAME OF OWNER(S)

SIGNATURE(S)

LANDSCAPING & FENCING INSTALLATION

Landscaping: This application is necessary if you are planting any additional permanent vegetation to your landscaping that will be maintained by the HOA. **A sketch plan showing where new plants go is required.**

Fencing: All fencing must be 4', 5' or 6' tall tan vinyl in the same style as the fencing currently located on the site. **A copy of the platted site plan showing the location of the fencing and gates must accompany the application.** Any fencing that encloses the back yard must include a 4' wide gate to allow maintenance access. Front & side yards may not be fenced. Fencing maintenance is the responsibility of the homeowner.

LANDSCAPING & FENCING REQUIRED ATTACHMENTS:

Sketch of the proposed plan. No fence may extend beyond your property boundaries.
Plants must be located at least 5' away from the foundation.

INSTALLATION OF YARD STRUCTURE

A yard structure includes a statue, a water feature, a patio extension or a new patio, a free standing pergola or any permanent structure that is not a part of your original yard. No artificial plants or flowers may be kept in the front yard. No application is necessary for live potted plants.

YARD STRUCTURE APPLICATION AND REQUIRED ATTACHMENTS:

Sketch showing detailed plans including placement, height, materials, color, elevations.

EXTERIOR ALTERATIONS

This includes any alteration to the exterior of your home such as awnings, pergolas, solar panels, solar tubes, sky lights, satellite dishes **(which must be installed by a dish company)** or anything that alters the exterior of your home or your roof. No item may penetrate the stucco (awnings, shades, etc.).

EXTERIOR ALTERATIONS APPLICATION AND REQUIRED ATTACHMENTS

Sketch showing detailed plans including placement, height, materials, color, elevations.

**Please mail your completed application to: Ridgewood Heights HOA Design Review
575 Rio Grande Dr.
Grand Junction, CO 81501**

HOA USE ONLY: Date submission: _____ Date Received _____ Review extension: _____ Date decision: _____

Decision: APPROVED DENIED APPROVED W/CONDITIONS _____

City of Grand Junction Permit # _____ Signature of Design Committee Members: _____

Board review conducted (date): _____ Decision: _____