

***CANYON CLUB CONDOMINIUMS  
ARCHITECTURAL/LANDSCAPE  
GUIDELINES***

**CANYON CLUB CONDOMINIUMS**  
**ARCHITECTURAL/LANDSCAPE COMMITTEE**

General:

A community's architectural character is established by the architects' design. The Architectural/Landscape Committee is responsible for the preservation of that exterior design. The Committee establishes architectural control standards and informs owners of those standards. Standards are not intended to limit the residents' personal creativity, but rather to assure that protective guidelines are in effect to help maintain the appearance and value of their property.

Design Guidelines:

The Architectural/Landscape Committee may recommend to the Board guidelines regarding anything relevant to the Committee's functions including, but not limited to:

- The construction, alteration or removal of specified improvements;
- The terms and conditions on which such improvements may be constructed, altered or removed;
- Design and landscaping standards for improvements;
- Materials, colors, textures and other aesthetic matters concerning improvements;
- Procedures for the submission of plans and specifications by an owner to the Architectural/Landscape Committee and for the Architectural/Landscape Committee's review, approval, denial or approval with conditions of plans and specifications.

The Board, at its discretion, may adopt or declare such guidelines as Design Guidelines and, once so adopted or declared, the Design Guidelines shall have the same force and effect as any other rule declared by the Board. Until such guidelines have been adopted or declared by the Board as Design Guidelines, they shall have no effect.

**ARCHITECTURAL/LANDSCAPE COMMITTEE**

**REVIEW OF PROPOSED EXTERIOR CONSTRUCTION**

Prior to commencement of any alteration of, or addition to, any residence or improvement or reconstruction of a residence, the plans and specifications shall be submitted to the Architectural/Landscape Committee, and construction thereof may not commence unless and until the Committee has given written approval to such plans and specifications. The Committee shall consider and act upon any and all plans and specifications submitted for its approval and perform such

other duties as the Board may assign the Committee from time to time, including the inspection of construction in progress to assure its conformance with plans and specifications approved by the Committee.

The Committee shall have the power to approve or disapprove plans and specifications submitted for its approval based on considerations of whether the proposed construction, alteration or addition conforms to or violates the restrictions or Design Guidelines, or their spirit, changes the appearance of any structure in relation to the aesthetic harmony of the surrounding structures, or other considerations, including, without limitation, landscaping, color schemes, exterior finishes and materials and similar features, as the Committee may adopt from time to time. The Committee may condition its approval of plans and specifications on such changes therein as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving the material submitted. The Committee may require such detail in plans and specifications submitted for its review and such other information as it deems proper.

Until receipt by the Committee of all required plans and specifications and other required information, the Committee may postpone review of anything submitted for approval. Upon certified receipt and acceptance by the Committee of all required plans and specifications and other required information, the Committee shall have a specified time limit in which to approve or disapprove in writing such Plans and Specifications. If the Committee fails to approve or disapprove properly submitted plans and specifications within 30 days of receipt to the Committee, the submitted Plans and Specifications shall be deemed to have been approved.

#### Failure to Comply with Architectural Review Process:

Any construction addition, or alteration of structure, requiring the approval of the Committee, which the Committee does not approve, will result in the right of the Association to remove the non-approved change at the expense of the owner. Prior to removal of the non-approved change, the Board shall request, in writing, removal of the change by the owner and shall allow at least seventy-two (72) hours for the owner to complete the removal.

#### ARCHITECTURAL/LANDSCAPE COMMITTEE

#### Meeting of the Committee:

The Committee shall meet at a minimum of once a quarter or as necessary to perform its duties. The Committee may from time to time, by resolution unanimously adopt one of its members to take any action or perform any duties for and on behalf of the Committee, except the approval of plans and

specifications and the granting of variances of the Design Guidelines. In the absence of such designation, the vote of the majority of the members of the Committee, or the written consent of a majority of the members of the Committee taken without a meeting, shall constitute an act of the Committee.

Inspection of Work:

The Committee and Maintenance staff shall provide for inspection of completed work and work in progress, as well as correction of defects in such work, in accordance with rules concerning such matters established by the Committee.

Non-Liability of Committee Members:

Neither the Committee nor any member thereof nor the Board nor any Director shall be liable to the Association or to any owner or to any other person for any loss, damage or injury arising out of or in any way connected with the performance of the Committee's or the Board's respective duties, unless due to the willful misconduct or bad faith of the Committee or such member of the Board or such Director, as the case may be. Neither the Committee's review process, nor its approval of any plans or specifications shall be deemed approval of structural safety, engineering soundness, or conformance with building, zoning or other codes.

## ARCHITECTURAL/LANDSCAPE COMMITTEE

### Variances:

Subject to federal, state and local laws, Ordinances, Rules and Regulations, the Committee, in its sole and absolute discretion, may authorize variances from compliance with any of the architectural provisions or Design Guidelines (including restrictions upon height, bulk, size, shape, floor area, land area, placement of structures, set-backs, building envelopes, colors, materials, or similar restrictions) when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may warrant. Such variances must be evidenced in writing and must be signed by at least a majority of all the members of the Committee. If the Committee grants a variance, no violation of the restrictions shall occur with respect to the matter for which the Committee granted the variance. Nevertheless, the granting of a variance shall not operate to waive any of the terms and provisions of the restrictions for any purpose except as to the specific property and particular provision and in the particular instance covered by the variance. Any variance of the type described relates only to the architectural provisions or the Design Guidelines, as applicable, and does not relate to any federal, state or local laws, ordinances, Rules or Regulations concerning any of the matters described above.

### Administrative Procedure:

All written requests shall be submitted to the Canyon Club office for review by the Architectural/Landscape Committee and tiled by Unit Number (#). Each file shall contain a progress report and final decision. For quick reference, a Cross-Index of "Request Type" shall be kept in addition to the Unit # file.

## DESIGN GUIDELINES: Canyon Club Condominiums

### Additional (or detached) structure:

A. Deck – No second story deck additions are permitted. [Currently there are three (3) deck additions in place that are not original to the property. These are located at units #12, #29, & #61 and shall be grandfathered in with the approval of these and future changes to Architectural Guidelines & Rules.] Decks at grade (or less than 24” in elevation) shall be permitted on a case-by-case basis for those desiring to construct a deck in a patio area. ***Prior to any construction work*** the deck must be approved by the Architectural Committee ***including*** submission of detailed plans to be reviewed by Architectural Committee and/or Maintenance. Additionally, a signed approval must be included from the **owner(s)** of all adjacent units. It shall be noted that any deck additions shall be “floating” structures and are not permitted to be permanently attached in any way to existing structure. All deck additions shall be the sole-responsibility of the unit-owner for the entire life of the deck. This includes, but is not limited to; all construction, maintenance, repair, and removal of the deck. A signed “Acceptance of Responsibility & Ownership” form must be submitted with all requests.

B. Storage Containers (i.e. storage sheds, closets, etc) – Must not be seen above enclosed patios and are prohibited on upper balconies except where included as part of the original construction. All requests for storage containers will need to include plans for constructed containers, or product literature for any “pre-manufactured” storage container including, but not limited to; Rubbermaid closets or pre-constructed sheds. No storage containers are permitted to be built onto or attached in any way to any existing structure; all containers must be stand-alone units. A signed “Acceptance of Responsibility & Ownership” form must be submitted with all requests.

### Patio Grade Changes/Drainage:

Grade in patios shall be maintained in such a manner to allow positive drainage away from the foundation of the building. If grade change of patio areas will impede drainage, buried drainage channels shall be installed to permit positive flow away from the foundation and past the perimeter fence line of the patio enclosure. This includes, but is not limited to additions of; concrete, soil, planting beds, decorative rock, etc.

Any addition of material which will rise above the base of the perimeter fence shall be contained with installation of a shoring board system along the perimeter of the patio area. Shoring boards must be made of P/T (pressure-treated) 2x or 4x dimensional lumber materials or similar product. Shoring material to be no less than 1.5 inches in thickness and is to be installed/attached to the interior of the steel support post for perimeter fence. This shall provide approximately a 3-4” space between the fence and outer shoring edge. Any drainage channels must be permitted to pass through or over/under any shoring material to permit water ejection beyond the perimeter fence line. Please see graphic “Patio Drainage, Fences & Trellises” of the Architectural Guidelines for more detail.

## DESIGN GUIDELINES

### **Patio Hose Spigot Additions:**

Hose spigots can be installed on patios through a line tapped from an adjacent bathroom, kitchen, or even from the crawlspace. Any retro-fitted plumbing becomes the responsibility of the unit owner to install and maintain including any required winterization. All hose spigot installs shall have an isolation shut-down valve installed in a climate controlled space (inside the unit) or shall be a minimum of 10 feet from any foundation walls. Isolation valve shall also have a “back-bleed” valve which will permit draining of water from line downstream from valve. A signed “Acceptance of Responsibility & Ownership” form must be submitted with all requests.

### **Fences:**

All common and enclosed patio fences will be installed and maintained by Canyon Club HOA. Individual fences, visible to the community, are prohibited. “Baffle” fences (used to screen items such as A/C units) within patio enclosure fences shall be the responsibility of the homeowner to construct and maintain. Such “baffle” fences must be requested and approved with the submission of an Architectural Request Form. Request must also include detailed plans for fence including design and material choice. A signed “Acceptance of Responsibility & Ownership” form must be submitted with all requests for such “baffle” fence.

No material, landscape or otherwise, shall be permitted to rest against perimeter fences of patio enclosure areas. This includes, but is not limited to; soil, rock, plantings (including climbing vines), stored items, and mechanical systems. Shoring boards must be installed along the interior of the steel fence posts (or posts installed if not present) must be in place if grade will rise higher than 1” below perimeter fence line (must maintain a minimum of 1” of daylight below perimeter fences). Additionally, any grade work which may affect positive drainage away from structure must include plans for buried drainage channels to permit water evacuation to discharge outside of the perimeter fence line. This drainage plan must be included in any submission for patio enclosure grade changes. Please see graphic “Patio Drainage, Fences & Trellises” of the Architectural Guidelines for more detail.

Gate additions must be submitted for with an Architectural Request form. Request must include a detailed plan including material specifics. Construction and associated costs shall be the responsibility of the unit owner, with ownership and responsibility of the gate transferring to Canyon Club Condominiums HOA upon final inspection of the project.

## **Hanging Plants & Entry Plantings / Patio Plantings & Trees:**

- A. Up to two (2) planters are permitted at each individual entry. Planters may not obstruct pedestrian traffic, fire lanes, or mowing path. Plantings must remain within area of planter, no “creeping” plants or tall/bushy plants that may lean or grow into traffic path. Planters on catwalks (second-story sidewalks) must not project more than 8” from the facing wall of the building.
- B. Hanging baskets, planters, or decorative pieces (including but not limited to: flags, chimes, “wind-art”, etc.) may not exceed two (2) per unit and may not obstruct pedestrian traffic, traffic sightlines or fire lanes.
- C. Hanging & Potted plantings are permitted on patios and balconies unless they obstruct traffic or fire lanes. Crawlspace access covers must be accessible at all times. Up to four (4) potted plants may be placed on crawlspace covers but must not exceed a pot size of 10” diameter (or 10”x10”x10”).
- D. Trees & Shrubs must be approved before being planted in patio areas. This can be done with an Architectural Request Form including a specific location for the planting and specific variety of plant. Trees and shrubs within the patio areas shall be pruned and maintained by the unit owner. Trees and shrubs shall not be permitted to have contact with buildings or fences [see section F for trellis guidelines]. For trees, a minimum clearance of 3 feet off building walls, and 4 feet off eaves, soffits, and roofs must be maintained.
- E. All plantings within a patio area shall be the responsibility of the unit owner. This includes, but is not limited to; watering, pruning, dead-heading, trimming, and seasonal care. Failure to maintain such may result in a violation notification and issued correction deadline. Failure to correct within timeline will result in the right for Maintenance to trim, prune, or remove any plantings that are affecting any portion of the buildings and or common elements of the property in a negative manner. Any charges incurred by Maintenance, including time/wages, shall be assessed to the unit owner at a minimum charge of \$100.00 per occurrence.
- F. Climbing or creeping plants (such as vines) shall be trellised in such a way to prohibit plant growth onto, into, or over any buildings or fences. An independent, free-standing trellis shall be constructed to carry the load of the plant. Plants growing on, over, or into/through buildings or fences may be trimmed or removed by maintenance under the guidelines mentioned under section E. Please see graphic “Patio Drainage, Fences & Trellises” of the Architectural Guidelines for more detail.
- G. Artificial flowers/plants in exterior spaces are prohibited except within unit-specific patio or balcony areas. (a.k.a. – “Limited Common Elements”)



### **Awnings, Sunshades, & Umbrellas:**

- A. Retractable awnings are permitted upon the Architectural/Landscape Committee's approval. Fabric color must be as close to the exterior paint as possible. A request form may be obtained from the office.
- B. Roll down sunshades are permitted on the exterior sliders or windows of your patios or balconies. The Architectural/Landscape Committee suggests either natural canvas or natural woven materials. These shades are to be used for control of sunlight and heat.
- C. Umbrellas are permitted on patios, but must not extend past patio perimeter fence when extended. Umbrellas on balconies are prohibited.

### **Window Tinting:**

Window tinting is acceptable for purposes of UV rays and fading of furnishings and rugs. No mirrored or metallic (silvered, chrome or copper) finishes on window coverings.

### **Balcony/Storage & Furnishings:**

Balconies and enclosed patios are not to be used for storage areas or clutter. Items such as boxes, tires, auto parts, appliances, interior furnishings such as sofas and lounge chairs, and an inordinate amount of children's tricycles, bikes and large toys are prohibited. Each resident must remember that the upper balconies are seen by everyone and the enclosed patios are seen by the residents who live above.

Canyon Club provides common storage units in several locations on the property for everyone's use. Storage space is not guaranteed, please contact Maintenance for space availability. Prohibited items for storage areas include, but are not limited to; flammable/explosive items, firearms/ammunition, automotive parts/fluids, food items (pet or human), and large items such as furniture and/or appliances.

Canyon Club Condominiums HOA accepts no responsibility for the loss, damage, or theft of items in storage areas. Stored items must be clearly labeled with ***all*** of the following: Name, unit number, date depicting last "owner sort". Owner of stored items must check/sort stored items at least once per year. Twice per year (spring & fall) maintenance will inspect storage areas and clear out any prohibited or not properly labeled items.

## **Barbeque Grills:**

Propane (LPG) grills are permitted within Canyon Club, but Charcoal grills and smokers are prohibited. Patio areas must have grill in location where open air is above (not under balcony above), and cannot exceed a fuel capacity of more than 20 lbs. Balconies may only have a fuel capacity of 1 lb. or smaller. Barbeque grills of any kind are prohibited on entry walkways at any level. This Guideline is strictly enforced for safety purposes. Not adhering to this law carries a large fine. Please refer to the City & County of Denver Uniform Fire Code below:

*“The use of barbecue cookers and/or smokers, whether charcoal, LPG or compressed gas inside of buildings, on roofs, or on balconies that are located above first floor, and one above the other is prohibited.”*

*“Only a container equal to or less than one (1) pound LPG gas can be used on balconies, but only if they can be transported by exterior stairs serving the balcony.”*

*“Gas greater than one (1) pound may be located on ground level patios when there are no balconies located directly above or within ten (10) feet.”*

## **DESIGN GUIDELINES:**

### **Exterior Light Fixtures on Patios/Balconies:**

Exterior lights located on patios and balconies are the responsibility of the unit owner. Replacement of such fixtures must be approved by the Architectural Committee using a Architectural Request Form *prior* to installation. A photo of requested fixture and listed dimensions and finish of fixture shall be included in request. Vertical length not to exceed 20". Preferred finish to be black, bronze or rust finish.

### **Windows/Sliding Door Replacement:**

Window replacement must be approved by the Architectural Committee. All windows must conform to the exact configuration of the existing ones being replaced and must be vinyl/vinyl covered. The color will be limited to beige or tan.

Sliding patio doors may be a different configuration due to the size of the original doors. For example, they may be paired/split sliders with fixed side panels or French doors opening to the inside of the unit. The color will limited to beige or tan and, if wood, painted in those colors.

### **Greenhouse Windows (also called Garden Windows):**

Must be a vinyl frame window in beige or tan to match existing (if applicable) as close as possible.

### **Entry Doors:**

Size to be 3'0" x 6'8", thickness 1 ¼" solid core flush paint grade wood, steel, or fiberglass. An Architectural Request Form must be submitted and approved for all entry door replacements. Details or features on door such as 6-panel or decorative "lites" (windows) must be expressed in Architectural Request Form and may not be approved in new door request. Exterior entry door paint color codes and/or paint (if available) may be obtained by contacting the Maintenance Department.

### **Screen/Storm Entry Doors:**

Size to be 3'0" x 6'8", material to be aluminum or wrought iron, frame finish to be black, brown or bronze.

### **Combination Security/Storm Entry Doors:**

Vertical bars not to exceed five (5), limit simple design medallions to two (2) per door, frame finish to be black, brown or bronze.

*\*Note: If you have provided Maintenance with keys to your unit, be sure to update with any applicable security door keys.*

### **Exterior Door Hardware:**

Latch set and cylinder lock. Peep hole optional. Finish to be bronze, polished brass, antique brass or brushed nickel. All door hardware exterior finish must match. One (1) kick plate (6"x34" or 8"x34") is permitted to be installed per entry door and must match all other door hardware in finish.

### **Interior Window Coverings:**

The outside facing color of all interior window coverings must be white, ivory, or light natural in color. Window coverings in disrepair, such as torn draperies, broken or damaged blinds or no window covering must be replaced with new product at the owner's expense. Sheets, blankets, towels or paper coverings are prohibited.

### **Flooring:**

Hardwood flooring, laminate, tile, or any non-carpet floor covering may be installed in second level condominiums; however, the Architectural/Landscape Committee requires special barrier materials be installed for noise control. Examples such as QuietFloor® or ImpactBarrier® for hardwoods and Ditra® for tile. When looking into such products, check for both impact noise (foot falls) and ambient noise (talking, stereos, etc) ratings. Not all products are created equal or for both purposes. ***Inspection of flooring during install is required. Contact Maintenance to inform of install date once it has been scheduled. Either a representative from the Arch Committee or Maintenance (whichever is available) will be available for an inspection on that day.***

### **Air Conditioners, Evaporative Coolers (swamp coolers), & window/attic fans:**

- A. No window mounted A/C units are permitted.
- B. No evaporative coolers of any kind are permitted
- C. No large window fans or attic/whole-house fans are permitted. Small, removable window fans which are not "hard-wired" are allowed.
- D. No solar panels may be installed on any unit.

### **Gas Log Fireplaces:**

Gas log fireplaces which replace wood burning fireplaces are acceptable, but must be submitted for using an Architectural Request Form. Product and contractor information must be included on request form. Planning and design must be discussed with, and approved by the Maintenance Superintendent. Because of the high risk of fire and carbon monoxide issues, gas fireplace additions are very strictly monitored. ***All gas-log or gas insert conversions must be done by a licensed contractor, designed and installed to current Denver building codes, and permitted and inspected.***

### **Laundry Addition to Unit:**

While primarily on the interior of a unit, a laundry addition does require an Architectural Request Form to approve proper venting of the system to the exterior of the building. ***All laundry additions must be vented to the exterior (not attic or crawlspace).*** Each request shall be reviewed by both the Architectural Committee **and** Maintenance to determine the best location for an exterior vent to be installed. Inspection will be done by Maintenance and will also include inspection of plumbing, power, and vent runs within unit. A signed "Acceptance of Responsibility & Ownership" form must be submitted with all requests. Damage and costs incurred as a result of an un-approved or improperly installed laundry setup shall be the sole responsibility of the unit owner including, but not limited to roof leaks.

### **Custom Crawlspace Covers:**

Alternatives to the heavy concrete covers for the crawlspaces may be requested. Such covers must be displayed in a detailed drawing/design which must be submitted with an Architectural Request Form for review by the Architectural Committee **and** Maintenance. Cover must be removable, structurally sound, and durable to the elements. Installation and maintenance costs are the responsibility of the unit owner if such a cover is approved. A signed "Acceptance of Responsibility & Ownership" form must be submitted with all requests.

### **Satellite Dishes:**

Requests for satellite additions must be made ***prior to scheduling installation***. Satellite and antenna requests are made through the "Satellite Addition Request Form", a specific form which is different from the Architectural Request Form. Approval of this form must be made by both the Architectural Committee **and** the Maintenance Superintendent. Absolutely no rooftop installations are permitted. Instructions specific to each install will be included with the Maintenance approval, including photographs. Satellite dishes installed without approval must be removed at the unit owners cost, or may be removed by maintenance at a cost of \$100.00 per device which will be added to the unit fees. Such added charges can and will accrue interest until paid in full.

Any charges applied by service provider from un-approved installations and/or device removal are the sole responsibility of the party subscribing to service. Canyon Club Condominiums HOA and its employees/agents/officers shall not bear any financial responsibility for cost incurred from un-approved installations.

Dish size is limited to no larger than 24" in height/diameter, and quantity is limited to one (1) dish per unit. If satellite request is being filed by a leaseholder, signed approval of owner must be included on request. Satellite dishes which are no longer used must be removed within ten (10) days of service termination and/or upon unit vacancy. Failure to remove unused dishes promptly shall result in \$100.00 removal charge by Maintenance as mentioned above.

Exterior television and/or radio antennas are prohibited with exception of those existing antennas already in place by Canyon Club Condominiums HOA. Unit specific antennas may be placed near windows (on interior) for better reception.

**Trash Removal:**

- A. Oversized Items – Common area dumpsters are provided throughout Canyon Club for household trash; however, oversized items such as furniture, appliances, tires, batteries, construction debris, and items containing Freon, oil, or antifreeze, etc. are prohibited. For disposal of these types of items, please contact the HOA Office (303-757-8527) or Maintenance Department (303-757-3426) for assistance. For a nominal charge the vendor used for trash removal will dispose of these items, but **such requests must be made by the Canyon Club Staff** and arrangements must be made for the fee to be paid by the resident disposing of such items. Any costs associated with unreported disposal will be added to the unit fees as well as possible fines for violation.
  
- B. Hazardous Material Disposal – Items containing Freon, oil, antifreeze, mercury, batteries, tires, televisions, computer components, construction debris, carpet, paint, etc. are all items that require special care for disposal. Please contact Maintenance for assistance with these items and their proper disposal.
  
- C. Christmas Trees – Natural (not man-made) Christmas trees may be left beside the dumpster areas up until the last pick-up day of January to be disposed of at no cost. Please ensure all decorations have been removed and disposed of properly including any tinsel or “icicles”. Please clean-up any dropped needles which were left behind on the trip to the dumpster. Trees left after the last pick-up day in January may incur additional trash charges to the unit. Please call the office or maintenance for a schedule of current pick-up days.

**Design Guidelines Violation Schedule**

The following violation schedule is in accordance with the Canyon Club Condominiums Collection Policies and Procedures effective April 2012.

First Violation	A warning letter
Second Violation	\$25.00
Third Violation	\$50.00
Fourth and Subsequent	\$100.00



# Architectural & Modification Acceptance of Ownership & Responsibility Claim

This document outlines the scope of a project and provides acknowledgment of ownership and responsibility for any and all additions, modifications, and/or alterations made by a unit owner (or tenant with owner consent) within Canyon Club Condominiums.

Please print clearly on all portions of this form. Attach additional sheets and photos if needed. Please complete all sections

Unit # \_\_\_\_\_ Unit Owner(s) \_\_\_\_\_

Date Submitted: \_\_\_/\_\_\_/\_\_\_\_\_

# of Attached Documents: \_\_\_\_\_

Brief Description of Alteration/Addition: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Common Areas that will be affected by Alteration/Addition: (Location and ways building exterior will be affected)

\_\_\_\_\_

\_\_\_\_\_

As the unit owner of above mentioned unit located at Canyon Club Condominiums - 6495 Happy Canyon Road – Denver, CO 80237 I acknowledge that I approve all modifications, alterations, and/or additions disclosed within all submitted documents for above mentioned project. I understand filing of this document must be accompanied by the filing of an Architectural Request form for the same project, that approval of both forms must be acquired **before** beginning any work on outlined project, and that alterations to approved project plans during project must be separately approved and attached to original approval documentation. I also understand access for periodic inspections may be required throughout the duration and at completion of said project. If such inspections are required they will be outlined in approval notes by Architectural Committee Chairperson and/or Maintenance Superintendent. Unapproved changes, or missed inspections may require removal of some or all current progress of project at my own cost.

Once project is complete I acknowledge that I, as the unit owner, hold sole responsibility for any and all repairs, maintenance, removal, and general care of all elements of said project. Additionally, I acknowledge that I shall be solely responsible for any costs incurred from damage caused directly, or indirectly, as a result of the construction and/or existence of above mentioned project. Lastly, I acknowledge that I shall be responsible to ensure above mentioned ownership and responsibility shall be documented and transferred to any and all future owners of unit. Canyon Club Condominiums Home Owners Association and any of its officers, agents, and/or employees shall be free of any responsibility (financial or otherwise) of above mentioned addition/alteration.

\_\_\_\_\_  
Unit Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
2<sup>nd</sup> Unit Owner Signature (if needed)

\_\_\_\_\_  
Date

*\*Additional unit owner signatures (if more than 2 owners) shall be provided on separate sheet clearly labeled as attachment to this document.*

**This document must be filed in conjunction with an Architectural Request form, as well as any prints, plans, photographs, drawings, or permit documentation. This form alone does not grant approval for project.**

**Arch Committee Approval:** Attached sheets # \_\_\_\_\_ Approval Date: \_\_\_\_\_  
Signed and Printed Name: \_\_\_\_\_

**Maintenance Approval:** Attached sheets # \_\_\_\_\_ Approval Date: \_\_\_\_\_  
Signed and Printed Name: \_\_\_\_\_

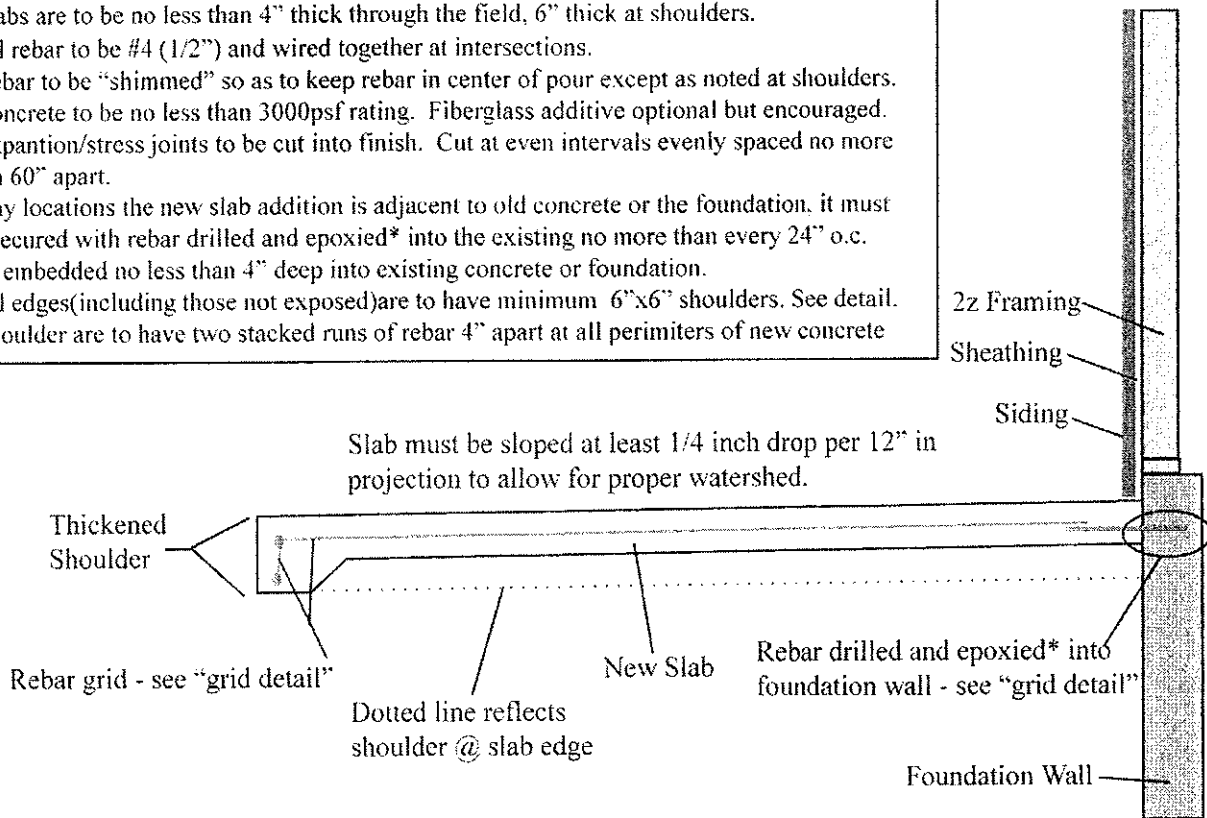


# Concrete Addition Guidelines - Patio Additions

## General Information -

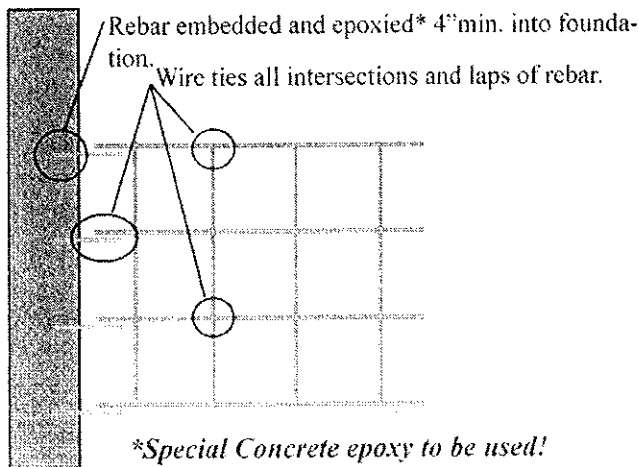
*All concrete slab additions must be approved by the Arch Committee and Maintenance PRIOR to any work performed. Inspections also to be performed of forms and rebar before concrete is poured.*

- Slabs are to be no less than 4" thick through the field, 6" thick at shoulders.
- All rebar to be #4 (1/2") and wired together at intersections.
- Rebar to be "shimmed" so as to keep rebar in center of pour except as noted at shoulders.
- Concrete to be no less than 3000psf rating. Fiberglass additive optional but encouraged.
- Expansion/stress joints to be cut into finish. Cut at even intervals evenly spaced no more than 60" apart.
- Any locations the new slab addition is adjacent to old concrete or the foundation, it must be secured with rebar drilled and epoxied\* into the existing no more than every 24" o.c. and embedded no less than 4" deep into existing concrete or foundation.
- All edges (including those not exposed) are to have minimum 6"x6" shoulders. See detail.
- Shoulder are to have two stacked runs of rebar 4" apart at all perimeters of new concrete



## Grid & Shoulder Details

At Foundation (see from above)



- Rebar should be wire-tied at all intersections and laps of rebar.
- At shoulders the grid bar is bent downward over the upper shoulder bar and ended at the lower bar.
- Shoulder depth and width does not include any slope to field slab in measurement.

Shoulder (as seen from side view)

