

SRR Spring 2019 Letter  
March 2019

Hello Neighbors,

As old-man winter hangs around and we look longingly forward to spring, the Saddle Rock Ranches Architectural Control Committee (ACC) would like to take the opportunity to reach out and welcome all our new homeowners; and give our best to all seasoned neighbors. This letter is to serve as a friendly reminder to all residents of their shared responsibility to their neighbors. With the help and cooperation of all, we can continue to be a vibrant and welcoming community for years to come.

As spring approaches, please remember to maintain your property by removing fall and winter debris (including raking and disposing of leaves), painting your home and outbuildings, mowing, controlling weeds from maintained yards and rock beds, removing dead or diseased trees, and repairing fences.

In addition to a reminder on regular maintenance, it has also come to our attention over the past six months that we have experienced an uptick in covenant infringements, and we would like to address these concerns as a reminder to all to please respect the codes in place. This allows for all of us to enjoy the acreage environment we sought out when move here and retain growth in our property values by keeping our neighborhood well cared for. A copy of the covenants can be referenced at [SRRHOA.org](http://SRRHOA.org). Sections of the covenants that need particular attention are copied below with emphasis in italics that denote wording copied directly from the covenants.

When preparing for an exterior renovation or modification, including, but not limited to landscape modifications, paint colors, fencing, windows, and roofing, please follow the guidelines established in the governing covenants and submit your plans to the HOA Board or ACC. It is the responsibility of the homeowner, not a contractor, to seek approval from the ACC. If a contractor provides that they have secured all the necessary permits for your job, do not assume that includes ACC approval made on your behalf. ACC forms and guidelines are available for homeowners use on [SRRHOA.org](http://SRRHOA.org).

We hope that these reminders can provide all residents an opportunity to be more familiar with, and obtain compliance in, a few of the covenants which have been of topic in 2018. We would like to stress that although dues to the SRR HOA is a voluntary contribution, compliance with the rules and covenants is mandatory. As the weather improves, the ACC will be coming around to discuss any specific items that need addressed. In the meantime, if there are questions in regards to the covenants, please do not hesitate to reach out.

We are always accepting of volunteers who would be willing to assist other neighbors with property maintenance. If you would be willing to help, or if you are in need of some assistance on your property, please make the HOA or ACC aware.

We hope all neighbors have a great 2019, and we look forward to seeing everyone more often as we all emerge from our winter hibernation!

Kind regards,

Your ACC  
Christopher Noonan  
Dimitris Rentzios  
Chad Fisher

## Relevant Covenant Sections

### § 4. Residence Size and Features (specifically, roofing)

*"...All residences and outbuildings shall have roofs constructed of wooden shingles, or of materials similar in appearance to wooden shingles, or of equivalent products of high quality, design, and appearance that are consistent with the maintenance of Saddle Rock Ranches as an upscale residential community."* With two hail storms impacting the neighborhood in 2018, the question of what is considered 'equivalent' and 'upscale' has arisen on multiple occasions. The ACC will gladly accept any approval form for any type and style of new roofing, however we would like to advise residents that the ACC has denied multiple asphalt roof requests in 2018, and years prior. The continued understanding of the wording within this section is that until technology improves, asphalt shingles do not meet the test of *"equivalent products of high quality, design, and appearance"*. Acceptable material types that have been approved over the past few years consist of 1.) Stone coated steel, 2.) Slate tile, 3.) Concrete, etc. 4.) Shake or wooden shingles

### § 7. Restrictions on Animals, Pets and Gardens.

Please see special aside below related to SADDLE ROCK RANCHES HOMEOWNERS ASSOCIATION RESOLUTION, adopted January 15, 2019.

### § 10. Mechanical Equip, Trash, Etc.

Please ensure mechanical equipment, garbage cans, storage piles, etc are adequately screened from view of the bridle paths, neighboring residences are streets. Rubbish shall not be allowed to accumulate upon a property, governed by the same visibility restrictions as above. Please ensure trash cans are removed promptly from the street after pickup, as to not block the roadways.

### § 13. Vehicle Restriction

Campers, boats, RVs, trailers, horse trailers, tractors, large vehicle equipment and commercial equipment may not be kept or maintained on any lot, or on any street, *"...unless wholly within a garage or adequately screened area"*. While the covenants do not stipulate the exact definition of 'adequately screened', one can surmise that the intent would be a corollary to the first part of the sentence; being 'wholly within a garage'. If a trailer is kept on a property where it is obviously visible from the street, the bridle paths, or to other neighbors, it is thereby not 'adequately screened', and must be relocated wholly within a garage or moved outside of the neighborhood for storage.

### § 17. Owner Maintenance

Improvements constructed upon a lot (read home, outbuildings, landscaping, decks, etc) are required to be properly maintained. Failure to do so not only lessens the viability of the neighborhood, it is also a covenant violation. As noted above, please properly care for and maintain all areas of one's property.

### § 17. Equestrian Fences

While this section primarily deals with trail fencing, the final sentence denotes a requirement to seek approval for *"any other fences, corrals, privacy fences, etc..."*. Please remember to not only contact 811 for line locations, but also to apply to the ACC prior to any new fencing job.

### § 17. Nuisances

As the sun is still rising late and sets early, we are all reminded that by choice, our neighborhood appreciates our dark skies. Please ensure driveway and landscape lighting is of a level of brightness only as necessary for its function, and is properly aimed and maintained.



**SPECIAL ASIDE RELATED TO: SADDLE ROCK RANCHES HOMEOWNERS ASSOCIATION RESOLUTION TO TEMPORARILY ABSTAIN FROM COVENANT ENFORCEMENT RELATED TO DOMESTIC CHICKENS**

At the January 2019 HOA meeting, ambiguity in our covenants for the allowance of chickens was discussed and it was determined by vote that prevention of ownership of chickens will not be enforced by the HOA and ownership and keeping of chickens will be allowed by homeowners in accordance with the laws and ordinances of the City of Centennial. The Resolution can be found on the Neighborhoods' website at SRRHOA.org. The ACC's responsibility is to oversee the application of these ordinances. Relevant portions of the City of Centennial ordinances are copied below for everyone's awareness. Please consult the City of Centennial website at <http://www.centennialco.gov/> for further detail and information.

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**FROM CENTENNIAL MUNICIPAL CODE**

**Sec. 7-7-360. - Animals other than dogs at large.**

It is unlawful to fail to keep any horse, cattle, donkey, mule, swine, sheep, goat, domesticated goose, duck or chicken securely corralled or fenced and under such reasonable control as to prevent such animal from being within the City on any public property or on any private property for which the owner or tenant has not given permission for the presence of such animal.

(Ord. 2009-O-07 §1)

**Sec. 7-7-340. - Limits on animals; prohibited animals; chickens.**

Notwithstanding any provision otherwise set forth in this Code, no person or household in any zone district, other than as specifically permitted under the zoning regulations for the Agricultural Zone District, the Neighborhood Conservation Zone District, or any person holding a valid pet fancier's permit as set forth in [Section 7-7-350](#) below, shall own or have custody of:

- (1) More than four (4) regulated pets more than four (4) months of age; and
- (2) More than six (6) chickens, provided that chickens must be contained in a covered enclosure between dusk and dawn.

(b) Nonregulated pets, as defined in this Code, are not subject to the numerical limitations set forth in this Section.

(c) Except as specifically permitted in this Code or under the zoning regulations for the Agricultural Zone District and the Neighborhood Conservation Zone District, no person or household shall own or have custody of:

- (1) Livestock, except rabbits and not more than six (6) chickens;
- (2) Roosters more than six (6) months old;
- (3) Canid and felid hybrids; or
- (4) Wild animals, except birds that are maintained and kept pursuant to a valid permit through the Colorado Parks and Wildlife or the U.S. Fish and Wildlife Service.

(Ord. 2012-O-17 §3)

**Sec. 7-7-330. - Cleanliness of premises.**

It is unlawful for any person to allow the accumulation of feces on any premises owned, occupied or controlled by such person in the City, including any stable, stall, shed, compartment, apartment or any yard or appurtenance thereof to the extent that it creates an unsanitary, offensive or unhealthy condition. Such accumulations may also be deemed a nuisance, and enforcement of this Section may either be through

summons and complaint in the Municipal Court or in accordance with Article 2 of this Chapter concerning nuisances, at the sole discretion of Animal Services or the Code enforcement personnel of the City.

(Ord. 2009-O-07 §1)

**ORDINANCE NO. 2016-O-04**

*Requirements for Accessory Buildings or Structures for the Keeping of Chickens and Permitted Wild Animals.*

a. *Height.* Height shall not exceed 10 feet to the peak of the roof.

b. *Setbacks.*

i. Front: Behind the principal building.

ii. Street Side. Equal to the street side setback required for the principal building.

m. Interior Side: 10 feet.

iv. Rear: 10 feet.

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Please note that as per the HOA Covenants §6, when a conflict arises between the minimum requirements established by zoning ordinances and the covenants, "...the most restrictive shall apply". Please keep this in mind when planning for chicken related improvements upon the property. All improvements will be required to go through the standard approval process with the ACC.