



# The Colorado Property Management Group Inc.

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## **DRAFT: SCREENING GUIDELINES WATKINS FARM HOA**

Screening requirements are to be complied with regarding, but not limited to, vehicles, trailers, farm and lawn equipment, boats and tractors as specified in the Association's Declaration of Covenants, Article IX, #9.

If an owner can provide an approval form signed by the Association's developer, builder or Board of Directors, the Board of Directors may grant a "grandfather" clause to a specific situation for the owner.

Screening requirements:

1. The aggregate of all buildings and screened area must not exceed 4,500 square feet.
2. Living plants/non-deciduous trees/shrub materials must be utilized on three sides of the screened area. A structure can be utilized as the fourth side of the screened area.
3. The initial planting must be a minimum of 50 percent of the height of the tallest items to be screened.
4. The planted material must mature to 80 to 90 percent of the height of the tallest items to be screened.