

## PBH Community Standards

The PBH Community Standards:

- Define PBH Covenants and the ARC Construction Guidelines.
- Identify Boulder County's Planning, Building and Zoning Ordinances, Land Use Codes and Land Use Requirements applicable to PBH.
- Define unsafe, unhealthy, or unsightly conditions, or conditions that create a detriment to the community and/or adjacent properties.
- Are on record with Boulder County. Boulder County uses the Standards to evaluate complaints related to PBH.
- May be modified and/or amended to meet the needs of the community. Changes to Standards must be approved by the PBH HOA Board and published on the PBH website.

### Occupancy, Use and Maintenance

The following guidelines outline expectations for occupancy, use, and maintenance of property in PBH.

1. Single-family (immediate and extended family) residential use is allowed. Incidental commercial use is allowed as per Boulder County Zoning Ordinances, Land Use Code (Article 4) and PBH Covenants.
2. Illegal, unsafe and unhealthy activities are not allowed.
3. Rental property must include PBH Covenants and Standards in the lease. Owner and renter are jointly responsible for complying with all Community Standards, Covenants, Boulder County Ordinances and Codes and jointly liable for non-compliances. "Owner" refers to both owner and renter in these Standards.
4. Exterior Storage...
  - a. Must be screened from all adjacent roads and properties.
  - b. Of commercial materials and equipment is not allowed.
  - c. In the "front yard" or areas highly visible from roads or adjacent properties is discouraged.
  - d. Of construction materials allowed only during approved construction period.
5. Parking (primary transportation vehicle—car, SUV, van, pickup, motorcycle only)
  - a. Vehicle parking should be on private property. Habitual parking on roads and ROW interferes with emergency vehicle access, snow plowing and the general safety of driving on PBH's narrow, steep, and winding roads, and should be avoided. An exception for occasional parking on ROW and roads for social gatherings should be limited to several hours.
  - b. Parking of one commercial vehicle per lot is allowed.
  - c. Parking of commercial equipment or trailers is not allowed.
  - d. Parking of unlicensed, unregistered, inoperable vehicles is not allowed.
  - e. Parking of large RVs, campers, boats, etc. in highly visible areas for extended periods of time without use is discouraged.
6. Owner is responsible for proper maintenance of structures and the correction of deterioration, peeling paint, broken assemblies, structural instability, gutter cleaning, roof repair, and general maintenance of the exterior of structure(s). Structures should have a well-maintained appearance.

7. Owner is responsible for the proper maintenance of property/land (Land Use Code-Article 14-Rubbish, Weeds and Brush and Unsafe Structures).
  - a. Trash and recycling containers should be stored indoors or in a sight-proof, animal-proof enclosure to prevent animal intrusion and wind-blown debris. If trash and/or recycling is scattered, the Owner is responsible for immediate clean up.
  - b. Trash and debris must be removed from yards.
  - c. Fire Mitigation: Community-wide mitigation is critical to a mountain community in reducing the risk of wild land fires and keeping home-owners' insurance rates down.
    - i. Owner is responsible for maintaining trees and vegetation, removing dead trees, dead limbs and tall grass.
    - ii. Storage of combustible materials adjacent to structures or below decks is not allowed.
    - iii. Slash piles in highly visible areas or on the ROW should be removed within 1 week. Slash piles in less visible/inaccessible areas should be removed as quickly as feasible, unless they create an additional fire hazard.
    - iv. Decaying firewood is not allowed.
  - d. Weed Mitigation: Encourage the removal of noxious weeds (Boulder County Weed Management)
  - e. Beetle Mitigation: Encourage the removal of beetle infested trees and taking precautionary measures to preventing beetle infestations.
  - f. Fences must comply with Boulder County Land Use Department Fence Requirements. Wildlife safe fencing is encouraged. Chain link fencing is prohibited.
  - g. Retaining walls must comply with Boulder County and be maintained in a structurally stable condition.
  - h. Appropriate measures should be taken to control erosion.
  - i. Rental property must be inspected by the owner or their agent on a periodic basis as needed to assure that property is maintained in accordance with Boulder County Ordinances and Codes and PBH Covenants and Standards.
  - j. Property owners are encouraged to maintain the Right of Way(s) adjacent to their property to promote fire safety and a maintained appearance including:
    - i. Removal of trash, debris and litter.
    - ii. Thinning and removal of unnecessary trees, shrubs and undergrowth to minimize fire hazards.
    - iii. Weed cutting to minimize fire hazards.

## Construction

The following guidelines outline expectations for new construction and exterior renovation of existing properties in PBH.

1. All construction (building and grading) must be reviewed and approved by the PBH ARC and permitted by Boulder County (if required).
2. All construction (building and grading) must comply with PBH Covenants, ARC Construction Requirements and Boulder County Building Ordinances and Land Use Codes.
3. Construction should be sympathetic to the natural environment and adjacent properties. It should be in keeping with quality and character of PBH. Use of natural materials, darker, earthy color palette, and fire resistant materials are encouraged.
4. Private driveways should be constructed and maintained in compliance with Boulder County Multi Modal Transportation Standards. Emergency vehicle access to homes and properties is essential.

## Unsafe, Unhealthy, Unsightly Detriments

The PBH Covenants prohibit unsafe, unhealthy, and/or unsightly detriments in the neighborhood. The following list outlines issues that constitute detriments.

1. Noise
  - a. Boulder County Noise Ordinance sets acceptable levels.
  - b. The ARC Construction Guidelines limit the times of construction operations and noise.
  - c. Noise disturbances are not allowed between 10 pm and 7 am.
  - d. Dogs should be controlled to prevent bothersome barking.
2. Lighting
  - a. See Boulder County Land Use Dept.-Outdoor Lighting Requirements
  - b. Lighting that spills into adjacent properties in a disturbing manner is not allowed.
  - c. Lighting sources should be down lights; bright light sources should be avoided.
3. Signage
  - a. Signs are limited by Boulder County Land Use Code-Sign Ordinance- Article 13
  - b. Real estate signs are allowed only on the property for sale.
  - c. Political signs should be removed within 24 hours of the closing of an election.
4. Miscellaneous
  - a. Materials, functions and operations that produce foul odors are not allowed.
  - b. Open flames during fire weather watch, red flag warning, high wind watch or high wind warning are not allowed. Gas and propane devices with a single shut off valve are permitted.
  - c. Fireworks are not allowed.
  - d. Dogs must be confined on property or on leash. Chain link kennels are discouraged. Pick up and dispose of pet waste.
  - e. Dangerous, hazardous pets are not allowed.
  - f. Discharge of firearms is not allowed unless in self-defense or protection.
  - g. Multiple minor “unsafe, unhealthy, unsightly” conditions can constitute a detriment and violation.