

**Please place this notice on the bottom of the first page every month**

**Columbine Knolls South/Estates Website: [www.cksearchives.org](http://www.cksearchives.org)**

**Separate ACC notices to be published in the March Scroll where they fit best:**

### CKS/E Project Request Approval

The covenants require CKS/E project request approval for many projects such as, but not limited to, house repainting (even if the same color), cedar shake roof replacement, storage sheds and cedar fence replacement prior to the homeowner starting the project. Detailed project request submittal requirements are found in the Consolidated Covenant Rules and Regulations on the CKS/E website, [www.cksearchives.org](http://www.cksearchives.org). **Please do not wait until the last minute to submit a project request and expect immediate approval.** Plan ahead and give the Board/ACC sufficient time to review and act on your project request. You can submit a scanned PDF file of your project request for Board/ACC consideration between monthly Board/ACC meetings by sending it to [cksehoa@gmail.com](mailto:cksehoa@gmail.com). Please use the 4/11/13 approved forms which are located on [www.cksearchives.org](http://www.cksearchives.org).

### Covenants, Rules and Regulations

The Board/ACC requests that all property owners and tenants familiarize themselves with the Consolidated Protective Covenants and the Consolidated Covenants Rules and Regulations that apply to all property owners within our boundaries. All property owners and tenants are strongly encouraged to read these documents which can be found in the 2013 Neighborhood Directory that was given to all residents and are also published on the CKS/E website [www.cksearchives.org](http://www.cksearchives.org). Even if property owners or tenants do not pay the HOA dues, the Covenants as well as the Rules and Regulations are **mandatory**. Additionally, property owners are responsible for their tenants' actions. Strict enforcement of the Covenants as well as the Rules and Regulations by the Board/ACC is why our CKS/E neighborhood stands out above adjacent neighborhoods and protects our property values.

### Recreational Vehicle and Trailer Parking

Campers, boats and trailers that are parked on the street or in the driveway for more than 72 hours are a covenant violation. Additionally, having a camper, boat or trailer attached to a truck and parked in the street or driveway for more than 72 hours is also a covenant violation. The Board/ACC does recognize that homeowners who have contractors doing remodeling projects may leave their trailers parked in front of the house for more than 72 hours. If you are remodeling and will have a contractor's trailer parked in front of your residence for more than 72 hours, please contact a Board/ACC member or send an email to [cksehoa@gmail.com](mailto:cksehoa@gmail.com) advising of your ongoing project. This will eliminate the need for the Board/ACC to initiate a covenant violation.

### CKS/E Alternative Roofing Materials

The Board in 2001/2002 consolidated the separate Covenants for the individual filings in CKS/E, the Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates included C-13 Roofing Materials Rules and Regulations. The Consolidated Protective Covenants were approved by a majority of the CKS/E property owners and included the following language: “Roofing materials that do not meet the requirements for visual harmony by not having a strong resemblance to wood shakes or wood shingles in terms of color, contrast, pattern or design are prohibited”.

The Board/ACC continues to get asked why asphalt roofing products are not allowed in CKS/E when many other areas allow them. The answer is simply that none of the currently available asphalt roofing products meet the CKS/E covenant requirements approved by a majority of the 760 homeowners to “have a strong resemblance to wood shakes”.

The Board/ACC will evaluate new alternative roofing products as they become available to determine if they satisfy the requirements of Section C-13. If you have an alternative roofing material that you would like to have evaluated, please contact any Board or ACC member. You will need to provide a sample of the requested product and addresses where the product is installed along with the supportive data required by the rules and regulations.