

**Resolution No 15**  
**Of the**  
**Meadow Hills Estates Homeowners Association, Inc.**  
**Regarding Accessory Structures**

Purpose

To provide specific guidelines to the Architectural Control Committee for architectural submissions that involve Accessory Structures designed to increase vehicle storage capacity (otherwise commonly known as garages), increase household storage, provide storage for pool and hot tub equipment, and increase entertainment area. This resolution does not include construction of, or for dwelling structures. These specific guidelines address ambiguities of interpretation of the MHEHOA Covenants, Conditions and Restrictions, dated 12/16/1991, Article V, Section G, which, in part specifies that "Carports and detached garages are specifically prohibited".

Since that time multiple garages have been constructed on developed properties, some free-standing (6), breezeway connected (3), roof (2), trellis (1) original construction (1) and undetermined (2), which leads on to conclude that various ACCs have used various interpretations over the years to justify appertain garages. This resolution provides guidance to future ACC members in their approval process, as well as guidance to homeowners who wash to add additional vehicle storage space to their properties. Carports and accessory dwelling units continue to be expressly prohibited.

Authority

MHEHOA Covenants, Conditions and Restrictions, dated 12/16/1991, Article V, Section G  
MHEHOA By-Laws, Article 7, Section B  
MHEHOA Membership Vote 2020 to re-examine covenant, 34 yea, 11 opposed, 1 abstention

Resolution: The Association here-by adopts the following policy regarding approving accessory structures, vehicle storage structures, carports, hybrid structures e.g., pool houses, she-sheds et.al.

1. Prior to construction of any permanent structure (excluding sheds – see Resolution 13) the homeowner must submit electronically a set of architectural plans, to include, floor plan, all elevations, site plan, landscape plan, and materials list.
  
2. The structure shall be of a design to maintain the integrity of the original dwelling so that the view from any street is that each structure is a component of the overall design and that the proposed structure is subordinate to the original structure. To achieve that integrity of design the proposed structure:

- a. May not be closer to any street than the primary structure, for corner lots, it may not be closer to the front street than the primary structure, in conformance with Article 5, Section H of the covenants.
  - b. Must be built of compatible materials, roof must match that of primary dwelling.
  - c. Maximum height of the structure may not exceed that of the original structure, as measured from the front curb line.
  - d. Roof design must be the same type and treatment as primary structure e.g. hip, gable, mansard, flat.
  - e. If the structure has garage doors, the design shall minimize their visual impact as viewed from the street and follow guidelines Article V, Section G: Dwelling Specification: "The front elevation of any residence shall not contain more than (1) eighteen (18) foot wide garage door and one (1) ten (10) foot wide garage door, or three (3) nine (9) foot wide garage doors. Garage entrances located on other than the front elevation shall not contain more than two (2) sixteen (16) foot wide garage doors, or one (1) sixteen-(16) foot-wide door and one (1) nine (9) foot wide door, or three (3) nine (9) foot wide doors. Garages shall contain a minimum of one (1) sixteen (16) foot wide door or two (2) eight (8) foot wide doors. Carports are expressly prohibited."
3. The square footage of the structure may not exceed 50% of the primary structure's Total Building Area as defined by Arapahoe County.