

Architectural Control Approval Process

Our covenants require that any exterior modifications to a property be approved by Declarant, which is the GCA. Simple maintenance, on the other hand, does not require approval. Typical exterior modifications include:

1. An addition to the principal dwelling, such as a porch or deck or an extra bay in the garage
2. Construction of an auxiliary building, such as a storage shed, or an enclosure for a boat or RV
3. Installation of fencing of any kind, a new roof if the material is different from what is being replaced, or a satellite or Internet access antenna
4. Enlargement of a driveway to accommodate an additional vehicle
5. Erection of a playset or other play equipment that will be in place indefinitely
6. Painting any structure a color different from its existing color
7. Modifying the landscaping in any significant manner

Common types of maintenance not requiring approval include:

1. Painting any structure the same colors that already exist
2. Replacing the driveway surface with the same material that already exists
3. Replacing dead trees, shrubs, and other plants with identical or similar ones

If you have a project in mind that requires approval, simply submit a request for approval in writing to the GCA's Architectural Control Chairman:

Mr. Jack Beuse
240 Pauma Valley Dr.
Colorado Springs, CO 80921
Phone: 332-6807
e-mail: Architectural.Control@Gleneaglehoa.org

The request should include a complete description of the project, including suitable drawings in duplicate at a minimum scale of 1/20th inch equals one foot for site plans and 1/4 inch equals one foot for architectural plans.

Once our chairman receives your package, he will review it and, if necessary, contact you for additional information. Depending on the nature of the project, he may explain that the views of nearby neighbors will be required and invite you to seek these views if you choose. When he has all the information he needs, he will either approve the package himself and so inform you or he will present it to the GCA Board of Directors at its regular monthly meeting, currently the 2nd Thursday of the month, with his recommendation for approval, approval with modifications, or disapproval. The Board will make a decision, and the chairman will inform you of it. You are welcome to attend the meeting, but it is not required.

Full details of this procedure are described in GCA Policy Memorandum #2003-2, "[Approval of Variances Policy & Procedures](#)", 25 September 2003 found in the [Documents](#) section. Also pertinent in some cases is our "[General Purpose Small Home Improvement Projects Approval](#) in Support of the Gleneagle Civic Association (GCA) Covenants, 2 May 1983, and the GCA Community" dated 8 January 2004, also posted in the [Documents](#) section.