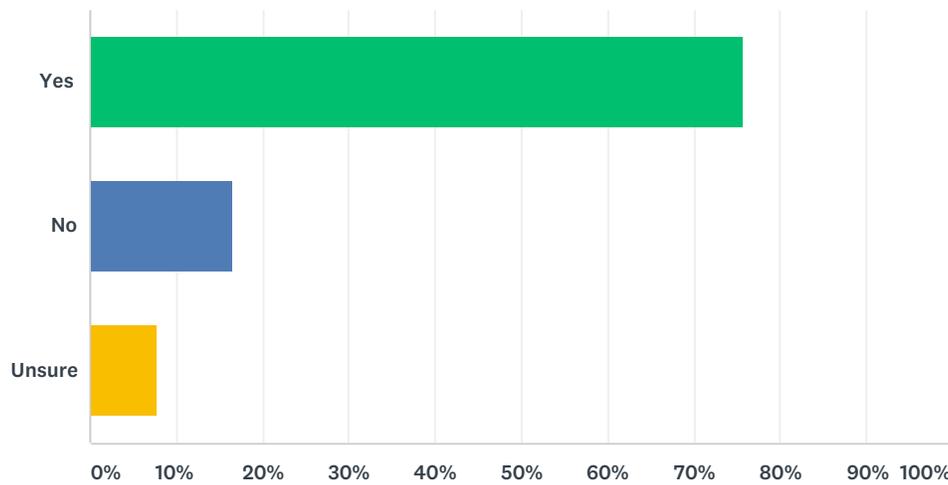


**Q1 Please enter your address in Heritage Ridge to continue (i.e. 500 Kansas Avenue).**

Answered: 97 Skipped: 0

## Q2 Generally speaking, do you agree with the ACC's opinion on standards for sheds?

Answered: 91 Skipped: 6



ANSWER CHOICES	RESPONSES
Yes	75.82% 69
No	16.48% 15
Unsure	7.69% 7
TOTAL	91

'Unsure' Response Comments:

Screening. This is unclear. Also, as stated, lots and their shapes make sheds almost always visible. Generally ok with the rest.

I agree with the intent, however, putting a concrete pad in an easement makes it a more permanent structure. Mobile homes withstand hurricanes with anchors and metal straps attached to the base. Also, 11 ft height allows for a house like roof pitch which looks better architecturally.

I don't feel that screens are necessary, even if viewable from the street. Given the guidelines to make sheds the same color and character of the house and of good quality, it seems like an unnecessary burden and could dramatically affect usability of the shed and the layout of landscaping in general.

I don't know why people need a shed when they have a garage and an option of a third garage bay. There are storage facilities in Berthoud to take care of storage needs.

I think requiring the sheds to be the same colors as the home is a lot to ask and might look silly. I think as long as the requirements state that the sheds should be a natural wood color that isn't tacky or scrappy board, then sheds can still look attractive. I also think that requiring anchoring on a concrete pad is costly - It's very expensive to pour concrete. Some of the houses may not have adequate storage in smaller garages and they need more space. Pouring a concrete pad also seems pretty permanent for a backyard if someone ever wants to move a shed. Is there some other way to secure a unit with high winds? I don't personally need a shed but I do feel that some of the restrictions are pretty rigid.

need to think about it

I do not like rules on things that I can and cannot do on property that I have purchased and pay taxes for. There are enough rules that already exist

### Q3 Are there any particular items about the shed guidelines above that you would change? How so?

Answered: 77 Skipped: 20

'Yes' Response Comments (other than No / None / N/A):

- 10 feet is too high. Must be 8 foot or less if it is a pitched roof.
- Agree with what you have.
- Doors - are we asking for a mini garage door? Wooden double doors? Steel double doors?
- I believe based on my lot size I should be able to have a slightly larger and different size on my shed. 8x16 is what I am looking at. Also this will be located behind my 3rd car garage and height should be determined by not going above that existing roof height. I feel some guidelines should be determined on a case by case bases, not just set in stone.
- I don't know if color was mentioned, but the sheds should match the house.
- I don't think seeing a well maintained shed from the road is that terrible drive around the area and you can see them from the road regardless where they are at
- I don't think the shed should have to be the exact same colors just adequately in the same family
- I think 10 by 12 is a bit large for the lot sizes but that is just an off the cuff thought.
- I would increase set back to at least 5 feet.
- I wouldn't require screening. That's why you require the shed to match the house color / material. Also, peak height should maybe be 12 feet. With a 10' peak height, you're really limiting door height.
- Maintain the high quality and durability standards
- More flexible ways to anchor shed to ground than cement pad.
- more specifics on foundation and flooring and anchor system - window size and restriction - habitable?
- My concern is I agreed to all of those terms and was still told a shed would not be approved.
- No that sounds very reasonable. Thank you for looking out for our community.
- No the guidelines sound reasonable
- No Tuff Sheds allowed, they are very cheap looking and the material is not that good.
- No, I agree with your guidelines. Sheds must match home construction and colors, be on concrete, matching roofing, etc. just as you described. And also they must be maintained to keep them looking good. Sheds should not obstruct views for sure. You may want to consider how many and the size of windows, too, and possibly the style of doors. Your guidelines are well thought out, thank you.
- No, I would like to keep the neighborhood standards high.
- No, they are fair and what we agreed upon when we purchased in this development.
- No. I feel that the guidelines protect property values and help to maintain a nice looking neighborhood.
- No. I think they are fine.
- No. Please hold firm on the shed guidelines.
- Prefer to see no sheds at all.
- Screening only from street, neighbors should be allow to screen when neighbors have sheds and excess items between houses
- Screening should not be required if the shed is built per the other guidelines.
- The anchored part. To have to put a cement slab in I believe is a bit much. There are a couple of ways to anchor a shed without having to pour a concert slab and it be as secure. The other problem I have with the concrete is that here in Colorado we also have the clay soil which as I'm sure you know moves and settles a lot, leaving for more issues when the slab has cracked or settled. Also I think that it should be a little bit more clear on the part where you would like it to be away from the fence. We are wanting to put ours backing up to a greenway (and it wont be anywhere closes to a neighbors fence 40feet) and I believe that if you are doing it that way there is no need to have any kind of rule on how far it can be from your fence and greenway. Now if it is sharing with a neighbor's fence then I think the 3-4 feet is a good idea.
- The material. We don't see the need to require the shed to be build in the same material as the house. As long as it matches in color and is well maintained.
- The shed should be enclosed thereby making the screening a moot point
- There was no mention of windows or number of sheds. Also shape. The sight lines in back of the houses is really good and the back yards should look "good" especially since a lot of people enjoy their decks/yards and the yards with shed should be "nice" to look at.
- Unsure of how people would "screen" the view of the shed. That should be clarified because the material used to screen shed may also be unsightly.
- While I like the thought of the material being the same as the house, I don't know that that makes a difference if it looks the same in color. Also if the shed is anchored to a concrete slab then does the material it is constructed of really matter from an aesthetic standpoint?
- Yes, i do not feel that a concrete pad is necessary as long as it is securely anchored. You are adding unseasonable cost.

### Q3 Are there any particular items about the shed guidelines above that you would change? How so?

Answered: 77 Skipped: 20

#### 'No' Response Comments:

- Paint color materials roof needing to match house is absurd. As long as it is neutral colors deal with it.
- 3-4 feet setback is unnecessary. I installed my shed, 10x12, 1 foot from property line and it seems fine. Like you mentioned, the lots are small. I agree with using concrete pads with strong anchors. No plastic sheds in my opinion.
- The material it is made out of. If the Paneling runs vertical instead of horizontal that should not be a problem. It should not have to be the same siding. I agree it should be painted to match. As for screening, you should have allowed privacy fences! I don't see how I could hide it from a street view somewhere on my lot. There is no need for a concrete pad, that only adds cost, complexity and messes with drainage. It does nothing to keep it anchored in high wind. A simple foundation of post in concrete. If the owner wants a pad that should be up to them.
- Having to pour a concrete pad for a 10' x 10' is very much over kill.
- The guidelines are too strict.
- I don't like the idea of the sheds having to match the house. There are many quality materials that could be used to build an appealing storage space. Forcing residents to match the homes (I feel) would make the neighborhood look to "cookie cutter" and will affect the overall character. I appreciate the effort to protect the overall value of the community but this seems a bit much. I would like to see standards that does not include matching colors and materials while ensuring quality.
- The size limitations are a little small. The garages are not big enough to store very many things. Maybe houses with bigger lots can have more storage. Our lot backs up to 5th, I'm concerned about the screening requests. We don't have a lot of options where we can put a shed. We are interested in having a meeting to discuss our options.
- Size should depend on lot size and where it backs up to.
- I don't feel it needs to match the exterior of the house. If the shed looks nice that's all that matters. As far as size goes, some of us, myself included had large lots and I have a riding mower. A 10x12 shed may not accommodate my mowers and other lawn equipment.
- Same materials are costly and nice sheds can still be constructed without same look as the home.
- I don't think they need to be the same material as the house /roof. I also think with the lack of privacy fences in our neighborhood it seems silly to ask people to screen them if they can be seen from the street.
- I think that they make plenty of quality sheds that are not made of wood and they are still able to be painted. Also matching the roof of the shed with the roof of the house seems a little extreme sense most of the homes in our community you are unable to see the roof from the street view.
- I would remove the materials section.

## Q4 Aside from sheds, is there any other feedback you would like to give to the Board or ACC?

Answered: 58 Skipped: 39

Note: Identifying information has been removed.

- A review on the storage of **trash cans**. Are they suppose to be inside garages?
- Answer our **architectural** forms for backyard approval within the 30 days you state. We are trying to follow rules but are running out of time to plant. Get a **street sign** for our street.
- As long as my neighbors keeps up the **appearance** of their property and it isn't run down, I don't care what shed they have, if they have a **basketball hoop** in their driveway or a **boat or camper** parked out front.
- At the natural drainage area, where you just added a bunch of dirt and sprinkler lines, I feel like the dirt was added to the wrong side of the **detention area**. The west side of the drainage didn't have significant standing water like the east side of that drainage area. Yet the majority of the dirt was added to the west side. The east side never was given enough dirt to mitigate the standing water. And the tractors that were trying to even out the area were getting stuck in the mud on a regular basis. I just think someone got the dirt delivered to the wrong side of the drainage area or something, because it doesn't really make sense from my perspective to "call it good" if a tractor can't drive over the area without getting stuck. Maybe I just don't understand the plan... and I see that you sprayed grass seed, so hopefully that will alleviate the standing water. But I just ask that you keep an eye on that spot and circle back if it still is an issue :-). Thanks!!
- Be able to pay for and **submit requests** online with status tracking.
- Care and completion of **landscape** between houses
- Common areas such as **green belts, pool area and parks spaces**.
- Consistent effort in keeping the **rules**. We have "stuff" attached to fences, basketball hoops out on driveways, trash cans on driveways, lawns unmaintained and on and on. Why have the rules if we don't enforce them. It's only going to cause more rules to be broken. And without being a squeaky wheel, how do we report these rule breaks? And if it's a rental doing these items because they don't know, can we keep the landlord accountable somehow?
- Do we have a time limit for **landscaping materials** that are dumped in the street or green space? If not, perhaps we should.
- Expedited **approvals/denials** for any landscaping or property maintenance submissions would be highly appreciated. We were told by ACC personnel, on several occasions that, the person in charge of making decisions was on vacation. Approval took longer than the designated timeline that the ACC set. This also occurred in April/May, when so many homeowners/landscapers are wanting to begin exterior projects and plant.
- Grass **common areas** look like crap. Looks more like weeds than grass. Sheds do nothing to a home value but surrounding land that looks like weeds ruins more value. I.e. common area on 5th between Canyonlands and Biscayne and down 5th.
- I am very concerned about the poor quality of **concrete work**. I just had a portion of my front sidewalk replaced. I watched them do it and they did not prepare the ground with packed gravel prior to pouring the concrete. My yard is very wavy too and the ground was not prepped at all prior to laying sod.
- I have asked a few times about when the **concrete pillars** in the subdivision will be completed not only in our yard but several of our neighbors. We have requirements to fulfill and I would like to see the developer following the same standards
- I hope you can apply pressure to Saint Aubyn homes to finish landscaping **common areas** and getting the ditches up to par. Right now, children are playing in the ditches and eroding their sides.
- I think the **common area** between Great Basin Ct. and Biscayne Ct. should be re-seeded. We were told it would be native grasses and it is really just unsightly weeds.
- I think you need to educate yourself on the different types of **sheds** that are out there. Some are very good and made of the materials required and can be anchored down to a pad they can also be painted the same color of the house as well as having the same shingles
- I would like to see the **street parking** covenant enforced. There are numerous residents that park on the street and I feel it creates an unnecessary danger to the children that play outside. Additionally it impedes traffic flow and overall does not look appealing.

## Q4 Aside from sheds, is there any other feedback you would like to give to the Board or ACC?

Answered: 58 Skipped: 39

- I wrote twice about **mosquito spraying** of our greenbelt and never heard back, nor was there any mention of spraying here--only at the bottom of the hill. Our greenbelt is often wet and the mosquitoes are awful.
- It would be better to allow **trampolines** to be placed above ground as digging a hole to place it in could effect drainage, settling/erosion etc. and, in my opinion, they look much better set on top of the ground. They would need to be anchored down to prevent problems with wind...
- It would be good for minutes of meetings to be posted online more timely. or example, within no more than 2 weeks after each meeting. The more **communication**, the better. Good job with the spraying. Keep a little better watch on **trailers, campers, boats** etc. parked on streets and driveways. Sometimes trailers belonging to residents have been on some of our streets for up to 2 weeks. are, but it happens. We appreciate the effort the board and ACC have put forth for **approval of plans**, reminding residents about our codes when necessary, and being thoughtful about our codes. We definitely want our homes to retain value and Heritage Ridge to always be beautiful and well maintained.
- keep it clean and neat - options are always nice - 10' height may be to tall in some instances [**Sheds**]
- Keep the **5th wheels** and whatnot off the streets.
- More **fencing options** would be better. It would be nice to actually screen with wood instead of just wire mesh fencing. The height is fine.
- Not at this time. Thank you for caring for our neighborhood. Appearance does matter to me but again I just feel that some of the **guidelines** are strict.
- Overly obtrusive **rules** interfering with the rights of private property owners should be avoided. Also, the **fence color** is agreed by all I've talked to as an expensive and ugly color.
- Planting more **trees** in the open areas.
- Please fix the **broken tree lights** on Spartan.
- prior **approval** and onsite assessment by the HOA must be completed prior to installation.
- Quicker response on **approvals** when it comes to time sensitive matters like putting in sod. I received verbal approval but didn't get an email approval until already after the sod had been put in. I feel the **\$50 fee** is inappropriate as well. Our family is on a tight budget and improving our property should not cost another \$50
- Some **lamp posts** are leaning due to strong winds last spring. Thank you!
- The **common areas** look poorly kept and are flowing with weeds. The **trees** are still supported by braces.
- The home owners **view** should be protected, ours was taken away by another builder after we moved in !!!
- The stated **guidelines** are not being enforced due to a grace period as everyone is new in the neighborhood. I completely understand however I would hate for people to put in time, money and effort into decoration where they may have to take it down. Specifically I am referring to trellis and lattice as well as front yard lawn decorations. If I am mistaken on the guidelines I apologize.
- There are many lots that do not appear to be abiding by **landscaping requirements** and timelines. Please hold firm on at least timing. Design is of less importance than making sure that it is done.
- **Trailers and boats** in the street or driveways longer than 2 hours.
- **Trash can** placement...in the garage or out?
- We should start enforcing the rule against **street parking**, at least for those doing it regularly and overnight.
- We'd like the **basketball hoops** and **street parking** allowed.
- Where is our **pool**!

## Q4 Aside from sheds, is there any other feedback you would like to give to the Board or ACC?

Answered: 58 Skipped: 39

- Whoever is responsible for maintaining the **green belts** between properties needs to do a better job with them. Grass is almost nonexistent and the weeds growing in them make it harder to keep them out of home owners' yards.
- Will **violation letters** and will deadlines be set if yards aren't fully landscaped soon?
- Yes, people parking all over the street is directly against the **parking/ overnight parking** rule. It is causing the neighborhood to look cluttered and is unsafe especially for children playing near the park. With cars parked all over traffic is too congested and makes visibility of children a safety concern. With large garages and driveways, it should be easy to have a no street parking rule or at least enforce the original and agreed upon no overnight parking.
- Yes, where is the **seeding and irrigation** of the green zones. The mud slides are out of hand. GET THIS DONE!!
- Yes. I am a proud Navy veteran. I understand that **flag poles** are not allowed in the front yard. I have read the state law on this and know this is within the law. However, I feel that flag poles should be allowed subject to approval of the Board of Directors. Check out the testimonial flag poles at [uncommonflagpoles.com](http://uncommonflagpoles.com). If possible, I'd like to open up a dialog on the subject.
- You're doing a great job keeping our neighborhood nice. I was wondering if something is going to be done about the **trees** that were planted along the side of the roads. Some are dead and didn't have any growth this summer Will those get replaced?