



2810 Andromeda Drive  
Colorado Springs, CO 80906

## **Guidelines for Dissimilar Materials**

With the recent hailstorm that devastated numerous homes in the community, we would like to remind homeowners that repairs that are intended to restore homes to the original condition must have the same type, texture, and color on all sides of the home as it did when it was built.

As a covenant controlled community the Cumberland Green Metropolitan District must ensure that home repairs adhere to architectural standards. As the owner of real property within the Cumberland Green Metropolitan District, it is important for all residents to understand that the real property that you own becomes subject to the Cumberland Green Master Declaration, given the fact your home exists within the Cumberland Green "Community Area". The Community Area is subject to various Declarations. Within these Declarations are Covenants, Limitations, and Restrictions on real property that exists within the Community Area as well as the Design Guidelines. The Master Declaration is in place to further a common and general plan for the Community and to enhance and protect the quality, value, aesthetic nature, desirability, and attractiveness of the Community. There is a mechanism to review all additions and changes to residential structures and a mechanism to enforce the provisions of the Master Declaration. Included in the Master Declaration are rules requiring general maintenance of the property specifically keeping the property in a clean, safe, attractive and sightly condition, in good repair and in accordance with all applicable laws.

Using the adopted mechanism to enforce the Covenants, Limitations and Restrictions the expectation is that any structure in the community and on real property will be kept in an attractive and sightly condition. If it is found that the structures are not attractive or sightly, deteriorated, fading, mismatched in color, or not complimentary, then the owner will be notified of such violation and could incur fines if not cured within a specified timeframe. This is particularly important in regards to siding or paint that has faded over time. In order to avoid the possibility of future Covenant enforcement actions you are reminded that if a siding product is no longer available or does not match due to fading over time, the District will require approval for type, texture and color variations prior to installation of said product.