

CWCA Covenants

This list applies to all areas of our neighborhood, although there may be some differences in detail for certain areas. If you want to obtain a complete copy of these covenants you may send a request to CWCA at P.O. Box 620026, Littleton, CO 80128.

Columbine West is a covenant protected community. These few and simple regulations have been in effect since the communities conception and apply to all residents, property owners and renters alike. The covenants were designed to protect property values in our neighborhood. They are legally enforceable, and they take precedence over other regulations that may apply, such as the Jefferson County zoning regulations, although in practice they work in conjunction with the county and state rules. These covenants exist for your benefit and help to make Columbine West a better community in which to live.

Whereas it is desired to maintain said property as a high-class residential district:

C-1 LAND USE AND BUILDING TYPE No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than on detached, single family dwelling not to exceed two and on half stories in height and private garage.

C-2 ARCHITECTURAL CONTROL No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and material harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

C-3 DWELLING SIZE The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 700 square feet for a one-story dwelling, nor less than 500 square feet for a dwelling of more than one-story.

C-4 EASEMENTS Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet of each lot.

C-5 NUISANCES No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

C-6 TEMPORARY STRUCTURES No trailer, trailer camper, boat, truck camper or like mobile unit shall be permitted to remain upon any lot or public right-of-way either temporarily or permanently unless hidden from view in such a way as to not be a public nuisance in the opinion of the Architectural Control Committee. Interpretation: It is the opinion of the Architectural Control Committee that this provision be interpreted as follows: No trailer, trailer camper, boat, truck camper or like mobile unit shall be permitted to remain upon any lot or public right-of-way either temporarily or permanently, unless it is parked behind the front setback of the house or garage and is obscured from view from the street and neighbors by a wooden stockade privacy fence six feet in height.

C-7 SIGNS No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

C-8 OIL AND MINING OPERATIONS No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot.

C-9 LIVESTOCK AND POULTRY No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred and maintained for any commercial use.

C-10 GARBAGE AND REFUSE DISPOSAL No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All trash and service collection areas shall be maintained within a building attached to the structure or separate enclosure constructed of the same exterior materials. Interpretation: It is the opinion of the Architectural Control Committee that “rubbish” and “trash” as used above refers to any items that are not a part of the building structure (home), or part of the landscaping. It includes items normally stored within the building or backyard, including (but not limited to); household garbage, lumber, wooden pallets, metal, bricks, building, landscaping or roofing materials, wheelbarrows, lawn and building equipment, barrels or other container, auto parts, tires, concrete (which is not part of the sidewalk or driveway), clippings from trees or bushes, appliances, and discarded household items.