

Proposed changes to the CFE7 Guidelines

The CFE7 Board of Directors is considering the following two (2) revisions to the CFE7 Guidelines. The Board would like to provide residents an opportunity to provide input before the proposals are voted on. Both proposals will be deliberated at the June 5, 2019 Board meeting. Residents are encouraged to provide comments via email (covenants@cfe7.org) and/or in person at the Board meeting. If you wish to address the Board in person, please inform the Board Secretary (secretary@cfe7.org) in order to be placed on the agenda.

1. Some residents expressed concerns that the current exterior color guidelines are too restrictive because they expressly prohibit white houses. A suggestion was made to use light reflectance value (LRV) as a determining factor when approving exterior colors and restrict colors to LRV 80 or less. The Board is considering the following revision to paragraph 6.12 of the Guidelines.

CURRENT WORDING...

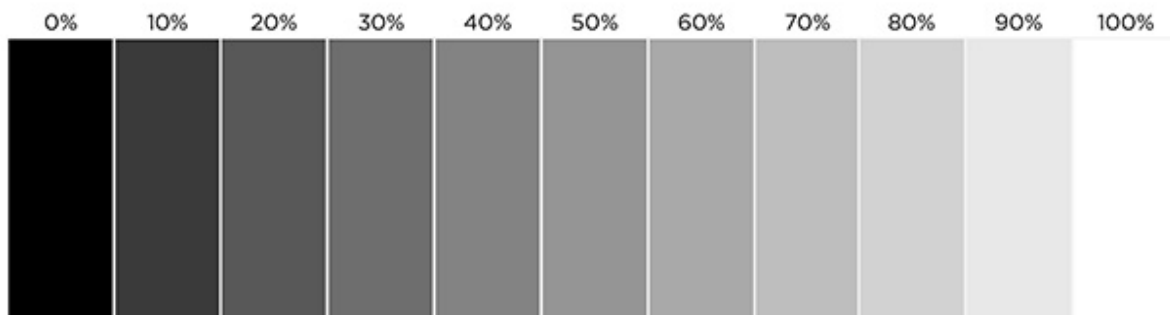
"6.12 Roof Coatings and Exterior Colors

Roof coatings shall be a tan color. No white, near white or off white or reflective roofs shall be permitted (C2.14.11). Exterior colors should be compatible with the desert palette. White, near white or off-white is not permitted exterior walls, fences, gates, or other structures on any lot. All color selections must be in harmony with the architectural character, aesthetics, and natural landscape of CFE7."

PROPOSED WORDING...

"6.12 Roof Coatings and Exterior Colors

Roof coatings shall be a tan color. No white, near white or off white or reflective roofs shall be permitted (C2.14.11). *CFE7 Exterior colors should be muted and compatible with the desert palette with a light reflectance value (LRV) no greater than 80.* All color selections must be in harmony with the architectural character, aesthetics, and natural landscape of CFE7."



Light Reflectance Value Scale (LRV)

Diamond Vogel 
The Miracle of Paint®

2. The overwhelming majority of owners take pride in the appearance of their property. But occasionally an owner (usually a non-resident owner) will neglect routine upkeep until the property becomes an eyesore. This is rare, but when it does occur the Guidelines provide no basis for the Board to intercede. To address this shortcoming the Board is considering a revision to paragraph 5.3 of the guidelines as indicated.

CURRENT WORDING...

"5.3 Appearance of Lots

All clotheslines, equipment, mechanical equipment, wood piles, or piles of dirt or rocks, or stored materials, articles, or objects of any kind shall be walled-in and/or concealed so that they may not be viewed from any point beyond the Lot on which they are located. Any furniture or other objects of any kind shall be removed from a roof or placed so as not to be visible from adjoining Lots whenever not being used."

PROPOSED WORDING...

"5.3 Appearance of Lots

Owners are obligated to maintain their property in a state of repair that is consistent with the general character and aesthetics of CFE7. All clotheslines, equipment, mechanical equipment, wood piles, or piles of dirt or rocks, or stored materials, *stored* articles, or *stored* objects of any kind shall be walled-in and/or concealed so that they may not be viewed from any point beyond the Lot on which they are located. Any furniture or other objects of any kind shall be removed from a roof or placed so as not to be visible from adjoining Lots whenever not being used."