

The Meadows Neighborhood Company

3570 Celestial Avenue
Castle Rock, CO 80109



September 10, 2025

Brian A. and Megan O. Peterson
3962 Scarlet Oak Ct.
Castle Rock, CO 80109

Re: 3962 Scarlet Oak Ct.

Architectural Request Approval

Dear Brian A. and Megan O. Peterson,

The Architectural Review Committee has reviewed your request for the following improvements: **Patio Cover**

Committee Decision: **Your application was approved as submitted to:**

Build new patio cover on existing deck approx. 18' x 16'

Connects to the south side of the home

Roof would be plywood covered by felt underlayment and metal roofing

Under roof, lights, fan with ceiling tongue and groove

Wood posts to be painted Extra White SW7006

Please note it is the responsibility of the homeowner to obtain all necessary authorizations and permits from local jurisdiction. Additionally there may be setback requirements and utility easements where you intend to build or landscape. All architectural guidelines **and governing documents** must be adhered to when making any improvements **or alterations** to your property.

Per Section 10.14 and 10.15 of the Declaration for the Meadows Neighborhood Company, you are responsible to provide written Notice of Completion to the Architectural Review Committee when the work has been completed. Please provide photos of the project once it is complete so we may close our files.

85) Sub-Associations

The MNC, master association, has the authority to enforce its covenants as well as its architectural applications and approvals for every unit located within the MNC. For homeowners who reside in a sub-association, it is the homeowner's responsibility to ensure the correct steps are followed for ARC approval for both the master association and sub-association. Please review section 85 of the ARC Guidelines before proceeding with the project.

Disclaimer: The approval of this architectural application by the Architectural Committee or the Board of Governors is based solely on the information provided by the owner in this architectural application. It is the responsibility of the owner to ensure that the appearance of the completed Improvement that is the subject of this application matches the diagrams, photographs, drawings, etc. of the Improvement that are included in this architectural application and that were approved by the Architectural Committee and/or the Board. The approval of this architectural application by the Architectural Committee or the Board of Governors does not limit or waive The Meadows Neighborhood Company's ability to enforce Article 10 of The Community

Declaration for The Meadows Neighborhood Company as outlined in Section 10.14 of the Declaration. Additionally, the owner is solely responsible for compliance with Section 10.13 of the Declaration and approval of this architectural application by the Architectural Committee or the Board of Governors does not guarantee that the proposed Improvement will be approved by the Town of Castle Rock or Douglas County. The owner is responsible for obtaining, prior to commencement of construction of any improvements to property, all permits, licenses, certificates, consents and any other approvals necessary or required pursuant to any law, ordinance, resolution, order, rule or regulation of any governmental authority having jurisdiction in order for applicant to construct, operate and maintain the Improvement. The governmental approvals shall be deemed to include, but not be limited to, building approvals by the Town of Castle Rock. Finally, it is the owner's sole responsibility to ensure that completion of any proposed Improvement does not void any applicable builder's or manufacturer's warranty that the owner may be subject to. Under no circumstances shall The Meadows Neighborhood Company be responsible for ensuring, investigating, or determining whether or not the completion of any proposed Improvement will void any available builder's or manufacturer's warranty.

If you have any questions or concerns regarding the MNC or the committee's decision, please feel free to contact the Architectural Team at ARC@MeadowsLink.com or by phone at 720.476.4007.

Sincerely,
Architectural Team
Community Standards Specialists
ARC@MeadowsLink.com
720.476.4007