



March 29, 2024

Kenton & Lynne Rosenberg
5230 Vessey Road
Colorado Springs, CO 80908

RE: Addition to Existing Deck; Filing 2, Lot 24

Dear Kenton and Lynne,

The ACC (Architectural Control Committee) held a meeting in reference to your deck extension submittal.

Your deck extension was approved as submitted with the new product proposed.

In accordance with section 8.11 Decks, Patios, and Deck/Patio Covers:

1. Elevated decks and balconies, including colors and materials, shall be consistent with the main structure and not appear tacked on.
2. All vertical elements (deck railings, supports, and columns) fascia and overhead structures shall be painted or stained to match or compliment the main structure.
 - a. Metal railings may be painted an accent color which is consistent with the approved color scheme.
3. Exterior stairs or steps shall not project out from a home or deck for more than four (4) risers from the deck or home without a 90-degree turn after the 4th riser. (refer to exhibit 6)
4. Exterior stair landings shall not project out perpendicularly into the yard.
5. Columns or supports are encouraged to appear substantial and proportionate to the building mass of the home.
6. Support posts shall be a minimum 6"x6". (refer to exhibit 5)



7. Prior to building the deck, check with the county regarding whether a permit is required. Drainage swales installed by the builder to direct drainage flow according to the approved City drainage plan **must be maintained**. Lots shall be graded to provide positive drainage away from all buildings. Drainage shall not be adjusted, blocked or redirected from the grading plan approved by El Paso County.

All owners are responsible for any and all requirements as per governing documents, even if not stated in this approval. Owners are also responsible for any other requirements from governing agencies, which includes City or County. This Board is not held liable in damages or otherwise to anyone submitting plans for approval or by reason of mistake in judgment, negligence, and nonfeasance or any act or omission in connection with the approval, disapproval, or failure to approve the plans, specifications, or variance.

Please be sure to submit any future site improvements to the ACC for approval.

Thank you for your submittal and if you have any questions, please feel free to email cathedralpines@warrenmgmt.com or call 719-685-8716.

Sincerely,

The Cathedral Pines Management team
On behalf of the Architectural Control Committee