



Greenhouse Design Policy

Effective Date: October 27, 2025

1. Purpose

The purpose of this policy is to establish uniform design standards for residential greenhouse structures within King's Deer HOA. The intent is to preserve the architectural integrity, aesthetic harmony, and property values of the community, while allowing homeowners to enjoy the benefits of personal gardening during our short growing season.

2. Scope

This policy applies to all greenhouse structures constructed on private lots within Kings Deer HOA. Briefly, it requires

- Prior approval from the ACC is required before starting construction.
- Only one greenhouse is allowed per property.
- A maximum footprint of **200 square feet**.
- They are intended for personal, non-commercial use.
- They shall follow El Paso County rules: <https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Forms/Quick-Tips-Greenhouses-ADA.pdf>

Any greenhouse exceeding these limitations shall be subject to separate review and approval by the Architectural Control Committee (ACC).

Note: Any greenhouse existing before the adoption of this policy is required to meet these standards. Owners should follow the approval process outlined in Section 5 below by submitting the requested application. Modifications necessary to meet these standards, or the removal of an unapproved structure, shall be at the owner's expense.

3. Definitions

- **Greenhouse:** A building whose roof and sides are made largely of glass or other transparent or translucent materials and in which the temperature and humidity can be regulated for the propagation, cultivation, or growing of such things as flowers, bulbs, plants, trees, shrubs or vines.
- **ACC:** The Architectural Control Committee, responsible for reviewing and approving proposed improvements within the HOA.

4. Design Standards

4.1 Location & Placement

- Greenhouses must be located in the **rear or side yard, as defined by the ACC**, and shall not be placed in the front yard or highly visible areas.
- Where possible, greenhouses should be placed close to the house, not located at the far reaches of the property. Placement shall not block or interfere with neighboring peak views or common areas.
- Greenhouses shall not be placed in any setback as defined by the covenants.
- The structure should not detract from the overall appearance of the property or neighborhood.

King's Deer HOA Greenhouse Design Policy

4.2 Size & Height

- Maximum footprint: **200 square feet**.
- Maximum height: **9 feet** at the peak of the roofline.

4.3 Materials

- **Frame:** Powder-coated aluminum, steel, or stained/painted wood compatible with the home's exterior design.
- **Glazing:** Tempered glass, polycarbonate, or acrylic panels in clear or lightly frosted finishes.
- **Roofing:** Must match glazing system; temporary or corrugated coverings are prohibited.
- **Kneewall:** If a kneewall is installed around the base, it must be made from the same materials and match the masonry on the house.

4.4 Colors & Finishes

- Colors must be neutral and consistent with HOA-approved palettes (e.g., black, bronze, dark green, or earth tones). Colors must match the body or trim of the house.
- Reflective or non-conforming finishes are prohibited.

4.5 Foundation & Base

- Structures must be built on a **permanent base**, such as concrete, pavers, or treated wood, and must be permanently anchored to the ground.
- Exposed dirt floors visible from the exterior are not permitted.

4.6 Landscaping & Screening

- Greenhouses visible to neighboring properties must be **screened with landscaping** (trees or shrubs).
- Homeowners are responsible for maintaining screening in good condition year-round.

4.7 Maintenance

- Greenhouses shall be maintained in good structural condition. The owner is responsible for repairing or removing any greenhouse that is inadequately maintained, in disrepair, obsolete, neglected, abandoned, or otherwise in violation of applicable regulations.
- Utilities such as water, irrigation, or electrical must be installed in accordance with local code and concealed from external view.

4.8 Lighting

- Exterior lighting must comply with HOA lighting standards (low-glare, downcast).
- Interior lighting shall not excessively spill onto neighboring properties.

4.9 Use Restrictions

- Greenhouses are for **personal residential gardening only**.
- Commercial activity, resale operations, or unrelated storage (e.g., fuel, mowers, vehicles, personal storage, etc.) is prohibited.
- Greenhouses may not be used to house animals of any type.

King's Deer HOA Greenhouse Design Policy

- For reference, The El Paso County Building Code prohibits the following uses in an agricultural structure that is exempt from the building code:
 - o Commercial and/or non-commercially related uses allowing public access,
 - o Marijuana related uses,
 - o Non-agricultural related uses
- The HOA may prohibit any other structures, materials, and uses if it is determined that it does not meet the intent of this Section.

5. Approval Process

- Homeowners must submit an application to the ACC prior to installation, including:
 - o Drawings or plans detailing the greenhouse's dimensions, materials, and appearance.
 - o A site plan showing the proposed location, distances to property lines, proposed landscaping, and setbacks.
 - o Elevation drawings with dimensions (WxDxH)
 - o Samples or description of proposed materials and finishes
- Construction may not commence until written ACC approval is received.

6. Enforcement

Failure to comply with this policy will result in enforcement action in accordance with the HOA's governing documents. The Board reserves the right to require modification or removal of any non-compliant greenhouse at the homeowner's expense.

In the event of ambiguity of any standards, the ACC will render an interpretation of the standards and record that interpretation in the meeting minutes.

7. Amendment

This policy may be amended by majority vote of the Board of Directors, following appropriate notice to the membership.