



Greenhouse Design Policy

Effective Date: December 16, 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.
- Only one greenhouse is allowed per property.
- A maximum footprint of **200 square feet**.
- Greenhouses are intended for personal, non-commercial use.
- Greenhouses shall follow El Paso County rules

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 should not be placed in any setbacks or between the house and the front setback. ACC has the right to waive the location under unique circumstances.
- 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 Pikes Peak views.

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 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.

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- Must be engineered to withstand a 60-mph wind load, either a commercially available, off-the-shelf item or custom-designed.

4.4 Colors & Finishes

- Reflective finishes are prohibited.

4.5 Foundation & Base

- Structures must be permanently anchored to the ground.

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).

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.
- For reference, The El Paso County Building Code prohibits the following uses in an agricultural structure that is exempt from the building code:
 - Commercial and/or non-commercially related uses allowing public access,
 - Marijuana related uses,
 - 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 a Miscellaneous Project Application to the ACC prior to installation, including:
 - Drawings or plans or a brochure detailing the greenhouse's dimensions (WxDxH), materials, and appearance.
 - A site plan showing the proposed location, distances to property lines, and setbacks. [Contact the HOA office for a copy of the site plan.]
- Construction may not commence until written ACC approval is received.

6. Enforcement

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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.

Adopted by the King's Deer Homeowners Association Board of Directors on October 27, 2015.

Amended by the King's Deer Homeowners Association Board of Directors on December 16, 2025.