

INSPIRATION™

**RESIDENTIAL IMPROVEMENT
GUIDELINES FOR ALL LOTS**

Updated: June 2018

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I. INTRODUCTION.

- 1.1 **Basis for Guidelines.** These Residential Improvement Guidelines are intended to assist homeowners living in the Inspiration Colorado community in implementing landscaping and other home improvements to their property. The Covenants and Restrictions of Rockinghorse recorded with the Douglas County Clerk and Recorded on April 11, 2007 at reception number 2007028666, (Covenants) as amended, requires prior approval from the Board of Directors before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in the RockingHorse Metropolitan District No. 2 (District) shall be made. For instance, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement including changing paint colors must be submitted for prior approval. In order to assist homeowners, the District Board of Directors or a committee or representative appointed by the District Board (Architectural Review Committee or Committee) intends to establish certain pre- approved designs for several types of improvements and to exempt certain improvements from the requirement for approval. This booklet contains the guidelines established by the Board of Directors with respect to residential property.
- 1.2 **Contents of Guidelines.** In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements that homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining approval from the Committee; (C) Some helpful landscaping ideas and information.
- 1.3 **Architectural Review Committee.** The Committee is appointed by the Board of Directors of the District and will review requests for architectural approval.
- 1.4 **Committee Address and Phone.** The address of the Committee will be same as the address of the Management Company.

COMPANY NAME	OFFICE	FACSIMILE	E-MAIL
CCMC 8400 S. Winnipeg Ct Aurora, CO 80016	303-627-2632	303-627-5016	khicks@ccmcnet.com

- 1.5 **Effect of Community and Supplemental Declarations.** The Covenants is a document governing property within Inspiration Colorado. Particular areas or groups of lots become subject to the Covenants once the Covenants are recorded against the property. Copies of the Covenants including Amendments are delivered to new home buyers when they purchase their homes and are available at any time from District management. Each homeowner should review and become familiar with the Covenants including amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants

and, if there is any conflict or inconsistency, the Covenants as amended will control.

- 1.6 **Effect of Governmental and Other Regulations.** Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. For general information about the City of Aurora requirements, homeowners may write or call the City of Aurora Building Department at: 15151 E. Alameda Parkway, Aurora, Colorado 80012, (303) 739-7420, www.auroragov.org.

Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.

- 1.7 **Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

Utility Notification Center of Colorado 1-800-922-1987

- 1.8 **Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Covenants, as amended, will help preserve the inherent architectural and aesthetic quality of Inspiration Colorado. It is important that improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Committee, homeowners will be protecting their financial investment and will help ensure that improvements to property are compatible with standards established for the District. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Committee interpretation thereof shall be final and binding.
- 1.9 **Completion of Landscaping.** The Owner of each Lot (other than Developer or a Builder) shall install landscaping on such Lot within ninety (90) days after acquisition of such Lot by such Owner if said acquisition occurs between April 1 and July 31; if such acquisition does not occur between such dates, then such landscaping shall be installed by such Owner by the following June 30.

II. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES.

- 2.1 **General.** The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted in duplicate to the Committee and written approval of the Committee obtained before the improvements are made.** In some cases, where it is specifically so noted, a

homeowner may proceed with the improvements without advance approval if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. If you have in mind an improvement not listed below, architecture review and approval is required.

- 2.2 **Additions and Expansions.** Approval is required. Additions or expansions must be constructed of wood, Masonite, glass, brick, stone, or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence.
- 2.3 **Address Numbers.** Approval is required to replace or relocate existing address numbers.
- 2.4 **Advertising.** All trade signs, which includes, but not limited to, landscaping, painting, and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. Realty signs, etc. **See Signs. Section 2.60.**
- 2.5 **Air Conditioning Equipment; Evaporative Coolers.** Committee approval is required. Window units installed at street level must be located in a "side yard" or "rear yard" and must be "screened" from adjacent properties. Installation of air conditioning equipment above street level will not be permitted unless totally "concealed". For air conditioner equipment installed at ground level, considerations will include, but may not be limited to, screening, location, and specific proximity to neighbor's living spaces.

Evaporative Coolers (swamp coolers) require Committee approval. Considerations will include, but are not limited to, location and screening. Rooftop installations are not allowed. See also, **Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

- 2.6 **Antennae.** The District has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule, which became effective October 4, 1996:
 - A. Notification
 - 1. Before installation of any DBS (direct broadcast satellite) satellite dish that is one (1) meter or less in diameter, MMDS (multi-channel multi-point distribution service wireless cable) antenna that is one meter or less in diameter or diagonal measurement, or television (TBS) antenna (collectively referred to as an "antenna") is permitted, the Owner of the property where the antenna is being installed must notify the District in writing using an Architectural Request Review Form.
 - B. Antenna Location
 - 1. The primary installation location for a DBS satellite dish and MMDS antenna shall be in a location in the backyard that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality

signal.

- 2.7 **Awnings / Overhangs/ Cloth or Canvas/ Patio Covers.** See also, **Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES**. Approval is required. An awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption are allowed. They should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide swatch of material to be used. See also, Patios Enclosed Section 2.41.

Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof. **See also, Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

- 2.8 **Balconies.** See Decks Section 2.16.

- 2.9 **Barbecue/Gas Grills.** All barbecue grills, smokers, etc. must be maintained in the rear yard or within an enclosed structure, not visible from the front of the home.

- 2.10 **Basketball Backboards.** No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met: 1) portable units cannot be placed in the public right of ways, streets, or sidewalks; 2) location must be at least half of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location and stored out of sight when not in use.

- 2.11 **Birdbaths.** Approval is not required if placed in the "rear" yard and if finished height is no greater than five (5) feet including any pedestal. Placement in "front" or "side" yard is not allowed. **See Statutes and Fountains. Section 2.65.**

- 2.12 **Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to one foot by two feet. No more than three in number, of each, shall be installed on any lot. A birdhouse or bird feeder, which is mounted on a pole, may not exceed six (6) feet in height.

- 2.13 **Carpports.** Will not be permitted.

- 2.14 **Clothes Lines and Hangers.** See Attachment B: **RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES**

- 2.15 **Compost.** Approval is required. Container must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not allowed.

- 2.16 **Decks.** Approval is required. The deck must be constructed of redwood or composite type decking products approved by the District.

Maintenance free (composite) decking products may be used if the decking material is consistent throughout the front, side or rear elevation of the building. The decking material must be either redwood in color or of a color that matches one of the exterior paint colors or the masonry on the home. The deck should be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

All deck columns located on the front of the house or on elevations facing a public open space, shall have a minimum cross-section of 5 ½". Decking that extends no greater than thirty (30") inches above grade of the lot, may utilize a lattice skirting provided the skirting is made of redwood minimum one-half (½") inches thick boards and stained or painted to match the remaining portion of the deck. Decks may not be more than 25% of the entire rear lot of the home. Construction shall not occur over easements beyond the side plane of the home and must be set back a minimum of ten (10) feet from the property line. No decks with abutting rear lots lines shall be within 30 feet of each other at any point (Refer to the City of Aurora code). Construction of decks over a sloped area is discouraged.

Homeowners are reminded that as with redwood, some types of maintenance free decking products may also require periodic maintenance for proper care and to retain the products aesthetic conformity, including but not limited to, fading, warping, etc. Decks may be finished with clear semi-transparent sealer, stained to match a Cedar tone, an oil-based wood finish or a similar product that matches. The deck may also be painted to match the body or trim color of the home.

2.17 Dog Houses. Approval is required. Doghouses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Doghouses must be installed at ground level, and must not be visible above the fence. Must match exterior of home (wood, brick, stone, etc.) Limit of one doghouse per home/lot. **See Fences, Section 2.23.**

2.18 Dog Runs. Committee approval is required. Dog Runs must be located in the rear or side yard, abutting the home and substantially screened from view by planting fast-growing or mature trees or shrubs. Dog runs will be limited to 200 square feet and cannot be higher than 4 feet 6 inches. **The fencing materials and design shall match Attachment**

A. The dog run fence should be left natural in color and sealed to prevent weathering. In some cases, written consent from adjacent neighbors may be requested. Tarpaulins and chain-link will not be permitted.

2.19 Doors. Approval is not required for an already existing main entrance door to a home or an accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house. Complementary colors would be the body color of the house or white.

A. Storm Doors. Approval is required for storm doors. Colors should be complimentary with the color scheme of the home. Homeowners wishing to utilize a different storm door or color must first obtain

approval.

- B. Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.

2.20 **Drainage.** The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior (or in some cases, immediately following) conveyance of title from the home builder to the individual homeowner. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line, on the owners property, to allow for absorption. Adverse effects to adjacent properties will not be tolerated.

2.21 **Driveways.** Changes/Alterations will not be permitted; this includes a pull-off area to the side of the driveway.

2.22 **Fences.** No fences are permitted in the front yards of lots. **The 3-rail fence is the only permitted perimeter fencing to be installed by homeowners in the community (See Fence Detail, Attachment A).** Wire mesh (16 gauge only) 1"x1", 2"x4", or 4"x4" may be used provided it is installed in accordance with the fence detail plan. Prior to installing any fence on the back yard of a lot, the homeowner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community. The Board of Directors may issue, from time to time, design guidelines, which address fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing. Submission of a plan for a fence does not guarantee that a homeowner will obtain approval of such fence. If fence is approved conditions may be imposed upon such approval relating to the design, location, or other matters.

2.23 **Fire Pits.** All outdoor gas fire pits must be approved in writing by the Committee prior to installation. Outdoor gas fire pits must be installed and operated in accordance with all applicable local and state safety standards and guidelines. If the gas fire pit utilizes natural gas, all applicable permits and permissions for the installation of the natural gas line must be obtained from the City of Aurora and the appropriate utility provider. All other outdoor fire pits, such as chimineas and other wood or coal burning fire pits are not permitted.

2.24 **Flagpoles.** Approval is required for any freestanding flagpole. Only portable freestanding flagpoles are allowed. Approval is not required for flagpoles mounted to the front of the residence provided that they are temporary in nature and are only displayed in holidays or in celebration of specific events. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence with a maximum length of six (6) feet. No flag shall exceed 20

square feet in surface area.

- 2.25 **Gardens - Flower or Vegetable.** Approval is not required for flower or vegetable gardens that do not exceed 100 total square feet. All flower gardens must be weeded, cared for and maintained. Vegetable gardens should be located in the rear or side yard and screened from view of adjacent homeowners.
- 2.26 **Gazebos.** Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must not obstruct the adjacent property owner's view. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence. Refer to the City of Aurora for any additional guidelines.
- 2.27 **Greenhouses.** Approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.
- 2.28 Hot Tubs, Spas and Jacuzzis.** Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material, around the hot tub, may be required for screening. **See Gazebos. Section 2.28.**
- 2.29 Irrigation Systems.** Underground automatic irrigation systems will not require approval. All homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment, **See Irrigation Section 4.9**
- 2.30 **Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited. **See Dog Runs. Section 2.18.**
- 2.31 **Landscaping.** Approval is required. The Owner of each Lot (other than Developer or a Builder) shall install landscaping on such Lot within 90 days after acquisition of such Lot by such Owner if said acquisition occurs between April 1 and July 31; if such acquisition does not occur between such dates, then such landscaping shall be installed by such Owner by the following June 30.

Landscaping plans must be submitted to the governing board of the Metropolitan District for review, and the approval of such plans shall be obtained from the governing board prior to the installation of landscaping, except where installed by the Developer or a Builder who is exempt as noted in Article 2 of the Covenants and Restrictions of Rockinghorse. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

- **Irrigation.** All landscaping shall include automatic irrigation. **See Irrigation Sect. 2.33 and Sect. 4.9**

- **Plant Material Location and Sizes** - Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowers, grasses, mulches and automatic irrigation. **In the case of shade or ornamental trees (deciduous), plantings cannot be installed closer than 6 feet (6') from the property line. In the case of evergreen trees (conifer), plantings cannot be installed closer than 10 feet (10') from the property line.** A list of recommended plant material, for inspiration, can be found in Section 4.15. Select a variety of plant species including deciduous and evergreen trees and shrubs. All plant material shall be installed in the following minimum sizes:

- Shade trees - 2½" caliper
- Ornamental trees - 2" caliper
- Evergreen trees - 6' height minimum
- All shrubs - 5 gallon container
- Groundcover, annuals, and perennials - no restrictions

- **Plant Material Regulations** – Refer to the Table A for tree and shrub requirements.

As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires as much or more maintenance as traditional landscaping. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings.

Table A: Single-Family Front, Side and Rear Yard Landscaping Requirements

FRONT YARD

	Plant Materials and Quantity	Requirements
1.	<p><u>Trees - Minimum of two:</u> (1 Shade tree and either 1 ornamental tree or 1 evergreen tree)</p>	<p><u>Minimum Sizes:</u> 2½ inch caliper – shade tree 2 inch caliper – ornamental tree 6 foot height - evergreen tree</p>
2..	<p><u>Shrubs* per lot size:</u> Small (3,700-5,999 SF) - 8 Standard (6,000-8,999 SF) - 16 Large (9,000-14,999 SF) - 26 Estate (15,000 plus SF) – 36</p> <p>*Thorny plants shall not be located within 20 feet of public sidewalks.</p> <p>Note: Perennials and ornamental grasses may be substituted for shrubs at 3 one-gallon perennial or ornamental grasses per one five- gallon shrub.</p>	<p>Shrubs - 5 gallon container Min. - Plant material shall conform with <u>American Standard for Nursery Stock, Ansi Z60.1</u>, current addition.</p> <p>Planting beds should be separated from turf by edging. All shrubs and ground covers shall be located within planting beds.</p> <p>Landscape fabric may be omitted under annuals, perennials and groundcovers.</p>

SIDE YARD

Internal Side Yards – May be rocked, no plant material is required but mulches are needed for stability.

External Side Yards - On corner lots exposed to public view, they shall be landscaped with turf, shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.

REAR YARDS

In rear yards there shall be no more than 45% turf. Rear yards at corner lots exposed to public view shall be landscaped according to Table A. Mulch areas or planting beds in rear yards must have plant material cover the mulch at a rate of 50% coverage at installation and 75% coverage at maturity.

- **Treescaping** – The area between the sidewalk and street must be planted with Kentucky bluegrass and have a tree planted every 30 feet.

Provide 3 canopy trees per 100' of the right-of-way in the parkway on each side of each public street, pursuant to Section 6 of the City of Aurora Arboricultural Specification Manual. Minimum size canopy tree size is 2.5" caliper. Note: Caliper shall be measured 12" from the base of the tree.

If a tree in the treescape dies, it must be replaced in a timely manner. In some instances the builder is required to install the "street trees". However, these trees are the property and maintenance responsibility of the homeowner.

- **Soil Prep/Mulch** -

- A. **Compost** - For landscaped areas being completed with sod/turf, soil preparation should be with a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure's.

- B. **Mulch** - Organic mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporation loss and weed growth, and slow erosion. Organic mulches are typically bark chips, wood grindings or pole peelings. The suggested minimum depth for mulch is three inches. Place mulch directly on the soil or on breathable fabric. Avoid using sheet plastic in planting areas. It is important to note that mulch should be covered by living plants - typically trees, shrubs, and groundcover beds. The use of berms and/or various non-living materials to break up larger planting bed areas is encouraged. Inorganic mulches include rock and various gravel products. Note the following minimum landscaping requirements:

- **Maintenance** - All residential properties must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat,

- A. All residence's property lines extend from the rear yard to the back of the concrete curbing at the street. Therefore, homeowners own and are responsible for the maintenance of their sidewalks and treescaping (area between sidewalk and street).

2.32 **Latticework.** Approval is required for any type of trellis or latticework.

2.33 **Lights and Lighting.** Approval is not required for exterior lighting if it is installed in accordance with the following guidelines: Exterior lights must be conservative in design and be as small in size as reasonably practical. Exterior lighting should be

directed toward the ground and be of low wattage to minimize the glare to neighbors and other homeowners. Lighting for walkways generally should be placed on wooden standards and lighting fixtures should be dark colored so as to be less obtrusive. The use of motion detector spotlights, high-wattage spotlights or floor lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require approval. **For holiday lighting, See Seasonal Decorations Section 2.60 and Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

- 2.34 **Painting.** Approval is not required if color and/or color combinations are identical to the original color established on the home. Any changes to the color scheme or color changes must be submitted for approval and must conform to the general scheme of the community.

If you choose to use a different color on your home, you will need to submit the Architectural Request Form with your color samples painted on a hard surface at least 12" x 12" , with a general description of the colors of the house on either side of your home to the Committee.

- 2.35 **Patios-Open.** Approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material, around the patio, may be required for screening. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

- 2.36 **Paving.** Approval is required, for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. **See Driveways Section 2.21.**

- 2.37 **Play Structures and Sports Equipment.** Approval is required. Consideration will be given to adjacent properties (a min. 5 foot setback from the property line, is recommended for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material, around the equipment, may be required for screening. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and sightly manner. The use of multi-rainbow colored cloth/canvas tarps is discouraged.

- 2.38 **Playhouses.** Committee approval is required if a structure is more than 24 square feet and/or over six feet high.

- 2.39 **Pools.** Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property owners (i.e. screened with plant material). Above ground pools are prohibited. **See Hot Tubs and Jacuzzis. Section 2.32.**

- 2.40 **Rooftop Equipment.** Approval is required.
- 2.41 **Roofing Materials.** Approval is required. All buildings constructed on the properties should be roofed with the same or greater quality than originally used by the Declarant or participating builder. Other materials require prior approval. Repairs to an existing roof with the same building material that exist on the home, do not require prior approval.
- 2.42 **Seasonal Decorations.** Approval is not required if installed on a lot provided that one is keeping with the community standards and that the installation of seasonal decorations on any property owned and/or managed by the District must first have written consent of the District. Consideration for consent will be based upon, but not limited to the distance of where the seasonal decorations are being considered to be installed in relationship to the owner's lot, potential access concerns and making sure the seasonal decorations keep with the community standards. Decorations must be reasonable in size and scope, and must not disturb other Owners and residents by excessive light or sound emissions or by causing an unreasonable amount of spectator traffic. Holiday decorations may be displayed in season only from November 15 to January 15 and, during other times of the year, from ten (10) days before to ten (10) days after any nationally recognized holiday. Illumination of holiday lighting shall be allowed only from Thanksgiving through January 5.
- 2.43 **Sewage Disposal Systems.** Will not be permitted.
- 2.44 **Sheds.** Will not be permitted.
- 2.45 **Shutters - Exterior.** Approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.
- 2.46 **Siding.** Approval is required.
- 2.47 **Signs.** No sign shall be erected within the community, except those required by legal proceedings, including posters, circulars, and billboards; provided, the following types of signs may be erected on a Lot without the Committee's written consent: (i) residential identification signs of a face area of 75 square inches or less for identification of the occupant and its address, in the number, size, color, design, message content and location designated by the Committee; (ii) one temporary sign of customary size, as determined by the Committee, for the purpose of advertising the Lot for sale or rent; (iii) temporary "open house" signs indicating that a Lot is available for inspection by interested parties, but such signs may only be erected or maintained during the hours of 7:00 a.m. through 6:00 p.m. on Saturdays, Sundays, legal holidays or other days designated by the Committee; (iv) one temporary sign identifying the Person installing landscaping or a pool on the Lot, but only during the period that such installation is in progress; (v) security signs of a face area of 75 square inches or less, in a style and location designated by the Design Guidelines or approved by the Committee; (vi) such construction job

identification signs, business identification signs and subdivision identification signs which are in conformance with the requirements of the municipality having jurisdiction over the property and which have been approved in writing by the Reviewer as to number, size, color, design, message content and location; and (vii) political signs; political signs may be displayed on a Homeowner's property or in a window no earlier than 45 days before and no later than seven days after an election day. The maximum size of political signs is 36 inches by 48 inches. Signs may be displayed in the front or side yard or in a window, which is visible from the street. The number of signs is limited to one sign per political office or ballot issue that is contested in the pending election. This restriction shall not apply to entry, directional, and marketing signs installed by Declarant or a Builder. The Board and Declarant shall have the right to erect signs as they, in their discretion, deem appropriate.

2.48 **Skylights.** Approval is required. Bubble type skylights will be prohibited.

2.49 **Solar Energy Devices.** Approval is required. See Rooftop Equipment. **Section 2.50 and Attachment B: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

2.50 **Statues or Fountains.** Approval is not required if they are installed in the rear yard and are a height not greater than five (5) feet, including any pedestal. If the statue or fountain is proposed for the front yard approval is required, and the statue or fountain location should be located close to the main entrance of the house.

2.51 **Temporary Structures.** The Declaration states that no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other improvements, necessary temporary structures for storage of materials may be erected and maintained by the Declarant or a Person doing such work. The work of constructing, altering, or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof.

2.52 **Trash Containers, Enclosures and Pickup.** Approval is required for any trash or garbage enclosure. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pickup the night before the trash is to be picked up. Trash containers must be properly stored the evening of pickup. **See Compost, Section 2.15.**

2.53 **Tree Houses.** Will not be permitted.

- 2.54 **Underground Installations.** Approval is required.
- 2.55 **Utility Equipment.** Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.
- 2.56 **Weather Vanes and Directionals.** Approval is required.
- 2.57 **Wood Storage.** Will not be permitted.
- 2.58 **Work Involving Common Areas.** Generally, driving vehicles including wheelbarrows across Common Area is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the Board of Directors to repair any damage. The actual restoration of the Common Area will be done by the District.

III. PROCEDURES FOR COMMITTEE APPROVAL.

- 3.1 **General.** As indicated in the listing of specific types of improvements, there are some cases in which advance written approval is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. **In all other cases, including improvements not included in the listing, advance or prior written approval is required before and "Improvement to Property" is commenced.** This section of the Guidelines explains how such approval can be obtained.
- 3.2 **Drawings or Plans.** Homeowners are required to submit complete plans and specifications prior to commencement of any work on any improvement (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required). In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes, or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by you or professionally, the following guidelines should be followed in preparing drawings or plans.
1. In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should indicate materials. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) of your lot obtained when you purchased it,

this survey would be an excellent base from which to draw.

2. Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, fencing, walks, decks, trees, bushes, etc.
3. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking. Natural stain.)
4. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.
5. The proposed improvements must take into consideration the easements, building location restrictions and sight distance at intersections.
6. Homeowners should be aware that many improvements require a permit from the Building Department. The Board of Directors reserves the right to require a copy of such permit as a condition of its approval.

3.3 **Submittal Requirements.** Once a landscape plan has been developed, the plan shall be submitted to the ARC (maximum acceptable size 11" x 17"). **Plans not submitted in this format will be rejected.** The plan must contain the following information:

1. Project Approval Request Form (Appendix A)
2. Owner's name, address, and telephone number.
3. Designer's name, address, and telephone number (if applicable).
4. Scale of 1 inch = 12 feet and north arrow.
5. All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, property lines, and any easements.
6. The plans and specifications must show exterior design, height, materials, color, and location of the Improvements, plotted horizontally and vertically, location and size of the driveways, location size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the governing board of the Metropolitan District, shall have been first submitted to and approved in writing by the governing board of the Metropolitan District.

3.4 **Review Fee.** The Declaration authorizes the Committee to collect a fee for review the plans of proposed improvements.

3.5 **Action by Board of Directors/Architectural Review Committee.** The Board of Directors or its designated representative will regularly review all plans submitted for approval. The Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact you if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change. The Committee shall approve or disapprove all requests for approval within forty-five (45) days after the complete submission of all plans, specifications, and other materials and information which the governing board may require in conjunction therewith. Failure to approve within forty-five (45) days shall be deemed

disapproval.

- 3.6 **Prosecution of Work.** A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six (6) months. The Board of Directors reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.

Failure to complete the proposed Improvement within six (6) months after the date of approval of the application or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the governing board of the Metropolitan District; provided, however, the governing board of such Metropolitan District, in its discretion, may grant extensions of time for completion of any proposed Improvements.

- 3.7 **Rights of Appeal.** In the event a representative or committee acting on behalf of the governing board of the Metropolitan District decides a request for architectural approval which is adverse to the applicant, then the applicant shall have the right to an appeal of such decision to the full governing board, upon a written request therefor submitted to the governing board within ten (10) days after such decision by the governing board's representative or committee.

- 3.8 **Questions.** If you have any questions about the foregoing procedures, feel free to call its representative at the phone number and address listed in the introductory part of these guidelines.

IV. LANDSCAPING SUGGESTIONS.

- 4.1 **General.** The purpose of this section of the Guidelines is to help you prepare an appropriate landscaping plan for your home site. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the community. The information set forth in this section is suggestive only and not mandatory.

- 4.2 **Slopes.** In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are not landscaped severe erosion and silting may occur. Therefore, it is recommended that the homeowner landscape slopes as soon as possible after moving in. Slopes and banks should be planted with drought tolerant plants. Terracing, or surfacing with stone or other free draining materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be seeded with ground covers, shrubs, and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive, interesting part of the landscape.

- 4.3 **Soils/Drainage/Grading.** Your home may be constructed on "expansive soils". The

prime characteristic of expansive soils is that they swell when water is introduced. The soil, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures, which are placed in the ground. The result can be severe structural damage to your home.

It is our intent to remind you that a potential hazard exists when proper drainage is not maintained and/or when water is introduced to these "expansive soils" adjacent to your foundation.

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation, which exists on their particular site at the time they purchased their home from the builder or other previous homeowner. See guidelines under "Drainage" in the listings of specific types of improvements. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the builder or the previous homeowner. Grading can be used to create berm, slopes and swales which can define space, screen undesirable views, noise and high winds. It is suggested that berm slopes not exceed 3 feet of horizontal distance to 1 foot of rise or vertical height (3 to 1 slopes) in order to permit greater ease of mowing and general maintenance.

- 4.4 **Soil Preparation.** Soil conditions may vary throughout the project. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. A general guide for amendment of all turf area soils is a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure's. Topsoil is not considered an acceptable organic matter.
- 4.5 **Retaining Walls.** New or old creosote treated timber railroad ties are prohibited. Rock, brick or interlocking modular units, that complement the color of the house, are preferred materials for the walls. Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls should **not** be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.
- 4.6 **Climate.** Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, and a fairly wide temperature range.
- 4.7 **Screening Views and Directing Winds. Plant materials can frame pleasant vistas**

such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds, fences or walls. High velocity winds can be effectively directed by dense planting.

- 4.8 **Rockscapes.** Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock.
- 4.9 **Irrigation.** The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots as well as on adjacent property owner's lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of the day.

Several systems can be used to water your lawn: automatic sprinkler systems and portable sprinklers. The following are some facts to consider in selecting the type and location of the sprinkler system you are going to use: A) Size and shape of areas to be watered. B) Type of turf or ground cover. C) Available water supplies and pressure. D) Environment of the area-wind, rain, temperature, exposure, and grades. E) Low spraying irrigation devices may help to minimize wasted water due to wind. F) Installation of an irrigation system directly adjacent to front sidewalks may eventually cause undermining and deterioration to concrete and paved areas. G) Type of soil and its ability to accept water. Local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems. H) Drip irrigation systems are recommended for tree and shrub areas.

- 4.10 **Paved Areas.** Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete paver. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tones colors. Sufficient slope should be maintained in all paved areas to ensure proper drainage. Asphalt is not permitted.
- 4.11 **Shade.** Shade trees should be placed relatively close to the house where they can shade walls or outdoor activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.
- 4.12 **Landscape Materials.** Deciduous trees, such as cottonwood, and evergreen trees, such as pinion pines, provide summer shade or can be used as a

windbreak. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen.

- Shrubs such as junipers may be used as specimens or in masses. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as groundcover treatment and present an attractive method of reducing water consumption.
- Ornamental trees such as flowering crabapples provide accent, color, and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot.
- Groundcovers such as creeping mahonia play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful in place of a lawn, especially on steep banks where they will also require less water than turfgrass.
- Vines may be used as a groundcover or as a shading element over a trellis or as a screen when planted adjacent to a fence.
- Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered.
- Vegetable gardens may be integrated with planting beds and used ornamentally.

4.13 **Mulches.** Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three inches. Mulches are typically used in shrubs and groundcover beds and may consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips. Natural wood mulch has environmental advantages to plant material and its use is strongly encouraged. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock.

4.14 **Landscape Maintenance.** Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems: A) Plant with regard to climate. Consider ultimate size, shape, and growth rate of species. B) Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers. C) Provide simple guying systems for trees for a minimum of two years and wrap trees most susceptible to sun scald with burlap or paper during fall or winter months. D) Make provisions for efficient irrigation; drain and service sprinkler systems on regular basis and conduct operational checks on a weekly basis to ensure proper performance of the system. E) Provide good soil mixes with sufficient organic material, 30% per tilled depth is desirable. F) Use mulch at least three inches deep to hold soil moisture and to help prevent weeds and soil

compaction. G) Provide required fertilization, weed and pest controls etc., as required for optimum plant growth. H) Prune woody plants when needed. Never prune more than 1/3 of foliage. I) Space groves of trees or single trees to allow for efficient mowing. J) Locate plants with similar water, sun and space requirements together.

4.15 **Suggested Plant List.** For your convenience, the following list of shrubs, trees, flowers and grasses is provided:

Deciduous Trees

Autumn Blaze Maple
Autumn Purple Ash
Burr Oak
Canada Red Cherry
Downy Hawthorn
Ginnala Maple
Hackberry
Kentucky Coffeetree
Lanceleaf Cottonwood
Linden, American, or Littleleaf
Marshall Seedless Ash
Narrowleaf Cottonwood
Patmore Ash
Russian Hawthorn Rocky
Mountain Maple
Shademaster Honey Locust
Western Catalpa

Evergreen Trees

Bristlecone Pine
Colorado Spruce
Ponderosa Pine
Pinon Pine
Austrian Pine

****Grasses**

Big Bluestem
Blue Grama Grass
Buffalo Grass Feather
Reed Grass Fountain
Grass Prairie Cord
Grass Fescue

Shrubs

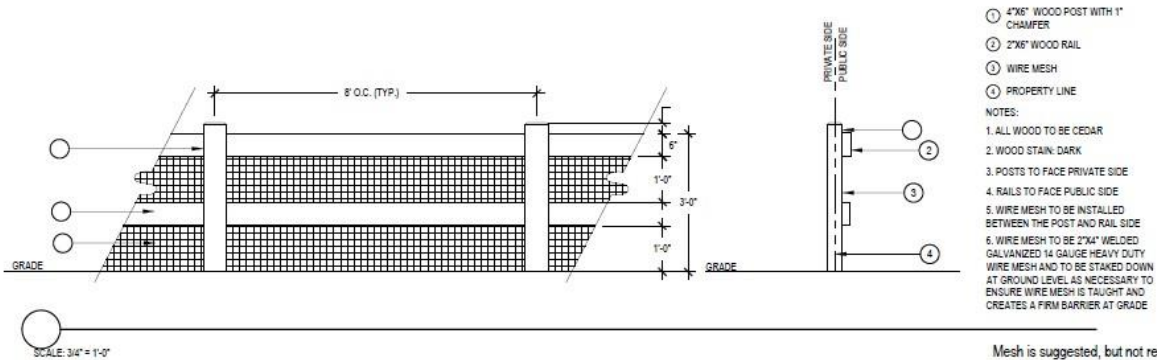
American Plum
Russet Buffaloberry
Blue Chip Juniper
Bar
Harbor
Juniper
Broad
moor
Juniper
Buffalo
Juniper

Blue Mist Spirea
Boulder Raspberry
Blue Stern Willow
Indian Grass
Little Bluestem
Maiden Grass
Compact American Cranberry
Chokeberry
Curl-Leaf Mountain Mahogany Creeping
Mahonia
Hughes Juniper
Whitestem Gooseberry
Golden Currant
Gambel Oak
Isanti Dogwood
Kelsey's Dogwood
Great Plains Leadplant
Mountain Box Mountain
Ninebark Mugho Pine
Native Potentilla
Red Coralberry
Red-Twig Dogwood
Rock Spirea
Russian Sage Saskatoon
Serviceberry Tall Blue
Rabbitbrush Tall Western
Sagebrush Sagebrush
Threeleaf Sumac
Tam Juniper
Waxflower

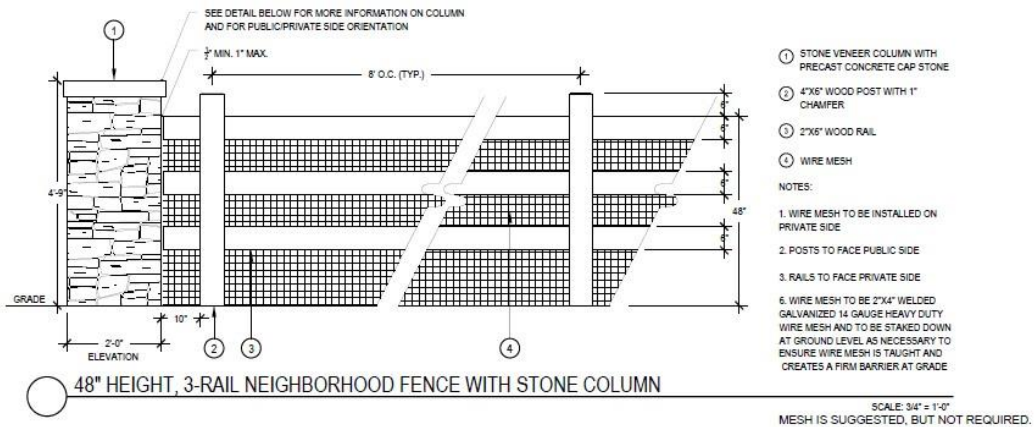
ATTACHMENT A

FENCE DETAILS

2 Rail Fence



3 Rail Fence



ATTACHMENT B

RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES

I. Definitions

- 1.1.** Energy Device shall have the same meaning as "renewable energy generation device" defined in C.R.S. 38-30-168, and means either a solar energy device as defined in C.R.S. 38-32.5-100.3 or a wind-electric generator that meets the interconnection standards established in rules promulgated by the Public Utilities Commission pursuant to C.R.S. 40-2-124.
- 1.2.** Energy Efficiency Measure shall have the same meaning as defined in C.R.S. 38-33.3-106.7, and means a device or structure that reduces the amount of energy derived from fossil fuels that is consumed by a residence or business located on real property, and includes only the following types of devices or structures:
1. an awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption;
 2. a garage or attic fan and any associated vents or louvers;
 3. an evaporative cooler;
 4. an energy-efficient outdoor lighting device, including without limitation, a light fixture containing a coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device; and
 5. a retractable clothesline.

II. General Installation Rules

- 2.1.** Architectural Review Approval. Committee approval is required prior to installing any energy device or energy measure. While the District encourages the use of energy devices and energy measures that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, consistent with controlling statutes, and the terms and conditions of the District's Declaration, Committee approval is required for all energy devices and energy measures. The following standards shall apply with respect to the installation, maintenance, and use of energy devices and measures.
- 2.2.** Submission Details. In connection with obtaining the Committee's approval of any energy device or energy measure, the Owner shall provide the Committee with the following information: (i) the location that the device/measure is to be installed on the property/structure, (ii) the type of device/measure to be installed, (iii) the dimensions of the device/measure, (iv) the proposed color of device/measure, and (v) a pictorial/brochure of the device/measure (if available). If the device to be installed is a wind-electric generator, the information submitted must also include how the device meets the interconnection standards established in rules promulgated by the Public Utilities Commission. Following the Owner's submission of the required information, the Committee will either approve or deny the plan for installation of the device/measure as requested by the Owner, or, if feasible, make recommendations for changes consistent with these Rules.

- 2.3.** Aesthetics. The Committee will consider the aesthetic standards stated in the District's governing documents when determining whether to approve the Owner's request. The District encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device or measure is to be installed. The color of the device or measure and any exposed pipes, panels and other apparatus must be approved by the Committee. Energy devices and measures shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape.
- 2.4.** Location. To the maximum extent possible, an energy device or energy measure shall be installed so as to minimize its exposure when viewed from any other Lot, common elements, limited common elements, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device/measure or significantly increasing the cost of the device/measure.
- 2.5.** Safety. Owners shall be responsible for ensuring that installations comply with all applicable building codes and other governmental regulations. All energy devices and measures must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.
- 2.6.** Removal. Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to removal and restoration.
- 2.7.** Variances. The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar, wind, or other energy expert that the restrictions imposed by the Committee will have the effect of (i) substantially interfering with the collection of solar energy or significantly impacting the performance of the energy measure, and/or (ii) significantly increasing the cost of the device or measure. In such cases, the Committee will permit variances to these installation criteria to the minimum amount as is reasonably required to allow the device or measure to function properly and to minimize any increase in the cost of the device to the Owner.
- 2.8.** Effect of Approval. Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Committee or the District that collection of solar or wind energy shall be adequate for the Owner's needs or that energy devices will remain undisturbed by vegetation or improvements located on surrounding properties.
- 2.9.** Prohibited Improvements. No energy device or energy measure may be located on property that is: (i) owned by another person; (ii) leased, except with permission of the landlord, (iii) collateral for a commercial loan, except with permission of the secured party; or (iv) a limited common element or general common element of the community.

III. Guidelines for Specific Energy Devices and Energy Efficiency Measures

3.1. Solar Energy Devices.

1. The preferred location of a solar energy device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials. Solar energy devices installed on the roof shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
2. All solar panel glazing shall be solar bronze or black with no white or clear glazing allowed.
3. The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.

3.2. Wind-Electric Generators. Wind-electric generation devices shall be located in an area that reduces interference with the use and enjoyment by residents of property situated near the device as a result of the sound associated with the device. The Committee may consider concerns expressed by neighboring property owners and information presented by the Owner requesting approval in determining impact on other property owners.

3.3. Solar Shades

1. Operable or motorized solar shades may only be placed on the rear or side elevation of the house.
2. Each window must have its own shade; all windows on the same elevation must be covered if any one window is covered.
3. Shades must allow visible light transmittance; opaque shades are not permitted. Shade colors must be submitted and are subject to review for compatibility with the home's base and trim colors.
4. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.

3.4. Shutters

1. Exterior operable or motorized rolling shutters may only be placed on the rear or side elevation of the house.
2. Each window must have its own shutter; one shutter may not be used to cover multiple windows.
3. Shutter slats should be no wider than 2".
4. Housing units should be no larger than 10" square and mounted in the soffit whenever possible.
5. Colors must match the existing house. Housing units on stucco or brick veneer must match exterior finish color. Samples of shutter color shall be submitted for Committee approval.

6. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.

3.5. Clotheslines. The District encourages the use of removable clothes drying devices that are not affixed to the ground or a structure. Owners must store any clothes drying devices out of view from any other Lot, common elements, limited common elements, street, or from the surrounding community when not in use.

IV. **Covenants in Conflict with Statutes.** To the extent that any provisions of the District's recorded covenants restrict or prohibit energy devices and/or energy measures in violation of the controlling statutes, the District shall have no authority to enforce such provisions and these Rules shall hereafter control.

INSPIRATION™

8400 S. Winnipeg Court • Aurora, CO 80016 • 303-627-2632

ARCHITECTURAL REVIEW FORM

Please contact Kaylin Hicks at khicks@ccmcnet.com with questions and to submit your request.

Homeowner: _____

Phone: _____

Address: _____

Email: _____

Requesting Approval for the Following:

Landscape

Fence

Shade Structure

Play Set/Play Structure

Deck/Patio

Paint

Driveway/Sidewalk

Roof/Windows/Door(s)

Other/Notes

Provide details below

Planned Completion Date: _____

I understand that I must receive approval in order to proceed. I understand that approval does not constitute approval of the local building department and that I have be required to obtain a building permit. I agree to complete improvements promptly after receiving approval.

I hereby authorize CCMC to enter onto my property for exterior inspection at a mutually agreed upon time.

As stated in the Guidelines, requests will be reviewed within 45 days of submission.

Homeowner Signature: _____

Date: _____

Neighboring Property – Owner Acknowledgement

My signature on this form indicates that I have seen the plans for my neighbors proposed improvement. Adjacent property owner's initial or refusal to initial the plans does not and will not indicate approval or disapproval of a project, but only that they are aware of the scope and concept of the project. If I have questions and/or concerns regarding this application, I know that I can contact CCMC at 303-390-1222.

NAME:

ADDRESS:

SIGNATURE:

For Office Use Only

Received By: _____ Date Received: _____ Acct. No.: _____

Approved Approved as Noted: _____

Disapproved – Reason: _____