

**RULES, REGULATIONS, AND DESIGN  
GUIDELINES**

**OF**

**TWO BRIDGES  
METROPOLITAN DISTRICT**

REVISED SEPTEMBER 7, 2018

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# **1 INTRODUCTION**

## **1.1 Basis for Rules, Regulations, and Design Guidelines**

These Rules, Regulations, and Design Guidelines (the “Rules”) are intended to assist Owners living in the Two Bridges community (the “Community”). Pursuant to the Amended and Restated Declaration of Protective Covenants and Easements of Two Bridges (“Declaration”), recorded at Reception No. 2017067682, the Two Bridges Metropolitan District (“District”) is authorized to adopt rules, regulations, and design guidelines for the Community.

## **1.2 Definitions**

All capitalized words and phrases used in these Rules shall have the meaning provided in the Declaration unless otherwise defined herein.

## **1.3 Contents of Rules**

In addition to the introductory material, these Rules contain (A) a summary of procedures for obtaining approval from the ARC (see Section 2); and (B) a listing of specific types of improvements that Owners might wish to make with specific information as to each of these types of improvements (see Section 3).

## **1.4 Architectural Review Committee or Representative**

For purposes of these Rules and Regulations and Design Guidelines, the ARC shall mean DRC as defined in the Declaration. The Declaration sets forth the definition of the Design Review Committee (“DRC”). The ARC consists of persons, representatives or a committee appointed to review requests for approval of architectural or site changes.

## **1.5 ARC Contact Information**

The contact information of the ARC, persons, committee or representative authorized to administer the architectural review process is:

COMPANY NAME	OFFICE	FAX	E-MAIL
Special District Management Services, Inc. Attn: Peggy Ripko	(303) 987-0835	(303) 987-2032	pripko@sdmsi.com

## **1.6 Effect of Declaration**

The Declaration governs the Community. Each Owner should review and become familiar with the Declaration. Nothing in these Rules supersedes or alters the provisions

or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration will control.

### **1.7 Effect of Governmental and Other Regulations**

Use of property within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact Douglas County (“County”) for further information and requirements for Improvements they wish to make.

**APPROVAL BY THE ARC DOES 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.**

### **1.8 Interference with Utilities**

In making Improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of the utility involved, and Owners 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

### **1.9 Goal of Rules**

Compliance with these Rules and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC to ensure that all proposed Improvements meet or exceed the requirements of these Rules and to promote the highest quality design for the neighborhood. 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 ARC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Rules and obtaining prior written approval for Improvements to property from the ARC, Owners will be protecting their financial investment and will help ensure that Improvements to property are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Rules, the ARC’s interpretation shall be final and binding.

## **2 PROCEDURES FOR ARC APPROVAL**

### **2.1 General**

The procedures set forth in this Article 2 are intended to clarify the terms, provisions and requirements of Articles of the Declaration. In the event of any conflict between these rules and the Declaration, the terms of the Declaration shall control. As indicated in Section 3 of these Rules, there are some cases in which advance written approval of the ARC is not required if the Rules, with respect to that specific type of Improvement, are followed. In a few cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in Section 3, advance, or prior written approval by the ARC is required before an Improvement to property is commenced.

### **2.2 Drawings or Plans**

Owners are required to submit to the ARC a completed Architectural Review Request Form (“ARR”), which forms are available from the person or entity listed in Section 1.5, and complete plans and specifications, in duplicate, (said plans and specifications 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) prior to commencement of work on any Improvement to property. 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 with dimensions 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 the Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

- A.** The drawing or plan should be done to scale and shall depict the property lines of your Lot and the outside boundary lines of the home as located on the Lot. If you have a copy of an improvement survey of your Lot obtained when you purchased it, this survey would be an excellent base from which to start.
- B.** Existing Improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, etc. 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. For Example: Redwood deck, ten (10) feet by twelve (12) feet with two inch by four inch (2”x4”) decking and natural stain.



- C. The plan or drawing and other materials should include the name of the Owner, the address of the home, the lot, block and filing number of the Lot, and the e-mail address and telephone number where the Owner can be reached.
- D. The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections.
- E. Owners should be aware that many Improvements require a permit from the County or other governmental entity. The ARC reserves the right to require a copy of such permit as a condition of its approval.
- F. In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials.
- G. Photographs of existing conditions and of proposed materials and colors are encouraged to be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes.

### **2.3 Submission of Drawings and Plans**

One copy of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

Any costs incurred by the ARC for review of submittals shall be borne by the Owner and shall be payable prior to final approval. Any reasonable engineering consultant fees or other fees incurred by the ARC in reviewing any submission will be assessed to the Owner requesting approval of the submission.

### **2.4 Action by ARC**

The ARC will meet as required to review plans submitted for approval. The ARC may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The ARC will act upon all requests in writing within forty-five (45) days after the complete submission of plans, specifications, and other materials and information as requested by the ARC. If the ARC fails to review and approve in writing (which may be with conditions and/or requirements) or disapprove, a request for architectural approval within forty-five (45) days after the complete submission of the plans, specifications, materials and other information with respect thereto, such request is deemed approved by the ARC.

## **2.5 Revisions and Additions to Approved Plans**

Any revisions and/or additions to approved plans made by the Owner or as required by any governmental agency, must be re-submitted for approval by the ARC. The revised plans must follow the requirements as outlined above.

## **2.6 Completion of Work**

After approval (which may be with conditions and/or requirements) of any proposed Improvement by the ARC, the proposed Improvement shall be completed and constructed as promptly and diligently as possible, and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one year from the date of the approval or such other date as may be set forth in the approval or as set forth in the Declaration (the "Completion Deadline"), shall constitute noncompliance; provided, however, that the ARC may grant extensions of time to individual Owners for completion of any proposed Improvements, either (a) at the time of initial approval of such Improvements, or (b) upon the request of any Owner, provided such request is delivered to the ARC in writing and the Owner is diligently prosecuting completion of the subject Improvements or other good cause exists at the time such request is made.

## **2.7 Submission Requirements for Initial Installation of Front, Back, and Side Yard Landscaping & Fencing**

Fencing and landscaping shall be completed within twelve (12) months after initial conveyance of the property to the owner, with consideration given to planting seasons. Should an extension be foreseen due to time of year, written notice must be made to the ARC (Architectural Review Committee) prior to the twelve (12) month expiration, at which time, the ARC will issue a new time requirement to the owner, but in no case later than eighteen (18) months after conveyance.

One copy of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC, along with a completed ARR (Architectural Review Request Form) prior to installation of landscaping and fencing. The Owner should ensure submittal of these plans will allow for the review period of up-to forty-five (45) days for approval in accordance with the deadline for installation. Though an ARR may have been submitted, if it has not been approved and the installation completed by the deadline, the property may be sited for non-compliance. See Section 3.37.1.

## **2.8 Inspection of Work**

The ARC, or its duly authorized representative, shall have the right to inspect any Improvement at any time, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Section.

## **2.9 Notice of Non-Compliance**

If, as a result of inspections or otherwise, the ARC determines that any Improvement has been done without obtaining all required approvals (which may be with conditions and/or requirements), or was not done in substantial compliance with the approval that was granted, or has not been completed by the Completion Deadline, subject to any extensions of time granted pursuant to Section 2.6 hereof, then the ARC shall notify the District, and the District shall then notify the applicant in writing of the non-compliance (the “Notice of Non-Compliance”). The Notice of Non-Compliance shall specify the particulars of the non-compliance.

## **2.10 Correction of Non-Compliance**

If the ARC determines that a non-compliance exists, the Person responsible for such non-compliance shall remedy or remove the same within not more than forty-five (45) days from the date of receipt of the Notice of Non-Compliance. If such Person does not comply with the ruling within such period, the ARC shall notify the District, and the District may, at its option and if allowed by applicable law, record a notice of non-compliance against the Lot on which the non-compliance exists, may impose fines, penalties and interest, may remove the non-complying Improvement, or may otherwise remedy the non-compliance in accordance with the Declaration and applicable law. The Person responsible for such non-compliance shall reimburse the District, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

## **2.11 Amendment**

These Rules may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the ARC, with the approval of the Person authorized to appoint the ARC, as changing conditions and/or priorities dictate.

## **2.12 Questions**

If you have any questions about the foregoing procedures, feel free to call the ARC at the phone number and address listed in the Section 1.5 of these Rules.

# **3 SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS**

## **3.1 General**

The following (Sections 3.2 – 3.86) is a listing, in alphabetical order, of a wide variety of specific types of Improvements, which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted to the ARC and written approval of the ARC obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the

Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. ARC review and approval is required on any external items not be listed below.

### **3.1.1 Variances**

Approval of any proposed plans by the granting of a variance from compliance with any of the provisions of these Rules is at the sole discretion of the ARC when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

### **3.1.2 No Unsightliness**

Unsightly conditions are not allowed. Oil or fluid stains on driveways, sidewalks and/or gutter areas larger than approximately six (6) inches in diameter must be removed. Tools and equipment (including snow removal and garden equipment) and other supplies used for repairs or construction may not be placed or stored outside except in an enclosed structure. Barbecue grills and recreational equipment must be stored in an enclosed structure or backyard when not in use.

### **3.1.3 Waivers; No Precedent**

The approval or consent of the ARC to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent as to any application or other matters whatsoever, as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent in any other matter.

### **3.1.4 Liability**

The ARC and the members thereof shall not be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction. The ARC shall not bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. The ARC will not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

## **3.2 Accessory Buildings**

Approval is required. Approval will be based upon, but not limited to, the following criteria:

- A.** Storage sheds and/or accessory buildings must be aesthetically compatible and consistent with the style and character of the home and other homes in the same

general area of the Community. In all cases, sheds shall be constructed on a level concrete pad; shall not alter drainage patterns of the Site, shall not exceed 20 feet by 30 feet in size (or other configuration not to exceed 600 square feet), and shall not exceed 15 feet in height at its highest point.

- B.** Barns are only permitted on Parcels 14, 35, 36, 37, 45, 46, 47 and 48. For the purposes of these Design Guidelines, a barn is defined as follows:
  - 1.** An accessory building larger than outlined in Section 3.2A.
  - 2.** Barns should be constructed on a level concrete pad; shall not alter drainage patterns of the Site, shall not exceed 25 by 50 feet in size (or other configuration not to exceed 1250 square feet), and not exceed 20 feet in height at its highest point.
- C.** The roof pitch must be complementary to the existing roof on the home, unless otherwise approved by the ARC. Such storage sheds and/or accessory buildings must be permanent in nature.
- D.** Siding, roofing, paint and trim materials must match those on the home, unless otherwise approved by the ARC. Metal, plastic, PVC and other materials not consistent with original construction by the Builder are not permitted. TREX and engineered composite wood type products consistent with original Builder construction are permitted.
- E.** The ARC, in reviewing and approving or denying an application for approval of a storage shed or accessory building, shall take into consideration lot size, square footage of the home, number of existing accessory buildings, the existing grading, fence locations, landscape screenings, etc.
- F.** Any utilities serving the storage shed or accessory building shall be underground.
- G.** A playhouse or play structure shall not be considered an accessory building.
- H.** Existing setbacks required of the home must be observed when placing storage sheds, accessory buildings, gazebos and playhouses. A copy of the home's plot plan filed with the location of the proposed accessory building is required with the ARR.

### **3.3 Additions and Expansions**

Approval is required. Additions or expansions must be constructed of wood, masonite, glass, brick, stone, or other material as 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.

### **3.4 Address Numbers**

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same style, color and type of number currently on the residence.

### **3.5 Air Conditioning Equipment**

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators installed after the initial construction.

Approval is not required for replacement of existing air conditioning equipment with like equipment located in the same location as the equipment being replaced.

No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent property Owners.

### **3.6 Antennae/Satellite Dishes**

#### **3.6.1 General Provisions**

"Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require the approval of the ARC.

**A.** All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the Community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby Lots to the maximum extent possible, and placement shall be made in the following order of preference:

- (1) Inside the structure of the house, not visible from the street
- (2) Rear yard or side yard, behind and below the fence line

- (3) Rear yard or side yard, mounted on the house, in the least visible location below roofline
  - (4) Side yard in front of wing fence, screened by and integrated into landscaping
  - (5) Back rooftop
  - (6) Front yard screened by and integrated into landscaping
- B.** If more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
- C.** Permitted Antennas shall not encroach upon common areas or any other Owner's property.

### **3.6.2 Installation of Antennae/Satellite Dishes**

- A.** All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.
- B.** All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- C.** Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.
- D.** All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.
- E.** All other antennas, not addressed above, are prohibited.

### **3.7 Awnings**

Approval is required and Owners must comply with all requirements of the County. Awnings should be an integral part of the house or patio design. The color shall be complimentary to the exterior of the residence.

See Section 3.41, Overhangs/Sunshades/Awnings – Cloth or Canvas.

### **3.8 Backyard Sport Pads.**

Approval is required. Backyard, concrete pads for “sport” type courts must be approved by the ARC. The ARC will consider backyard sport courts based on pad size, Lot size, the location of the house on the Lot, and proximity to other Lots. Sport equipment installed or stored on or around the pad must be maintained at all times in a neat and clean manner.

### **3.9 Balconies**

See Section 3.17, Decks.

### **3.10 Barbecue/Gas Grills**

Approval is required for all permanent or built-in structures. Approval is not required for portable units. All barbecue grills, smokers, etc. must be stored in the rear yard or within an enclosed structure, not visible from the front of the home.

### **3.11 Basketball Backboards**

Approval is not required, subject to the following limitations. No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed if the following guidelines are met:

- A.** Portable units cannot be placed in the public rights of way, streets, sidewalks or street lawns.
- B.** Location must be in the driveway, at least half of the length of the driveway away from the street, or in the side or rear yard.
- C.** Portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use.
- D.** Permanent garage or pole mounted basketball hoops are not permitted, unless included in a backyard sport pad.

### **3.12 Birdbaths**

Approval is not required, subject to the following limitations. Placement in front or side yard is not allowed. Birdbaths are only permitted in the rear yard.

See Section 3.68, Statues or Fountains.



### **3.13 Birdhouses and Bird Feeders**

Approval is not required, subject to the following limitations. If installed in the rear yard and the size is limited to one foot by two feet, no approval is required. No more than three of each of a birdhouse or bird feeder shall be installed on any Lot. Birdhouses or bird feeders may be mounted on a pole, provided the pole shall not exceed five (5) feet in height.

### **3.14 Carports**

Approval will not be granted.

### **3.15 Clothes Lines and Hangers**

Approval is not required, subject to the following limitations. Clotheslines may only be placed in the rear yard. Fixed clotheslines and hangers are not permitted. Temporary drying structures will be permitted so long as such structures are used solely in the rear yard of a lot and are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

### **3.16 Cloth or Canvas Overhangs**

See Section 3.41, Overhangs/Sunshades/Awnings – Cloth or Canvas.

### **3.17 Decks**

Approval is required. The deck must be harmonious (in configuration, detail, material and color) with the architecture of the house. Modifications or additions to Builder installed decks must incorporate the same materials, colors and detailing as the Builder's or approved existing deck. TREX or similar engineered composite wood type products are the preferred material for construction. Plastic, PVC or similar materials are prohibited.

The appropriate governmental permits are also required.

The deck should be located so as not to create an unreasonable level of noise for adjacent property Owners.

Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Declaration.

Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks. Decks shall not extend beyond the Lot boundaries into any common area. Depending on Lot location and orientation, decks should not

project beyond the side walls of the house. The side walls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such projections. In certain situations, stairs and some portions of the deck may extend up to 4' beyond the side walls.

A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Underdeck screening should be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.

Railings and other features such as privacy screens for attached housing must match the approved Builder design.

### **3.18 Dog Houses**

Approval is required. Dog houses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Dog houses must be installed at ground level. Dog houses must also match the colors and materials of the exterior of the home. Limit of one dog house per Lot.

### **3.19 Dog Runs**

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 two hundred (200) square feet, unless a variance is granted by the ARC. Dog run fences should be left natural in color and sealed to prevent weathering. Dog runs must be made of wood. The ARC may adopt approved heights, stains and configurations for fencing. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not allowed.

### **3.20 Domestic Wells and Rural Water**

Refer to the Douglas County website:

<http://www.douglas.co.us/water/domestic-wells-and-rural-water/>

### **3.21 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, trim or accent colors of the house or white (for storm/screen doors).

- A. Storm Doors. Approval is not required for storm doors as long as the door is complimentary with the color scheme of the home. Owners wishing to utilize a different color must first obtain approval.

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

### **3.22 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 which exists at the time final grading of a Lot by the Master Developer or a Builder is completed. When installing your landscaping, it is very important to ensure 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 ARC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping and all drainage from downspouts off the house should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line, on the Owner's property, to allow for absorption. Adverse effects to adjacent properties, including sidewalks, streets, and District lands, will not be tolerated.

### **3.23 Driveways**

Approval is required for any changes or alterations to driveways. This includes construction of a pull-off area to the side of the driveway and/or concrete driveway extensions. Owners will be required to maintain the driveways against oil spills, spalling, peeling, etc.

### **3.24 Evaporative Coolers**

Approval is required. No rooftop or window mount installations are allowed.

See Section 3.5, Air Conditioning Equipment.

### **3.25 Exterior Lighting**

See Section 3.38, Lights and Lighting.

### **3.26 Fences**

#### **3.26.1 General Statement**

Fences constructed by the Master Developer or Builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered, including, adding a gate, without approval of the ARC. If any such fences constructed by the Master Developer or Builder which are located upon an Owner's property are damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense. Fences

can be placed on the perimeter of the lot or can be placed closer to the house to allow for an enclosed yard.

### **3.26.2 Fence Designs**

Only open rail fences are allowed (no solid fence). Open rail fence shall be three (3) rail fence (see **Exhibit A** for guidelines). Wire mesh is allowed to keep animals inside yard. See Section 3.26.4, Pet Fencing. No staining or coloring should be allowed. It is not required for homeowners to install the three (3) rail fence.

### **3.26.3 Prior Approved Fencing**

Replacement of any existing fencing must comply with the then current guidelines or ARC adopted standards related to fencing.

### **3.26.4 Pet Fencing**

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's site per the above fencing standards. Wire mesh fencing may be permitted, subject to ARC approval on the inside of ARC approved fencing. Barbed wire, concertina wire, electrically charged fencing, or razor wired fencing is not allowed.

See Section 3.18, Dog Houses and Section 3.19, Dog Runs.

## **3.27 Fire Pits**

Approval is required for all permanent or built-in structures. Approval is not required for portable units.

## **3.28 Firewood Storage**

All firewood must be located in the side or rear yard, must be neatly stacked, shall not be visible from any street or the ground level of any other Lot, and must not be located so as to block established drainage patterns. Firewood must not be stacked in a manner that attracts rodents or other pests.

## **3.29 Flags/Flagpoles**

Approval is required for any freestanding flagpole.

Approval is not required for flagpoles mounted to the front of the residence provided that the flags displayed thereon (if other than an American Flag) are temporary in nature and are only displayed on holidays or in celebration of specific events. They must not be placed earlier than thirty (30) days prior to the start of the particular holiday/event or

celebration and must be removed no later than thirty (30) days following the particular holiday/event or celebration. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width.

American Flags: Owners shall be permitted to display an American flag in accordance with the Federal Flag Code and as follows:

- A. The flag shall be no larger than three (3) feet by five (5) feet.
- B. The flag may be displayed in a window or from a flagpole projecting horizontally from a location on the front of the dwelling.
- C. Flags and/or flagpoles shall be replaced as necessary in order to prevent wear and tear.
- D. Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots.

An Owner or resident may display a service flag bearing a star denoting the Owner's or resident's or his family member's active or reserve U.S. military service during a time of war or armed conflict. The flag may be displayed on the inside of a window or door of the home on the Lot. The flag may not be larger than nine (9) inches by sixteen (16) inches.

### **3.30 Gardens – Flower or Vegetable**

Approval is not required for flower or vegetable gardens that do not exceed the allotted restrictions of the homeowners well permit. All flower gardens must be weeded, cared for and maintained. Vegetable gardens shall be located in the rear or side yard.

### **3.31 Gazebos**

Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must be similar in material and design to the residence. The color must be generally accepted as a complementary color to the exterior of the residence.

### **3.32 Grading and Grade Changes**

See Section 3.22, Drainage.

### **3.33 Greenhouses**

Approval is required. Generally, greenhouses are 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.

### **3.34 Hanging of Clothes**

See Section 3.15, Clothes Lines and Hangers.

### **3.35 Hot Tubs and Jacuzzis**

Approval is required. Hot tubs and Jacuzzis must be an integral part of the deck or patio area and of the rear yard landscaping, and 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. Non-vegetative screening materials should match or complement the house or deck structure. Prefabricated hot tub enclosures will be evaluated on a case-by-case basis, and may require additional plant material screening.

### **3.36 Kennels**

Approval will not be granted. Breeding or maintaining animals for a commercial purpose is prohibited.

Also see Section 3.19, Dog Runs.

### **3.37 Front, Back, and Side Yard Landscaping**

Initial landscaping shall be completed within twelve (12) months after initial conveyance of the property to the owner, with consideration given to planting seasons and building status of adjoining lots to ensure landscaping does not negatively affect them. Initial landscaping shall be defined as landscaping in the areas directly adjacent to the house. Should an extension be needed due to time of year or status of adjoining lots, written notice must be made to the ARC (Architectural Review Committee) prior to the twelve (12) month expiration, at which time, the ARC will issue a new time requirement to the owner, but in no case later than eighteen (18) months after conveyance. Complete landscaping deadlines will be determined on a case-by-case basis depending on seasons and status of adjoining lots, but no longer than twenty-four (24) months after initial conveyance.

Approval is required. All Owners must comply with any applicable landscaping requirements of the County and the landscape restrictions of the homeowners well permit. The plot plan of the residence and yard must be provided at a measurable scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

Landscape improvements shall respect existing vegetation, emphasize use of indigenous species and minimize areas of intensive irrigation. The following guidelines apply to landscape design in all Lots:

- Landscape materials shall be planted in naturalistic clusters close to building improvements and/or as extensions of the surrounding natural landscape.
- New tree and shrub plantings shall be a mix of sizes that will blend naturally into surrounding vegetation:
  - a. Deciduous trees – 50% of mix: minimum 2” caliper; 50% of mix: minimum 3” caliper
  - b. Evergreen trees – 50% of mix: minimum 10’ height; 50% of mix: minimum 12’ height
  - c. Shrubs – 50% of mix: minimum 5-gallon containers; 50% of mix: minimum 7-gallon containers
- Irrigated areas will be allowed up to 10,000 square feet of home lawn, garden and trees.
- It is recommended that turf be limited to no more than 1/3 of the irrigated areas allowance.
- Landscape plantings, including large specimen trees, are preferred in areas close to the house to screen driveways and roads and to help blend the building with the site.
- A mixture of deciduous and evergreen plant material should be selected to ensure seasonal interest. Composition of plant size, texture and color should be considered to provide visual diversity.

Required lot landscaping shall consist of a combination of trees and shrubs. Sodded turf, perennial and groundcover beds are not required, but strongly encouraged to provide variety and personalization. All planted areas will require 75% live coverage. Full use of the irrigation allotment is also encouraged and is recommended to be divided as follows:

- Front yard: 40% of irrigated allotment
- Side yard: 20% of irrigated allotment
- Back yard: 40% of irrigated allotment

Landscape and irrigation plans for each residence must be submitted for review and approval by the Architectural Review Committee.

The ARC may adopt approved landscape requirements and standards, and all new landscape installations and improvements must meet said requirements. Owners are responsible for compliance with all applicable laws. (See **Exhibit B** for guidelines).

#### **A. Trees and Shrubs**

Tree and shrub requirements are dependent on the size of lots as outlined below. Existing trees on the lot can be counted toward the tree requirements if they are

included on the ARR form and if they are considered healthy.

<b>Size of Lot</b>	<b>Trees</b>	<b>Shrubs</b>	<b>Ornamental Grasses</b>
2.99 square acres or less	6 (50% evergreen)	10 (50% - 5 gallon and 50% - 7 gallon)	7 (1 gallon)
3.00-5.99 square acres	12 (50% evergreen)	20 (50% - 5 gallon and 50% - 7 gallon)	14 (1 gallon)
6.00 square acres or more	18 (50% evergreen)	30 (50% - 5 gallon and 50% - 7 gallon)	21 (1 gallon)

Please see the Recommended Trees for Colorado Front Range Communities – A Guide for Selecting, Planting, and Caring for Trees, attached as **Exhibit C**. The trees listed within this guideline are considered approved trees.

Guide provided by Douglas County for plant types:

<http://plantselect.org/plants/our-plants/>

Please be aware that animals in the area can cause damage to and kill trees. When selecting trees, take into account ways to protect trees. Animals known to be in the area include deer (which can damage deciduous trees) and porcupines (which can damage evergreen trees). Measures taken to protect trees should be as unobtrusive as possible.

## **B. Turf**

1. Turf must be limited to no more than 1/3 of 10,000 square foot irrigated areas.
2. Turf must be natural in appearance and integrated into the overall landscape design in a natural-looking matter.
3. Turf shall not be installed directly adjacent to property lines.
4. The general appearance of turf must be designed and installed in such a manner as to effectively simulate the appearance of a well-maintained lawn.
5. Uniformity must be maintained in all areas of turf.
6. All turf must be bordered by a 3' rock or mulch bed at the property perimeter. The edges of turf rolls must not be exposed.



### **C. Compost Soil Amendment**

Soil amendment information must be included in plan notes. Soils must be amended with at least 3 cubic yards of compost per 1,000 square feet of soil.

### **D. Irrigation**

1. Spray irrigation shall be limited to lawn or low ground covers only. Drip, bubbler, or sub-surface irrigation shall be used in all other cases, and must be included in notes.
2. Spray irrigation is not allowed within 6' of building foundations or as stipulated within a soils report, and must be included in notes.
3. All irrigation systems must be identified and labeled, and must be automated and programmable.

### **3.38 Lights and Lighting**

Approval is not required for replacing existing lighting, including coach lights, with the same or similar lighting style and color as originally installed.

Approval is required to modify or add exterior lighting.

Approval is required to install motion detector spotlights, spotlights, floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.).

- A.** Considerations will include, but may not be limited to, the visibility, style and location of the fixture.
- B.** Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended).
- C.** Ground lighting along walks must be maintained in a working and sightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.
- D.** Holiday lighting and decorations do not require approval. It is required that they not be installed more than forty-five (45) days prior to the holiday. They shall be removed within thirty (30) days following the holiday.

### **3.39 Livestock**

Livestock of any nature is not permitted. This includes, but is not limited to, horses, cattle, goats, sheep, pigs, and chickens.

### **3.40 Ornaments/Art - Landscape/Yard**

Approval is not required for yard ornaments which are installed in the rear yard and which are of a height less than three (3) feet.

Up to three (3) small (less than 12 inches in height) front yard ornaments may be installed in the front yard without approval, as long as the ornament is installed at ground level and the color and design integrate into the landscape.

Approval is required for any other yard ornaments.

See Section 3.68, Statues or Fountains.

### **3.41 Overhangs/Sunshades/Awnings - Cloth or Canvas**

Approval is required. An overhang 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. A swatch of material to be used must be provided with the review submittal.

See Section 3.43, Patio Covers.

### **3.42 Painting**

Approval is not required if color and/or color combinations are identical to the original manufacturer color established on the home and/or accessory improvement. Any changes to the color scheme must be submitted for approval and must conform to the general scheme of the Community.

### **3.43 Patio Covers**

Approval is required. 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.

### **3.44 Patios - Enclosed**

See Section 3.3, Additions and Expansions.

### **3.45 Patios - Open**

Approval is required. Open patios must be an integral part of the landscape plan. In some instances, additional plant material around the patio may be required for screening or

integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

See Section 3.17, Decks.

### **3.46 Paving**

Approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material.

See Section 3.23, Driveways.

### **3.47 Pipes**

Approval is required for all exterior pipes, conduits and equipment. Adequate screening may also be required.

### **3.48 Play Structures and Sports Equipment**

Approval is required. Consideration will be given to adjacent properties (a minimum of a five (5) foot setback from the property line is required 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 must be constructed of pressure treated or other weather resistant materials. All play equipment must be maintained in a good and sightly manner. The use of multi-colored cloth/canvas tarps will not be approved. Height of any play structure or sports equipment may not exceed twelve (12) feet.

### **3.49 Playhouses**

Approval is not required if a structure is less than twenty-four (24) square feet and less than six (6) feet high, from highest point to the ground.

Approval is required for structures greater than twenty-four (24) square feet and/or greater than six (6) feet high, from the highest point to the ground.

See Section 3.2, Accessory Buildings.

### **3.50 Poles**

See Section 3.29, Flags/Flagpoles.

### **3.51 Ponds and Water Features**

Approval is required. Considerations by the ARC will include, but not be limited to, the following criteria:

- A. Must be integrated into landscape scheme.
- B. Setback shall be a minimum of five (5) feet from all property lines.
- C. Must not affect existing drainage on the lot or off the property.
- D. Must be maintained at all times.

### **3.52 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 and temporary pools are prohibited. One (1) wading pool, if less than eighteen (18) inches high and eight (8) feet in diameter, per Lot, is permitted on a temporary basis without prior approval, if placed in the rear yard.

See Section 3.35, Hot Tubs and Jacuzzis.

### **3.53 Radio Antennae**

See Section 3.6, Antennae/Satellite Dishes.

### **3.54 Radon Mitigation Systems**

Approval is required. Equipment must be painted a color similar or generally accepted as complimentary to the exterior of the house. All equipment shall be installed so as to minimize its visibility.

### **3.55 Roofing Materials**

Approval is required for all roofing materials other than those originally used by the Builder. All buildings constructed on a Lot should be roofed with the same or greater quality and type of roofing material as originally used by the Builder.

Approval is not required for repairs to an existing roof with the same building material that exist on the building.

### **3.56 Rooftop Equipment**

Approval is required. Equipment must be painted a color similar or generally accepted as complimentary to the roofing material of the house. All rooftop equipment shall be installed so as to minimize its visibility.

See Section 3.66, Solar Energy Devices.

### **3.57 Satellite Dishes**

See Section 3.6, Antennae/Satellite Dishes.

### **3.58 Saunas**

See Section 3.2, Accessory Buildings.

### **3.59 Screen Doors**

See Section 3.21, Doors.

### **3.60 Seasonal Decorations**

Approval is not required if installed on a lot within forty-five (45) days of a holiday, provided that an Owner is keeping with the Community standards, and provided that the decorations are removed within thirty (30) days of the holiday.

See Section 3.38, Lights and Lighting.

### **3.61 Security Devices.**

Approval is not required. Security devices, including cameras and alarms, must be selected, located and installed so as to be an integral part of the house and not distract from the home's architecture and appearance. Cameras and housing sirens, speaker boxes, conduits and related exterior elements should be unobtrusive and inconspicuous. Such devices should be located where not readily visible and should be a color that blends with or matches the surface to which it is attached.

### **3.62 Sheds**

See Section 3.2, Accessory Buildings.

### **3.63 Shutters - Exterior**

Approval is required. Shutters should be appropriate for the architectural style of the home and be of the appropriate proportion to the windows they frame. Shutters should be the same color as the "accent" color of the home (typically the same as the front door or other accent details).

### **3.64 Siding**

Approval is required.

### **3.65 Signs**

Approval is not required for one (1) temporary sign advertising property for sale or lease. The sign advertising the property for sale or lease must be posted on a wooden arm post sign. Signs can be no larger than five (5) square feet and must be conservative in style in color. Open house signs can be put up during the event and must be removed at the end of the event.

Approval is not required for one (1) yard/garage sale sign which is no larger than 36" x 48"; and/or burglar alarm notification signs, ground staked or window mounted which are no larger than 8" x 8". Such signs may be installed in the front yard or on the backyard fence of the Lot.

Political signs (defined as signs that carry a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue) may be displayed within the boundaries of an Owner's or resident's Lot without approval, political signs shall not exceed 36" by 48" in size. Signs are only permitted to be up no sooner than 30 days before an election and must be taken down within 7 days after the election

Approval is required for all other signs. No lighted sign will be permitted unless utilized by the Master Developer and/or a Builder.

### **3.66 Solar Energy Devices**

Approval is required in order to review aesthetic conditions. Photovoltaic (PV) Solar panels must meet all applicable safety, building codes and electrical requirements, including solar panels for thermal systems (solar water heaters). The ARC is allowed to request changes as long as they don't significantly increase the cost or decrease the efficiency of the proposed device and panels. Please also see Colorado Law C.R.S. 38-30-168, which governs the review and the Owner's installation of such devices. Pole mounted solar panels will not be allowed.

### **3.67 Spas**

See Section 3.35, Hot Tubs and Jacuzzis.

### **3.68 Statues or Fountains**

Approval is not required if statues or fountains are installed in the rear yard and are not greater than four (4) feet in height from the highest point, including any pedestal.

Approval is required if the statue or fountain is proposed for the front yard. Statue or fountain location in the front yard should be located close to the main entrance of the house.

See Section 3.12, Birdbaths and Section 3.40, Ornaments/Art – Landscape/Yard

### **3.69 Storage Sheds**

See Section 3.62, Sheds and Section 3.2, Accessory Buildings.

### **3.70 Sunshades**

See Section 3.41, Overhangs/Awnings – Cloth or Canvas and Section 3.43, Patio Covers.

### **3.71 Swamp Coolers**

See Section 3.5, Air Conditioning Equipment, Section 3.24, Evaporative Coolers, and Section 3.56, Rooftop Equipment.

### **3.72 Swing Sets**

See Section 3.48, Play Structures and Sports Equipment.

### **3.73 Television Antennae**

See Section 3.6, Antennae/Satellite Dishes.

### **3.74 Trash Containers**

Trash containers must be stored out of view (behind a fence or in a garage). Place trash containers out for collection no earlier than the night before a scheduled trash pickup and remove trash containers from view the day of collection. Construction debris shall be removed from the premises weekly.

### **3.75 Tree Houses**

Approval is required.

### **3.76 Vanes**

See Section 3.80, Weather Vanes and Directionals.

### **3.77 Vehicular Parking, Storage and Repairs**

Vehicles may be parked only in the garages, in the driveways, if any, serving the Units, or in appropriate spaces or areas which may be designated by the entity with design approval rights under these Rules, Regulations, and Design Guidelines, except that, any vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency.

Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and

other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages or specific areas, if any, which may be designated by Two Bridges. Vehicles will only be permitted on driveways for up to seventy-two (72) hours. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property or any Improvements located thereon, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted in the Property except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if, for example, it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for seventy-two (72) consecutive hours without the prior approval of the entity with design approval rights under these Rules, Regulations, and Design Guidelines.

### **3.78 Vents**

See Section 3.56, Rooftop Equipment.

### **3.79 Walls**

See Section 3.26, Fences and Section 3.79, Walls, Retaining.

### **3.80 Walls, Retaining**

Approval is required except that an Owner may replace a builder-installed wall with like material. Dry stacked natural boulder retaining walls are the preferred type of retaining wall. Modular block walls to be approved on a case by case basis.

New or old creosote treated timber railroad ties are prohibited.

### **3.81 Weather Vanes and Directionals**

Approval is required.

### **3.82 Wells**

See Section No. 3.20, Domestic Wells and Rural Water.

### **3.83 Wind Electric Generators**

Approval is required. In addition to ARC approval, windmills and any other type of fixture, which fall under the criteria of a wind generator, or are used to generate power etc., must meet the requirement of the C.R.S. 40-2-124 and any applicable regulations of the Colorado Public Utilities Commission.



### **3.84 Windows Replacement**

Approval is required. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of home.

### **3.85 Windows: Tinting, Security Bars, Well Covers, etc.**

Approval is not required for window well covers that are manufactured with metal or plexiglass. All others will require ARC approval.

Approval is required for any visible window tinting. Highly reflective and/or dark tinting is considered too commercial for residential applications and is not permitted.

Approval is required for security bars and may not be approved on second story windows and other windows visible to the street.

### **3.86 Xeriscape**

Approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. Xeriscape uses much less water than typical suburban residential landscape, but it does not mean that large areas of river rock or mulch will be allowed in place of green, growing plant material.

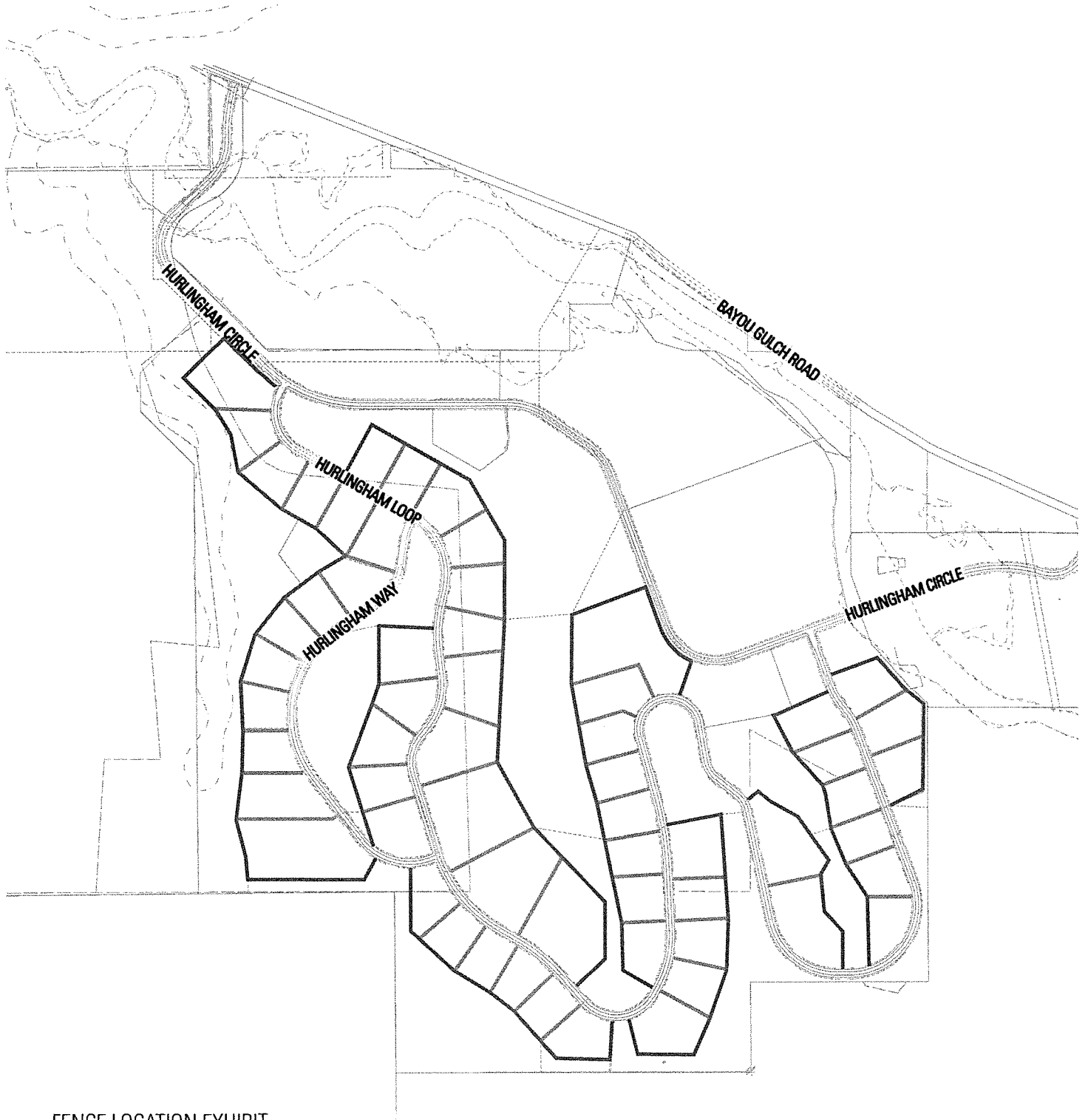
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**EXHIBIT A**  
Fencing Guidelines

# FENCING GUIDELINES

These Fencing Guidelines are generally intended to assist Owners/Builders with the location and type of fencing required within the Two Bridges community. These guidelines have been prepared to provide basic information regarding the approval and construction process. We hope you find this information helpful, and will refer to it when preparing a request for the Design Review Committee.

# FENCING TYPE AND LOCATIONS

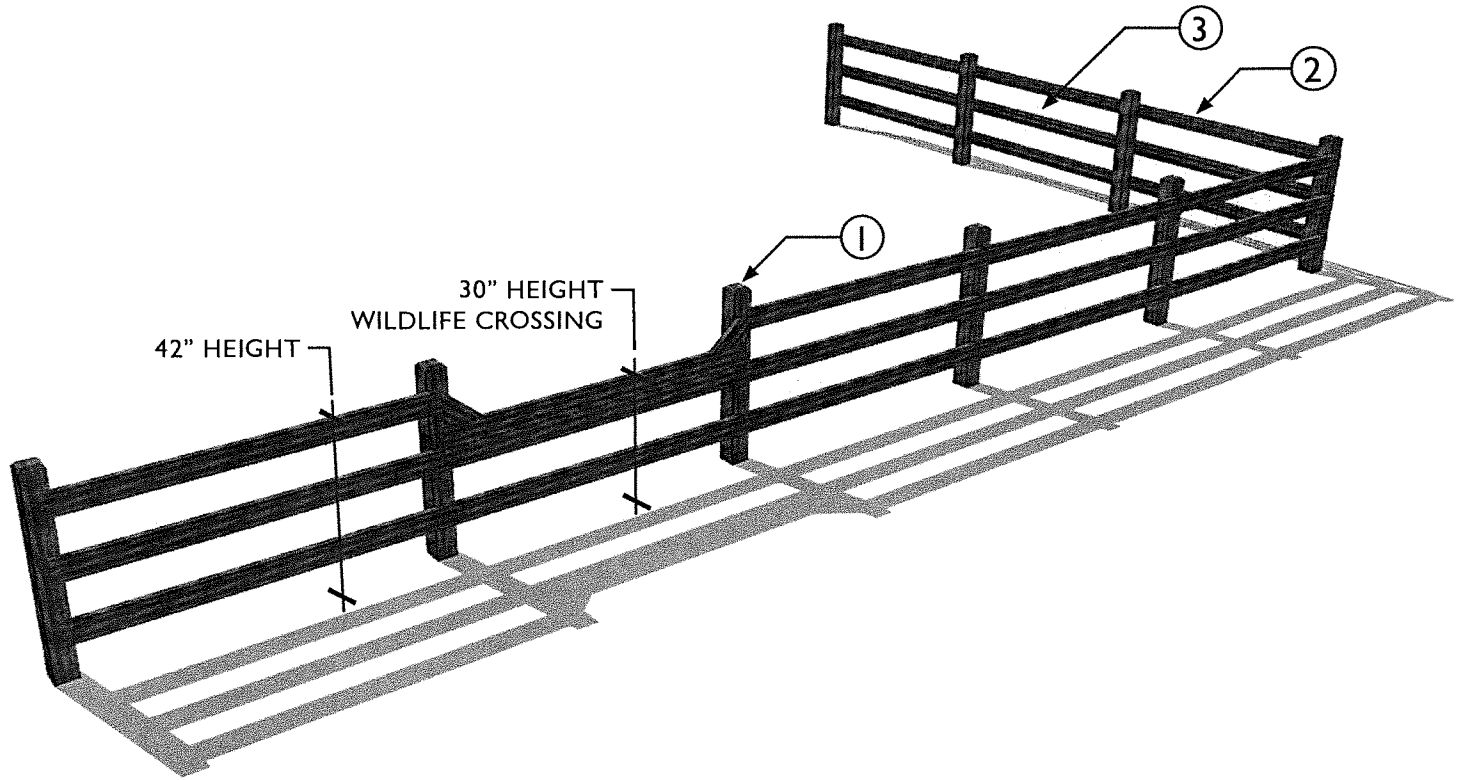


## FENCE LOCATION EXHIBIT

- 42" THREE RAIL SPLIT FENCE - WITH WILDLIFE CROSSING
- 42" THREE RAIL SPLIT FENCE - WITHOUT WILDLIFE CROSSING



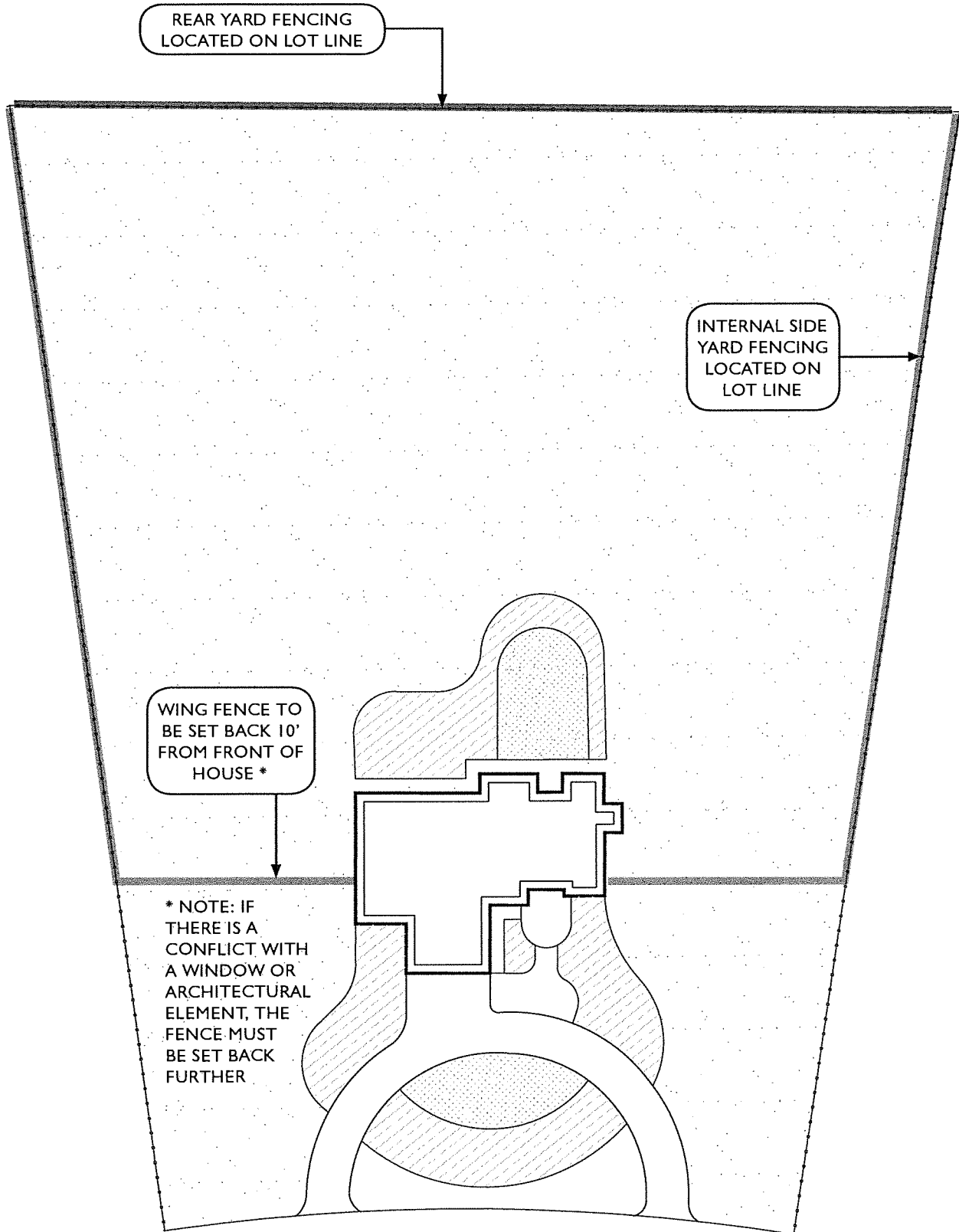
## GENERAL LAYOUT AND FENCE CONFIGURATION



### THREE RAIL SPLIT FENCE WITH WILDLIFE CROSSING

1. 6" X 6" PRESSURE TREATED POST, 1" CHAMFER ALL FOUR SIDES AT TOP.
2. 2" X 6" PRESSURE TREATED RAIL, ATTACH TO POSTS WITH 3/8" X 6" LAG SCREWS WITH WASHERS.
3. WILDLIFE CROSSINGS TO BE INCORPORATED APPROXIMATELY EVERY 1000' ALONG REAR YARD FENCLINES ONLY
4. 2" X 4" WELDED WIRE MESH, ATTACH TO RAILS WITH 4 STAPLES PER RAIL.

# GENERAL LOT FENCE LAYOUT



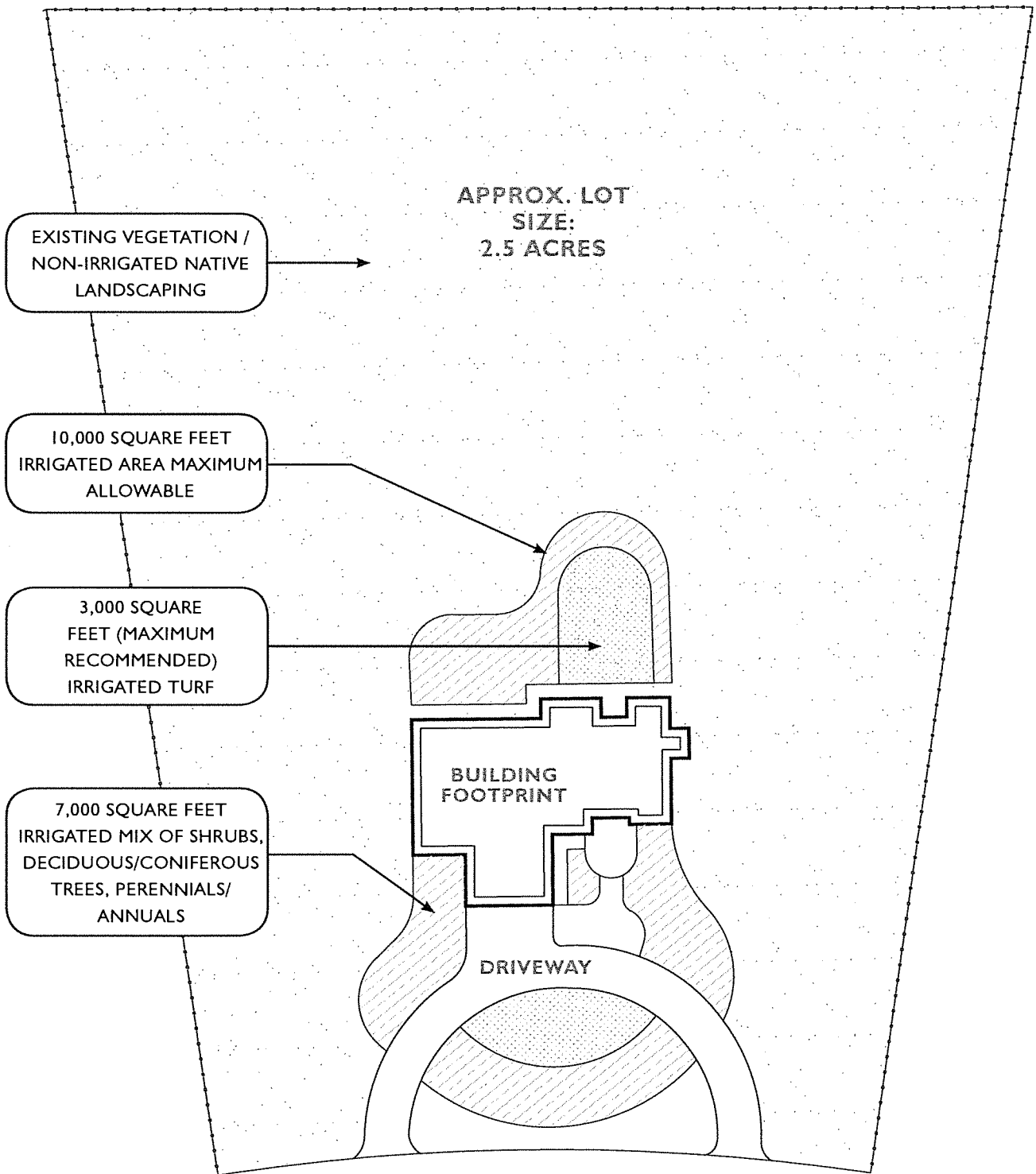
**EXHIBIT B**  
Landscaping Guidelines

# LANDSCAPING GUIDELINES

These Landscape Guidelines are generally intended to assist Owners/Builders as a template for landscape design within the Two Bridges community. These guidelines have been prepared to provide basic information in regards to satisfying planting requirements and alternatives for on-lot landscape design. We hope you find this information helpful, and will refer to it when preparing a request for the Architectural Review Committee.

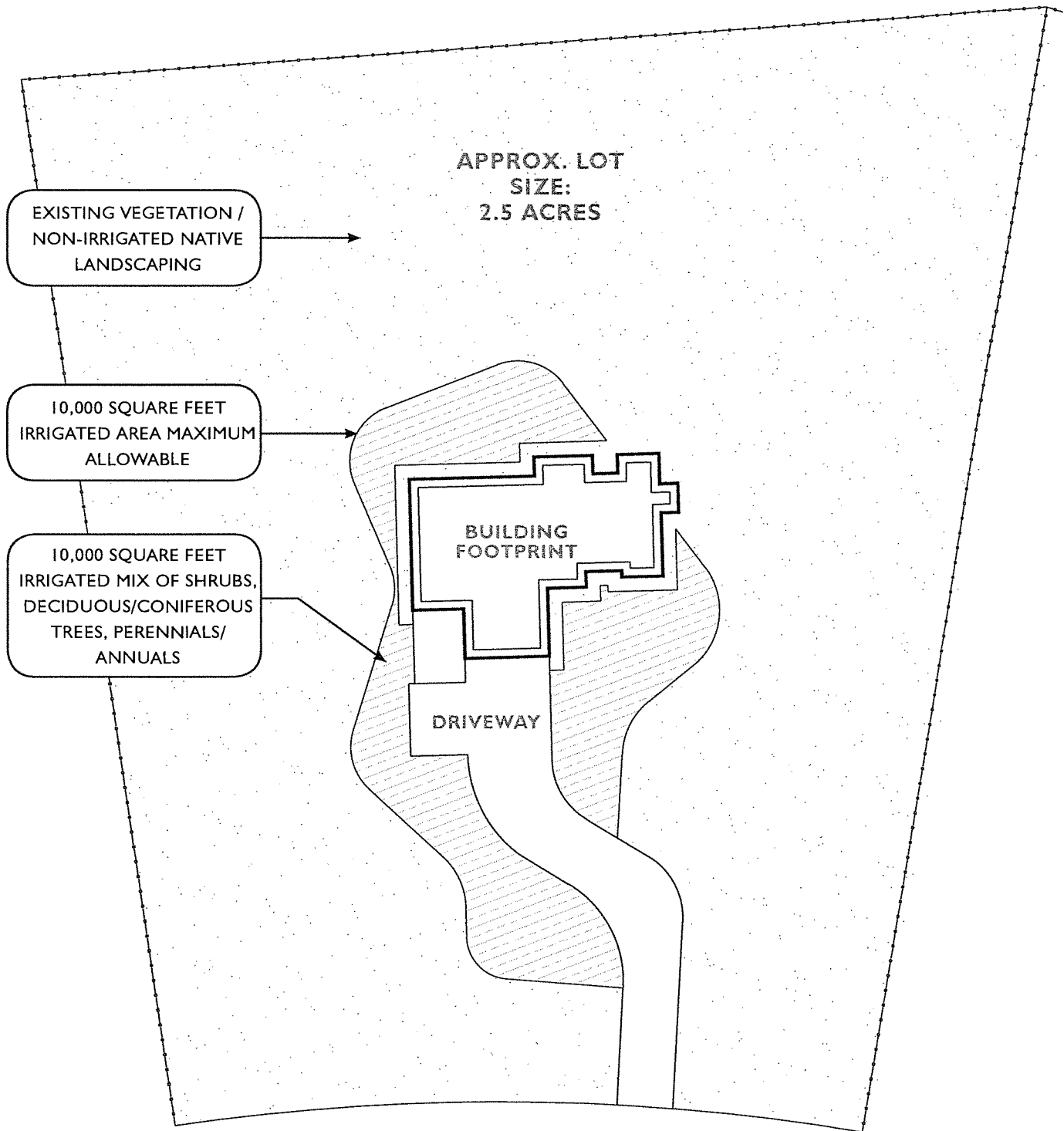


EXAMPLE LOT LANDSCAPING



LANDSCAPE REQUIREMENTS

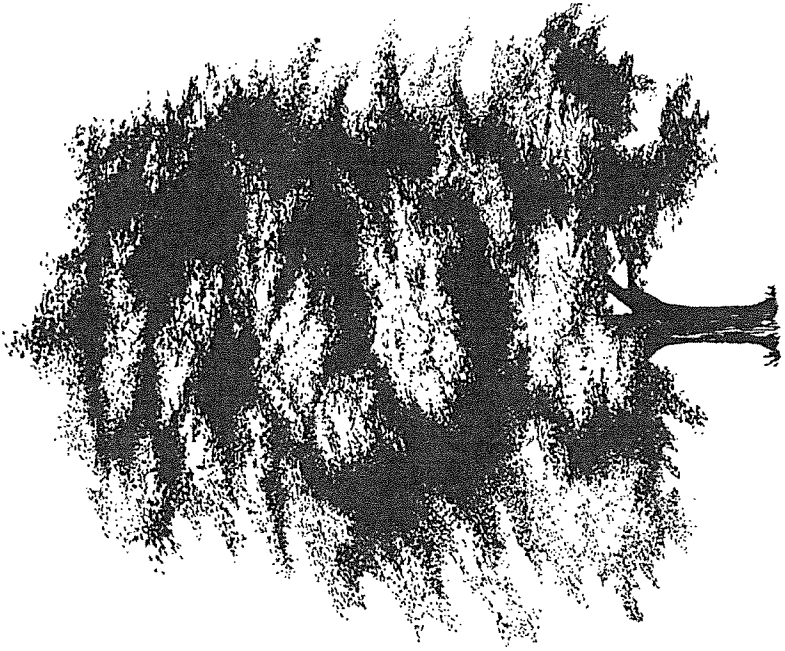
EXAMPLE LOT LANDSCAPING



LANDSCAPE REQUIREMENTS

**EXHIBIT C**

Recommended Trees for Colorado Front Range Communities –  
A Guide for Selecting, Planting, and Caring for Trees

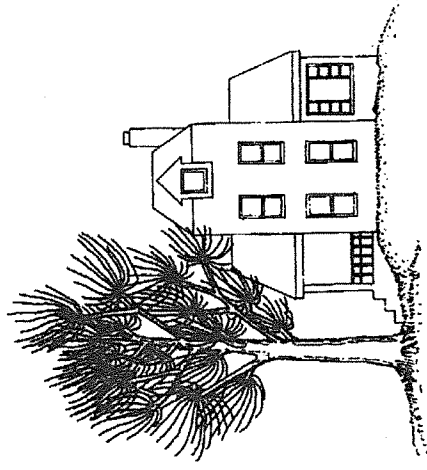
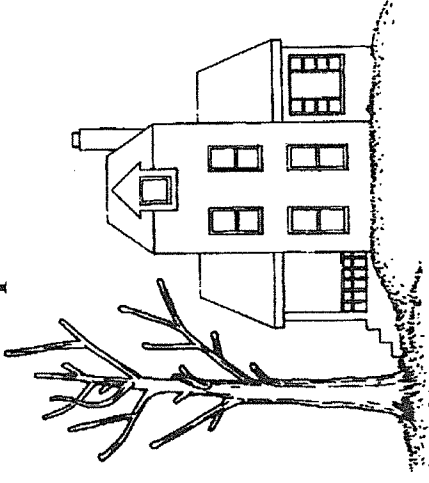


# Recommended Trees for Colorado Front Range Communities

*A Guide for Selecting, Planting, and Caring For Trees*



# Do Not Top Your Trees!



*Trees that have been topped may become hazardous and unsightly.*

Avoid topping trees. Topping leads to:

- Starvation
- Shock
- Insects and diseases
- Weak limbs
- Rapid new growth
- Tree death
- Ugliness
- Increased maintenance costs



<http://csfs.colostate.edu>



[www.coloradotrees.org](http://www.coloradotrees.org)



[www.fs.fed.us](http://www.fs.fed.us)

*Special thanks to the International Society of Arboriculture for providing details and drawings for this brochure.*

### **Eastern redcedar\*** (*Juniperus virginiana*)

*Very hardy tree, excellent windbreak tree, green summer foliage, rusty brown in the winter*

### **Rocky Mountain juniper\*** (*Juniperus scopulorum*)

*Very hardy tree, excellent windbreak tree*

## **Trees to avoid!**

Selecting the right tree for the right place can help reduce the potential for catastrophic loss of trees by insects, disease or environmental factors. We can't control the weather, but we can use discernment in selecting trees to plant. A variety of tree species should be planted so no single species represents more than 10-15 percent of a community's total tree population. Many trees are not recommended because of brittle wood, susceptibility to insects and diseases, or their ability to spread in to native ecosystems and out-compete native species, while others simply do not grow well in our climate. The following is a list of tree species **NOT** recommended for the Front Range of Colorado:

Species **NOT** recommended

**Austree** (*Salix alba x matsudana*)

**Aspen** (*Populus tremuloides*)

**Silver maple** (*Acer saccharinum*)

**Russian-olive** (*Elaeagnus angustifolia*)

**Tree-of-Heaven** (*Ailanthus altissima*)

**Tamarisk** (*Tamarix spp.*)

**Willows** (*Salix spp.*)

**White-Barked Birches** (*Betula spp.*)

**Non-native hybrid poplars/cottonwoods** (*Populus spp.*)

**Siberian elm** (*Ulmus pumila*)

## **Tree Selection**

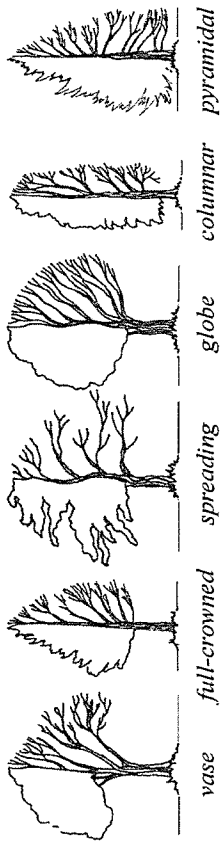
Tree selection is one of the most important investment decisions a home owner makes when landscaping a new home or replacing a tree lost to damage or disease. Most trees can outlive the people who plant them, therefore the impact of this decision is one that can influence a lifetime. Matching the tree to the site is critical; the following site and tree demands should be considered before buying and planting a tree.

### **Site Considerations**

- Available space above and below ground
- Water availability
- Drainage
- Soil texture and pH
- Sunlight levels/exposure
- Weather and other environmental factors

### **Tree Considerations**

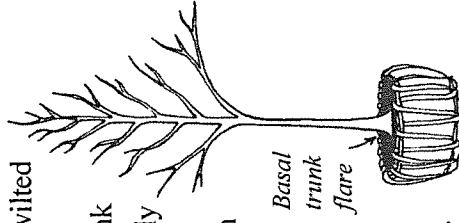
- Growth rate of the species selected
- Mature size
- Form
- Hardiness – ability of a plant to survive low temperatures
- Heat tolerance and drought tolerance
- Pest resistance
- Maintenance issues
- Native vs. non-native species



## Selecting Trees at the Nursery

When you buy a high-quality tree, plant it correctly, and treat it properly, you and your tree will benefit greatly for many years. When you buy a low-quality tree, you and your tree will have many costly problems even if you take great care in planting and maintenance. Consider the following when selecting a tree at the nursery:

- Tree should appear healthy. No discolored bark, wilted leaves, etc.
- Branches should be spaced evenly around the trunk
- Tree trunk should taper from a solid base, gradually becoming more slender towards the top.
- Tree foliage and branches should be distributed on upper 2/3 of tree.
- Tree should contain a central, dominant leader.
- Tree should be free from mechanical damage.
- Tree should be free from insects and diseases.
- Roots should not be girdling, circling or potbound.



## Tree Planting Tips

- Plant the top of the root ball slightly above ground level. The root collar (flare) must be visible one inch above final grade.
- Set root ball on **solid** ground and not on loose backfill in the hole; this will eliminate settling.
- Remove at least the top 1/2 of all wire and baskets from balled and burlapped trees and completely remove containers from containerized stock.
- Adding peat moss or manure to soil in the planting hole is **not** necessary. (Too much can cause a “potted tree” effect and restrict root growth.) Backfill hole with original soil.
- Do not fertilize at planting time.
- Optimum planting periods are from March 15 to June 15 and from September 1 to October 15.

## Large Evergreens

(30 - 60 feet mature height)  
Do not use as street trees!

### Colorado blue spruce (*Picea pungens*)

State tree, sharp stiff needles, color of needles range from bright green to silver blue



Colorado blue spruce

### Austrian pine\* (*Pinus nigra*)

Long needle pine, works well in a windbreak

### Concolor (white) fir\* (*Abies concolor*)

Long soft blue-green needles, plant in a protected site, shade and drought tolerant



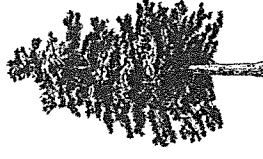
White fir

### Scots pine (*Pinus sylvestris*)

Short needle pine, orange bark with age

### Ponderosa pine\* (*Pinus ponderosa*)

Long needle pine, native to Colorado, hardy tree



Ponderosa pine

### Southwestern white pine\* (*Pinus strobiformis*)

Soft, dark bluish-green needles, native to Colorado

### Limber pine\* (*Pinus flexilis*)

5-needle pine with rounded top, informal habit, blue-green needles with silvery bark

## Small evergreens

(15 - 25 feet mature height)

### Piñon\* (*Pinus edulis*)

Dense, bushy pine, short grayish-green needles, getting hit hard by Ips beetle in parts of State

### Bristlecone pine\* (*Pinus aristata*)

Bushy dark green needles, very slow growing

**Hawthorn species\*** (*Crataegus* spp.)

*Flowers in the spring, small fruit produced, most varieties contain small thorns*

**Crabapple species\*** (*Malus* spp.)

*Flowers in the springs, most varieties produce fruit, select a variety that has a high resistance to fire blight*

**Amur maple\*** (*Acer ginnala*)

*Yellow- white flowers, abundant seed, orange to red fall color, does better in lower pH soils*

**Tatarian maple\*** (*Acer tataricum*)

*Winged seeds good for birds, fall color orange-red, hardy tree*

**Serviceberry** (*Amelanchier* spp.)

*Small trees or large shrubs with showy white flowers and edible fruits*

**Gambel (scrub) oak\*** (*Quercus gambelii*)

*Native acorn-producing oak with great variability in size and shape*

**Japanese tree lilac** (*Syringa reticulata*)

*Creamy, white flower clusters with showy, dark bark*

**Callery pear\*** (*Pyrus calleryana*)

*Brilliant display of showy, white flowers in spring, glossy green leaves that change to red in fall, many varieties to choose from but avoid Bradford*

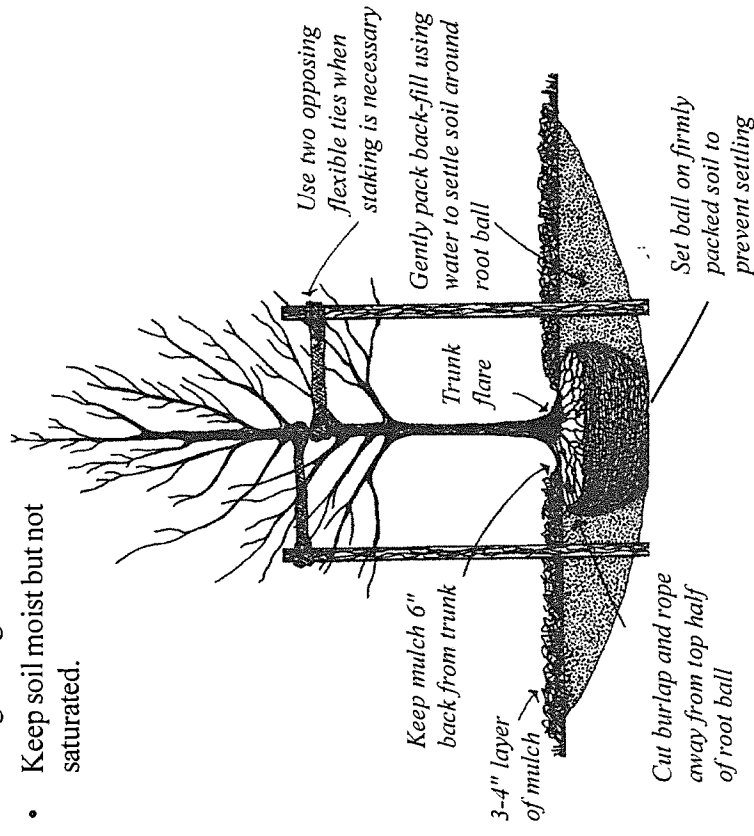
**Redbud** (*Cercis canadensis*)

*Early spring magenta-colored flowers followed by heart-shaped leaves, plant only northern strains in protected locations*

**European mountain-ash** (*Sorbus aucuparia*)

*Dark green, pinnately compound leaves with silvery undersides, creamy white flowers followed by clusters of orange-red fruit*

- Use mulch 3–4 inches deep, pull back 6 inches from the trunk of the tree, and extend the mulch ring one foot beyond the root ball. This will protect roots, hold soil moisture, reduce weed growth, and provide a protective strip to eliminate mechanical damage from lawnmowers and weedeaters. Porous landscape cloth may be placed between the soil and the mulch. Do **not** use plastic. Keep grass and weeds out of mulched area as they compete for the same resources as your new tree.
- If necessary, stake tree properly to keep root ball from shifting. Main tree stem **must** be able to sway slightly; if it is too rigid, root growth, diameter of stem, and height growth will be adversely affected.
- Use wide straps for tying trees to stakes. Do **not** use wire, string, rope, or rubber hose around tree.
- Remove stakes and straps after roots are established, usually one or two growing seasons.
- Keep soil moist but not saturated.





## Tree Watering

The correct amount of water is the most important factor in ensuring proper tree establishment. Too much water can be as damaging to a newly planted tree as too little water, so be sure to periodically check soil moisture by examining the soil in the area of the roots. Follow these recommendations to help your tree establish in the landscape:

- **Water deeply and slowly.** Apply water so it moistens the critical root zone (from near the trunk of the tree to the dripline) to a depth of twelve inches. Methods for watering include a deep root fork or needle, soaker hose or soft spray wand. Apply water to many locations under the dripline. If a deep root fork or needle is used, insert the device no deeper than eight inches into the soil.
- **Consistent moisture is essential.** Maintaining consistent soil moisture allows for better root water absorption. Drought stressed or over-watered trees are more vulnerable to disease and insect infestations, as well as branch dieback.
- **When should I water?** Generally, water a newly planted tree every 3-5 days during the growing season, depending on weather and soil conditions. Remember that newly planted trees need water during dry periods in the winter months as well. Try to water at least once a month in the dormant season.
- **How much water should I apply?** Utilize the following “rule of thumb” for watering: apply 10 gallons of water per inch of tree diameter, for instance a 1 inch tree will require 10 gallons of water each time it is watered. For mature trees 10 inches in diameter or more, apply 15 gallons of water per inch of tree diameter. Use a ruler to measure your tree’s diameter.
- **Mulch helps conserve soil moisture.** Mulch is **critical** to conserve soil moisture. Apply organic mulch within the dripline, at a depth of three to four inches. It’s best to eliminate turf prior to adding mulch. Leave a six-inch space between the mulch and trunk of trees. Mulch materials may include wood chips, bark, leaves and evergreen needles.

### Japanese pagodatree\* (*Sophora japonica*)

Rounded crown, olive green bark, abundant white flowers



Ohio buckeye

### Ohio buckeye\* (*Aesculus glabra*)

Very similar to horsechestnut with a bit smaller leaves that can occasionally scorch

### Amur corktree\* (*Phellodendron amurense*)

Round broad spreading tree, bark is cork like, leaves dark green on top and light green on bottom

### Turkish filbert\* (*Corylus colurna*)

Tolerant of a wide variety of soil conditions, dark green leaves turn yellow in fall, may produce small nuts in fall

### Thinleaf alder (*Alnus tenuifolia*)

Native tree with medium green leaves turning yellow in fall giving way to cone-like fruits in winter

## Small Ornamental Trees

(<25 feet mature height)

### Canada red cherry\* (*Prunus virginiana* ‘Shubert’)

White flowers, small fruit, new growth on plant is bright green and turns maroon, can sucker profusely



Ussurian pear

### Mayday tree (*Prunus padus*)

White flowers, black drupe fruit, yellow to orange fall color

### Ussurian pear\* (*Pyrus ussuriensis*)

White flowers, small fruit, red wine fall color

### Canyon maple\* (*Acer grandidentatum*)

Slow growing, Rocky Mountain native, shades of yellow, orange and red in fall

### Golden raintree\* (*Koelreuteria paniculata*)

Yellow flowers in summer, papery pods, leaves red and turn green

### **Ginkgo (*Ginkgo biloba*)**

*Few insect and disease problems, pretty fall color, distinctive leaf shape*

### **American linden (*Tilia americana*)**

*Excellent street tree, dark green leaves, yellow-green fall color*

### **Black walnut (*Juglans nigra*)**

*Edible nuts, great for squirrels and birds, nuts may create a mess*

### **Northern catalpa\* (*Catalpa speciosa*)**

*Fragrant white flowers, pencil sized seedpods, large heart shaped leaves*

### **Norway maple (*Acer platanoides*)**

*Shapely tree, leaf color varies with variety, protect from sun scald*

### **Sugar maple (*Acer saccharum*)**

*Does better in lower pH soils, glossy dark green leaves turn to reds, oranges and yellows in fall*

### **Sycamore (*Platanus occidentalis*)**

*Fast growing and long-lived, distinctive mottled brown, green, tan and white bark, prefers floodplain type soils*

### **Horsechestnut\* (*Aesculus hippocastanum*)**

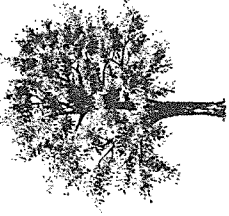
*Greenish-yellow flowers, prickly seed pod, yellow to orange fall color*

## **Medium Shade Trees**

**(30 - 45 feet mature height)**

### **Littleleaf linden (*Tilia cordata*)**

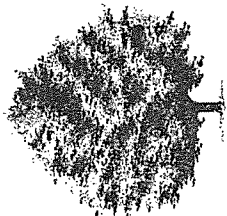
*Yellow flower clusters, pea sized fruit, formal pyramidal form, excellent street tree*



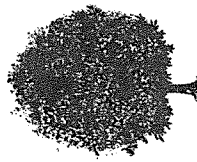
**Black walnut**



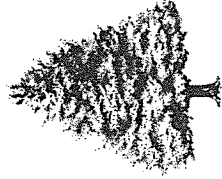
**Northern catalpa**



**Norway maple**



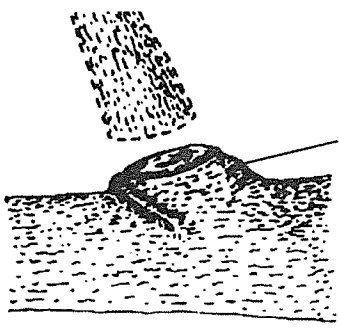
**Horsechestnut**



**Littleleaf linden**

## **Tree Pruning**

Limit pruning of newly planted trees to corrective pruning. Remove torn or broken branches (save other pruning measures for the second or third year). Once the tree has established a good root system after planting (usually within 1 to 3 years), proper pruning is essential in developing a tree with a strong structure and desirable form. Trees that receive the appropriate pruning measures while they are young will require little corrective pruning when they mature.



*Branch Collar pruning cuts should be made just outside the branch collar*

Location of a pruning cut is critical to a tree's response in growth and wound closure. Pruning cuts should be made just outside the branch collar. Since the branch collar contains trunk or parent branch tissues, the tree will be damaged unnecessarily if you remove or damage it. In fact, if the cut is large, the tree may suffer permanent internal decay from an improper pruning cut.

For most young trees, maintain a single dominant leader. Do not prune back the tip of this leader. Do not allow secondary branches to outgrow the leader. Sometimes a tree will develop double leaders known as co-dominant stems. These can lead to structural weaknesses, so it is best to remove one while the tree is young. A good structure of primary scaffold branches should be established while the tree is young. The scaffold branches provide the framework of the mature tree. Properly trained young trees will develop a strong structure that will require less corrective pruning as they mature. The goal in training young trees is to establish a strong trunk with sturdy well-spaced branches.

## Need Help?

This booklet does not provide all information, on all trees, for all locations. Each tree species has its own particular needs. The Colorado Tree Coalition strongly urges you to contact your local tree expert for more information, please call your:

- Community tree board
- City Forester
- City's Parks Department
- Arborist
- Forestry Consultant
- Tree Nursery
- Colorado State University Cooperative Extension
- Colorado State Forest Service District Office

## Recommended Trees for Colorado Front Range Communities

*\*Signifies trees that can withstand drier conditions*

### Large Shade Trees (>50 feet mature height)

#### **English oak (*Quercus robur*)**

*Produces acorns, rounded crown, dark green leaves turn brown and remain on tree through winter*

#### **Hackberry\* (*Celtis occidentalis*)**

*Very hardy, can be susceptible to nipple gall, a cosmetic injury, reddish purple cherry like berries*

#### **Chinkapin oak\* (*Quercus muehlenbergii*)**

*Produces acorns, tolerant of alkaline soils, attractive glossy leaves*

#### **Bur oak\* (*Quercus macrocarpa*)**

*Produces acorns, fall color yellow to brown and occasionally red, very hardy and long lived*

#### **Swamp white oak (*Quercus bicolor*)**

*Produces acorns, deep green leaves white underneath, not tolerant of high pH soils*

#### **Shumard oak (*Quercus shumardii*)**

*Produces acorns, fall color yellow, brown to red*

#### **Honeylocust\* (*Gleditsia triacanthos inermis*)**

*Hardy trees, dark green, fern-like leaves, yellow fall color*

#### **Kentucky coffeetree\* (*Gymnocladus dioica*)**

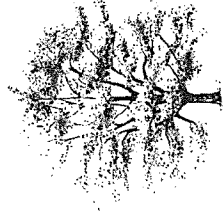
*Fragrant white flowers, persistent seed pods can be produced, large shade tree, no known pest problems*

#### **American elm (*Ulmus americana*)**

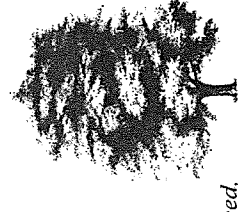
*Disease-resistant cultivars can be very hardy, broad shaped crown, excellent street tree*



**Hackberry**



**Honeylocust**



**Kentucky coffeetree**

APPENDIX A

**ARCHITECTURAL REVIEW REQUEST FORM**

FOR OFFICE USE ONLY  
Date Received \_\_\_\_\_  
Crucial Date \_\_\_\_\_

Two Bridges Metropolitan District  
Attn: Peggy Ripko  
141 Union Blvd., Suite 150  
Lakewood, CO 80228  
303-987-0835  
pripko@sdmsi.com

HOMEOWNER'S NAME(S): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_  
PHONE(S): \_\_\_\_\_

My request involves the following type of improvement(s):

- Painting
- Fencing
- Landscaping
- Deck/Patio Slab
- Patio Cover
- Other:
- Roofing
- Room Addition
- Accessory Building/Shed
- Drive/Walk Addition
- Basketball Backboard

Include one copy of your plot plans, and describe improvements showing in detail what you intend to accomplish (see Article 2 of the Rules, Regulations, and Design Guidelines of Two Bridges). Be sure to show existing conditions as well as your proposed improvements and any applicable required screening. Example: if you will be building a storage shed, be sure to indicate lot size, fence locations, dimensions, materials, any landscape or other screenings, etc. (see the Rules and Regulations for requirement details for your specific proposed Improvement).

I understand that I must receive approval from the ARC in order to proceed with installation of Improvements if Improvements vary from the Rules and Regulations or, are not specifically exempt. I understand that I may not alter the drainage on my lot. I understand that the ARC is not responsible for the safety of Improvements, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations, and that I may be required to obtain a building permit to complete the proposed Improvements. The ARC and the members thereof, as well as the District, the Board of Directors, or any representative of the ARC, shall not be liable for any loss, damage or injury arising out of or in any way connected with the performance of the ARC for any action, failure to act, approval, disapproval, or failure to approve or disapprove submittals, if such action was in good faith or without malice. All work authorized by the ARC shall be completed within the time limits established specified below, but if not specified, not later than one year after the approval was granted. I further understand that following the completion of my approved Improvement the ARC reserves to right to inspect the Improvement at any time in order to determine whether the proposed Improvement has been completed and/or has been completed in compliance with this Architectural Review Request.

Date: \_\_\_\_\_ Homeowner's Signature: \_\_\_\_\_

**ARC Action:**

- Approved as submitted
- Approved subject to the following requirements:
  
- Disapproved for the following reasons:

All work to be completed no later than: \_\_\_\_\_

DRC/ARC Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBMITTAL FEES**

Submittal Fees shall be charged on the following schedule each submittal:

- Landscape Review and/or Fence Review - \$50
- A Main Building Addition, Addition of Accessory Building, Shed, Deck, Patio, Site Plan, Footprint (including Driveway) Review - \$100
- Paint Color - \$50
- All other items - \$50