



TWO BRIDGES

TWO BRIDGES METROPOLITAN DISTRICT PUBLIC NOTICE OF SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS

PUBLIC NOTICE is hereby given that a special board meeting of the Board of Directors of the Two Bridges Metropolitan District of the County of Douglas, State of Colorado, shall be held on Friday December 05, 2025 at 9:00 a.m. The Online video conference site is as follows: <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373. At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 27th day of November 2025.

TWO BRIDGES METROPOLITAN DISTRICT

By: /s/ Annemarie Tucker
District Manager

Two Bridges Metropolitan District

Special Board Meeting Agenda

Directors	Office	Term Expiration
Karen McCracken	President	May 2029
Daniel Everhard	Vice President	May 2027
Nicole Clark	Treasurer	May 2029
Anne Marie Benish	Secretary	May 2029
Bryn Larsen	Director	May 2027

Meeting Date: Friday December 05, 2025

Meeting Start Time: 9:00am

Meeting Location: The Online video conference site is as follows:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

- I. Roll Call**
- II. Call to Order/Declaration of quorum**
- III. Present disclosures of potential conflicts of interest**
- IV. Director Matters**
- V. Review and approved updated rules and regulations [Exhibit 01]**
- VI. Public comments (3 minutes limit per speaker)**
- VII. Closure of discussion**
- VIII. Adjournment** - The next regular board meeting is scheduled for Wednesday, April 08, 2026 at 6:00pm
Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).

Exhibit 01

Rules and Regulations Updates
October 15, 2025

1.1 Basis for Rules, Regulations, and Design Guidelines

STILL TO DO ONCE THE COVENANTS ARE VOTED ON AND APPROVED: We will need to update this section to map to the new Amended Covenants recording:

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.

2.6 Completion of Work

Changed “Failure to complete the proposed Improvement within one year from the date of the approval” to “Failure to complete the proposed Improvement **within the specified date on the ARR form** 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...”

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 Initial installation of landscaping for new home builds shall be completed within twelve (12) months after receipt of Certificate of Occupancy 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.

2.14 Fine Structure

14. Fine Schedule. The following fine schedule has been adopted for all Property Violations other than threats to health/safety/welfare:

First Violation Warning Letter

Continuous Violation – Second Notice (of same covenant or rule) \$50

Continuous Violation – Third Notice (of same covenant or rule) \$100

Continuous Violation – Fourth and Subsequent Notices (of same covenant or rule) \$0

Delinquent Assessments; Late Fees and Collection Costs

Any Owner who fails to pay an assessment or other charge imposed by the District/Association when due shall be subject to the following:

- **Delinquency.** A payment shall be deemed delinquent if it is not received by the District/Association within fifteen (15) days after the due date.
- **Late Fee.** A late fee of twenty-five dollars (\$25.00) of the past due amount shall be added to the delinquent account.
- **Interest.** Interest shall accrue on the past due balance at the rate of eight percent (8%) per annum (or such other rate as may be set forth in the Declaration, Bylaws, or an adopted policy) from the original due date until paid in full.
- **Application of Payments.** All payments received on a delinquent account shall be applied first to unpaid assessments, then to late charges, then to interest, and then to any other fees, costs, or charges.
- **Costs of Collection.** The District/Association shall also be entitled to reimbursement of all reasonable costs of collection, including attorney fees and administrative costs, to the fullest extent permitted by law.
- **Collection Policy.** The District/Association shall adopt and maintain a written collection policy, which shall set forth, at a minimum: (i) when assessments become delinquent; (ii) the amount of late charges; (iii) whether returned-check or similar fees apply; (iv) how payment plans may be offered; (v) how payments will be applied; and (vi) how collection will proceed consistent with applicable Colorado statute.
- All such fees, costs, and interest shall be due and payable immediately, without further notice, in the same manner as provided for the payment of Assessments.

3.1 General

Added Open Space section:

Community Land Use – Open Space

All Open Space trails within the Two Bridges Metro District (Tracts A, B, E, F, J, K, L, M, N, Q and R) and County Tracts may be used by the residents of Two Bridges for pedestrian, bicycle (except Tract R) and equestrian purposes. The District may restrict the use of the trails from time to time as reasonably prudent for the management of this resource and the protection and safety of the residents and users.

- A. Motorized vehicles including cars, OHVs, ATVs, motorcycles, dirt bikes, scooters, shall not be permitted on the trails at any time (except for maintenance and to facilitate agricultural implements).
- B. **Trail cutting through TBMD Open Spaces is not permitted.**
- C. Dumping and littering of any kind is prohibited. This includes grass clippings, sod, soil, trash, debris, landscape materials, and dog waste.
- D. Damage or misuse of District property is prohibited. This includes, but is not limited to applying herbicide, digging and erosion caused by drainage from adjacent property.

3.2 Accessory buildings

In the R&Rs adopted in July 2018, the original number of accessory buildings was not limited, the size was limited, and certain lots could have 1 barn: "accessory buildings...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...Barns are only permitted on Parcels 14, 35, 36, 37, 45, 46, 47 and 48...and 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."

In the R&Rs revised in October 2020, the number of accessory buildings was limited to 2 but there was no limit on size, the maximum height was increased, affected neighbors had to be notified, and certain lots could still have 1 barn with the same restrictions: "accessory buildings.... shall not exceed a maximum height of 25 feet...Neighbor notification (not approval) of building location to discuss sight lines and view required...Barns are only permitted on Parcels 14, 35, 36, 37, 45, 46, 47 and 48...and 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."

In the R&Rs revised in May 2024, the number of accessory buildings remained at 2, the size was set to a maximum of 1250 sq ft, neighbors no longer had to be notified, all the language about barns was removed. Effectively every lot could now have a barn. "accessory buildings...shall not exceed a maximum 25 by 50 feet in size (1250 square feet) and a height of 25 feet...There will be a maximum of two accessory buildings per lot."

Only certain lots in the original 2018 R&R could have buildings greater than 600 sq ft. Many homeowners wanted larger sizes. This new version keeps accessory buildings at the larger size, effectively allowing every lot to have a barn. However, now that all lots can have buildings bigger than originally intended, this version reduces accessory building to one building per Lot. Instead of 2+ buildings at 600 sq ft, every lot can have **one** building at 1260 sq ft. **Added ADU verbiage. Accessory building is now 1260 sq ft and dimensions changed to 30 x 42 (was 25 x 50) to align with recent submissions, clarified "roof peak" height of 25', added evergreen screening. Included no covered area wording.**

Approval is required. There is a maximum of **one accessory building** per Lot. **Additionally, these Rules, Regulations and Design Guidelines will comply with HB 24-1152 or any related updates. Nothing in this provision is intended to conflict with applicable state or county law; however, the Covenants and this document constitute private land use restrictions that may be more restrictive than governmental requirements and are enforceable by the Metro District in accordance with its governing documents. As such, at this time Accessory Dwelling Units (ADUs) are not permitted.**

Once the ARC approves the request the homeowner must receive approval from Douglas County, if required, through the permit process and comply with all engineering requirements established by Douglas County. Please see Exhibit B, Accessory Building Example.

- 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, buildings shall be constructed on a level concrete pad, shall not alter drainage patterns on the Site, shall not exceed a maximum 30 by 42 feet in size (1260 square feet) and a roof peak height of 25 feet. The perimeter of the building must be screened on street and adjacent lot sides with evergreen screening whose height must be a minimum of half the wall height and spaced 10 to 15 feet apart. Extensions/external covered areas to the building are not permitted.

3.3 Additions, Expansions and Conversions

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. Conversion of the residence or accessory building to anything other than its intended original and approved use is prohibited.

Once the ARC approves the request the homeowner must receive approval from Douglas County, if required, through the permit process and comply with all engineering requirements established by Douglas County.

3.7 ATVs/Dirt Bikes and other small OHVs

ATVs, Dirt Bikes and other small vehicles classified as Off Highway Vehicles (OHVs) are allowed on the homeowner's property but are not allowed on TBMD property. Be cognizant of the noise created as they can be construed as a nuisance. In consideration of other homeowners riding must cease by 10p. The traffic code of the Colorado Revised Statutes must be followed.

3.27.1 Fences General Statement

Removed most of this paragraph because the does not apply to our community. Changed "on the perimeter" to "near the perimeter" as we have had fence on lot line issues in the past.

~~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 may be placed near the perimeter of the Lot or closer to the house to allow for an enclosed yard.~~

3.40 Lights and Lighting

Updated Jelly Lights language to state they are not permitted (in lieu of any enforceable suggestions to limit the types/features of jelly lights). Updated year end lighting to be more specific.

B. Exterior lighting for security and/or other uses must be directed at the ground and/or 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).

Eave lighting systems (e.g., TrimLight, Jellyfish Lighting) are not permitted on any residence. The homeowner with existing, previously approved installation must comply with holiday and sound guidelines established and approved on or after April 9, 2025.

Sport Court Lighting: Light poles must be no higher than 15 feet. Lights must be turned off by 10p.

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.

For year-end holidays (Christmas, Hanukkah, etc.) lighting and decorations do not require approval. If strobe or flash type settings are used, they must be turned off by 10pm. Strobe or flash settings are not permitted in eave lighting. **It is required that year-end holiday lighting and decorations not be installed prior to November 15th and removed by January 31st (weather permitting).** For all other holidays, lighting and decorations may be installed **one month prior and removed one week after the holiday (weather permitting).**

3.41 Livestock/Animals/Dog

Renamed as Livestock/Household Pets, removed reference to DC Development Guide to Animals and specified "household pets."

Household pets (dogs, cats, birds, etc.) and bees are allowed ~~per "Douglas County Department of Community Development Guide to Animals" regulations and restrictions.~~ Beehives must be approved. The hive must be a neutral color to blend in with the surrounding environment. The total hive structure shall not exceed 3' wide x 3' deep x 4' high and be located and screened with evergreen shrubs or trees so they are not visible to the road or neighboring properties. All other L(I)ivestock is prohibited. This includes, but is not limited to chickens, horses, cattle, goats, sheep, pigs, mules, and llamas.

3.57 Rentals (remaining sections are renumbered)
New section with Board and Legal's input.

Leasing of the Unit is permitted without approval. However, the terms of the lease and lessee's occupancy of the Unit shall be subject in all respects to the provisions of the Covenants and the Rules and Regulations and/or Design Guidelines. Any failure by the

lessee to comply with the documents, in any respect, shall be a default under the lease. Additionally,

- A copy of the executed rental agreement shall be provided to the Metro District, in care of the Metro District manager.
- Rentals shall be for the entire Unit.
- No Unit may be rented for a period shorter than one (1) calendar year.
- Homeowners are required to provide renter with copies of the current Covenants and the Rules and Regulations of the Metro District.
- Homeowners are responsible for the renter's compliance to Metro District rules and home maintenance.
- All rental agreements shall state that the failure of the renter or their guests to comply with the terms of the Metro District Covenants and Rules and Regulations shall constitute a default of the rental agreement and such default shall be enforceable by the Homeowner.
- No Unit, whether rented or owned, shall be used for the operation of timesharing, fraction-sharing, interval ownership, membership, or similar program.
- Each Unit retains only one vote count for District matters.

3.62 : Seasonal Decorations

Updated to align with holiday lighting specifications

Year-end holiday decorations do not require approval if installed not prior to November 15th and removed by January 31st (weather permitting), provided that an Owner is keeping with the Community standards. For all other holidays, decorations are permitted but must be installed within one month prior to the holiday and removed within one week after the holiday (weather permitting).

See Section 3.40, Lights and Lighting.

3.67: Signs

Added:

Approval is not required for No Soliciting signs provided they are adhered to the front door side window.

3.77 Trash Containers

Added/removed:

Because of high winds and nocturnal wildlife in the area, it is recommended setting out trash containers the morning of collection before 7a. ~~Construction debris shall be removed from the premises weekly.~~

Exhibit H Recommended Tree List

Updated and cleaned up the section.

Appendix A: ARR form

Final update to the "At a Glance" fee form due to section additions.

**RULES, REGULATIONS, AND DESIGN
GUIDELINES**

OF

**TWO BRIDGES
METROPOLITAN DISTRICT**

REVISED October 15, 2025

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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:

NAME	TITLE	PHONE NUMBER	EMAIL
Charles R. Wolfersberger and Annemarie Tucker	District Management	(720) 541-7725	charles@wolfersbergerllc.com atucker@wolfersbergerllc.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 Section 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 a completed Architectural Review Request Form (“ARR”) and payment to the ARC, listed in Section 1.5. Forms are available from the person or entity listed in Section 1.5. Complete plans and specifications should show as applicable: 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/engineer, 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 and full payment. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

Any submitted drawings and diagrams need to be legible, to scale and support an accurate depiction of the landscaping, outbuilding or addition to the home. A list of plants and trees by size and location is required. See **Exhibit A**, Landscape Request Examples.

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 payment, 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 payment, plans, specifications, materials and other information with respect thereto, the applicant may submit its request for approval directly to the TBMD Board.

If modifications are made during the initial 45-day period, the ARC review period resets to 45 days from the date of the new modification request form and payment submittal.

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 in Sections 2.2 and 2.3.

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 the specified date on the ARR form 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.

Upon completion of the Improvement, the applicant shall submit a written “Notice of Completion” to the ARC. Until the date of receipt of such Notice of Completion, the ARC shall not be deemed to have notice of completion of any approved Improvement in work.

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

Initial installation of landscaping for new home builds shall be completed within twelve (12) months after receipt of Certificate of Occupancy, 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 cited for non-compliance. See Section 2.9.

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 up to 60 days after the receipt of the Notice of Completion, in order to determine whether 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 and is provided within 60 days after receipt of the Notice of Completion.

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.

2.10.1 Fee Structure

Notice of Violation. A Notice of Violation shall be sent upon a determination, following investigation, by the District Manager that a violation is likely to exist. Such Notice of Violation shall set forth the specifics of the alleged violation and the time period within which the alleged violation must be corrected, pursuant to the following classification guidelines:

RESOLUTION OF THE TWO BRIDGES METROPOLITAN DISTRICT REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE ENFORCEMENT

SUBJECT: Adoption of a policy regarding the enforcement of covenants and rules and procedures for the notice of alleged violations, conduct of hearings and imposition of fines.

PURPOSE: To adopt a uniform procedure to be followed when enforcing covenants and rules to facilitate the efficient operation of the District.

AUTHORITY: To adopt a uniform procedure to be followed when enforcing covenants and rules to facilitate the efficient operation of the District.

EFFECTIVE DATE: June 14, 2023

RESOLUTION: The District hereby adopts the following procedures to be followed when enforcing the covenants and rules of the respective Declaration Documents:

1. Reporting Violations. Complaints regarding alleged violations may be reported by submission of a written complaint by an Owner or resident within the community, a group of Owners or residents, the District's management company, Board member(s) or committee member(s).
2. Complaints. Complaints by Owners or residents, member of the Board of Directors, a committee member, or the manager shall be in writing and submitted to the Board of Directors. The complaining Owner or resident shall have observed the alleged violation and shall identify the complainant ("Complainant"), the alleged violator ("Violator"), if known, and set forth a statement describing the alleged violation, referencing the specific provisions which are alleged to have been violated, when the violation was observed and any other pertinent information. Non-written complaints or written complaints failing to include any information required by this provision may not be investigated or prosecuted at the discretion of the Association.
3. Investigation. Upon receipt of a complaint by the District, if additional information is needed, the complaint may be returned to the Complainant or may be investigated further by a Board-designated individual or committee. The Board shall have sole discretion in appointing an individual or committee to investigate the matter.

Owner Notification Policies

4. Initial Warning Letter. If a violation is found to exist, a warning letter shall be sent to the Owner of the Property in Violation explaining (1) the nature of the violation, (2) the action required to remedy the violation and (3) the fine that will be levied if a Second Notice is issued by the District. The Owner of the Property in Violation will have 14 days from the date of the letter to correct the violation.
5. Preferred Language: The written notice shall be in English and in any language that the Unit Owner has indicated a preference for correspondence.
6. Notification Methods: All District enforcement notices shall be sent to Lot Owners via first class postal mail and, if the Lot Owner has provided the District with his/her email address, via email. For Second Notices only, such notices shall be sent to the Lot Owner via certified postal mail with return receipt requested by the District (which is in addition to sending such notice via first class mail).
7. Continued Violation After Initial Warning Letter.
 - A. If the Owner of the alleged Property in Violation does not correct the violation within 10 days of the Initial Warning Letter, a Second Notice shall then be sent to the Owner of the alleged Property in Violation providing the Owner with (a) an additional 30 days from the date of the letter to correct the violation and (b) an opportunity for a hearing, and explaining if a violation is found to exist, a fine may be imposed pursuant to this Resolution. The Second Notice shall further state that the alleged Violator is entitled to a hearing on the merits of the matter provided that such hearing is requested in writing within 10 days of the date of the second violation letter.

B. If the Owner of the alleged Property in Violation does not correct the violation within 30 days of the Second Notice, a *Third Notice* shall then be sent to the Owner of the Property in Violation providing the Owner with (a) an additional 30 days from the date of the letter to correct the violation, (b) notice of the fine posted to the Property Account in accordance with the fine schedule set by this Resolution, (c) a warning that the District may file a covenant lien on the Property in Violation at any time, and (d) a warning that the Property Account may be turned over to the District's attorneys for additional legal action at any time after issuance of a Third Notice.

C. If the Owner of the Property in Violation does not correct the violation within 14 days of the Third Notice, a *Fourth Notice and Subsequent Notices* shall then be sent to the Owner of the Property in Violation providing the Owner with (a) an additional 14 days from the date of the letter to correct the violation, (b) notice of the fine posted to the Property Account in accordance with the fine schedule set by this Resolution, (c) a warning that the district may file a covenant lien on the Property in Violation at any time, and (d) a warning that the Property Account may be turned over to the District's attorneys for legal action at any time.

8. Notice Regarding Cured Violation: The District shall issue a notice to the Lot Owner when the District determines that a violation has been cured. Such notice shall include (1) a statement that the Lot Owner will no longer be fined regarding this particular violation instance and (2) any outstanding balance owed by the Lot Owner to the District.

Owner Rights to Appeal Violation Notices

9. Notice of Hearing. If a hearing is requested by the Owner of the alleged Property in Violation, the Board, committee or other person conducting such hearing as may be determined in the sole discretion of the Board, shall serve a written notice of the hearing to all parties involved at least 10 days prior to the hearing date.

10. Impartial Decision Maker: Pursuant to Colorado Law, the Owner of the alleged Property in Violation has the right to be heard before an "Impartial Decision Maker". An Impartial Decision Maker is defined under Colorado law as:

"...a person or group of persons who have the authority to make a decision regarding the enforcement of the [Common Interest Community] covenants, conditions, and restrictions, including architectural requirements, and other rules and regulations of the [Common Interest Community] and do not have any direct personal or financial interest in the outcome. A decision maker shall not be deemed to have a direct personal or financial interest in the outcome if the decision maker will not, as a result of the outcome, receive any greater benefit or detriment than will the general membership of the [Common Interest Community]."

Unless otherwise disqualified pursuant to the definition of Impartial Decision Maker, the Board may appoint to act as the Impartial Decision Maker the entire Board, specified members of the Board, or any other individual or group of individuals.

11. Hearing. At the beginning of each hearing, the presiding officer, shall introduce the case by describing the alleged violation and the procedure to be followed during the hearing. Neither the Complainant nor the Owner or alleged Violation of the alleged Property in Violation are required to be in attendance at the hearing. Hearings will be held in executive session pursuant to CRS 38-33.3-308(4)(e). The Impartial Decision Maker shall base its decision solely on the matters set forth in the Complaint, results of the investigation and such other credible evidence as may be presented at the hearing. The Impartial Decision Maker shall, within a reasonable time, not to exceed 30 days, render its written findings and decision, and impose a fine, if applicable.
12. Failure to Timely Request Hearing. If the Owner fails to request a hearing within 10 days of a Second Notice, or fails to appear at the hearing, the Impartial Decision Maker may make a decision with respect to the alleged violation based on the Complaint, results of the investigation, and any other available information without the necessity of holding a formal hearing. If a violation is found to exist, the District may attach a fine to the Lot pursuant to these policies and procedures.
13. Notification of Decision. The decision of the Impartial Decision Maker shall be in writing and provided to the Owner within 30 days of the hearing, or if no hearing is requested, within 30 days of the final decision.
14. Fine Schedule. The following fine schedule has been adopted for all Property Violations other than threats to health/safety/welfare:

First Violation Warning Letter

Continuous Violation – Second Notice (of same covenant or rule) \$50

Continuous Violation – Third Notice (of same covenant or rule) \$100

Continuous Violation – Fourth and Subsequent Notices (of same covenant or rule) \$0

Delinquent Assessments; Late Fees and Collection Costs

Any Owner who fails to pay an assessment or other charge imposed by the District/Association when due shall be subject to the following:

- (a) Delinquency. A payment shall be deemed delinquent if it is not received by the District/Association within fifteen (15) days after the due date.
- (b) Late Fee. A late fee of twenty-five dollars (\$25.00) of the past due amount shall be added to the delinquent account.
- (c) Interest. Interest shall accrue on the past due balance at the rate of eight percent (8%) per annum (or such other rate as may be set forth in the Declaration, Bylaws, or an adopted policy) from the original due date until paid in full.
- (d) Application of Payments. All payments received on a delinquent account shall be applied first to unpaid assessments, then to late charges, then to interest, and then to any other fees, costs, or charges.
- (e) Costs of Collection. The District/Association shall also be entitled to reimbursement of all reasonable costs of collection, including attorney fees and administrative costs, to the fullest extent permitted by law.
- (f) Collection Policy. The District/Association shall adopt and maintain a written collection policy, which shall set forth, at a minimum: (i) when assessments become delinquent; (ii) the amount of late charges; (iii) whether returned-check or similar fees apply; (iv) how payment plans may be offered; (v) how payments will be

applied; and (vi) how collection will proceed consistent with applicable Colorado statute.

- All such fees, costs, and interest shall be due and payable immediately, without further notice, in the same manner as provided for the payment of Assessments.

15. Legal Action: The Board may turn over Property Violations to the District's attorneys for legal action once the two (2) thirty (30) day periods described above have expired.

16. Covenant Liens: The Board may file covenant liens on any property within the Common Interest Community for violations that remain uncorrected subsequent to the issuance of a Fourth Notice for a continuing violation. The Board may consider any criteria in determining whether and when to file a covenant lien on any property. Such criteria may include recommendations submitted by the District Manager and/or Committee. All costs incurred by the District related to filing covenant liens will be charged back to the respective Property Accounts.

17. Fine Limitations: No limit exists on the number of fines that may be accrued in accordance with the other provision of this Resolution on a Property Account for failure to comply with the covenants, rules and restrictions of the Common Interest Community. However, the District shall not levy fines on a Lot in excess of \$500 for each particular outstanding, continuing violation of the Covenants and/or Design Guidelines. Property Accounts with accrued, unpaid fines will be turned over to the District's attorneys for collection action in accordance with the Board's collection policy.

18. Acceleration of Fine Schedule – Threats to Health/Welfare/Safety: With respect to any violation of the Declaration or Design Guidelines that the District reasonably determines threatens the public safety or health, the District shall provide the Lot Owner an initial letter of the violation informing the Lot Owner that the Lot Owner has seventy-two (72) hours to cure the violation or the District may fine the Lot Owner. If after an inspection of the Lot, the District determines that the violation has not been cured within 72 hours of the District providing the initial notice, the District may levy fines on the property at the rate of \$50 every 48 hours (not to exceed \$500 cumulatively) until the violation is cured. The initial written warning notice must state (1) that, if the violation is not cured within 72 hours after the District has delivered such notice to the property Owner and/or resident, the District will levy fines on the property at the rate of \$50 every 48 hours until the violation is cured and (2) only one hearing will be allowed for the Lot Owner to address the Board regarding the violation.

Board Discretion Regarding Owner Appeals

19. Violation Classification: The Board reserves the right to determine whether identified violations on a Lot constitute one or more separate violations.

20. Waiver of Fines: The Board may waive all, or any portion, of the fines if, in its sole discretion, such waiver is appropriate under the circumstances. Additionally, the Board may condition waiver of the entire fine, or any portion thereof, upon the violation being resolved and staying in compliance with the respective Declarations, this Resolution and the Board's Covenant Violation Guidebook.

21. District Manager Fine Waiver Authority: The District Manager has the authority to waive up to \$100 in fines occurring within a calendar year on any Property Account if, in the District Manager's sole discretion, such waiver is appropriate under the circumstances. Any requests to waive more than \$100 in fines within a calendar year must be approved by the Board.
22. Owner Requests for Compliance Deadline Extensions: In situations where the Board agrees to an Owner's request to extend the compliance deadline for a violation, the District will continue to issue notices and assess fines in accordance with this Resolution. If the Owner corrects the violation within the extended compliance deadline, the District will reverse any fines accrued on the Property Account during the deadline extension period.

Compliance Expectations

23. Failure to Identify Violations: Owners are responsible for identifying, correcting and preventing covenant violations from occurring on their Lots. The District's failure to identify one or more violations on a Lot does not constitute Board approval of such violations or prevent the Board from subsequently enforcing such violations, so long as the enforcement is in compliance with this policy
24. Owner Responsibilities:
 - A. Owners are responsible for maintaining their Lots in a manner that reasonably complies with the covenants and restrictions contained within the respective Declaration documents. The Board will hold Owners, who rent or lease their homes, responsible for the reasonable maintenance of their Lots—regardless of any contractual maintenance arrangements that may exist between Owners and their renters or between Owners and their property management companies. In addition, the Board will hold Owners, who use their Lots as their primary residence, responsible for the reasonable maintenance of their Lots—regardless of the Owners' personal or business schedules that may cause the Owners to be away from their Lots for extended periods of time.
 - B. Owners are responsible for being familiar with the covenants and restrictions contained within the respective Declarations and the Architectural Design Guidelines. In addition, Owners are responsible for being familiar with the Board's interpretations of various covenants and restrictions as provided in the Board's Covenant Violation Guidebook.
25. Rental Properties—No Reset on Turnover: Violation notices and fines will not be reset when a turnover in renter occupancy occurs on a Lot used as a rental property. Regardless of the contractual arrangements entered into between renters and Owners, Owners (not renters or other occupants of the Lot) are responsible to the District for

ensuring their Lots are adequately maintained in a manner that complies with the covenants, conditions and restrictions of the Common Interest Community.

26. Change in Ownership—Violations Reset: Although violation notices and fines are attributed to the Lot rather than to the Lot Owner, the Board may reset any open violations back to a First Notice when a change in Lot ownership occurs. If the Board resets any violations due to a change in ownership of the Lot, the violation reset is offered as a courtesy to the new Owners but does not invalidate any previous violation notices. For purposes of this paragraph, a change in ownership occurs only when none of the original Owners on a Lot's title become Owners on the newly issued title for the Lot.
27. Location or Proximity of Lots to Open Spaces: Generally, the Board will not excuse violations (especially related to yard maintenance) because of a Lot's proximity to open spaces. (For example, Owners may indicate that weed violations on their Lots are due to the proximity of their Lots to unlandscaped open spaces.)
28. Compliance Deadlines: The compliance deadline date to correct a violation is the date by which the violation must be corrected. It is not the date by which Owners should start correcting the violation.
29. Results-Oriented Compliance Required: The act of taking corrective action does not itself constitute correction of a violation. For example, starting fence repairs, spraying weeds, scrubbing oil-stained driveways, installing weed barriers and painting the house do not constitute compliance until such actions have been completed and the related violation has been adequately corrected.
30. Violations Not Conditionally Excused: The Board will not excuse violations on an Owner Lot because violations may exist on other Owner Lots.

Violation Specific Policies

31. Black-out Period & Reset Conditions for Yard Maintenance: Yard maintenance deficiencies specifically related to (1) lawn mowing, (2) weeds and (3) turf disrepair is subject to violation notices between May 1st and October 31st. For the 6-month period between November 1st and May 1st, violation notices will not be issued for such deficiencies. Yard maintenance-related violations that remain open as of October 31st will be carried forward and treated as a continuous violation when such deficiencies are subject to inspection beginning after May 1st. Conversely, yard maintenance-related violations that are closed as of October 31st will not be carried forward and classified as a continued violation when yard maintenance deficiencies become subject to inspection again beginning on or after the subsequent May 1st.
32. Weed Violations: When Owners receive a violation notice regarding excessive weeds (e.g., weeds in the lawn, weeds in the rock beds, weeds in the driveway, weeds throughout the Lot), Owners must correct such violations by removing such weeds. Applying chemicals and/or cutting down the height of weeds do not constitute correction of such violations.

- A. The Board encourages Owners to carry out preventative measures (e.g., apply weed and feed to lawns, install/replace weed barriers, spray weed killing chemicals on rock beds, sidewalks, driveways) to ensure an excessive number of weeds does not develop on their lots. However, when an excessive number of weeds already exists on a Lot, the application of chemicals alone fails to properly address the issue of an unsightly Lot with an excessive number of weeds.
- B. Owners are required to remove weeds regardless of whether the Owners purposefully incorporate such weeds (e.g., “manicured” or trimmed weeds) into the overall landscaping plan for their Lot.
- C. Weeds are defined in accordance with the Colorado-state listed Noxious Weed list as published by the Colorado State University Co-op Extension and includes all variations of dandelions, oxalis and bindweed.

33. Turf Disrepair: Owners who receive violations regarding the disrepair of the front lawn will have 28 calendar days from the date of the letter to correct the disrepair issues with their lawn. (All other types of violations are subject to the compliance timeline established in paragraph 4 and 5 of this Resolution.) The application of seed, fertilizer or other chemicals does not constitute a correction of a turf disrepair violation. Such actions are merely actions taken by an Owner to restore the damaged turf. Correction of a turf disrepair violation only occurs when the turf has returned to an acceptable condition as further defined in the Board’s Covenant Violation Guidebook.

34. Backyard Landscaping Maintenance Enforcement: For backyards that are visible to the public from public points of view (e.g., streets, sidewalks, open spaces), the District will issue violation notices if any such backyards fail to substantially comply with the requirements of the covenants and/or Design Guidelines. For backyards that are not visible from public points of view, the District will issue violation notices if (1) any such backyards fail to substantially comply with the requirements of the covenants and/or Design Guidelines and (2) a verifiable complaint is received from an Owner. A verifiable complaint is defined as a complaint from an Owner who allows the Board or Board representative access to the Owner’s Lot to gain a vantage point that allows visual verification of the Lot subject to the complaint.

For backyard violations that require the District representative to visually verify the violation from another Owner’s Lot, the Owner in violation is required—after receiving the violation notice—to provide the Board with evidence in the form of photos of the corrected violation or access to the Lot for inspection. The District may advance the violation in accordance with this Resolution if the Owner fails to provide the Board with satisfactory evidence that the violation has been corrected.

35. Violations Regarding Noxious Odors from Marijuana: Violation notices regarding noxious odors caused by marijuana plants may be closed if the Owner of the Property in Violation provides a written representation to the District that either no marijuana is being grown on the Property or the Property complies with County and State regulations regarding marijuana grow operations. If the Property is subsequently cited by any governmental entity for failing to comply with County or State regulations regarding

the growing of marijuana on the Property, the Board will retroactively assess fines on the Property Account in accordance with this Policy. Fines will be retroactively assessed back to the original violation date, unless facts and circumstances provided to the Board indicate that fines should be retroactively applied to a different date at the Board's sole discretion.

36. Noise/Odor Violations: The respective Declarations prohibit "unreasonably offensive" sounds or odors to originate from any Lot. The District will issue a violation notice to an Owner of a Lot when one or more Owners submit a complaint regarding unreasonably offensive or disturbing noises or odors originating from such Lot. Violations will be advanced if two or more complaints are subsequently submitted by Owners within 8 weeks of issuing the previous violation. The District defers all complaints regarding barking dogs to the County's animal control or police.
37. Livestock and Poultry Restrictions: The respective Declarations prohibit L(l)ivestock and Poultry from being raised, bred or kept on any Lot but does allow for up to three domesticated animals. Pygmy goats and pigs, miniature goats, dwarf goats and chickens of any kind are considered L(l)ivestock (regardless of whether such animals are purported to be domesticated) and are consequently prohibited.

Miscellaneous Policies

38. Other Enforcement Means. This Policy is adopted in addition to all other enforcement means which are available to the District through the respective Declarations and Colorado law. The use of this Policy does not preclude the District from using any other enforcement means.
39. Advice and Direction: Neither the Board nor its agents are responsible for or required to provide Owners with advice or direction on how to maintain their Lots. Owners are responsible for acquiring the knowledge, tools, experience and/or assistance necessary to ensure their Lots are adequately maintained in accordance with the covenants, conditions and restrictions applicable to the Common Interest Community.
40. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the respective Declarations shall have the same meaning herein.
41. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the respective Declarations and the laws of the State of Colorado.
42. Amendment. This Policy may be amended from time to time by the Board.

2.11 Questions

If you have any questions about the foregoing procedures, feel free to call the property manager 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

Community Land Use – Open Space

All Open Space trails within the Two Bridges Metro District (Tracts A, B, E, F, J, K, L, M, N, Q and R) and County Tracts may be used by the residents of Two Bridges for pedestrian, bicycle (except Tract R) and equestrian purposes. The District may restrict the use of the trails from time to time as reasonably prudent for the management of this resource and the protection and safety of the residents and users.

- A. Motorized vehicles including cars, OHVs, ATVs, motorcycles, dirt bikes, scooters, shall not be permitted on the trails at any time (except for maintenance and to facilitate agricultural implements).
- B. Trail cutting through TBMD Open Spaces is not permitted.
- C. Dumping and littering of any kind is prohibited. This includes grass clippings, sod, soil, trash, debris, landscape materials, and dog waste.
- D. Damage or misuse of District property is prohibited. This includes, but is not limited to applying herbicide, digging and erosion caused by drainage from adjacent property.

The following (Sections 3.2 – 3.89) 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 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. There is a maximum of one accessory building per Lot. Additionally, these Rules, Regulations and Design Guidelines will comply with HB 24-1152 or any related updates. Nothing in this provision is intended to conflict with applicable state or county law; however, the Covenants and this document constitute private land use restrictions that may be more restrictive than governmental requirements and are enforceable by the Metro District in accordance with its governing documents. As such, at this time Accessory Dwelling Units (ADUs) are not permitted.

Once the ARC approves the request the homeowner must receive approval from Douglas County, if required, through the permit process and comply with all engineering requirements established by Douglas County. Please see **Exhibit B**, Accessory Building Example.

The homeowner must submit a detailed engineering plan for ARC review. The plan must include:

- Site plan showing dimensions to property lines and other structures.
- Floor plans including, room dimensions and intended use, location and size of all windows and doors.
- Topographic drawings showing complete construction including all exterior elevations.
- Cross-section(s) from the foundation to the roof.
- Typical wall detail(s) from foundation to roof showing all components (e.g., electrical, plumbing, HVAC, window, etc.).
- Foundation and structural framing plans.
- All trusses shall be engineered.
- Note: The homeowner is responsible for ensuring proper drainage.

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.

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, buildings shall be constructed on a level concrete pad, shall not alter drainage patterns on the Site, shall not exceed a maximum 30 by 42 feet in size (1260 square feet) and a roof peak height of 25 feet. The perimeter of the building must be screened on street and adjacent lot sides with evergreen screening whose height must be a minimum of half the wall height and evenly spaced 10 to 15 feet apart. Extensions/external covered areas to the building are not permitted.
- B.** The roof pitch must be the exact pitch as the existing roof on the home, unless otherwise approved by the ARC. Such storage sheds and/or accessory buildings must be permanent in nature.
- C.** Siding, roofing, stone, body and trim paint colors must be identical to the home, unless otherwise approved by the ARC. Stonework must be installed on all sides of the building to a minimum height of $\frac{1}{4}$ of the building wall. 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. Manufacturer's data product sheets must be submitted for all exterior finishes.
- D.** 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.
- E.** Any utilities serving the storage shed or accessory building shall be underground.
- F.** A playhouse or play structure shall not be considered an accessory building.
- G.** Accessory buildings may not exceed the front face of the residence. The building should be placed in close proximity to the garage side. The ARC reserves the right to make a case-by-case exception based on the elevation/terrain of the homeowner's property.
- H.** Existing setbacks required of the home must be observed when placing storage sheds, accessory buildings, gazebos and playhouses. All setbacks must be compliant with Douglas County building codes. A copy of the home's plot plan filed with the location of the proposed accessory building is required with the ARC submission.

3.3 Additions, Expansions and Conversions

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. Conversion of the residence or accessory building to anything other than its intended original and approved use is prohibited.

Once the ARC approves the request the homeowner must receive approval from Douglas County, if required, through the permit process and comply with all engineering requirements established by Douglas County.

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

3.4 Address Numbers

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same location, style, color and type of number currently on the residence. No more than two sets of address numbers are permitted. If address numbers are different in color from the original intent of the builder, it must be black/dark in color as close as possible to the original font. Maximum height is 8".

If numbers are placed on landscape materials such as rocks, they must be permanently affixed or etched into the rock. These numbers also must match size of original number on the house, and as close as possible to the original font. Approval is required by the ARC.

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 must be installed in the side or back yard and in a manner so as to minimize visibility from the street and minimize any noise to adjacent property owners. Screening is required for new installations.

See **Exhibit C**, Non-Vegetative Screening Examples.

3.6 Antennae/Satellite Dishes

3.6.1 General Provisions

No exterior radio antenna, television antenna or other antenna audio or visual reception device of any type shall be placed, erected or maintained on any Unit except inside a residence or otherwise concealed from view. Satellite dishes are permitted, but must be removed if no longer in service.

"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.
- F.** Antennas no longer being used must be removed.

3.7 ATVs/Dirt Bikes and other small OHVs

ATVs, Dirt Bikes and other small vehicles classified as Off Highway Vehicles (OHVs) are allowed on the homeowner's property but are not allowed on TBMD property. Be cognizant of the noise created as they can be construed as a nuisance. In consideration of other homeowners riding must cease by 10p. The traffic code of the Colorado Revised Statutes must be followed.

3.8 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 3.43, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.9 Backyard Sport Pads and Sport Courts

Approval is required. The ARC will consider sport courts or pads based on pad size, Lot size, and proximity to other Lots. Back yard location preferred, and front yard location prohibited. May be allowed on side yard if required by drainage, well, septic, or utilities. Perimeter fencing must be dark colored chain link or similar. 50% screening (evergreen plants, evergreen trees, etc.) on roadside and adjoining properties exposure, and 20% on remaining sides and at least 3 feet in height. Rebound walls are not permitted. Sport equipment installed or stored on or around the pad must be maintained at all times in a neat and clean manner.

See Section 3.40, Lights and Lighting

3.10 Balconies

See Section 3.18, Decks.

3.11 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.

3.12 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.

3.13 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 3.71, Statues or Fountains.

3.14 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.

3.15 Carports

Approval will not be granted.

3.16 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.

3.17 Cloth or Canvas Overhangs

See Section 3.43, Overhangs/Sunshades/Awnings – Cloth or Canvas.

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

The appropriate governmental permits are also required.

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 decking, must match the original design, and be painted to match. Alternative railing options (cable, metal baluster, etc.) will require approval by ARC. (See **Exhibit D**, Railing Examples.)

3.19 Dog Houses

Approval is required. Dog houses are restricted to ten 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/materials of the exterior of the home. Limit of one dog house per Lot.

3.20 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, 50% screening (evergreen plants, evergreen trees, etc.) on roadside and adjoining properties exposure, 20% on remaining sides and at least 2 feet in height. 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.

3.21 Domestic Wells and Rural Water

Refer to the Douglas County website and your well permit for water usage:

<https://www.douglas.co.us/planning/water-resources/who-is-your-water-provider/>

3.22 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.

- 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.

3.23 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 and must be corrected at the Owner's expense.

3.24 Driveways

Approval is required for any changes or alterations to driveways. Driveways will be composed of primary driveway color or neutral colored concrete. Stone/brick may be approved at discretion of the Board. The ARC will review the driveway submittal once the resident provides written approval from Douglas County through the permit process and complies with all engineering requirements, including drainage, established by Douglas County.

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. The homeowner is responsible for immediate repair of any issues including drainage as a result of the modification.

3.25 Evaporative Coolers and Equipment Screening

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

See Section 3.5, Air Conditioning Equipment, and Section 3.49, Pipes/Equipment Screening.

3.26 Exterior Lighting

See Section 3.40, Lights and Lighting.

3.27 Fences

3.27.1 General Statement

Fences may be placed near the perimeter of the Lot or closer to the house to allow for an enclosed yard.

3.27.2 Fence Designs

All fences must be approved prior to installation. See **Exhibit E**, Fencing Guidelines.

Only open rail or split rail fences with three (3) rails are allowed (no solid fences except, as approved, for equipment screening, such as pool filters). Wire mesh or welded wire is allowed to keep animals inside yard. Chicken wire is not allowed. See Section 3.27.4, Pet Fencing. No staining or coloring should be allowed. Wood may be sealed. Owners are not required to install fencing.

3.27.3 Prior Approved Fencing

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

3.27.4 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, chicken wire or razor wired fencing is not allowed.

See Section 3.19, Dog Houses and Section 3.20, Dog Runs.

3.27.5 Pool Fencing

Pool fencing is required if a pool cover is not used. Either approach must comply with Douglas County requirements. The top of the fence shall be not less than 48 inches above grade around the entire perimeter and a distance of 3 feet measured horizontally from the outside of the fence. The vertical clearance between ground and the bottom of the fence shall not exceed 2 inches for non-solid surfaces, such as grass or gravel.

3.28 Fire Pits

Approval is required for all permanent or built-in structures. No more than one bonfire per Lot is permitted. Approval is not required for portable, propane units. Freestanding wood burning fire structures such as chimineas must be equipped with spark suppression, placed on a noncombustible surface, and surrounded by at least five feet of noncombustible materials.

Bonfires require a County burn permit, even if the current County fire restrictions do not require a permit. The bonfire shall be no larger than three feet in diameter and have a 10-foot cleared area, free of grass, straw and debris, surrounding the bonfire. Wood in the bonfire cannot be stacked more than eighteen inches high. The bonfire shall not be conducted within 50 feet of a structure or combustible material. The bonfire MUST be attended uninterrupted by an adult until the fire is fully extinguished. A portable fire extinguisher, AND other fire extinguishing equipment such as dirt, sand or water must be within 15 feet of the bonfire and immediately available for use.

WARNING: The homeowner may incur costs if the bonfire or firepit causes damage to nearby homeowner or Metro District property and may be subject to civil judgments and/or criminal prosecution.

All County and State burn restrictions MUST be followed.

3.29 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.

3.30 Flags/Flagpoles

Approval is required for any freestanding flagpole. Flagpoles may not exceed 20 feet in height. 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. 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.

Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type of lighting. Illuminating should be done along the flagpole and not from an angle, directing light only on the flag 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.

3.31 Garden Beds – Flower or Vegetable and Fruit Trees

Approval is required for all flower and vegetable garden beds. Fruit trees, however, do not require prior approval. The designated gardening season runs from May 15 through November 1. All flower garden beds must be regularly weeded, maintained, and kept in good condition. Vegetable garden beds must be located in the rear or side yard.

Any plant or tree coverings should be in natural, unobtrusive colors that blend with the surroundings—preferably green or brown. All coverings must be well maintained, visually appropriate during the gardening season, and removed once the season ends. If fence fabric is used, it must be black or brown to harmonize with the surrounding environment.

See **Exhibit F**, Garden Beds

3.32 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.

3.33 Generators/Power Sources

Approval is required for all home generators and alternate power source equipment installed after the initial construction. Power units visible from the road or adjoining properties must

be screened with evergreen plant material or approved fencing.

3.34 Grading and Grade Changes

See Section 3.23, Drainage.

3.35 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. Siding, roofing, stone, body and trim paint colors must be identical to the home, unless otherwise approved by the ARC.

Screening is required on the road and adjoining properties exposure. Screening should be composed of material (evergreen shrubs or ornamental grasses) that grows to a minimum height of 3' and be evenly spaced.

Reference **Exhibit G**, Greenhouse Examples

3.36 Hanging of Clothes

See Section 3.16, Clothes Lines and Hangers.

3.37 Hot Tubs

Approval is required. Hot tubs must be fully fenced, or be fully covered when not in use per Douglas County permit Rules and Regulations. Hot tubs must be an integral part of a deck or patio area and of the rear yard landscaping. If not on a deck, the hot tub must be installed on a concrete pad. The hot tub 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. 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 evergreen plant material screening.

Reference **Exhibit C**, Non-Vegetative Screening Examples

3.38 Kennels

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

Also see Section 3.20, Dog Runs.

3.39 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. Any native areas on the Lot that were disturbed during construction must be re-seeded per Douglas County Requirements. 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 – minimum 2, with minimum 2" caliper.
 - b. Evergreen trees – Minimum 50% of total tree count. Evergreens in minimum count must be 10' tall or greater. Additional trees, not used in minimum count may be any size.
 - 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.
- Turf is limited to no more than 1/3 of irrigated area 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 A** for Landscape Request Examples.

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.

Size of Lot	Trees	Shrubs	Ornamental Grasses
2.99 square acres or less	6 (minimum 2 deciduous)	10 (5 gallon)	7 (1 gallon)
3.00-5.99 square acres	12 (minimum 2 deciduous)	20 (5 gallon)	14 (1 gallon)
6.00 square acres or more	18 (minimum 2 deciduous)	30 (5 gallon)	21 (1 gallon)

*Note – Native pine trees greater than 10' tall may be included in tree count.

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

Guide provided by Douglas County for plant types:

<https://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 irrigated area.
2. Turf must be natural in appearance and integrated into the overall landscape design in a natural-looking manner.
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 5' 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.

E. Whenever possible landscape material including plants, trees, rock, mulch, etc. should be delivered and stored on Owner's Lot. In the event this isn't possible and is stored on the public roads, it should be removed that day and traffic cones should be placed to alert drivers to the potential hazard. (Colorado Statutes 19- 9-107 and 43-5-301.)

F. Landscaping must be kept clean (free of debris), mowed weeded and in well maintained condition.

1. Dead trees and shrubs (including native) must be removed (or replaced if required to meet minimum requirements) within 60 days. Allowances will be made for season and availability of trees or landscaper.
2. Landscaped area should be weeded regularly in spring and summer.
3. A 10" perimeter (minimum) around landscaped area and the roadway should be mowed regularly during spring and summer to maintain aesthetics and control noxious weeds.
4. Trash, dirt/rock, debris piles, etc. should be cleaned up timely. Trash is not to be left outside and visible to neighbors.
5. Additional information regarding noxious weeds can be obtained at: <https://www.douglas.co.us/public-works/road-maintenance/noxious-weeds/>
6. Owners are required to remove erosion fencing and wattles not later than 1 year from the completion of their landscaping.

3.40 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/or 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). Sound or music capability of lights or light systems are not allowed.

Eave lighting systems (e.g., TrimLight, Jellyfish Lighting) are not permitted on any residence. The homeowner with existing, previously approved installation must comply with holiday and sound guidelines established and approved on or after April 9, 2025.

Sport Court Lighting: Light poles must be no higher than 15 feet. Lights must be turned off by 10p.

- 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.

For year-end holidays (Christmas, Hanukkah, etc.) lighting and decorations do not require approval. If strobe or flash type settings are used, they must be turned off by 10pm. Strobe or flash settings are not permitted in eave lighting. It is required that they not be installed prior to November 15th and removed by January 31st (weather permitting). For all other holidays, lighting and decorations may be installed one month prior and removed one week after the holiday (weather permitting).

3.41 Livestock/Household Pets

Household pets (dogs, cats, birds, etc.) and bees are allowed. Beehives must be approved. The hive must be a neutral color to blend in with the surrounding environment. The total hive structure shall not exceed 3' wide x 3' deep x 4' high and be located and screened with evergreen shrubs or trees so they are not visible to the road or neighboring properties. All other L(livestock is prohibited. This includes, but is not limited to chickens, horses, cattle, goats, sheep, pigs, mules, and llamas.

Dogs must be on a leash when off the Owner's property. Owners must pick up waste when their dog is not on their property. Owner must ensure their dog does not bite, injure, chase, threaten, bark at or disturb anyone, pursuant to Douglas County Resolution 019-029.

3.42 Ornaments/Art - Landscape/Yard

Generally, yard art and garden ornaments do not require ARC approval. Ornaments must be tasteful and blend with the surrounding area, not changing the area's aesthetics. Yard ornaments shall be family friendly.

Ornaments exceeding 3 feet in height, width, or depth and free-standing poles over 4 feet in height must be submitted to the ARC for approval. This includes, but is not limited to, such items as sculptures, fountains. Oversized decorative objects will be considered based on their size, color, scale, location, compatibility with architectural and environmental design qualities and their visual impact of adjoining Lots. The number of decorative ornaments may not exceed 8 items per Lot and must remain in good repair.

See Section 3.71, Statues or Fountains.

3.43 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 (main or trim) to the exterior of the residence. A swatch or picture of the material to be used must be provided with the review submittal.

See Section 3.45, Patio Covers.

3.44 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. However, any changes to the original color scheme must be submitted for approval and must conform to the general scheme and aesthetics of the Community.

See **Exhibit I**, Color Change Request Example

3.45 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.

County permit may also be required.

3.46 Patios - Enclosed

See Section 3.3, Additions and Expansions.

3.47 Patios - Open

Approval is required. Open patios must be an integral part of the landscape plan. In some

instances, additional evergreen 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 3.18, Decks.

3.48 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 pavers are used as the paving material.

Once the ARC approves the request the homeowner must receive approval from Douglas County, if required, through the permit process and comply with all engineering requirements established by Douglas County.

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

See Section 3.24, Driveways.

3.49 Pipes/Equipment Screening

Approval is required for all exterior pipes, conduits and equipment. Exposed pipes and exterior equipment (pool filters, etc.) visible from the road or adjoining properties must be screened with evergreen plant material or approved fencing.

Reference **Exhibit C**, Non-Vegetative Screening Examples

3.50 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. Additional plant material around the equipment is required to provide a minimum of 50% evergreen screening evenly spaced on the road and adjoining properties exposure. Screening should be composed of material that grows to a minimum height of 6'. 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.

Inflatable play structures and equipment are not considered permanent and may be used for up to seven days before needing to come down and be removed from sight.

3.51 Playhouses

Playhouse color schemes should blend with the main home or surrounding area.

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.

Evergreen screening is required on the road and adjoining properties exposure. Screening should be composed of material that grows to a minimum height of 6' and be evenly spaced.

See Section 3.2, Accessory Buildings.

3.52 Poles

See Section 3.30, Flags/Flagpoles.

3.53 Ponds and Water Features

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

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

3.54 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 properties or street (i.e., screened with evergreen 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.

Pools must be fully fenced, or be fully covered when not in use per Douglas County permit Rules and Regulations. It is recommended the homeowner truck in potable water to fill the pool so their private well is not strained and, more importantly, the greater affect filling pools has on the water aquifer that supplies our wells.

Once the ARC approves the request the homeowner must receive approval from Douglas County, if required, through the permit process and comply with all engineering requirements established by Douglas County.

See Section 3.37, Hot Tubs and Section 3.27.5, Pool Fencing

See **Exhibit E**, Fencing Guidelines

3.55 Radio Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.56 Radon Mitigation Systems

Approval is not required, but 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.

3.57 Rentals

Leasing of the Unit is permitted without approval. However, the terms of the lease and lessee's occupancy of the Unit shall be subject in all respects to the provisions of the Covenants and the Rules and Regulations and/or Design Guidelines. Any failure by the lessee to comply with the documents, in any respect, shall be a default under the lease. Additionally,

- A copy of the executed rental agreement shall be provided to the Metro District, in care of the Metro District manager.
- Rentals shall be for the entire Unit.
- No Unit may be rented for a period shorter than one (1) calendar year.
- Homeowners are required to provide renter with copies of the current Covenants and the Rules and Regulations of the Metro District.
- Homeowners are responsible for the renter's compliance to Metro District rules and home maintenance.
- All rental agreements shall state that the failure of the renter or their guests to comply with the terms of the Metro District Covenants and Rules and Regulations shall constitute a default of the rental agreement and such default shall be enforceable by the Homeowner.
- No Unit, whether rented or owned, shall be used for the operation of timesharing, fraction-sharing, interval ownership, membership, or similar program.
- Each Unit retains only one vote count for District matters.

3.58 Roofing Materials

Approval is not required for repairs to an existing roof using the same roofing materials that exist on the building.

Approval is not required for a roof replacement using the same or greater quality and similar colored materials to the existing roof.

Approval is required to significantly change color or type of roofing.

For accessory buildings, see Section 3.2

3.59 Rooftop Equipment

The only rooftop equipment permitted is solar equipment and satellite dishes. Approval is required. Where possible, equipment color should be 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 3.6, Antennae/Satellite Dishes

See Section 3.69, Solar Energy Devices.

3.60 Satellite Dishes

See Section 3.6, Antennae/Satellite Dishes.

3.61 Saunas

See Section 3.2, Accessory Buildings.

3.62 Screen Doors

See Section 3.22, Doors.

3.63 Seasonal Decorations

Year-end holiday decorations do not require approval if installed not prior to November 15th and removed by January 31st (weather permitting), provided that an Owner is keeping with the Community standards. For all other holidays, decorations are permitted but must be installed within one month prior to the holiday and removed within one week after the holiday (weather permitting).

See Section 3.40, Lights and Lighting.

3.64 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.

3.65 Sheds

Non-permanent storage containers (maximum of 3 total), deck boxes (3'x5', maximum 2 total), small sheds (under 3' wide by 5' long and no taller than 6', one only) do not need

approval but must not be visible from the road.

Approval is required for all other shed structures. See Section 3.2, Accessory Buildings.

3.66 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).

3.67 Siding

Approval is required unless siding is used to repair existing siding and is of the same material, style and color.

3.68 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 No Soliciting signs provided they are adhered to the front door side window.

Approval is not required for one yard/garage sale sign which is no larger than 36" x 48" and is displayed for no longer than one week; 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.

3.69 Solar Energy Devices

Approval is required in order to review aesthetic conditions. Solar panel placement should consider and reduce sun reflection into nearby homes. 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. Only roof top installed applications will be approved.

3.70 Spas

See Section 3.37, Hot Tubs.

3.71 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 3.13, Birdbaths and Section 3.42, Ornaments/Art – Landscape/Yard

3.72 Storage Sheds

See Section 3.64, Sheds and Section 3.2, Accessory Buildings.

3.73 Sunshades/Sailcloths

See Section 3.43, Overhangs/Awnings – Cloth or Canvas and Section 3.45, Patio Covers.

3.74 Swamp Coolers

See Section 3.5, Air Conditioning Equipment, Section 3.25, Evaporative Coolers, and Section 3.59, Rooftop Equipment.

3.75 Swing Sets

See Section 3.50, Play Structures and Sports Equipment.

3.76 Television Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.77 Trash Containers

Trash containers must be stored in an enclosed, permanent structure (garage or accessory building). 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. Because of high winds and nocturnal wildlife in the area, it is recommended setting out trash containers the morning of collection before 7a.

3.78 Tree Houses

Approval is required.

3.79 Vanes

See Section 3.83, Weather Vanes and Directionals.

3.80 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. Vehicles cannot obstruct normal flow of traffic (i.e., extend into the roadway). Exceptions include any vehicle temporarily parked for expedient loading, delivery, or an emergency.

Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, campers, camper trailers, boats and other watercraft, golf carts and boat trailers, shall be parked only in enclosed garages. 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.

Recreational Vehicles are permitted on driveways for up to five days. If additional time is needed for RV owners, please contact the Management Company for an extension.

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.

3.81 Vents

See Section 3.59, Rooftop Equipment.

3.82 Walls

See Section 3.27, Fences and Section 3.83, Walls, Retaining.

3.83 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.

3.84 Weather Vanes and Directionals

Approval is required.

3.85 Wells

See Section 3.21, Domestic Wells and Rural Water.

3.86 Wind Electric Generators

Wind Electric Generators are not approved.

3.87 Windows Replacement

Approval is required, unless it is to repair an existing window using the same style and color. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of home.

3.88 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.

3.89 Xeriscape/Water-Wise

Approval is required.

- i. Definition. Per section 38.33.3-103(33) of the Colorado Statutes, xeriscaping is defined as the combined application of the seven principles of (1) landscape planning and design, (2) soil analysis and improvement, (3) hydro zoning of plants, (4) use of practical turf areas, (5) use of mulches, (6) irrigation efficiency, and (7) appropriate maintenance that results in water use efficiency and water-saving practices. Xeriscaping requires using native and adaptive plants that can grow and sustain themselves in dry natural conditions such as those in Colorado.

Water-wise brief definitions:

Drought-resistant — An all-encompassing term traditionally used to describe plant adaptations in response to drought stress, including drought escape, drought avoidance, and drought tolerance.

Drought-tolerant — A term used to describe plants that can survive short-term drought because of various adaptations, including wilting and other responses that may affect aesthetics.

Water-wise — A term used to describe a water- and plant-management practice that emphasizes using plants that have lower supplemental water needs and grouping plants by water needs to encourage more efficient water use.

Xeric — A term derived from xeros, the Greek word meaning dry, used to describe arid habitats and plants that evolved in extremely arid climates. True xeric plants function normally in “drought” conditions. Established plants may suffer if given supplemental water.

ii. Restrictions on District’s Ability to Regulate. Section 38.33.3-106.5 of the Colorado Statutes states that notwithstanding any provision in the Declaration or these Guidelines, the District shall not prohibit any Owner’s use of xeriscape or drought tolerant vegetative landscapes to provide ground covering to a Lot. Further, Section 37-60-126(11) of the Colorado Statutes states that any covenant either prohibiting xeriscaping or requiring the primary or exclusive use of turf grass is unenforceable as it is against public policy.

iii. Authorization to Regulate. Section 38.33.3-106.5 of the Colorado Statutes allows the District to adopt and enforce design and aesthetic guidelines or rules that (1) require drought-tolerant vegetative landscapes or (2) regulate the type, number and placement of drought-tolerant plantings and hardscapes that may be installed on an Owner’s property.

iv. Advantages to Xeriscaping. The advantages of xeriscaping include:

- Substantial cost savings on water bills;
- Conservation of diminishing water resources;
- Prevention of pollution from environmentally harmful run-off;
- Reduced yard maintenance requirements;
- Aesthetic beauty and increased homeowner options for plant material.

v. “Zero-scaping”. The Committee makes a distinction between the terms “zeroscaping” and xeriscaping. Although the term zero-scaping does not exist, some Owners may have the perception that xeriscaping utilizes large areas of hardscape such as boulders, rocks, gravel or other inorganic materials, with few plantings and little or no natural turf grass. Although this approach is indeed water-conserving, it is devoid of plants and grasses and not in keeping with the aesthetics of the neighborhood. Landscaping in this fashion is not allowed.

vi. Turf area. Variances to the requirement for full green lawn (turf) areas up to 70% of available front yard space may be allowed. It is preferred to choose a turf grass that has minimal water requirements. Owners should install turf that will survive in the amount of sun or shade it is situated in.

vii. Hardscapes. Hardscapes are encouraged to reduce lawn areas. The use of boulders, rocks, gravel, decomposed granite or other inorganic materials, generally referred to as hardscape, should not exceed 30% of the landscapable area of the combined front and backyard area. The reasons for limiting the coverage area with hardscape materials is two-fold:

- To avoid “zero-scape” appearances which are devoid of plantings or grasses
- Hardscape materials absorb and store solar energy and ambient heat. This

considerable heat is then radiated to the surrounding soil, plantings and turf grasses, often throughout the night, with an adverse, withering impact on ground vegetation and nearby trees.

viii. Plant Variety. Owners should avoid planting large numbers of only one plant species, which can create a monoculture susceptible to pest or insect problems. The abundance of Xeriscape plants – trees, shrubs, perennials, groundcovers, vines and grasses – available in the nursery industry make it possible to choose plantings which give color and interest (flowers, fruits, berries, and foliage) year-round. Consequently, xeriscape plans should incorporate no less than four different types of shrubs, perennials, groundcovers, vines and grasses (excluding trees and grass in any remaining turf area).

ix. Weed Barriers. All hardscapes must be lined with weed fabric or other weed preventing barrier. Weed barriers deteriorate over time diminishing the effectiveness of such weed barriers. Owners are required to monitor the effectiveness of the weed barriers underlying all hardscapes and, if deemed substantially ineffective by the Owners or the Committee, shall replace such weed barriers.

x. Maintenance. Xeriscapes require ongoing maintenance and upkeep. Xeriscape Owners are responsible for maintaining their xeriscapes using methods similar to those required of other Owners having conventional landscaping designs. Each Lot must be maintained in a neat, clean and orderly condition by the Owner, so as not to be viewed as unkempt. Xeriscaping maintenance includes, but is not limited to:

- Mowing water-conserving turf such as Buffalo, Zoysia or Bermuda grasses,
- Employing weed control techniques, such as installing landscaping cloth in plant beds as weed barriers,
- Pruning and shaping plants,
- Replacing diseased and dead plantings,
- Owners should consider converting sprinkler heads to drip irrigation heads in plant beds, or grouping plants into water zones based on similar water needs so that sprinkler systems will not waste water on plants or turf grasses that do not need it.

xi. Decorative Objects. Hardscapes can include large boulders or other natural materials that are used as a part of the xeriphytic landscape design. The Architectural Review Committee prefers to see natural colored rock and masonry or masonry that matches the existing house color. Water features, urns, and other man-made ornamentation may be incorporated into the xeriscaping plans which require Committee approval.

xii. Pre-planned Water Wise Xeriscaping Plans for Front Yards. See **Exhibit J** for a list of pre-approved Water Wise Xeriscaping Design Plans for the front yard. If a homeowner desires to follow any one of the Plans with certain exceptions or deviations when modifying landscaping, such landscape plans require ARC approval.

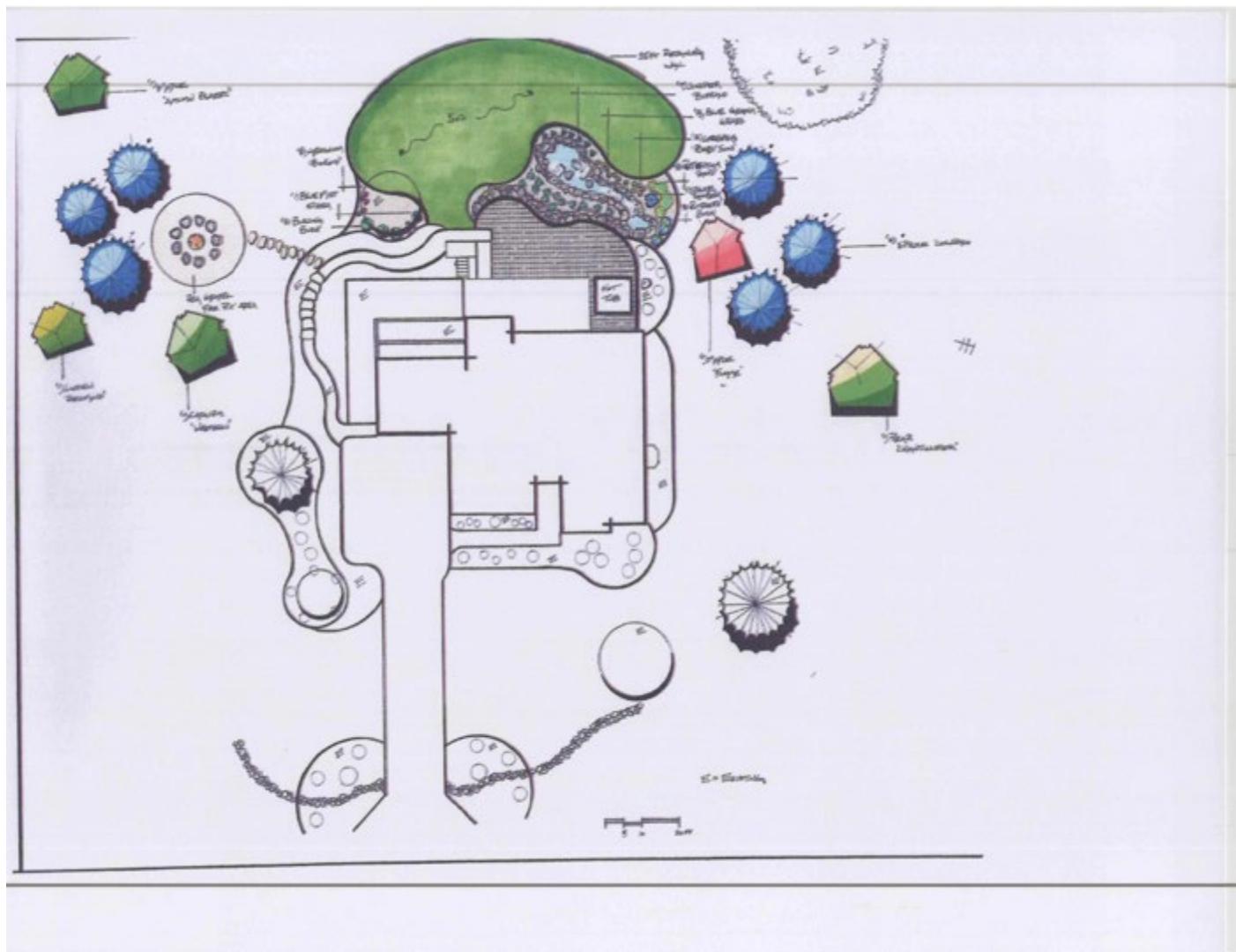
Links to Water Wise Examples:

Water Wise Designs: <https://plantselect.org/design/downloadable-designs/>
Recommended Plant Listing: <https://plantselect.org/plant-shopping-guide/>

EXHIBIT A – Landscape Request Examples

These Landscape Guidelines are generally intended to assist Owners 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 1: Landscaping plan with dimensions, plant details and location, followed by an itemized list of plant/trees and size. If pavers or stone is being used, include a sample photo.



Example 2: Landscaping plan with dimensions, plant details and location, followed by an itemized list of plant/trees and size. If pavers or stone is being used, include a sample photo.



Example 3: Landscape request with dimensions, change details and location layout. Landscaping plan with plant details and location, followed by an itemized list of plant/trees and size. If pavers or stone is being used, include a sample photo.

Description of Improvements:
 The attached submission consists of multiple projects in order to improve the appearance and functionality of our lot. Below is a description of each project.

Driveway
 We would like to widen our driveway to provide more room for vehicles and to allow for easier egress. The plan is to add a 6' wide extension running the length of 40' down the driveway. The concrete will be the same color and finish as existing driveway.

Hot Tub
 We plan to have a freestanding hot tub placed into our backyard. This hot tub will ultimately integrate into the rest of the design as trees and foliage will be placed around it for privacy.

Fire Pit
 This will be a lower fire pit area in front of the pool, the pit will be a natural wood burning and will be integrated into concrete pad and will be constructed out of landscaping wall blocks. Crushed gravel walkways will go around the front of the pool and lead to the fire pit area.

Play Area
 This area will contain a play structure with a slide and swings and will be made of primarily wood and metal, no bright colors will be present will make best effort to blend the structure into the surroundings. We will also have an above ground 10ft round trampoline with safety net. We will securely fasten the trampoline to the ground to ensure it remains in place. Lastly the entire Play Area will be covered with brown/black decorative rubber mulch (depending on availability) for safety and to tie into existing aesthetics.

General backyard
 We plan to reduce the backyard sod by over 50% leaving a smaller patch of grass that is more suitable for the well. We will add no less than 10 trees of varying sizes and types for privacy and aesthetics. We will add more granite rock around edges of sod and pavers.

Pool
 We have signed a contract with Premier Pools and Spas to provide a 16x32 in ground pool and surrounding concrete pads. This will be a gunite/paver pool and the raised portion in front will contain stacked stone that closely matches existing stone on house. See pictures below of renderings. More cad drawing can be provided if needed.




Landscape Layout – Property Orientation Example and Allowances

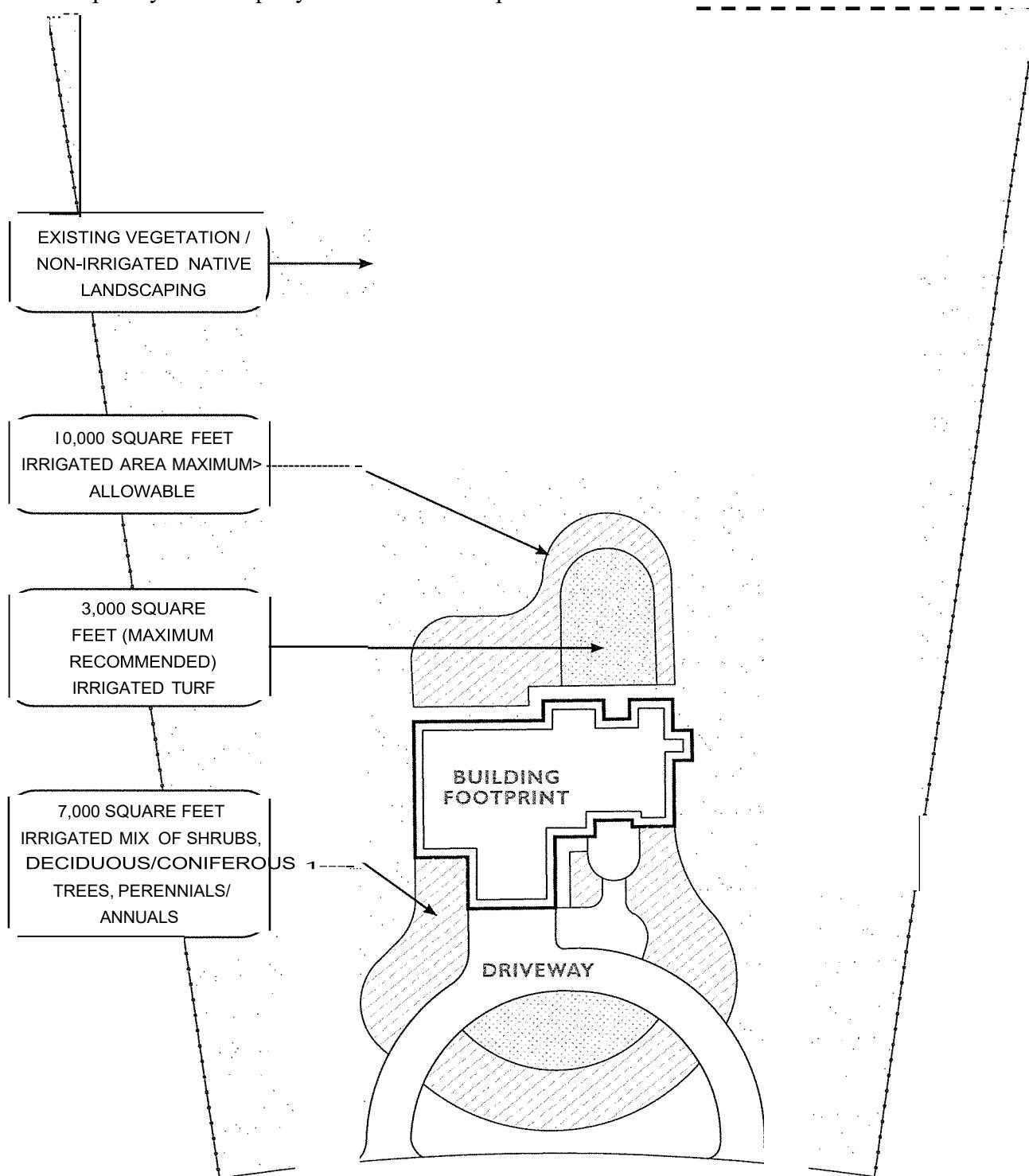


EXHIBIT B – Accessory Building Example

Accessory building roof line/pitch, paint/trim, stone work and windows match the primary residence.

Primary residence



Accessory building



EXHIBIT C - Non-Vegetative Screening Examples

Wood slats painted the color of the house body or trim. Gate slats must be in the same direction as the fence slats for a uniform appearance.

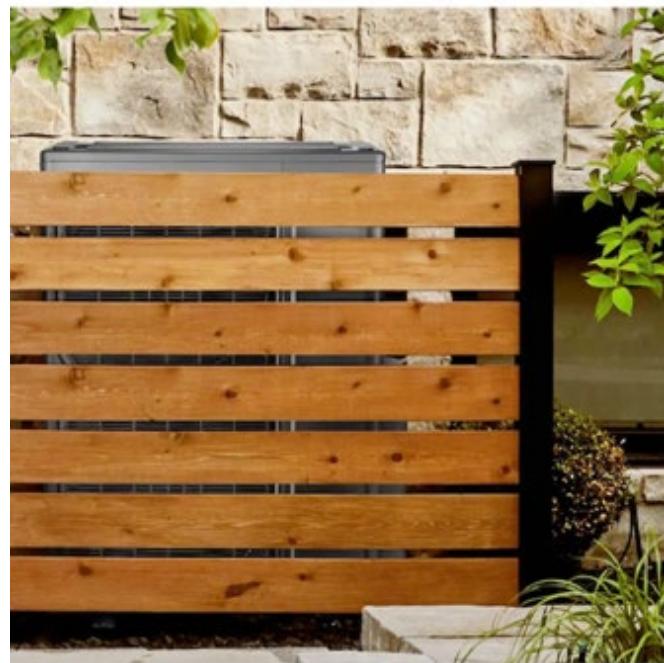


EXHIBIT D - Railing Examples

Wood railing painted the color of the house body or trim. Gate rails must be in the same direction as the rest of the railing for a uniform appearance.



EXHIBIT E - Fencing Guidelines

Approval is required for all fencing. Fencing must conform to the requirements listed below:

- All fencing must be 3-rail fencing
 - Wood fencing made from naturally resistant species: cedar, redwood, or equivalent.
 - No pressure treated wood.
 - Post and Rail fence must use 4"x6" or 6"x6" posts, and 2"x6" rails.
 - Split rail design allowed.
 - Wire mesh or welded wire allowed. No chicken wire.
 - Top post height of 48".
 - Top rail height of 42".
- Pool fencing is to be metal or metal/wood combination. The wood should be painted the color of the house or trim.
- Vegetable garden, dog run, or other specialty application fencing considered on a case-by-case basis.
- Gate fencing must be in the same direction as the rest of the fencing for a uniform appearance.

Split Rail Fence Example



Split Rail Gate Style Example

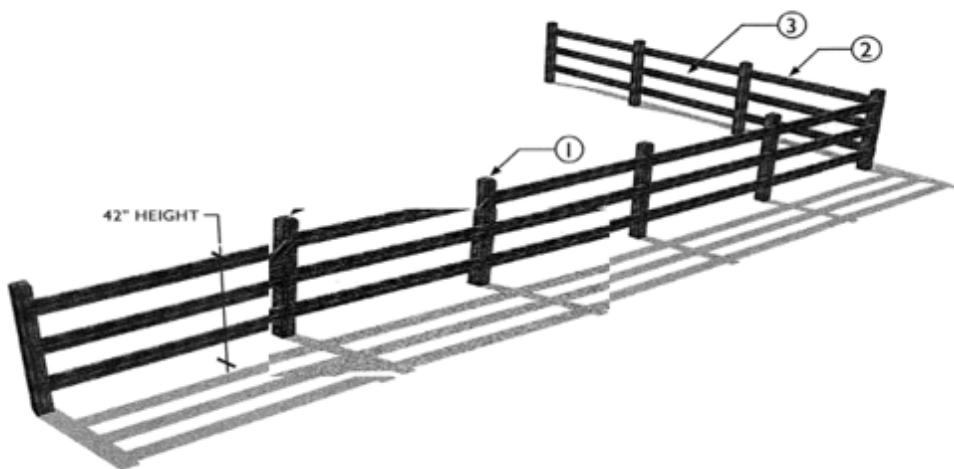


Pool Fencing Examples



Split Rail Fencing Configuration

GENERAL LAYOUT AND FENCE CONFIGURATION



THREE RAIL SPLIT FENCE

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. 2" X 4" WELDED WIRE MESH. ATTACH TO RAILS WITH 4 STAPLES PER RAIL. Permitted, not required.

EXHIBIT F – Garden Bed Examples

Types of garden beds allowed

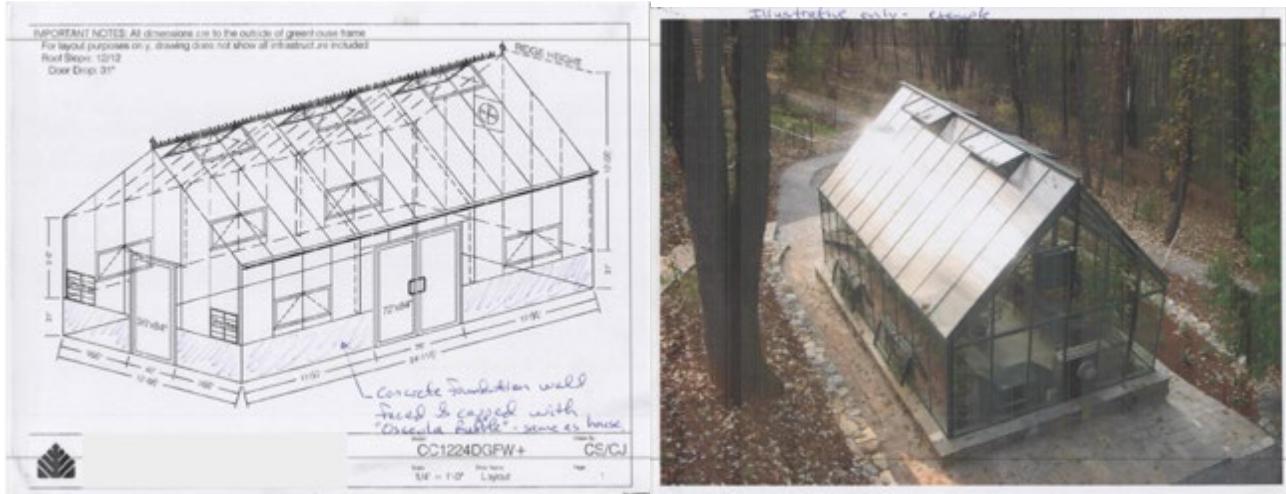


Types of garden beds not allowed



EXHIBIT G - Greenhouse Examples

Allowed:



Not Allowed. The example below would not be approved due to material type. Specifically, because of the use of flimsy fiberglass/plexiglass materials that would not withstand high winds and hail.

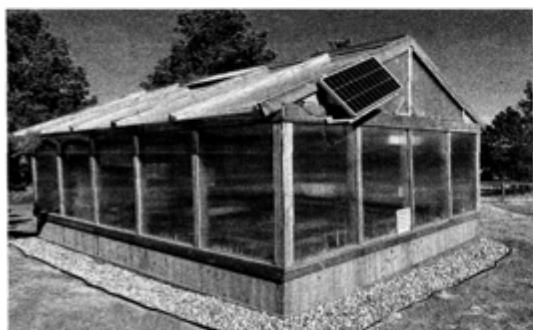


EXHIBIT H - Recommended Trees for Colorado Front Range Communities



Front Range Tree Recommendation List®

This revised Front Range Tree Recommendation List was developed through the collaborative efforts of 16 individuals each representing a different aspect of Colorado's Green Industry. Green Industry organizations represented included American Society of Landscape Architects (ASLA); Colorado Nursery and Greenhouse Association (CNGA); municipal arborists representing the Colorado Tree Coalition and International Society of Arboriculture, Colorado State University (CSU) Extension, Denver Botanic Gardens (DBG), Colorado State Forest Service (CSFS) and Colorado Arborists and Lawn Care Professionals (CALCP). Based on the committee's collective education, knowledge and experience over 211 trees or varieties were evaluated and rated, resulting in a single reference list for professionals to use and share with customers or residents.

The purpose of this project was to update and expand an original list creating a Front Range Tree list for use by Green Industry professionals based on decades of actual experience growing and caring for trees in our area. The list is intended to assist those involved in the buying, growing, selling, selection, siting and specification of trees, with the ultimate goal of a healthy, diverse and geographically appropriate landscape and urban forest. The ratings apply to the Colorado Front Range, generally defined as the region from Colorado Springs to the Wyoming border and from the foothills to the eastern plains.

The initial list of evaluated trees was based on a compilation of six 2023 Front Range Nursery Catalogs plus recommendations from committee members. The group evaluated each tree based upon five different critical factors and eight cautionary cultural factors along with three other categories. After evaluating each tree based on these critical, cautionary and other categories, each tree was placed in one of four categories or placed in a non-recommended list.

RECOMMENDED

A tree is recommended if it has consistently displayed no serious vitality issues related to any of the critical factors.

RECOMMENDED FOR MOST SITES

A tree in this category is generally recommended for most sites but may have one vitality issue to one of the critical factors or have a cautionary problem.

CONDITIONALLY RECOMMENDED

A tree is conditionally recommended if it has consistently displayed serious vitality issues related to one or more critical factors and one or more cautionary factors. Some of these critical and cultural factors can be mitigated through proper horticultural care.

TREES WITH POTENTIAL

A tree with potential is often offered for sale and has the potential to do well here (USDA Hardiness Zone Rating of 5 or below) but the committee felt it has less than ten years of experience growing and maintaining a significant population of the trees in this area. The intention is to move these trees into one of the other categories based upon collective experience of list users.

NOT RECOMMENDED

A tree is not recommended if it has consistently displayed overwhelming vitality issues related to several of the critical factors or can be expected to do poorly under normal circumstances.

Also added to this revised list is the category of Colorado Native. Under water use, low water use would designate it as a xeric or water wise woody plant.

When using this list to assist in tree selection for a specific planting location, a site analysis relating to cultural factors,

including a soil test to determine pH, texture and composition should be performed. We assume the list users are aware of the physical attributes of these trees (mature size, fall color, growth habit, texture, flowers, fruit etc.) or have access to that information.

The Front Range Tree Recommendation List® is downloadable on the websites of CNGA, ASLA, CTC, CALCP, ISA, CSU Extension, and Colorado State Forest Service, the hard copy document was paid for with contributions from some of the collaborating organizations and nurseries.

COMMITTEE MEMBERS:

Landscape Architects – ASLA – Don Godi
Nursery person – CNGA – Stan Brown, Matt Ruud, Keith Williamson, David Dickey, Debi Borden-Miller

CSU Representatives – CSU Extension – Jim Klett, David Staats, Eric A. Hammond, Alison O'Connor and Daniel Burcham

Municipal Arborists – CTC, CALCP and ISA – Luke Killoran, City of Lakewood; Ben Rickenbacker, City and County of Denver; Freddie Haberecht, City of Fort Collins

Denver Botanic Gardens – Elena Shtern
Colorado State Forest Service (CSFS) – Kamie Long



DECIDUOUS ALPHA — BOTANICAL		Recommended	Recommended For More Areas	Conditionally Recommended	Trees With Potential	Soil Chemistry	Soil Texture	Insects & Diseases	Cold Hardiness	Soil Tolerance	Tree Wrap/Sun Scald	Weak Wood	Short Lived	Suckers	Re-sprouts	Transplants	Leaf Scorch	Exposure	Water Needs	Colorado Native	Limited Availability
Botanical Name	Variety or Common Name	RATING	CRITICAL	CAUTIONARY	OTHER	COMMENTS															
<i>Acer</i>	Maple																				
<i>Acer campestre</i>	Hedge	X					X										I-m	X	Variable hardiness from seed; prone to winter dieback in hard early freezes.		
<i>Acer tataricum</i> subsp. <i>ginnala</i>	Amur/Ginnala – 'Flame'	X		X				X		X		X					I-m		Can develop chlorosis in alkaline soils		
<i>Acer glabrum</i>	Rocky Mountain	X			X												m-h	X	Prefers more moisture		
<i>Acer grandidentatum</i>	Bigtooth	X															I-m	X	X		
<i>Acer saccharum</i> subsp. <i>grandidentatum</i>	Bigtooth – ROCKY MOUNTAIN GLOW®. HIGHLAND PARK®	X				X											I-m	X	Tree forms		
<i>Acer griseum</i>	Paperbark			X			X							X	X	m		X	Needs a protected site; does not transplant well when bare-rooted		
<i>Acer miyabei</i>	Miyabe	X				X				X							I-m		Variable hardiness		
<i>Acer negundo</i>	Boxelder 'Sensation'	X								X							I-m	X	Tolerant of alkaline soils; male tree so no boxelder bugs		
<i>Acer platanoides</i>	Norway – 'Columnare'; 'Crimson King'; 'Crimson Sentry'; 'Deborah'; EMERALD LUSTER®; 'Emerald Queen'; 'Fairview'; 'Royal Red'	X								X					X	m			Acer platanoides is prone to suncold and leaf scorch in hot dry sites		
<i>Acer rubrum</i>	Red – 'Autumn Flame', REDPOINTE®, RED SUNSET®		X	X				X	X							m			Chlorosis; Acer rubrum needs an acidic soil		
<i>Acer saccharum</i>	Sugar – GREEN MOUNTAIN®, LEGACY®, FALL FIESTA®	X		X	X			X	X							m			Acer saccharum prefers well drained, neutral to acidic soils		
<i>Acer saccharum</i>	Sugar – Caddo 'John Pair', 'Autumn Splendor', FLASH FIRE®	X					X		X							X	I-m		Tolerant of alkaline soils		
<i>Acer tataricum</i>	Tatarian	X								X		X					I-m	X			
<i>Acer tataricum</i>	Tatarian HOT WINGS®	X								X		X					I-m		Plant Select®		
<i>Acer truncatum</i> x <i>platanoides</i>	NORWEGIAN SUNSET®, CRIMSON SUNSET®, PACIFIC SUNSET®		X			X		X								I-m	X	Prone to winter dieback and early hard freezes			
<i>Aesculus</i>	Buckeye/Horsechestnut																				
<i>Aesculus glabra</i> var. <i>angustifolia</i>	Texas Buckeye (Western Buckeye)			X													I-m	X	More heat tolerant than the species		
<i>Aesculus glabra</i>	Ohio Buckeye	X						X				X		X		m			Some chlorosis; prone to leaf scorch in hot dry sites		
<i>Aesculus hippocastanum</i>	Common Horsechestnut	X						X	X					X		m		X			
<i>Aesculus flava</i>	Yellow Buckeye	X												X		m		X			
<i>Aesculus</i> x <i>carnea</i>	'Briotti', 'Fort McNair'		X				X	X	X					X		m		X			
<i>Alnus</i>	Alder																				
<i>Alnus glutinosa</i>	European			X		X										m-h	X				
<i>Alnus incana</i> subsp. <i>tuftosa</i>	Thinleaf/ Mountain	X				X					X			X		m-h	X		Leaf miner; leaf scorch in hot dry sites		
<i>Amelanchier</i>	Serviceberry																				
<i>Amelanchier alnifolia</i>	Saskatoon	X														I-m			Large shrub; best used as multi-stem		
<i>Amelanchier canadensis</i>	Shadblow	X														I-m		X	Best used as multi-stem		
<i>Amelanchier laevis</i>	Allegheny			X												m		X	Available in tree or shrub form		
<i>Amelanchier</i> x <i>grandiflora</i>	'Autumn Brilliance'	X			X									X		m			Available in tree or shrub form; prefers acid soil; develops chlorosis in alkaline soils; prone to basal suckering.		
<i>Betula</i>	Birch																		All species winter watering recommended		
<i>Betula nigra</i>	River – HERITAGE®		X	X	X	X	X	X								m-h			Develops chlorosis in alkaline soils; bronze birch borer		
<i>Betula occidentalis</i>	Rocky Mountain/ Water	X				X										m-h	X		Bet as a multi-stem		
<i>Betula pendula</i>	European White – 'Gracilis'		X			X										m-h			Bronze birch borer		
<i>Betula platyphylla</i>	Asian White – 'Whitespine', DAKOTA PINNACLE®, PARKLAND PILLAR®		X			X										m-h			Bronze birch borer		

DECIDUOUS ALPHA — BOTANICAL															
Plant Nomenclature from World Flora Online		Assessment Criteria													
Botanical Name	Variety or Common Name	RATING		CRITICAL		CAUTIONARY				OTHER			COMMENTS		
<i>Carpinus</i>	Hornbeam														
<i>Carpinus betulus</i>	European – 'Fran Fontaine'			X					X						Needs protected site
<i>Carpinus betulus</i>	'Fastigiata'	X						X							Needs protected site
<i>Carpinus caroliniana</i>	American hornbeam			X				X							Moderate water needs; protected site
<i>Carya</i>	Hickory														
<i>Carya illinoensis</i>	Pecan			X						X	X	m		X	Not reliable fruit set
<i>Catalpa</i>	Catalpa														Fall cleanup consideration for all species
<i>Catalpa ovata</i>	Chinese			X					X						
<i>Catalpa speciosa</i>	Northern/ Western, HEARTLAND®	X						X							
<i>Celtis</i>	Hackberry														
<i>Celtis occidentalis</i>	Common Hackberry, PRAIRIE SENTINEL®	X						X		X					Weak Wood; Animal Damage; Nipple Gall cosmetic
<i>Cercis</i>	Redbud														All species need protected site
<i>Cercis canadensis</i>	Eastern	X						X							Northern seed source
<i>Cercis canadensis</i>	Eastern – 'Alba', 'Forest Pansy'			X				X							
<i>Cercis canadensis</i>	'Ruby Falls'			X				X							
<i>Cercidiphyllum</i>	Katsura														
<i>Cercidiphyllum japonicum</i>	Katsura Tree			X								m		X	Needs protected site
<i>Cladrastis</i>	Yellowwood														
<i>Cladrastis kentukea</i>	American Yellowwood	X						X	X						
<i>Cornus</i>	Dogwood														
<i>Cornus controversa</i>	Giant – 'June Snow'			X											
<i>Cornus mas</i>	Cornelian Cherry, 'Golden Glory'	X													Best used as multi-stem
<i>Corylus</i>	Hazelnut														
<i>Corylus colurna</i>	Turkish Filbert/Hazelnut	X						X							
<i>Crataegus</i>	Hawthorn														
<i>Crataegus crus-galli</i>	Cockspur var. inermis	X				X									Plant Select®
<i>Crataegus ambigua</i>	Russian	X				X									
<i>Crataegus douglasii</i>	River/Douglas	X				X									
<i>Crataegus laevigata</i>	English – 'Crimson Cloud'	X				X									
<i>Crataegus mollis</i>	Downy	X				X									
<i>Crataegus x mordenensis</i>	'Toba'	X				X									
<i>Crataegus phoenopyrum</i>	Washington	X				X									Fire blight
<i>Crataegus viridis</i>	Green – 'Winter King'	X													Preferred Hawthorn for CO
<i>Fagus</i>	Beech														
<i>Fagus sylvatica</i>	European Beech, 'Riversii', 'Dawyck Purple'			X		X		X			X	m		X	Best in well drained soils
<i>Ginkgo</i>	Ginkgo														
<i>Ginkgo biloba</i>	Ginkgo/ Maidenhair Tree, 'Princeton Sentry', 'Autumn Gold'	X				X					X	X	m		Plant male cultivar; slow to establish
<i>Gleditsia</i>	Honeylocust														
<i>Gleditsia triacanthos</i>	Thornless Common – NORTHERN ACCLAIM®	X				X		X							
<i>Gleditsia triacanthos</i>	Thornless Common – IMPERIAL®, SHADEMASTER®, SKYLINE®	X				X		X							Wrap young trees
<i>Gleditsia triacanthos</i>	Thornless Common – SUNBURST®	X				X		X							Wrap young trees; overplanted variety

DECIDUOUS ALPHA — BOTANICAL																									
Plant Nomenclature from World Flora Online		Characteristics and Management																							
Botanical Name	Variety or Common Name	Rating	Critical	Cautionary	Other	Comments																			
						Recommended	Recommended for Most Sales	Conditionally Recommended	Trees With Potential	Soil Chemistry	Soil Texture	Insects & Diseases	Cold Hardiness	Soil Tolerance	Tree Wrap/Sun Scald	Weak Wood	Short Lives	Suckers	Re-seeds	Tremors	Leaf Scorch	Exposure	Water Needs	Colorado Native	Limited Availability
<i>Gymnocladus</i>	Coffeetree																								
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	X																							
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree — ESPRESSO®, DECAF®, SKINNY LATTE™, PRAIRIE TITAN™	X																							
<i>Koelreuteria</i>	Chinese lantern tree																								
<i>Koelreuteria paniculata</i>	Goldraintree	X										X	X					I							
<i>Liquidambar</i>	Sweetgum																								
<i>Liquidambar styraciflua</i>	American Sweetgum			X	X	X	X										m		X	Needs a well drained soil; Protected placement					
<i>Liriodendron</i>	Tuliptree																								
<i>Liriodendron tulipifera</i>	Tuliptree		X									X	X					m		X					
<i>Liriodendron tulipifera</i>	Tuliptree, EMERALD CITY®			X			X					X						m							
<i>Maackia</i>	Maackia																								
<i>Maackia amurensis</i>	Amur Maackia			X														I-m		X					
<i>Macrura</i>																									
<i>Macrura pomifera</i>	Orange Orange 'White Shield'			X			X								X		I-m		X	Use thornless, seedless variety; dieback can be an issue					
<i>Magnolia</i>	Magnolia																								
<i>Magnolia acuminata</i>	Cucumbertree			X								X					m		X						
<i>Magnolia x soulangiana</i>	Saucer			X								X				X	m			Exposure & elevation affect flowering; needs protected placement					
<i>Malus</i>	Fruit Apple																All varieties subject to codling moth & fireblight.								
<i>Malus</i> varieties	HoneyCrisp, McIntosh, Red Delicious, Sweet Sixteen, Zestar	X				X										m									
<i>Malus</i>	Crabapple																Fireblight possible in all varieties								
<i>Malus</i> 'Adirondack'	Adirondack		X									X					I-m		X	Upright branching					
<i>Malus</i> x 'Branzam'	BRANDYWINE®		X									X					I-m			Large messy fruits					
<i>Malus</i> x 'Coralcole'	CORALBURST®	X															I-m			Disease resistant					
<i>Malus</i> 'Dolgo'	Dolgo		X									X					I-m		X	Messy fruit					
<i>Malus</i> 'Gladiator'	Gladiator		X									X					I-m			Columnar form; purple leaf					
<i>Malus</i> 'Indian Magic'	Indian Magic	X										X			X		I-m			Poor structure					
<i>Malus</i> 'Louisa'	Louisa		X									X					I-m			Weeping form					
<i>Malus</i> 'Prairiefire'	Prairiefire											X					I-m								
<i>Malus</i> 'Prairie Rose'	Prairie Rose				X							X					I-m		X	Fruitless					
<i>Malus</i> 'Radiant'	Radiant	X															I-m								
<i>Malus</i> 'Red Baron'	Red Baron	X										X					I-m			Upright form					
<i>Malus</i> 'JFS-KWS'	ROYAL RAINDROP®	X															I-m								
<i>Malus</i> sargentii	Sargent	X										X					I-m			Shrubby form; higher resistance to fireblight					
<i>Malus</i> sargentii 'Tina'	Sargent Tina	X															I-m			Dwarf form; higher resistance to fireblight					
<i>Malus</i> 'Spring Snow'	Spring Snow	X				X											I-m			Fruitless					
<i>Malus</i> 'Thunderchild'	Thunderchild	X															I-m								
<i>Morus</i>	Mulberry																								
<i>Morus</i> alba	White Mulberry 'Chaparral'		X									X			X			m			Weeping form; some dieback				

DECIDUOUS ALPHA — BOTANICAL																	
Plant Nomenclature from World Flora Online		Recommended Conditionally Recommended Tree With Potential			Soil Chemistry Soil Texture Insects & Diseases			Cold Hardiness Sun Exposure Tree Wrap/Sun Shield			Weak Wood Short Lived Suckers Rhizomes			Leaf Scorch Exposure Winter Needs		Colorado Native	Limited Availability
Botanical Name	Variety or Common Name	RATING		CRITICAL		CAUTIONARY			OTHER		COMMENTS						
<i>Ostrya</i>	Hophornbeam																
<i>Ostrya virginiana</i>	American Hophornbeam				X						X		m		X		
<i>Phellodendron</i>	Corktree																
<i>Phellodendron amurense</i>	Amur corktree			X			X						m		X		
<i>Platanus</i>	Planetree																
<i>Platanus x acerifolia</i>	London Planetree 'EXCLAMATION'®	X				X	X	X			X	m-h			Anthracnose		
<i>Platanus occidentalis</i>	American sycamore	X				X	X	X			X	m-h			Anthracnose		
<i>Populus</i>	Poplar (cottonwood)																
<i>Populus angustifolia</i>	Narrowleaf	X				X			X	X	X		l-m	X	Vigorous suckering; forms colonies. Use in native areas only		
<i>Populus deltoides</i>	Eastern	X				X			X	X	X		m-h		Too big for small yards; Choose male cultivar		
<i>Populus deltoides</i> subsp. <i>monilifera</i>	Plain 'Jeronomus'	X											m	X	Too big for small yards; Choose male cultivar		
<i>Populus tremula</i> 'Erecta'	Upright European, Aspen		X			X			X	X			m		Unique form; prone to many diseases and insects		
<i>Populus tremuloides</i>	Quaking Aspen		X			X			X	X			m	X	Better at 7800' +; chlorosis at lower elevations; prone to many diseases & insects		
<i>Populus tremuloides</i>	PRairie GOLD®			X		X			X	X			m		Reported to do better at lower elevations		
<i>Populus x acuminata</i>	Lanceleaf	X							X	X			m	X	Too big for small yards; Plant male cultivar		
<i>Populus x acuminata</i> x <i>sargentii</i>	Highland	X				X			X	X			m	X	Too big for small yards		
<i>Prunus</i>	Fruiting types																
<i>Prunus armeniaca</i>	Apricot-Chinese	X									X	m		X	Great ornamental; seldom sets fruit along the Front Range		
<i>Prunus armeniaca</i>	Apricot 'Moongold', 'Moorpark'	X										m		X	Great fall color; seldom sets fruit along the Front Range		
<i>Prunus cerasus</i> 'Evans Ball'	Sour Cherry- Evans Ball	X										m			Sour cherry		
<i>Prunus avium</i> 'Bing'	Bing	X				X					X	m		X	Seldom sets fruit along the front range; needs a cross pollinator		
<i>Prunus avium</i> 'Stella Compact'	Stella Compact	X				X					X	m		X	Seldom sets fruit along the front range		
<i>Prunus cerasus</i>	Cherry - 'Montmorency', 'North Star'	X			X							m			North Star = dwarf form 10' x 10'		
<i>Prunus persica</i> 'Elberta', 'Polly', 'Red Haven'	Peach - Elberta, Polly, Red Haven	X				X					X	m			Unreliable fruit set along the front range		
<i>Prunus persica</i> 'Reliance', 'Veteran', 'Contender'	Peach - Reliance, Veteran, Contender	X				X					X	m			Later blooming; more reliable fruit set		
<i>Prunus</i> 'Mount Royal'	Plum - Mount Royal	X										m			Self fruitful plum		
<i>Prunus salicina</i> 'Santa Rosa'	Plum - Santa Rosa	X				X					X	m			Needs a cross pollinator		
<i>Prunus</i> 'Stanley'	Plum- Stanley	X				X					X	m			Self-fertile plum		
<i>Prunus</i> 'Superior'	Plum-Superior	X				X					X	m			Needs a cross pollinator		
<i>Prunus</i> 'Toka'	Plum - Toka	X			X			X			X	m			Needs a cross pollinator		
<i>Prunus</i>	Ornamental types																
<i>Prunus cerasifera</i> 'Newport'	Newport Plum (Kankakee strain)	X				X			X			m			Upright form; borers		
<i>Prunus cerasifera</i> 'Newport'	Newport Plum	X				X			X			m			Rounded form; borers		
<i>Prunus cerasifera</i> 'Frankthrees'	Plum - MT. ST. HELENS®	X				X			X			m			Sport of 'Newport'		
<i>Prunus maackii</i>	Amur Chokecherry		X			X					X	m		X	Root diseases if too wet; Susceptible to frost cracking		
<i>Prunus nigra</i> 'Princess Kay'	Plum 'Princess Kay'	X							X			l-m			Plant Select® variety; suckers when mature		
<i>Prunus padus</i>	European Birdcherry	X							X		X	m			Some breakage after storm; prolific flowering		

DECIDUOUS ALPHA — BOTANICAL																					
Plant Nomenclature from World Flora Online		Performance & Adaptability																			
Botanical Name	Variety or Common Name	Rating		Critical			Cautionary			Other			Comments								
		Recommended	Recommended for Most Sites	Conditionally Recommended	Trees With Potential	Soil Chemistry	Soil Texture	Insects & Diseases	Cold Hardiness	Soil Tolerance	Tree Wraps/Scion Scald	Weak Wood	Short Lived	Suckers	Seeds	Transplants	Leaf Scorch	Exposure	Water Needs	Colorado Native	Limited Applications
<i>Prunus</i>	Ornamental types																				
<i>Prunus padus</i>	European Birdcherry — SUMMER GLOW®, 'Merlot'	X								X					m		X	Red leaf form; good alternative to Canada Red; some breakage after storms;			
<i>Prunus sargentii</i> 'Pink Flare'	PINK FLAIR®			X											X	m					
<i>Prunus virginiana</i>	Common Chokecherry — 'Canada Red', 'Schubert'	X				X				X	X	X			I-m			Tree form suckers; best as shrub			
<i>Prunus x fontanesiana</i>	Plum — Des Fontaines		X												m		X	Zone 3 ornamental cherry; long lived for a <i>Prunus</i>			
<i>Prunus x 'P0025'</i> (PP25,767)	Prunus- SUCKER PUNCH®	X													I-m		X	Plant Select® variety; suckers less than Canada Red			
<i>Pyrus</i>	Pear														All <i>Pyrus</i> subject to Fireblight						
<i>Pyrus</i>	Pear — 'Bartlett', 'Early Gold', 'Golden Spice', 'Luscious', 'Parker', 'Summercrisp'	X				X									I-m			Fruiting varieties; Needs a cross pollinator.			
<i>Pyrus calleryana</i>	Callery — 'Aristocrat', CHANTICLEER® (aka 'Cleveland Select'), 'Autumn Blaze', 'Redspire'	X													I-m			Ornamental varieties			
<i>Pyrus calleryana</i>	Jack™	X				X									I-m			Rounded, compact habit			
<i>Pyrus calleryana</i>	Callery — 'Capitol', JAVELIN®	X				X									I-m			Narrow form			
<i>Pyrus ussuriensis</i>	Ussurian — 'Prairie Gem', 'Mt. Frost'	X				X									I-m		X	More cold hardy than <i>P. calleryana</i>			
<i>Quercus</i>	Oak																				
<i>Quercus acutissima</i>	Sawtooth			X	X										I-m		X				
<i>Quercus alba</i>	White		X		X	X		X				X			I-m		X	Develops chlorosis in alkaline soils			
<i>Quercus bicolor</i>	Swamp White	X			X				X						m			Can develop some chlorosis in alkaline soils			
<i>Quercus buckleyi</i>	Texas Red	X					X								I		X	Many seed sources not predictably hardy			
<i>Quercus gambelii</i>	Gambel	X				X						X			I	X		Shrubby habit; susceptible to galls.			
<i>Quercus imbricaria</i>	Shingle			X	X			X							I-m	X	X	Develops chlorosis in alkaline soils			
<i>Quercus macrocarpa</i>	Bur	X				X									I-m			Susceptible to galls			
<i>Quercus macrocarpa</i> 'Urban Pinnacle'	'Urban Pinnacle'	X				X									I-m			Narrow form; susceptible to gamble oak borer			
<i>Quercus muehlenbergii</i>	Chinkapin	X													I-m		X				
<i>Quercus robur</i>	English	X				X									I-m			Susceptible to gamble oak borer			
<i>Quercus robur</i>	English 'Columnaris'	X				X	X								I-m			Susceptible to gamble oak borer			
<i>Quercus robur</i> x <i>macrocarpa</i>	HERITAGE®	X													I-m			Most resistant to galls; vigorous growth			
<i>Quercus rubra</i>	Red	X			X	X									m			Develops chlorosis in alkaline soils			
<i>Quercus shumardii</i>	Shumard	X													I-m			From a northern source			
<i>Quercus undulata</i>	Wavyleaf	X													I	X	X	Shrubby habit			
<i>Quercus alba</i> x <i>robur</i>	CRIMSON SPIRE®, STREETSPIRE®	X													I-m			Columnar form			
<i>Quercus robur</i> x <i>bicolor</i>	REGAL PRINCE®, KINDRED SPIRIT®	X													I-m			KINDRED SPIRIT® most narrow columnar oak			
<i>Salix</i>	Willow														All species susceptible to aphids and cankers						
<i>Salix alba</i>	Niobe Weeping — 'Tristis'	X					X				X				h						
<i>Salix alba</i>	Russian Golden — 'Vitellina'	X				X				X					h		X				
<i>Salix amygdaloides</i>	Peachleaf	X				X				X					I-m	X	X	More common as a multistem			
<i>Salix</i> x 'Prairie Cascade'	Prairie Cascade, Weeping	X									X				h						
<i>Sophora</i> (Stryphnolobium)	Pagodatree																				
<i>Sophora</i> (Stryphnolobium) <i>japonica</i>	Japanese Pagodatree, Millstone™	X				X	X		X	X				X	m		X	Canker			

DECIDUOUS ALPHA — BOTANICAL																																										
		Recommended			Recommended for Hot Sales		Conditionally Recommended		Trees With Potential		Soil Chemistry		Soil Texture		Insects & Diseases		Cold Hardiness		Soil Tolerance		Tree Wrap/Sun Scald		Weak Wood		Short Lived		Succulents		Re-wounds		Transplants		Leaf Scorch		Expensive		Water Needs		Colorado Native		Limited Availability	
Botanical Name	Variety or Common Name	RATING		CRITICAL		CAUTIONARY		OTHER		COMMENTS																																
<i>Sorbus</i>	Mountain-ash																																									
<i>Sorbus intermedia</i>	Swedish Whitebeam					X																																				
<i>Sorbus aucuparia</i>	European	X																																								
<i>Sorbus aucuparia</i>	European – CARDINAL ROYAL®	X																																								
<i>Sorbus x hybrida</i>	Oak Leaf			X																																						
<i>Syringa</i>	Lilac																																									
<i>Syringa reticulata</i> subsp. <i>pekinensis</i>	Peking – 'Summer Charm'	X																																								
<i>Syringa reticulata</i>	Japanese – 'Ivory Silk'	X																																								
<i>Tilia</i>	Linden																																									
<i>Tilia americana</i>	American- American Sentry™, 'Redmond'	X														X					X																					
<i>Tilia cordata</i>	Littleleaf – GREENSPIRE®	X														X	X				X																					
<i>Tilia cordata</i> x <i>mongolica</i>	'Harvest Gold'			X												X					X																					
<i>Tilia tomentosa</i>	Silver – 'Sterling Silver'	X														X					X																					
<i>Tilia</i> x <i>flavescens</i>	'Glenleven'	X														X					X																					
<i>Ulmus</i>	Elm																																									
<i>Ulmus americana</i>	American – 'Valley Forge', 'New Harmony', 'Princeton'			X												X																										
<i>Ulmus davidiana</i>	David, GREENSTONE®, CHOICECITY®	X																																								
<i>Ulmus davidiana</i> var. <i>japonica</i>	ACCOLADE® ('Morton')	X														X																										
<i>Ulmus davidiana</i> var. <i>japonica</i>	NORTHERN EMPRESS®			X																																						
<i>Ulmus davidiana</i> var. <i>japonica</i>	'Prospector'		X																																							
<i>Ulmus japonica</i> x <i>U. pumila</i> "New Horizon"	"New Horizon"			X																																						
<i>Ulmus minor</i> x <i>U. parvifolia</i>	'Frontier'		X													X																										
<i>Ulmus</i> x 'Morton Glosy'	TRIUMPH® Elm	X														X																										
<i>Xanthoceras</i>	Yellowhorn															X																										
<i>Xanthoceras sorbifolium</i>	Yellowhorn- CLEAR CREEK™																																									
<i>Zelkova</i>	Zelkova																																									
<i>Zelkova serrata</i>	Japanese Zelkova 'Musashino'															X		X																								

CONIFER ALPHA — BOTANICAL		Recommended	Recommended for Most Sites	Conditionally Recommended	Trees With Potential	Soil Chemistry	Soil Texture	Insects & Diseases	Cold Hardiness	Soil Tolerance	Tree Wraps/Trunk Scald	Weak Wood	Short Lived	Suckers	Bare Root	Transplants	Leaf Scorch	Expense	Water Needs	Colorado Native	Limited Availability
Botanical Name	Variety or Common Name	RATING	CRITICAL																	COMMENTS	
Abies	Fir																				
Abies concolor	White	X		X		X												m	X	Needs even, reliable moisture; needs well drained soil; chlorosis	
Cedrus	Cedar																				
Cedrus libani	Cedar of Lebanon		X	X	X													X	m	X	
Hesperocyparis	Cypress																				
Hesperocyparis arizonica	Arizona Cypress					X		X										X	I	X	Seed source important
Hesperocyparis arizonica	Arizona Cypress 'Blue Ice', CRYSTAL FROST™			X	X	X											X	I	X		
Juniperus	Juniper																				
Juniperus chinensis	'Blue Point'	X															X	I-m			
Juniperus chinensis	Chinese – 'Spartan', 'Spearmint', 'Hetzi Columnaris'	X																I-m			
Juniperus monosperma	One – Seed	X															I	X	X	Needs a dry site.	
Juniperus scopulorum	Rocky Mountain	X															I	X	X	Host for Cedar Apple Rust	
Juniperus scopulorum	Rocky Mountain – 'Welchii', 'Gray Gleam', 'Cologreen', 'Wichita Blue', 'Moonglow'	X															I			Host for Cedar Apple Rust	
Juniperus scopulorum	Rocky Mountain – 'Medora', 'Skystar', 'Woodward'	X															I			Columnar forms; vector for Cedar Apple Rust	
Juniperus virginiana	Eastern Red Cedar – 'Hillspire', 'Idyllwild', 'Blue Arrow'	X															X	I-m		Host for Cedar Apple Rust	
Juniperus virginiana	Eastern Red Cedar – 'Taylor'	X															X	I-m		Columnar form; host for Cedar Apple Rust	
Larix	Larch																				
Larix decidua	European Larch	X															m-h		X		
Metasequoia	Dawn Redwood																				
Metasequoia glyptostroboides	Dawn Redwood		X	X	X												X	m			
Picea	Spruce																				
Picea abies	Norway – 'Cupressina'	X															X	m-h		Will not take windy sites; needs a more protected area	
Picea engelmannii	Engelmann Spruce	X															m-h	X	X		
Picea glauca	Black Hills 'Densata', 'Wiskey Blue Hills'	X															m-h		X		
Picea omorika	Serbian		X		X	X											m-h		X		
Picea pungens	Colorado	X				X	X	X									m-h	X		Tussock moth in large trees	
Picea pungens glauca	Colorado Blue – BABY BLUE®, 'Baby Blue Eyes', 'Bakeri', 'Fastigiata', 'Fat Albert', 'Hoopsii', 'Colorado Weeping', 'Sester Dwarf'	X				X		X									m-h	X		Possible ips beetle problem	
Pinus	Pine																				
Pinus aristata	Bristlecone (foxtail)	X						X									I-m	X		Slow growing	
Pinus bungeana	Lacebark			X				X									m-h		X	needs well drained soil	
Pinus cembra	Swiss Stone Pine			X		X											I-m		X		
Pinus contorta	Lodgepole		X			X											I-m	X	X	Chlorosis at lower elevations; susceptible to mountain pine beetle	
Pinus edulis	Pinyon							X									I-m	X		Susceptible to Pitch mass borer, Pine tip moth, mountain pine beetle.	
Pinus flexilis	Limber		X					X									I-m	X	X		
Pinus flexilis	'Vanderwolf's Pyramid'	X						X									I-m	X			

CONIFER ALPHA — BOTANICAL

		Recommended	Recommended for Hot Zones	Conditionally Recommended	Tree With Potential	Soil Chemistry	Soil Texture	Insects & Diseases	Cold Hardiness	Site Tolerance	Tree Wraps/Trunk Tend	Weak Wood	Short Lived	Suckers	Reworks	Transplants	Leaf Scorch	Exposure	Water Needs	Colorado Native	Limited Availability	
Botanical Name	Variety or Common Name	RATING		CRITICAL		CAUTIONARY		OTHER		COMMENTS												
<i>Pinus heldreichii</i>	Bosnian	X																m				
<i>Pinus heldreichii</i>	Bosnian – ‘Emerald Arrow’	X																m				
<i>Pinus monophylla</i>	Singleleaf Pinyon		X															I	X			
<i>Pinus mugo</i>	Mugo – ‘Tannenbaum’	X																I-m				
<i>Pinus nigra</i>	Austrian ‘Oregon Green’	X																m				
<i>Pinus nigra</i>	Austrian – ‘Arnold’s Sentinel’, ‘Frank’		X															m				
<i>Pinus ponderosa</i>	Ponderosa	X						X									I-m	X				
<i>Pinus strobus</i>	Eastern White			X	X	X	X										X	m	X		Soil chlorosis; wind damage	
<i>Pinus strobus</i>	Southwestern White	X															I-m	X				
<i>Pinus sylvestris</i>	Scotch		X			X											m				Pine wilt nematode (PWN)	
<i>Pseudotsuga</i>	Douglas-fir																					
<i>Pseudotsuga menziesii</i> var. <i>glauca</i>	Rocky Mountain Douglas fir	X						X									m	X				
<i>Sequoiadendron</i>	Giant Sequoia																					
<i>Sequoiadendron giganteum</i>	Giant Sequoia – ‘Hazel Smith’				X	X	X										X	m-h		X		
<i>Taxodium</i>	Baldcypress																					
<i>Taxodium distichum</i> ‘Mickelson’	Baldcypress – SHAWNEE BRAVE™	X						X									m-h		X			
<i>Thuja</i>																						
<i>Thuja occidentalis</i>	Eastern Arborvitae – ‘Emerald’, ‘Techny’, ‘Degroots Spire’, ‘North Pole’	X						X									X	m-h			Needs protected area; susceptible to winter burn	
<i>Thuja standishii</i> x <i>Thuja plicata</i>	Green Giant	X															X	m-h		X	Needs protected area	

NOT RECOMMENDED		Recommended	Recommended for Most Sites	Conditionally Recommended	Trees With Potential	Soil Chemistry	Soil Texture	Insects & Diseases	Cold Hardiness	Soil Tolerance	Tree Wrap/Sun Scald	Weak Wood	Short Lived	Suckers	Re-Weeds	Transplants	Leaf Scorch	Exposure	Water Needs	Colorado Native	Limited Availability
Botanical Name	Plant Nomenclature from World Flora Online	RATING		CRITICAL			CAUTIONARY			OTHER			COMMENTS								
		NOT RECOMMENDED	NOT RECOMMENDED																		
<i>Acer saccharinum</i>	Silver - all cultivars			X			X	X	X					m						Develops chlorosis in alkaline soils	
<i>Acer x freemanii</i>	Freeman - 'Armstrong', AUTUMN BLAZE®, AUTUMN FANTASY®, SIENNA GLENN®			NOT RECOMMENDED	X			X	X					m						Develops chlorosis in alkaline soils	
<i>Fraxinus</i>	Ash species			NOT RECOMMENDED		X								m						Emerald Ash Borer - all species prohibited planting	
<i>Juglans nigra</i>	Black Walnut			NOT RECOMMENDED		X								l-m						Do Not Plant	
<i>Malus ioensis</i>	Bechtel 'Pleuro'			NOT RECOMMENDED		X								l-m						Fireblight	
<i>Malus x 'Schmidticutleaf'</i>	Golden Raindrop®			NOT RECOMMENDED		X								l-m						Fireblight	
<i>Populus alba</i>	White poplar			NOT RECOMMENDED		X				X		X		h						Suckers aggressively	
<i>Populus x canescens</i> 'Tower'	Tower			NOT RECOMMENDED		X								m-h						Prone to many diseases and insects	
<i>Pyrus calleryana</i>	Callery - 'Bradford'			NOT RECOMMENDED		X			X	X				m						Suckers; structurally weak	
<i>Quercus ellipsoidalis</i>	Northern Pin			NOT RECOMMENDED	X									m						Develops chlorosis in alkaline soils	
<i>Quercus palustris</i>	Pin Oak			NOT RECOMMENDED	X		X							m						Chlorosis in alkaline soils	
<i>Robinia pseudoacacia</i>	Black Locust - 'Purple Robe'			NOT RECOMMENDED		X				X	X			m						Highly susceptible to borer damage	
<i>Salix matsudana</i>	Globe - 'Navajo'			NOT RECOMMENDED		X	X			X	X			l-m						Aphids and cankers; chlorosis	
<i>Ulmus parviflora</i>	all cultivars			NOT RECOMMENDED			X	X						m						Elm Scale	
<i>Ulmus propinqua</i>	'Emerald Sunshine'			NOT RECOMMENDED										m							
<i>Zelkova serrata</i>	'Green Vase', 'Village Green'			NOT RECOMMENDED			X							l-m							

EXHIBIT I – Color Change Request Example

Paint change request with color sample and overall intended affect.

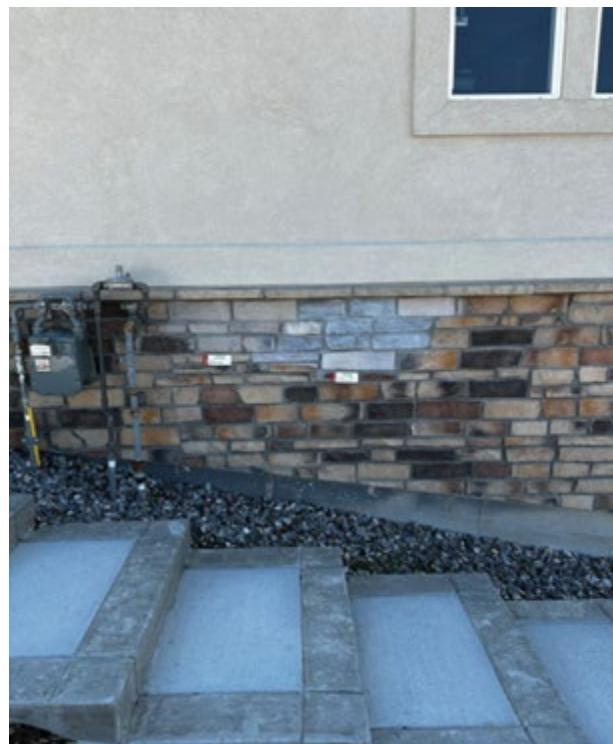
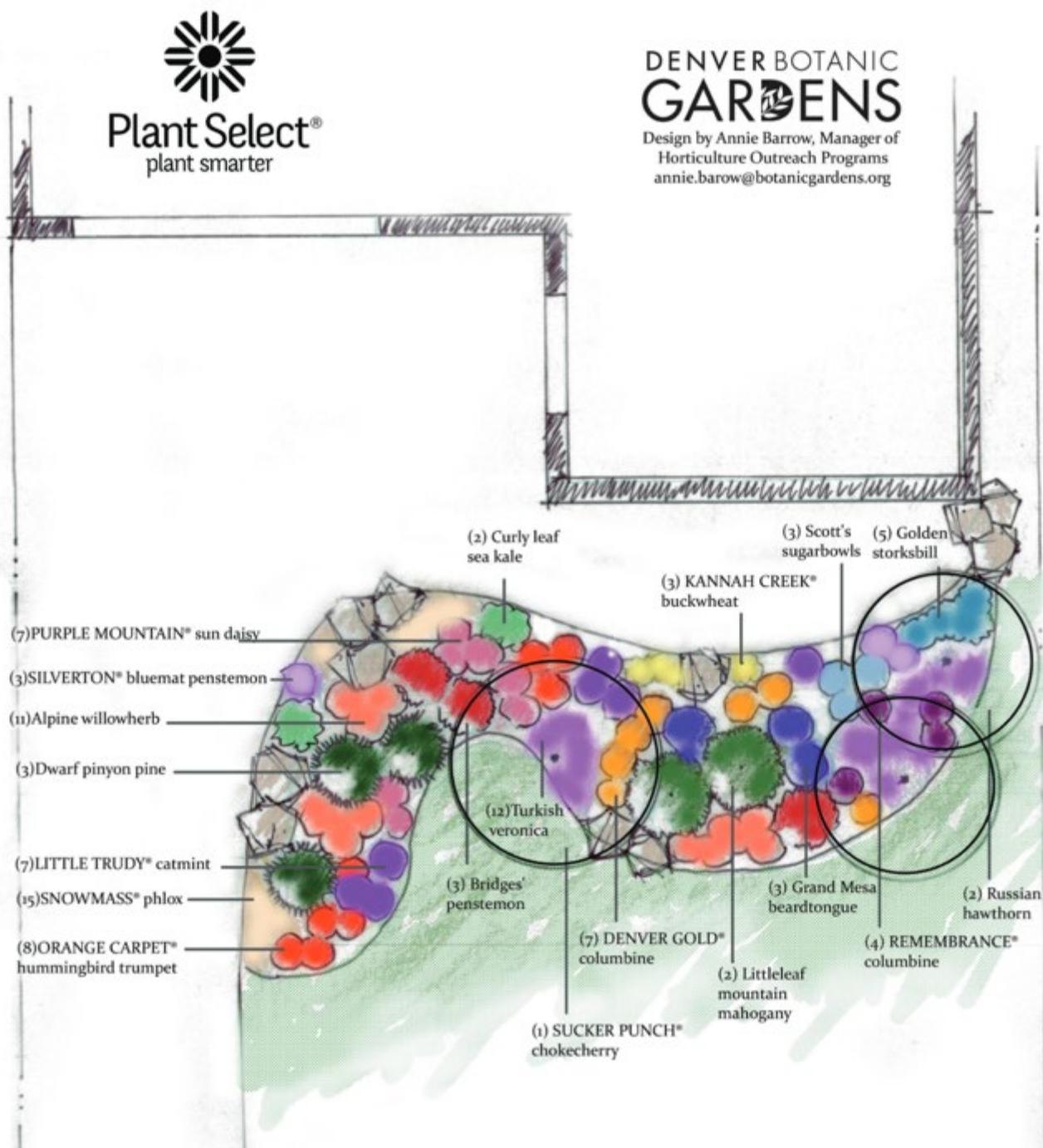


EXHIBIT J – Xeriscape/Water-Wise Design and Plants

Water Wise Landscaping Suggestions

For more detail see <https://plantselect.org/design/downloadable-designs/>

PLAN 1:



PLAN 1 Plant List:

HIGH ELEVATION PLANTING DESIGN - FRONTYARD 11' x 17'

This high elevation planting design offers a wide variety of year round texture, spring, summer and fall color plus winter interest for landscapes up to 8125'.



PLANT LIST: Common Name

PURPLE MOUNTAIN® sun daisy (7)
SILVERTON® bluemat penstemon (3)
Alpine willowherb (11)
Dwarf pinyon pine (3)
LITTLE TRUDY® catmint (7)
SNOWMASS® phlox (15)
ORANGE CARPET® hummingbird trumpet (8)
Bridges' penstemon (3)
Turkish veronica (12)
DENVER GOLD® Columbine (7)
SUCKER PUNCH® chokecherry (1)
Littleleaf mountain mahogany (2)
Grand Mesa beardtongue (3)
REMEMBRANCE® columbine (4)
Russian hawthorn (2)
Curly leaf sea kale (2)
KANNAH CREEK® buckwheat (3)
Scott's sugarbowls (3)
Golden storksbill (5)

PLANT LIST: Botanic name

Osteospermum barberiae var. compactum 'P005S' (7)
Penstemon linarioides ssp. coloradoensis 'P014S' (3)
Epilobium fleischeri (11)
Pinus edulis (3)
Nepeta 'Psrike' PP 18,904 (7)
Phlox bifida (15)
Zauschneria garrettii 'PWWG01S' (8)
Penstemon rostriflorus (3)
Veronica liwanensis (12)
Aquilegia chrysanthia (7)
Prunus 'P002S' PP25,767 (1)
Cercocarpus intricatus (2)
Penstemon mensarum (3)
Aquilegia 'Swan Violet & White' (4)
Crataegus ambigua (2)
Crambe maritima (2)
Eriogonum umbellatum var. aureum 'Psdowns' (3)
Clematis scottii (3)
Erodium chrysanthum (5)

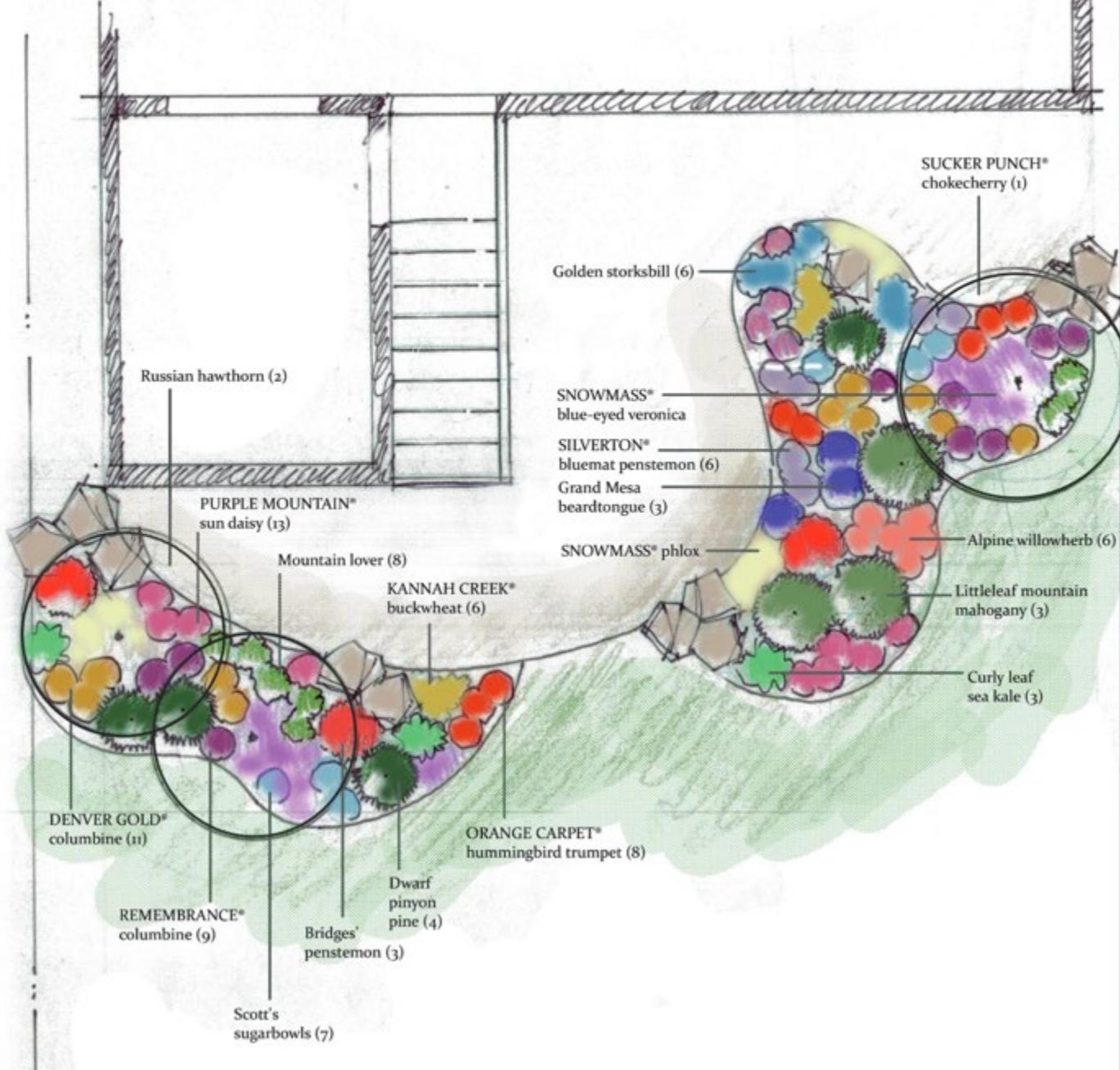
Visit www.PlantSelect.org/where-to-buy/ to source Plant Select plants or email Director@PlantSelect.org with questions. Designed by: Annie Barrow Manager, Horticulture Outreach Programs annie.barrow@botanicgadens.org

PLAN 2:



DENVER BOTANIC
GARDENS

Design by Annie Barrow,
Manager Horticulture Outreach Programs
annie.barrow@botanicgardens.org



PLAN 2 Plant List:

HIGH ELEVATION PLANTING DESIGN - BACKYARD 11' x 17'

This high elevation planting design offers a wide variety of year round texture, spring, summer and fall color plus winter interest for landscapes up to 8125'.



PLANT LIST: Common Name

Russian hawthorn (2)
PURPLE MOUNTAIN® sun daisy (13)
Mountain lover (8)
KANNAH CREEK® buckwheat (6)
DENVER GOLD® Columbine (11)
REMEMBRANCE® columbine (9)
Scott's sugarbowls (7)
Bridges' penstemon (3)
Dwarf pinyon pine (4)
ORANGE CARPET® hummingbird trumpet (8)
Golden storksbill (6)
SNOWMASS® blue-eyed veronica (7)
SILVERTON® bluemat penstemon (6)
Grand Mesa beardtongue (3)
SNOWMASS® phlox (7)
Alpine willowherb (6)
Littleleaf mountain mahogany (3)
Curly leaf sea kale (3)
SUCKER PUNCH® chokecherry (1)

PLANT LIST: Botanic name

Crataegus ambigua (2)
Osteospermum barberiae var. *compactum* 'P005S' (13)
Paxistima canbyi (8)
Eriogonum umbellatum var. *aureum* 'Psdowns' (6)
Aquilegia chrysantha (11)
Aquilegia 'Swan Violet & White' (9)
Clematis scottii (7)
Penstemon rostriflorus (3)
Pinus edulis (4)
Zauschneria garrettii 'PWWG01S' (8)
Erodium chrysanthum (6)
Veronica x 'P018S' (7)
Penstemon linarioides ssp. *coloradoensis* 'P014S' (6)
Penstemon mensarum (3)
Phlox bifida (7)
Epilobium fleischeri (6)
Cercocarpus intricatus (3)
Crambe maritima (3)
Prunus 'P002S' PP25,767 (1)

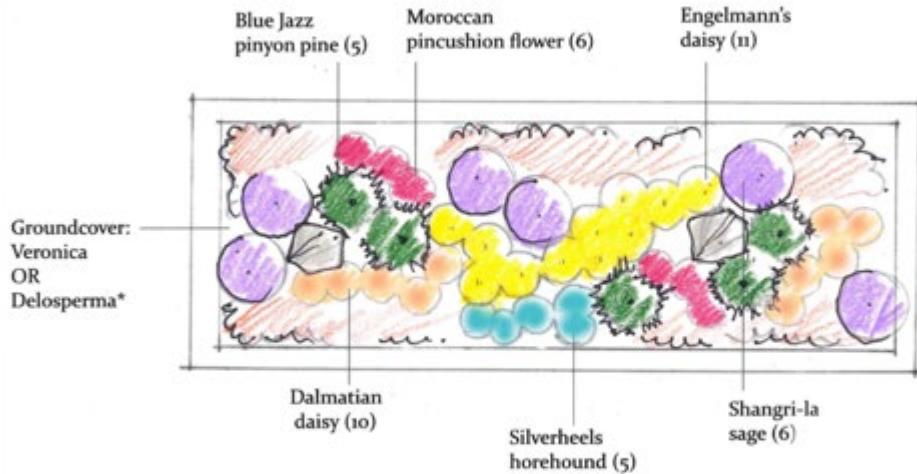
Visit www.PlantSelect.org/where-to-buy/ to source Plant Select plants or email Director@PlantSelect.org with questions. Designed by: Annie Barrow Manager, Horticulture Outreach Programs annie.barrow@botanicgadens.org

PLAN 3:



DENVER BOTANIC
GARDENS

Designed by: Annie Barrow
Manager, Horticulture Outreach
Programs
annie.barrow@botanicgardens.org



*Mix of Veronica CRYSTAL RIVERS™ & SNOWMASS® or Delosperma Granita® Raspberry & Granita® Orange

RIGHT OF WAY PLANTING DESIGN

Scale 1/4"=1'
Exposure: Full to part sun

PLAN 3 Plant List:



RIGHT OF WAY PLANTING DESIGN 24' X 8'

This low maintenance, full sun design is a display of colorful steppe region plants that embodies effortless natural beauty.

PLANT LIST:

Blue Jazz dwarf pinyon pine (5)

Moroccan pincushion flower (6)

Engelmann's daisy (11)

Groundcovers in mass, CRYSTAL RIVER® & SNOWMASS® or GRANITA® Raspberry or Orange ice plants (2 flats)

Dalmatian daisy (10)

Silverheels horehound (5)

Shangri-la sage (6)

Hardscape use of 2-5 stones or a broadleaf evergreen such as Panchito manzanita

Visit www.PlantSelect.org/where-to-buy/ to source Plant Select plants or email Director@PlantSelect.org with questions.

Water Wise Plant List - For more details see <https://plantselect.org/plants/our-plants/>

Common Name	Common Name	Common Name
Alan's Apricot ice plant	GRANITA® Raspberry ice plant	Scott's sugarbowls
Alleghany viburnum	Guernsey Green Juniper, WINDWALKER® Series	Sea Foam sage
Alpine willowherb	HALF PINT® Pineleaf Penstemon	Seven-son-flower
Autumn Amber sumac	Hopflower oregano	SHADOW MOUNTAIN® penstemon
Autumn Sapphire™ sage	HOT WINGS® Tatarian maple	Shangri-la sage
Avalanche white sun daisy	Hummingbird trumpet mint	Shimmer Evening Primrose
Baby Blue rabbitbrush	Indigo Blue Dragonhead	Shimmer Evening Primrose
Bellina Pink Cornflower	KANNAH CREEK® buckwheat	Siberian spirea
Blanca Peak® Rocky Mountain Beardtongue	KINTZLEY'S GHOST® honeysuckle	Silky rock jasmine
Blonde Ambition grama grass	Korean feather reed grass	SILVER BLADE® evening primrose
Blue Jazz pinon pine	LA VETA LACE® geranium	Silver dollar plant
BLUE VELVET® honeysuckle	Lavender Ice ice plant	Silver Fountain butterfly bush
BLUE VELVET® pansy	LAVENDER MIST® sun daisy	Silver sage
Bluestem joint fir	Leprechaun Southernwood	SILVER TOTEM® buffaloberry
Bridges' penstemon	Letitia Flannel Plant	Silverheels horehound
Canyon plume (formerly Apache plume)	Letitia flannel plant	SILVERTON® bluemat penstemon
Cape-forget-me-not, Summer-forget-me-not	LITTLE TRUDY® catmint	SKY'S EDGE® scutellaria
Carol Mackie daphne	Littleleaf mountain mahogany	Smith's buckthorn
Carolyn's Hope pink penstemon	Meadow Blazing Star	Smoky Hills skullcap
Cashmere sage	MESA VERDE® ice plant	Snow Angel coral bells
Cherry skullcap	Mini Man™ dwarf Manchurian viburnum	Snow Mesa buckwheat
CHEYENNE® mock orange	Mock Bearberry manzanita	SNOWMASS® blue-eyed veronica
Chieftain manzanita	Mojave sage	SNOWMASS® phlox
Chocolate flower	MONGOLIAN BILLS® clematis	SONORAN SUNSET® hyssop
CLEAR CREEK® golden yellowhorn	Mongolian Snowflakes	SPANISH GOLD® broom
Colorado desert blue star	Moon carrot	SPANISH PEAKS® foxglove
COLORADO GOLD® gazania	Moroccan pincushion flower	St. Theresa seedless grape
Coral Baby penstemon	Mountain lover	Standing Ovation little bluestem
CORAL CANYON® twinspur	Narbonne blue flax	STARBURST™ ice plant
CORONADO® hyssop	Northern Lights pansy	SteppeSuns® Hokubetsi
CORONADO® Red hyssop	OLYMPUS® Gold Leaf Sage	SteppeSuns® Sunset Glow Penstemon
Corsican violet	ORANGE CARPET® hummingbird trumpet	SUCKER PUNCH® chokecherry
CRYSTAL FROST™ Arizona cypress	Oxlip primrose	Summer Frost Pink Candy
CRYSTAL RIVER® veronica	Panchito manzanita	Sungari redbead cotoneaster
Curly leaf sea kale	Partridge feather	SUNSET® foxglove
Dalmatian daisy	PAWNEE BUTTES® Sand Cherry	SUNSET® hyssop
Dalmatian pink cranesbill	PIKES PEAK PURPLE® penstemon	TABLE MOUNTAIN® ice plant
Denver Daisy	Pink Cotton Lamb's Ear	TANAGER® gazania
DENVER GOLD® columbine	PINK CRYSTALS® ruby grass	Tennessee purple coneflower
Desert beardtongue (aka, desert penstemon)	PLATINUM® sage	Thin Man Golden Prairie Grass
Desert moss	Prairie cordgrass	TIKY Littleleaf Peashrub
DOG TUFF™ grass	PRAIRIE JEWEL® penstemon	Turkish veronica
DREW'S FOLLY™ Hardy Snapdragon	Prairie Lode sundrops	Turquoise Tails blue sedum
Dwarf beach-head iris	Princess Kay plum	Tuscar bluemat penstemon
Dwarf Leadplant	PURPLE MOUNTAIN® sun daisy	Ultra Violet Salvia
Dwarf pinyon pine	Purple winter savory	UNDAUNTED® ruby muhly
Engelmann's daisy	Red Birds in a Tree	UNDAUNTED® Alpine Plume Grass
EVERSILVER™ creeping germander	Red feathers	VALLEY LAVENDER™ plains verbena
Fernbush	Red jacket gooseberry	VERMILION BLUFFS® Mexican sage
Filigree daisy	RED MOUNTAIN® Flame ice plant	WAGGON WHEEL® Bluemat Penstemon
FIRE SPINNER® ice plant	RED MOUNTAIN® ice plant	Waxflower
FIRST LOVE™ dianthus	RED ROCKS® penstemon	Wee One dwarf English lavender
FREEDA® Caterpillar Grass	Red yucca	Weeping white spruce
Furman's Red sage	Redleaf rose	Wild Thing sage
Giant sacaton	Regal torchlily	WINDWALKER® garnet penstemon
Gold on Blue prairie zinnia	REMEMBRANCE™ columbine	WINDWALKER® big bluestem
Golden Candles	Ruby Moon hyacinth bean	WINDWALKER® royal red salvia
Golden storksbill	Ruby Voodoo rose	WINDWALKER® Desert Rose salvia
Goldhill golden-aster	Russian hawthorn	Winecups (aka, Purple Poppy Mallow)
Grand Mesa beardtongue	Sandia coral bells	WINTER FIRE® Sedum
GRANITA® Orange ice plant	SARADA'S™ Greek mountain tea	Woodward columnar juniper
		Yellow stardust draba

APPENDIX A - ARCHITECTURAL REVIEW REQUEST FORM

TBMD ARCHITECTURAL REVIEW REQUEST FORM

Two Bridges Metropolitan District
Attn: Charles Wolfersberger and
Annemarie Tucker
12210 Brighton Road #8
Henderson, CO 80640
720-541-7725
charles@wolfersbergerllc.com
atucker@wolfersbergerllc.com

For Office Use Only

Date Received _____

Crucial Date _____

HOMEOWNER'S NAME(S): _____

ADDRESS: _____

E-MAIL ADDRESS: _____

PHONE(S): _____

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

<input type="checkbox"/> Painting	<input type="checkbox"/> Patio Cover	<input type="checkbox"/> Drive/Walk Addition
<input type="checkbox"/> Fencing	<input type="checkbox"/> Roofing	<input type="checkbox"/> Basketball Backboard
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Other:
<input type="checkbox"/> Deck/Patio Slab	<input type="checkbox"/> Accessory/Building/Shed	

Include one copy of your plot plans, and describe Improvements showing in detail what you intend to accomplish (see Section 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 the 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.

All work to be completed no later than: _____

Date: _____

Homeowner Signature: _____

Homeowner Signature: _____

ARC Action:

- Approved as submitted
- Approved with following exception:
- Approved subject to the following requirement:
- Disapproved for the following reasons:

All work to be completed no later than: _____

ARC Signature: _____ Date: _____

ARC Signature: _____ Date: _____

ARC Signature: _____ Date: _____

SUBMITTAL FEES

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

- Structural/Major Landscaping: Fee - \$100 total for up to two Structural/Major Landscaping category selections. **Please make separate submissions for each Structural/Major Landscaping project but pay only \$100 for two projects.**
- Accessory: Fee - \$50 total for up to three Accessory category selections
- Decorative: Fee - \$20 total for up to three Decorative category selections
- Combined: Fee - higher fee of three items submitted

Notes: The following items have been highlighted (due to a history of issues) and must be acknowledged and included in your plan:

- ____ 1. The homeowner has read and understands Section 3 of the Rules, Regulations, and Design Guidelines posted on the TBMD website in its entirety. For landscaping submittals, the homeowner understands the requirements of Section 3.39 (Front, Back, and Side Yard Landscaping) delineating the minimum requirements for tree and shrub sizes, numbers, and types, per lot size. In addition, a list of planting material must be included with your submission.
- ____ 2. Maximum amount of sod/turf allowed is 3,333 square feet.
- ____ 3. Building and landscape materials WILL NOT be dumped in the roadway. It is a covenant violation as well as a traffic violation.
- ____ 4. Construction vehicles must be legally parked and delineated with safety cones while on the roadway.

This is an “At a Glance” reference guide for ARC Form Rules, Regulations and Fees*
For further details refer to the TBMD website under
Rules, Regulations and Design Guidelines

*These are TBMD fees only, other government or professionals (e.g. Engineers, architects) may require fees as well.

If your Improvement is not listed, please contact the management company (Section 1.5) for guidance.

Homeowners may select up to three items per category for one submission fee.
For selections across categories, homeowners may select three items and default to the highest fee category for the one submission fee.
A maximum of three items per submission, for more items (an) additional submission(s) are needed.

Structural/Major Landscaping: Fee - \$100 total for up to two Structural/Major Landscaping category selections

- 3.2 Accessory Buildings
- 3.3 Additions, Expansions and Conversions
- 3.10 Balconies / see 3.18 Decks
- 3.18 Decks
- 3.24 Driveways
- 3.27 Fences (includes pet and pool fencing)
- 3.32 Gazebos
- 3.35 Greenhouses
- 3.39 Front, Back and Side Yard Landscaping
- 3.45 Patio Covers
- 3.46 Patio – Enclosed / see 3.3 Additions and Expansions
- 3.47 Patio – Open / ref 3.18 Decks
- 3.48 Paving
- 3.54 Pools
- 3.61 Saunas / ref 3.2 Accessory Buildings
- 3.65 Sheds (greater than 3’x5’x6’) / ref 3.2 Accessory Buildings
- 3.72 Storage Sheds / see 3.2 Accessory Buildings
- 3.82 Walls / see 3.26 Fences and 3.83 Walls, Retaining
- 3.83 Walls, Retaining
- 3.87 Window Replacement
- 3.89 Xeriscape/Water-Wise

Accessory: Fee - \$50 total for up to three Accessory category selections

- 3.5 Air Conditioning Equipment (not required for replacement of existing unit)
- 3.9 Backyard Sports Pads and Sports Courts / ref 3.40 Lights and Lighting
- 3.11 Barbeque/Gas Grills (permanent or built ins)
- 3.19 Dog Houses
- 3.20 Dog Runs
- 3.22 Doors (security style or color/material change)
- 3.25 Evaporative Coolers / ref 3.5 Air Conditioning Equipment, and 3.49 Pipes/Equipment Screening
- 3.26 Exterior Lighting / see 3.40 Lights and Lighting

- 3.28 Fire Pits (bonfires require County permit, permanent, built in)
- 3.30 Flagpoles (freestanding)
- 3.31 Garden Beds – flower or vegetable and fruit trees
- 3.33 Generators/Power Sources
- 3.37 Hot Tubs
- 3.40 Lights and Lighting
- 3.44 Painting (color change)
- 3.49 Pipes/Equipment Screening
- 3.50 Play Structures and Sport Equipment
- 3.51 Playhouses (greater than 24 sq ft, greater than 6 ft high) / ref 3.2 Accessory Buildings
- 3.52 Poles / see 3.30 Flags/Flagpoles
- 3.53 Ponds and Water Features
- 3.58 Roofing Materials (different color/materials as existing roof) / ref 3.2 Accessory Buildings
- 3.59 Rooftop Equipment
- 3.67 Siding
- 3.69 Solar Energy Devices
- 3.70 Spas / see 3.37 Hot Tubs
- 3.74 Swamp Coolers / see 3.5 Air Conditioning Equipment
- 3.75 Swing Sets / see 3.50 Play Structures and Sport Equipment
- 3.78 Tree Houses
- 3.81 Vents / see 3.59 Rooftop Equipment
- 3.88 Windows: Tinting, Security Bars, Well Covers, etc.

Decorative: Fee - \$20 total for up to three Decorative category selections

- 3.4 Address Numbers
- 3.8 Awnings
- 3.17 Cloth or Canvas Overhangs / ref 3.43 Overhangs/Sunshades/Awnings - Cloth or Canvas
- 3.42 Ornaments/Art – Landscape/Yard (greater than 3 ft high, poles greater than 4ft high)
- 3.43 Overhangs/Sunshades/Awnings - Cloth or Canvas
- 3.66 Shutters – Exterior
- 3.68 Signs (Other than specified as ‘approval not required’ in Section 3.68 Signs)
- 3.71 Statues or Fountains (front yard and/or greater than 4ft high)
- 3.73 Sunshades/Sailcloths / see 3.8 Awnings
- 3.79 Vanes / see 3.84 Weather Vanes and Directionals
- 3.84 Weather Vanes and Directionals

No approval required

- 3.6 Antennas/Satellite Dishes (as permitted under federal statutes or regulations)
- 3.12 Basketball Backboards (portable only)
- 3.13 Birdbaths (back yard only) / Ref 3.71 Statues or Fountains
- 3.14 Birdhouses and Bird Feeders (size and quantity limitations)
- 3.16 Clothes Lines and Hangers (temporary mount, back yard only)
- 3.22 Doors (unless color/material change or security door)
- 3.28 Fire Pits (portable units only)
- 3.30 Flagpoles (house mount only)
- 3.36 Hanging of Clothes / See 3.16 Clothes Lines and Hangers
- 3.40 Lights and Lighting (holiday lighting only)
- 3.42 Ornaments/Art – Landscape/Yard (less than 3 ft high, poles less than 4ft high)
- 3.44 Painting (no color change only)
- 3.51 Playhouses (less than 24 sq ft and less than 6 ft high)

- 3.55 Radio Antennae / see 3.6 Antennae/Satellite Dishes (No exterior mount of Radio Antennas. As permitted under federal statutes or regulations)
- 3.56 Radon Mitigation Systems
- 3.58 Roofing Materials (same color/materials as existing roof only)
- 3.60 Satellite Dishes / see 3.6 Antennae/Satellite Dishes
- 3.62 Screen Doors / see 3.22 Doors
- 3.63 Seasonal Decorations / ref 3.40 Lights and Lighting
- 3.64 Security Devices
- 3.65 Sheds (less than 3'x5'x6') / 3.2 Accessory Buildings
- 3.68 Signs (As specified in 3.68 Signs)
- 3.71 Statues or Fountains (rear yard and less than 4ft high only)
- 3.76 Television Antennae / see 3.6 Antennae/Satellite Dishes (No exterior mount of Television Antennas. As permitted under federal statutes or regulations)
- 3.88 Windows: Tinting, Security Bars, Well Covers, etc. (Same window type replacement and well covers only, per Section 3.87 specifics)

Not allowed

- 3.6 Antennas/Satellite Dishes (if not permitted under federal statutes/regulations)
- 3.15 Carports
- 3.38 Kennels
- 3.41 Livestock (Livestock not permitted)
- 3.86 Wind Electric Generators

Other: Informational

- 3.21 Domestic Wells and Rural Water
- 3.23 Drainage
- 3.29 Firewood Storage
- 3.34 Grading and Grade Changes / See 3.23 Drainage
- 3.57 Rentals
- 3.77 Trash Containers
- 3.80 Vehicular Parking, Storage and Repairs
- 3.85 Wells / See 3.21 Domestic Wells and Rural Water