

# THE HIGHLANDS COMMUNITY

## Design Guidelines & Homeowner Handbook

Revised January 20, 2026

Approved by the Board of Directors

# WELCOME TO THE HIGHLANDS COMMUNITY

The Board of Directors (the “**Board**”) of the Highlands-Mead Metropolitan District has prepared this booklet to assist you in implementing landscaping and other exterior improvements to your property, and to set forth other guidelines for the Community. The Declaration of Covenants, Conditions and Restrictions of the Highlands Community (the “**Declaration**”) requires that prior approval from the Board, or from a Design Review Committee or a representative appointed by the Board (any of which, as applicable shall be referred to herein as the “**DRC**”) be granted before the construction, erection, placement, planting, application, or installation of any exterior improvements are commenced on any Lot. In order to assist Owners, the Board desires to establish guidelines for the community, as set forth these Design Guidelines (the “**Guidelines**”). The Board hopes you will find these Guidelines helpful, and will refer to them when you are preparing a request for the DRC.

Note that all capitalized terms used in these Guidelines shall have the meaning provided in the Declaration unless otherwise defined herein.

## **SUMMARY OF GUIDELINE REVISIONS**

April 3, 2020

- Original Guidelines adopted

February 27, 2023

- Minor formatting revision

July 13, 2023

- (2.18 Fences) Added additional fence stain

January 20, 2026 - Revision to Sections:

- (2.6 Antenna-Satellite Dish) Clarified allowances
- (2.8 Basketball Hoop) Clarified allowances
- (2.12 Decorations Seasonal) Added provisions for permanent holiday lighting
- (2.19 Flags and Flag Poles) Clarified allowances
- (2.26 Landscaping) Clarified artificial turf standards
- (2.26 Landscaping) Added language encouraging water conservation
- (2.39 Signs) Clarified allowances
- (2.56 Xeriscape) Added xeriscape requirements
- (2.57 Zeroscape) Clarified that zeroscape installations are not allowed
- Other Rules and Regulations (Section 1.6) Clarification allowance

## **DESIGN REVIEW POLICIES**

A spirit of cooperation between the DRC and the Owners will go far in creating a harmonious environment to benefit all homeowners. This will help protect the Owner's financial investment and provide compatibility of improvements.

All improvements Owners plan to make on their property **MUST BE SUBMITTED TO AND APPROVED BY** the DRC prior to installation, unless a specific "pre-approval" is listed in the following pages. The term "improvement" includes but is not limited to such items as landscaping, fencing, patios, decks, pools, hot tubs, play equipment, pet enclosures, deck covers, gazebos, storage facilities/sheds, room additions, and exterior materials and colors. All reviews are made on their individual merit, and approval or denial in one instance does not necessarily mean the same decision in a different set of circumstances.

**PLEASE NOTE: On-site personnel, such as a builder's sales person or construction supervisor, does not have authority to approve DRC request items – Owners must submit requests to the DRC as specified herein.**

**DISCLAIMER** These Guidelines are not all inclusive of the guidelines and restrictions as recorded for your community. Please refer to the Declaration and any other recorded documents for any additional information in regards to architectural review and covenant restrictions. If there are any conflicts between these Guidelines and the Declaration, the Declaration will supersede these Guidelines except where changes to applicable Colorado statute dictates otherwise. Some improvements may require a permit from the Town of Mead, and approval by the DRC does not constitute assurance that improvements comply with applicable Town of Mead or other governmental requirements or regulations or that a permit or approvals are not also required by the Town of Mead or other governmental entities. The DRC may grant reasonable variances from these Guidelines in the event of unusual site conditions or severe hardship; and may charge a fee for consultant opinions if the request is beyond the scope of the DRC to determine.

## **SUBMITTAL PROCEDURES**

1. Please use the submittal form on the second to the last page of these Guidelines to help you coordinate all information. Requests for approval should be mailed, emailed, or faxed to the management company (address and fax numbers are on the submittal form). The management company will forward requests to the DRC, track them through the process and return written information to you regarding the DRC's decision.

2. Plans and specifications should be detailed and include the following:

- Plot plan showing the location of the improvement(s).
- Landscaping descriptions – identify trees, shrubs, mulch areas, flower beds, vegetable plots, and pathways, play equipment, etc.
- Height, width, length, materials description, and color samples for any structures or equipment.
- Paint samples
- Don't forget to include your name, your address and phone number (mailing address for you if different than that of the property).

**3. PLAN AHEAD! The DRC strives to respond to requests quickly, however, the DRC normally meets once per month at irregular intervals, and it may take up to 60 days after the submittal is received for a response to be sent to you.**

Decisions will be provided to you in written format and will be one of four responses:

- Approval
- Approval with conditions
- Denied -Request for additional information
- Denied

If a request is denied, and the Board is not acting as the DRC, but rather has appointed a committee or representative to act as the DRC, you may appeal the decision of the DRC to the Board by submitting a written request through the management company within 30 days of denial. The Board will then set a date for a hearing and notify you as to the time and place.

***Any improvement installed without approval is subject to removal at the Owner's sole expense. The Owner may also be subject to fines or other legal action.***

## **SPECIFIC TYPES OF IMPROVEMENTS**

The following is an alphabetical list of improvements, some “pre-approved” items for more commonly requested changes, and several items that are specifically prohibited. This is not intended to be an all-inclusive list of possible submittal items --any item not included must be submitted for approval

### **BE SAFE! IF YOU HAVE QUESTIONS, ASK FIRST!**

- 2.1 Accessory Structures** Approval is required prior to installation. Additions, expansion, or remodeling which will alter the exterior of any residence must include detailed plans, specifications, dimensions, and location. All plans for such improvements must match or complement the overall theme of the residence in relation to materials and colors. Those that do not will automatically be denied. Maximum height, when measured from the grade, shall not exceed 9’6”.
- 2.2 Additions & Expansions** Plans for additions to or expansions of an existing residence must include detailed plans, specifications, dimensions and location. The design must be the same or generally recognized as a complementary architectural style as that of the existing residence.
- 2.3 Address Numbers** Approval is not necessary if replacement of address numbering matches exactly to existing numbering. Approval is required to replace or relocate existing address numbers with anything of different shape, size, texture, etc. Numbers may not exceed 6” in height.
- 2.4 Advertising** See Signage.
- 2.5 A/C Units** All cooling devices shall be installed at ground level or completely contained within the structure. Exterior roof-mounted or window-mounted swamp coolers, evaporative coolers, or air-conditioning units are strictly prohibited. Penetration of siding for installation of cooling devices is not permitted, other than what may be required for service lines.
- 2.6 Antennas / Satellite Dish** “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 DRC.

It is preferred that any Permitted Antennas be placed in the least visible

location within the Lot whenever possible and the preference is for the rear of the home and placed to avoid unreasonable influence into neighboring yards. Coverage material should be placed to screen the Permitted Antennae whenever possible; so long as it does not interfere with signal or reception.

In order of preference, the locations considered to be least visible are:

1. Inside the structure of the home (antenna only)
2. Back yard on the ground or below the lot line fence
3. Side yard on the ground or below the lot line fence
4. In the back yard, elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent lots and the street
5. Attached to the back of the house, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent lots and the streets; or
6. Attached to the side of the house, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent lots and the street.

## **2.7 Awnings & Overhangs**

Approval is required prior to installation. Awnings or overhangs should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide four (4) swatches of fabric/material to be used and state if awning or overhang is retractable or permanent. Any awning or overhang must be kept in a neat, clean and attractive condition.

## **2.8 Basketball Hoops**

**PORTABLE HOOPS:** Approval is not required provided the following guidelines are met:

- For safety and access reasons, hoops may not be placed in the street or on the sidewalk unless during actual play. Portable hoops are allowed in the driveways from April 1 through the first measurable snowfall (at least 0.1” at Denver International Airport) but no later than through October 15 unless otherwise determined by the DRC to account for mild fall weather. Notwithstanding the dates in this section, portable hoops must be removed from streets, sidewalks, and driveways to avoid interference with snow removal operations. From October 16 through March 30th, portable hoops must be stored out of view from any street, common area or ground floor of any adjacent lot when not in active use/play.

**BACK-YARD INSTALLATION/PERMANENT HOOPS:** Approval is required prior to installation. All requests will be evaluated on placement and circumstances of each backyard, as well as court area surface, visual screening, and proximity to Lot property lines, fencing and neighboring/adjacent Lot. See also Play Equipment.

FRONT-YARD PERMANENTLY INSTALLED HOOPS are not allowed.

## **2.9 Clotheslines**

Exterior clotheslines, drying racks and drying yards are not permitted unless such clotheslines are approved by the DRC and are placed upon a Lot so as not to be visible from the ground level of neighboring property or adjoining streets.

All outdoor clothes poles, clothes lines, and other facilities for drying or airing of clothing or household goods shall be placed or screened by fence or shrubbery so as not to be visible from the ground level of neighboring property or adjacent streets.

Retractable clotheslines will be allowed and must be retracted when not in use. All others will need to be approved.

## **2.10 Decks**

Approval is required prior to installation. Decks must be redwood, wood, or composite material that resembles wood. Wood decks shall be left their natural color, stained with a clear sealer, or may be stained in a color that is compatible with the color scheme of the home with DRC approval. Painted decks are not permitted. Wood-look materials must also be a color compatible with the color scheme of the home. Decks must appear to be an integral part of the residence, and, in general, no part of the stairs or landings will be allowed to extend into the side property area beyond the back corners of the home. Deck railings must also match that of the deck, existing railing on the house or the general scheme within the community. Deck skirting is not allowed on decks that are more than 2ft above finished grade. No freestanding decks will be approved.

Construction of decks over sloped areas is discouraged. The DRC may require that open areas under decks be closed from view or that the deck be stepped to conform more closely to the existing grade.

## **2.11 Deck Covers**

Approval is required prior to installation. Must be of material to match either the deck or the home in both material and color. Consideration must be given regarding line-of-sight views from neighboring properties.

## **2.12 Decorations, Seasonal**

No approval is required provided materials are not installed earlier than 30 days prior to the holiday, and are removed within 15 days following the holiday. See also Flags.

The installation of permanent holiday lighting (ex. Jellyfish or Oelo lighting) is permitted without DRC approval. Each Owner shall keep such permanent holiday lighting in good working condition.

The scale and intensity (such as pulsing, strobe effects, and projection) of holiday lighting and its impact on neighbors and the community may trigger DRC involvement and may require corrective actions to mitigate such impacts. Use of holiday lighting and permanent holiday lighting is restricted to no earlier than 30 days prior to the holiday and within 15 days following the holiday and shall be turned off by 10:00 pm nightly. See also Section 2.28 Lights, Exterior Lights for additional

lighting requirements and restrictions.

**2.13 Decorations, Permanent** Any permanent items such as yard statuary, benches, arbors, birdbaths, fountains, wall-mounted art, etc. are not allowed in the front area of the Lot. A birdhouse or birdfeeder, which is mounted on a pole *may only* be installed in the backyard, and will still require DRC approval.

**2.14 Dog Runs** See Pet Enclosures and Houses

**2.15 Doors** DRC approval is not required if the following conditions are met:

- Screen/Storm/Security doors: must be a neutral color, or match existing color of home. Scrollwork and filigree is not permitted.
- Entry doors: must be stained or painted a color that is compatible with trim and siding color of home.

Any other door style or color must be submitted for approval. Unpainted aluminum doors are not permitted. See also Painting.

**2.16 Drainage** Each Owner shall maintain the grading on its Lot (including grading around the building foundation) at the slope and pitch fixed by the final grading thereof, including landscaping and maintenance of the slopes, so as to maintain the established drainage (as defined below). No Owner shall interfere in any way with the established drainage pattern over the Lot, from adjoining or other real property. For purposes of this Section, “established drainage” is defined as the drainage which exists at the time final grading on the Lot is completed by the builder of the residence on the Lot in accordance with the Community’s lot grading plan as approved by the Town of Mead and/or Weld County. Any Owner who changes the established drainage on his or her Lot may void warranties applicable to affected components of the residence and shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

**Each Owner is required to contain mud, silt, or other debris on his/her own Lot. Owners are not allowed to increase or decrease historical flows of water onto adjacent property.**

**2.17 Driveways & Sidewalks** Extension, expansion or widening of a driveway is not allowed. Parking in rear or side yard area is not permitted.

Sidewalk repair does not require prior approval, however the repair must be completed to match existing sidewalk exactly. Sidewalk or walkway additions of any kind require prior approval.

**2.18 Fences** **Fencing in the Community MUST be submitted for approval prior to installation. Fencing must be submitted on an improvement location certificate. Existing fencing and proposed fencing must be clearly delineated on the plan.**

**FENCING IS WOOD PRIVACY OR WOOD OPEN RAIL (along open space).**

6 foot privacy style wood fencing (where permitted).

- Fencing notes on Addendum 1-A must be followed.
- Privacy fencing must be tapered down to meet any existing open rail fence.

42 inch open rail style wood fencing (where permitted).

- Fencing notes on Addendum 1-A must be followed.
- Homes backing to or abutting open or common area may only install 42 inch open rail fencing on such adjacent Lot lines and the fence must be placed inside property lines as to be the sole responsibility of the homeowner.

SEE FENCING NOTES ON ADDENDUM 1-A FOR SPECIFICATIONS

**Approval is required prior to installation for any other type or location of fencing.** No double fencing is permitted except on Lots 1 through 15, Block 12, Highlands Filing No. 2. For these lots, the Owner may choose to install a double fence if the Coyote Run owner(s) immediately behind the Owner's lot either (a) does not have a fence, or (b) there is no resolution between the Owner and such neighboring owner on an adjoining fence, or (c) the neighboring fence does not have gauge wire and the neighboring owner does not allow a resolution to install the same on the fence. In the event of the installation of a double fence for any of the foregoing reasons, the same restrictions that apply to other fences as contained herein shall apply. Limited use of privacy fencing around hot tubs, animal enclosures, or play areas will be considered on a case-by-case basis. Each case will be considered on its individual merit and need.

Perimeter/Open Space fencing installed by the builder/developer may not be removed, changed, or modified except for the installation of heavy gauge wire. Heavy gauge wire must be professionally installed or installed properly by using the "stretch" method and be placed on the interior of the fencing. **No gates will be allowed in any fencing to provide access from Lots to open space areas.**

**Fence Stain:** Fence stain is mandatory. The only pre-approved stains or treatments are: "Sherwin Williams – Hawthorne (SW3518)" and "Sherwin Williams – Cedar (SW3561).

**Minimum Setback Requirement:** All fencing not installed by the builder/developer must meet a minimum setback distance of 6' from the front corners of the home or garage. Open rail fencing in corner lots and adjacent to open space is exempt from this requirement.

## **2.19 Flags and Flagpoles**

In accordance with Colorado Revised Statute, Section 32-1-1004.5(6)(a), C.R.S., the Guidelines do not prohibit or regulate the display of flags/banners ("flags") on the basis of subject matter, message, or content. Flags may be displayed on an Owner's Lot, in a window of the residence on the Lot, or on a balcony on the residence on the Lot. Flags bearing a commercial message are not permitted. Unless otherwise

required by the Federal Flag Code, P.L. 94-344; 90 stat. 810; 4 U.S.C. SECS 4 to 10, flags shall not be illuminated. . The Guidelines and the DRC are permitted to establish or otherwise enforce reasonable, content-neutral rules and criteria to regulate or evaluate the number, location, and size of flags and flagpoles, and any displayed flag(s) will be evaluated on a case-by case basis with these permitted regulations and evaluations in mind. Flags must be professionally designed and lettered and must be displayed and maintained in a neat and attractive condition.

Flags may be no larger than three (3') feet by five (5') feet, no more than two (2) flags may be displayed on any Homeowner's Lot, except that forty-five (45) days before any state or local government election and ending seven (7) days after such election period only (the "Election Period"), up to three (3) flags may be displayed.

Bracket holders are permitted without prior approval.

## **Flagpoles**

The location and number of permanent freestanding flagpoles must be approved by the DRC prior to installation on an Owner's Lot. DRC approval is required based on, but not limited to, the following criteria:

- A. Shall be a minimum of five (5') feet from all Lot property lines;
- B. Must be silver or bronze in color and a residential style, not commercial grade;
- C. Ground mounted flagpoles may not exceed the roofline of the house;
- D. Home mounted flagpoles may not exceed six (6') feet in length and may not exceed the height of the roofline;
- E. Unless required by the Federal Flag Code, may not be illuminated without prior DRC approval; and
- F. May not be mounted on fencing.

## **2.20 Garages**

Each residence shall have a garage with the capacity for minimum two cars. No garages shall exceed capacity for four cars. For safety reasons as well as aesthetics, garage doors should not remain open for an unreasonable amount of time.

See also Vehicle Parking.

## **2.21 Gardens**

Approval is required for flower and vegetable gardens, and beds and should be shown on submittals of landscaping plan. Vegetable gardens are limited to back yards and height of mature plants shall not exceed 6 feet. All gardens shall be kept in a neat, weed-free condition.

## **2.22 Gazebos**

Approval is required prior to installation for all freestanding structures. Each submittal will be considered on its individual merit and intent. See also Accessory Structures.

**2.23 Grade Change** See Drainage.

**2.24 Greenhouses/ Sunrooms** Approval is required prior to installation. Each submittal will be considered on its individual merit and intent.

**2.25 Hot Tub, Spa etc.** Approval is required prior to installation for any exterior hot tub, spa equipment, sauna or Jacuzzi. The equipment must be designed as an integral part of a deck or patio area, and installed in such a way that it is not immediately visible to or will adversely impact neighbors by noise, drainage or other such problems. The equipment will only be permitted in back yards at ground level.

**2.26 Landscaping** Any form of landscaping, such as gravel, rock, impervious surface material, structures, grass, trees, shrubbery, etc. must have approval prior to installation.

Considerations should be given to plant materials that do not require excessive moisture around foundations.

The first Owner of each Lot (other than Declarant) shall install landscaping on such Lot within one hundred eighty (180) days after closing of acquisition of such Lot by such Owner, if closing of acquisition occurs between April 1 and October 1; if closing of acquisition does not occur between such dates, than such landscaping shall be installed by such Owner by the following October 1.

Landscaping must be kept at all times in a neat, healthy, weed-free, and attractive condition.

At least one tree and four shrubs shall be planted in the front yard of non-corner Lots. At least two trees (one in the front yard, and one in the side yard adjacent to the street) and four shrubs (in the front or side yard adjacent to the street) shall be planted on corner Lots.

Owners are responsible for Street Trees and Street Trees should be planted 30' on center.

Artificial turf may not be installed in a front yard, but may be installed in rear yards without obtaining prior approval from the DRC but must be compliant with this Section 2.26. Starting January 1, 2026, Colorado Revised Statute, Section 25-15-605, C.R.S., prohibits the installation of artificial turf that contains intentionally added PFAS chemicals (perfluoroalkyl and polyfluoroalkyl chemicals). Total artificial turf area of any height may not exceed seventy percent (70%) of the rear yard. The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber. The design intent is for artificial turf to emulate the look and aesthetics of natural grass.

- Installation Considerations.
  - Professional installation is required and must include a weed barrier and a porous, aggregate road base for drainage.

- Proper infill for residential application, such as silica sand or “Envirofill” for kid and pet areas must be used. If only for a pet-use area, a product with less secondary thatch may be used. Infill must not be toxic to humans or pets and must blend into the turf and not be visually distracting.
  - The established drainage pattern may not be blocked or altered by the installation of artificial turf.
  - A weed suppressor must be used under seams and the seams must be properly secured.
  - If an artificial turf area will meet a native area, it must be separated with a barrier of at least four inches of hardscape or planting area.
- Maintenance Considerations: Artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance. The District reserves the right to inspect and require replacement after the life expectancy has been reached, typically 15-20 years, or if the turf is not maintained in good condition.

In accordance with Colorado Revised Statute, Section 32-1-1004.5(6)(f), C.R.S., the use of xeriscape, nonvegetative turf grass, or drought-tolerant vegetative or nonvegetative landscapes to provide ground covering landscaping of the residential lots is encouraged. By using xeriscape landscaping practices, a traditional “green” appearance can still be achieved while using much less water than typical suburban residential landscape designs.

See Xeriscape for more information.

### **2.27 Latticework**

Latticework is allowed on a case by case basis, at the sole discretion of the DRC. Also see Screening.

### **2.28 Lights, Exterior Lights**

DRC approval is required and also must be in accordance with the following guidelines:

- All lighting, including any security type fixture, must be directed downwards and the light “cone” created must be contained within the Lot boundaries to avoid a glare source to neighboring properties
- Walkway lighting must be directed to the ground and shall not exceed 24” in height
- Lighting fixtures shall match other exterior fixtures so as to be less obtrusive.
- Exterior lighting must be conservative in design and be as small in size as is reasonably practical.
- When used, lighting must use re-circulating systems and the design should minimize energy losses.

### **2.29 Painting**

Approval is required prior to painting. The DRC will take into consideration the color tone and brightness, architectural style of the home, stone or brick accents, roofing colors, and compatibility with other

colors. No adjacent properties shall be allowed to use the same color scheme.

### **2.30 Patios**

Approval is required prior to installation. Materials compatible with the home in color and size such as pavers, flagstone, or concrete should be utilized. The vertical surface of exposed concrete in excess of 12” to be finished and treated. See also Additions/Expansions and Decks.

### **2.31 Patio Covers**

Approval is required prior to installation. See Deck Covers.

### **2.32 Pet Enclosures**

Approval is required for all pet enclosures. Maximum size of pet enclosure is 300 square feet. Acceptable fencing material shall meet the fencing detail set forth in Addendum 1-A. Suggested methods of containment are:

- Open rail fencing with heavy gauge wire (see fencing detail).
- “Invisible” below-ground electronic containment systems.

Chicken wire and chain link material is NOT permitted anywhere in the Community.

The maximum size of a pet house that may be installed is 16 square feet and may not be visible above the fence line. All other pet houses require approval prior to installation. Pet houses must be compatible with the home in material and color, and installed in the back yard only.

### **2.33 Play Equipment**

Approval is required prior to installation. This includes fort-style play structures, swing sets, climbing equipment, sport courts, putting greens, etc. Equipment shall be in the back yard and must be a minimum of 6’ from any property line. Maximum allowable height of swing sets/play structures is 12 feet from ground. Swing sets/play structures shall be of natural wood and/or earth-tone finishes. Additional landscape screening or setbacks may be required depending on location of play area and proximity to adjacent properties. See also Basketball Hoops and Trampolines.

Sport courts will be evaluated on an individual basis. Sport courts may not exceed 625 square feet, must be at least 15’ from any property line, placed in back yards only, and finish materials shall be of a neutral color such as green or gray. The DRC may require vertical landscaping improvements or other screening material. Back yard basketball hoops will be reviewed under the same criteria as Sport Courts.

### **2.34 Retaining Walls**

Approval is required prior to installation. Any retaining/landscape wall in excess of 36” in height is required to have a professional engineer’s certificate accompany the request. The DRC must also receive an engineer’s certificate of completion when complete.

The engineer’s certificate must certify structural soundness and that historical water flows onto adjacent lots will not be impacted. See also Drainage.

Retaining walls are only allowed to be installed with dry stack material

including Allan Block. No other materials will be allowed.

Retaining walls should not be constructed in any existing drainage or utility easements.

### **2.35 Roofing**

Approval is required prior to installation. Roofing material can only be replaced with the same roofing material that is currently used. Recognizing that future technology may render other materials more compatible, different roofing products will be considered on a case-by-case basis.

### **2.36 Screening**

Placement of privacy screening may be on the deck or patio, adjacent to the deck or patio, or on a case by case basis, a limited distance from the deck or patio. The screening must be harmonious with existing surroundings, including landscaping, house and adjacent properties. The supports for the screening must be of materials that insure stability and are not prone to warping.

#### Privacy screening for open decks or patios:

Materials such as wood, vinyl, composite or other consistent with neighborhood standards may be used for the screening. Style of the screening will be approved on a case by case basis. Lattice, basket weave, or square block with top and bottom caps are suggested. If the screening is made of wood, it should be painted to match one of the house colors. Landscaping to minimize the visibility of the screening from neighbors and the public is highly recommended. The maximum dimension for the screening shall be 12 feet in total length and 6 feet in height as measured from the ground level across the width of the screening. Privacy screening mounted directly to the deck or patio may be a maximum of 4 feet in height as measured from the deck or 7 feet from the ground whichever is less.

#### Partial screening on a covered deck or patio:

Screening can extend from the deck or patio surface to the underside of the covering, and is limited to a total of 12 feet in length. Material used are approved on a case by case basis but should be wood, vinyl, or composite or other consistent with neighborhood standards. Style of the screening will be approved on a case by case basis, Lattice, basket weave, or square block with top and bottom caps are suggested. If the screening is made of wood, it should be painted to match one of the house colors.

No more than a total of 12 feet length of screening is allowed per lot. All practical attempts should be made to limit the visibility of the screening through the use of landscaping.

Screening proposals that involve increasing the height of the perimeter fencing or lot line fencing will **not** be approved.

### **2.37 Sheds**

Approval is required prior to installation. Exterior color and materials shall be the same as the primary structure. Roof composition shall also be the same as the primary structure. Sheds shall be placed behind the rear elevation of the primary structure and shall not encroach on the primary structure rear and side yard building setbacks. Sheds shall have a

maximum dimension of 8' wide by 10' long. Maximum height, when measured from the grade, shall not exceed 9'6". DRC applications that do not meet this criteria will automatically be denied.

### **2.38 Siding/Ext. Material**

Approval is required prior to installation, for any change, repair or replacement to any exterior materials on the home. Further, areas that were painted must remain painted and areas with masonry must be left as masonry in their original colors and texture. Requests for additional masonry will require prior approval.

### **2.39 Signs**

In accordance with Colorado Revised Statute, Section 32-1-1004.5(6)(b), C.R.S., the Guidelines do not prohibit or regulate the display of window or yard signs ("signs") on the basis of subject matter, message, or content, except commercial message signs are prohibited. The Guidelines and the DRC are permitted to establish reasonable, content neutral rules and criteria to regulate and evaluate displayed signs based on the number, placement and size or other objective factors. No lighted, animated, moving, sound or substance emitting signs, nor signs painted on fences or the exterior of homes are permitted. Signs may not be affixed within any public right-of-way including street signs, stop signs, light poles, or other signs.

- One temporary For Sale, Open House, For Lease/Rent of not more than a total of 5 square feet each posted only for the purpose of selling or renting may be displayed without DRC approval. Any such sign shall be removed within 1 week after closing/transfer or lease/rent of the property.
- No more than two security signs of not more than a total of 1 square foot per sign may be displayed without DRC approval.
- Garage sale signs may be displayed without DRC approval and shall only be displayed one day prior to the sale and must not exceed the size specifications of 2' x 3'. Garage sale signs must be removed the day after the sale.
- Political signs may be displayed without DRC approval, but are restricted to the following:
  - May not be displayed earlier than 45 days before election and 7 days after.
    - One sign per political office or ballot issue that is contested in a pending election.
    - May not exceed 36" x 48" in size.
    - Must remain within Owner's Lot lines.
    - Political signs may NOT be placed on any common area.

### **2.40 Skylights**

Approval is required prior to installation. Skylights must be installed as an integral design component of the roof, at the same pitch and angle of the existing roof. Bubble style skylights are not permitted.

<b>2.41 Solar Energy Devices</b>	Approval is required prior to installation. All such devices must be integrated into the existing design of the home, and if roof mounted, shall be at the same pitch and angle of the existing roof. No exterior plumbing may be visible from the street or adjoining properties. All solar energy devices must be installed by a professional.
<b>2.42 Storage Structures</b>	See Section 2.1 Accessory Structures
<b>2.43 Swamp Coolers, AC</b>	See A/C Units.
<b>2.44 Satellite Dishes</b>	See Antennas.
<b>2.45 Swimming Pools</b>	Approval is required prior to installation (except as noted below). Permanent above-ground pools are prohibited.  Inflatable or lightweight wading pools and splash pools not exceeding 12 feet in diameter, placed in the back yard, may be used without prior approval between the months of May and September. All pools must be drained through a hose to the curb/gutter, when draining.
<b>2.46 Swing sets</b>	See Play Equipment.
<b>2.47 Trampolines</b>	Approval is required prior to installation. The top surface of the trampoline shall not exceed 6 feet in height from ground level and placed in the back yard at least 6 feet from any Lot line. Safety netting or other containment materials may not exceed 10 feet in height from ground level. The trampoline must be kept in a neat, clean, and maintained condition.
<b>2.48 Trailers</b>	See Recreational Vehicles and Vehicles, Parking.
<b>2.49 Trash Containers</b>	Trash containers shall only be placed at curbside for pickup after 6:00 p.m. on the day before pick-up and shall be returned to a proper storage location by 9:00 p.m. the day of pick-up. Trash containers shall be stored out of sight at all times except on the day of pickup, and shall be kept in a clean and sanitary condition.
<b>2.50 Tree Houses</b>	Tree houses are not permitted.
<b>2.51 Unsightly Conditions</b>	No unsightly articles or conditions shall be permitted to remain or accumulate on any Lot. By way of example, but not limitation, such items could include rock or mulch piles, construction materials, abandoned toys, inoperable vehicles, dead or dying landscaping, peeling or faded paint, gardening equipment not in actual use, fencing in disrepair, etc.  Gravel, rock mulch, bark mulch, timbers, block, or other types of bulk landscaping material or construction material must be installed on the Lot or moved to a location not visible from the street within 14 days of delivery.
<b>2.52 Waterfalls, Features</b>	Approval is required prior to installation. In all cases, water features may not exceed 4 feet in height, must use re-circulating systems and the design should minimize evaporative.

### **2.53 Weather Vanes**

Approval is required prior to installation.

### **2.54 Windows**

All window frame and dividers shall be painted or stained wood, vinyl, composite or non-reflective metal. Reflective glass and reflective window tinting are not permitted.

### **2.55 Wood Storage**

Approval is required. Firewood shall be neatly stacked and shall be located within a screened enclosure or other appropriate feature. Wood piles and enclosures may not exceed 4 feet in height.

### **2.56 Xeriscape**

Approval is required. Xeriscape means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance.

Planting should include a variety of rock and mulch to break up areas with fewer plant quantities. If no sod is being used, plant quantities must be greater than the required minimums to avoid large expanses of mulch material. Plants should be grouped together and not equally spaced throughout the yard. Plant groupings and different mulch types along with a mix of deciduous shrubs, evergreen shrubs, ornamental grasses, and perennials create a visual interest that enhances the individual landscape and community.

The following considerations must be addressed and incorporated in your landscape plan, which must accompany your DRC request:

- Present a detailed plan with sufficient detail in bed areas. The DRC will not approve plans depicted with “stripes” of mulch material with no living plant material, and large bed areas with incomplete plant lists. Care and consideration should be given to plant selections to achieve visual interest in all four seasons.
- Minimum plant quantities for large planting areas shall be 1 shrub, perennial, tree or ornamental grass per 20 square feet. The DRC reserves the right to require additional plant material be added to your xeriscape landscape plan should it be deemed necessary.
- The DRC recommends using a variety of mulch material, boulders, and landscape edging/borders to break up large planting areas.

### **2.57 Zeroscape**

Zeroscape is not allowed. Zeroscape is a front or back yard filled predominantly with rock, gravel and/or dirt containing few or no plants.

## **OTHER RULES AND REGULATIONS**

**1.1 Boats** See Recreational Vehicles

**1.2 Campers** See Recreational Vehicles

**1.3 Garage Sales** No approval is required for garage sales provided the items for sale are personal household goods, and have not been purchased for re-sale in bulk, at auction or estate sale, and provided the sale is held in such a manner so as to not disturb other residents of the area. The District reserves the right to place limitations on the number of times in one year that an individual Lot can be used for garage sales.

After the conclusion of the garage sale, no items can be left out on the driveway, sidewalk, or street unless the Owner is having the items picked up. In no circumstance can items remain visible for 48 hours. **All signage must be taken down from the Lot and any other areas that were posted immediately after the conclusion of the sale.**

**1.4 Motor Homes** See Recreational Vehicles

**1.5 Pets** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot; provided that Owners or occupants of each Lot may keep a reasonable number of bona fide household pets, which shall mean (a) domesticated birds and fish and other small domestic animals permanently confined indoors and (b) an aggregate of not more than three domesticated animals (e.g., two cats and one dog) provided that they are not kept, bred or maintained for any commercial purpose. Subject to the foregoing exceptions, no animal of any kind shall be permitted that in the opinion of the DRC makes an unreasonable amount of noise or odor or is a nuisance. All household pets shall be controlled by the pet's owner and shall not be allowed off the pet owner's Lot except when properly leashed and accompanied by the pet owner or such pet owner's representative. Each pet owner shall be financially responsible and liable for any damage caused by said household pet.

**1.6 Recreational and Commercial Vehicles**

No house trailer, camping trailer, boat trailer, hauling trailer, jet ski, boat, or accessories thereto, truck (excluding pickup trucks that are one ton or less), self-contained motorized recreational vehicle, or other type of recreational or commercial vehicle or equipment, may be parked or stored on a Lot unless the parking or storage is within a garage area of a Lot or on a paved, impervious surface driveway ("driveway") within a Lot. A "commercial vehicle" means a vehicle that: is used to transport cargo or passengers for profit or hire, or otherwise to further the purposes of a business or commercial enterprise; and may (but is not required to) contain signage, advertising, or written information on the vehicle or extending from the vehicle. . In accordance with Colorado Revised Statute, Section 32-1-1004.5(6)(c), C.R.S., the Guidelines do not prohibit the parking of a motor vehicle by the occupant of a Lot on the driveway if the vehicle is required to be available at designated periods at the Owner's or occupant's residence as a condition of the Owner's or occupant's

employment, and if all of the following criteria are met: the vehicle has a gross weight of 10,000 pounds or less; the Lot's Owner or occupant is a bona fide member of a volunteer fire department or is employed by a primary provider of emergency firefighting, law enforcement, ambulance, or emergency medical services; the vehicle bears an official emblem or other visible designation of the emergency service provider; and the parking of the vehicle can be accomplished without obstructing emergency access to or interfering with the reasonable needs of other Owners or occupants to use streets, driveways, and guest parking spaces. The restrictions in this section, however, shall not restrict trucks or other commercial vehicles that are necessary for construction or maintenance of any portion of the Community or any Improvements located thereon. Further, such vehicles may be parked for purposes of loading or unloading, for a period not to exceed 24 hours.

### **1.7 Vehicles, Parking**

Garage spaces located within the Lots may only be used for vehicular parking, bicycle parking, temporary storage and utility functions in accordance with applicable provisions of this Declaration and reasonable Rules established from time to time by the District. Under no circumstances shall garage areas be converted into habitable living areas.

Except as provided above, no abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked anywhere in the Community. An “**abandoned or inoperable vehicle**” shall be defined as any automobile, truck, motorcycle, or other similar vehicle, which has not been driven under its own propulsion for a period of three days or longer, or which does not have an operable propulsion system installed therein, or which is not then currently registered and licensed. Notwithstanding the foregoing, Owners may park vehicles on driveways within their own Lots while on vacation or during a period of illness and such vehicles shall not be deemed to be abandoned.

### **1.8 Vehicles, Repair**

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Community unless it is done within a completely enclosed structure that screens the sight and sound of the activity from the street, alley, and from adjoining property. The foregoing restriction shall not be deemed to prevent the washing and polishing of any motor vehicle, boat, trailer, motor cycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing on a Lot.

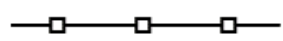
### **1.9 Wildlife Precautions**

Conflicts may arise between owners and wildlife within the Community. Wildlife, such as but not limited to coyotes, foxes, rabbits, raccoons, skunks, etc. adapt well to urban environments and often feed near homes, yards, trails and roads in order to survive in urban areas. In order to help minimize harmful interactions between wildlife, humans and pets within the Community, Owners and occupants shall (i) keep all pet food and pet food bowls inside; (ii) keep trash inside until pickup, and at such time as trash is placed outside for pickup it shall be placed in a container secured

with a tight seal; and (iii) prevent unsupervised pets from running loose within the Community (unsupervised pets permitted to run loose may encounter wildlife). It is highly advisable that pets kept outside be kept in a covered kennel (needs to be approved by the DRC). Owners should also be aware that split-rail or invisible fences do not protect pets from predators.

**We hope you find this booklet informative and helpful. Please contact the property management company with any questions you may have about the District.**

# Addendum 1-A (Fence Guidelines 1 of 10)

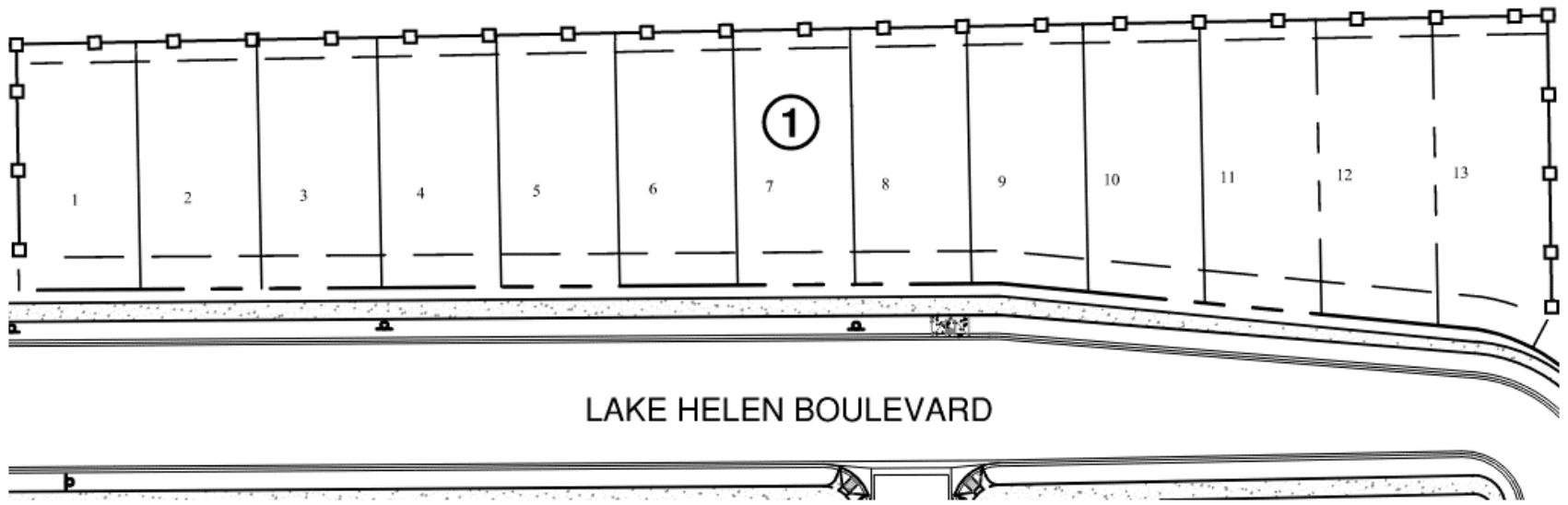


OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER AND MAINTAINED BY HOMEOWNER

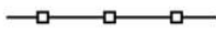


OPTIONAL OPEN RAIL FENCE, INSTALLED AND MAINTAINED BY HOMEOWNER

Note: Optional Privacy or Open Rail Fence between lots to be installed and maintained by homeowner.



# Addendum 1-A (Fence Guidelines 2 of 10)



OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER AND MAINTAINED BY HOMEOWNER



OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER PRIOR TO LOT CLOSING

Note: Optional Privacy or Open Rail Fence between lots to be installed and maintained by homeowner.

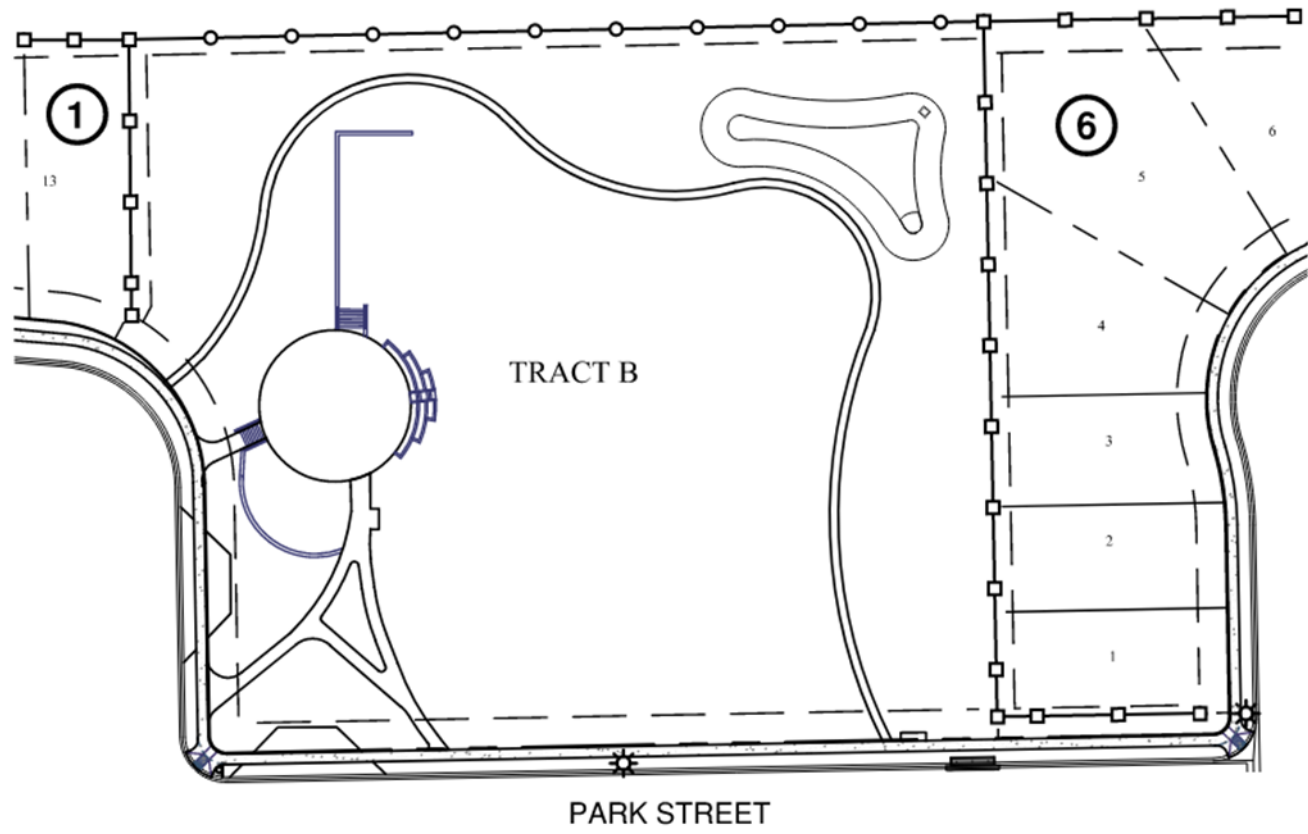




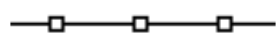
## Addendum 1-A (Fence Guidelines 4 of 10)

- 
OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER AND MAINTAINED BY HOMEOWNER
- 
OPTIONAL OPEN RAIL FENCE, INSTALLED AND MAINTAINED BY HOMEOWNER
- 
OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER, MAINTAINED BY METRO DISTRICT

Note: Optional Privacy or Open Rail Fence between lots to be installed and maintained by homeowner.



## Addendum 1-A (Fence Guidelines 5 of 10)

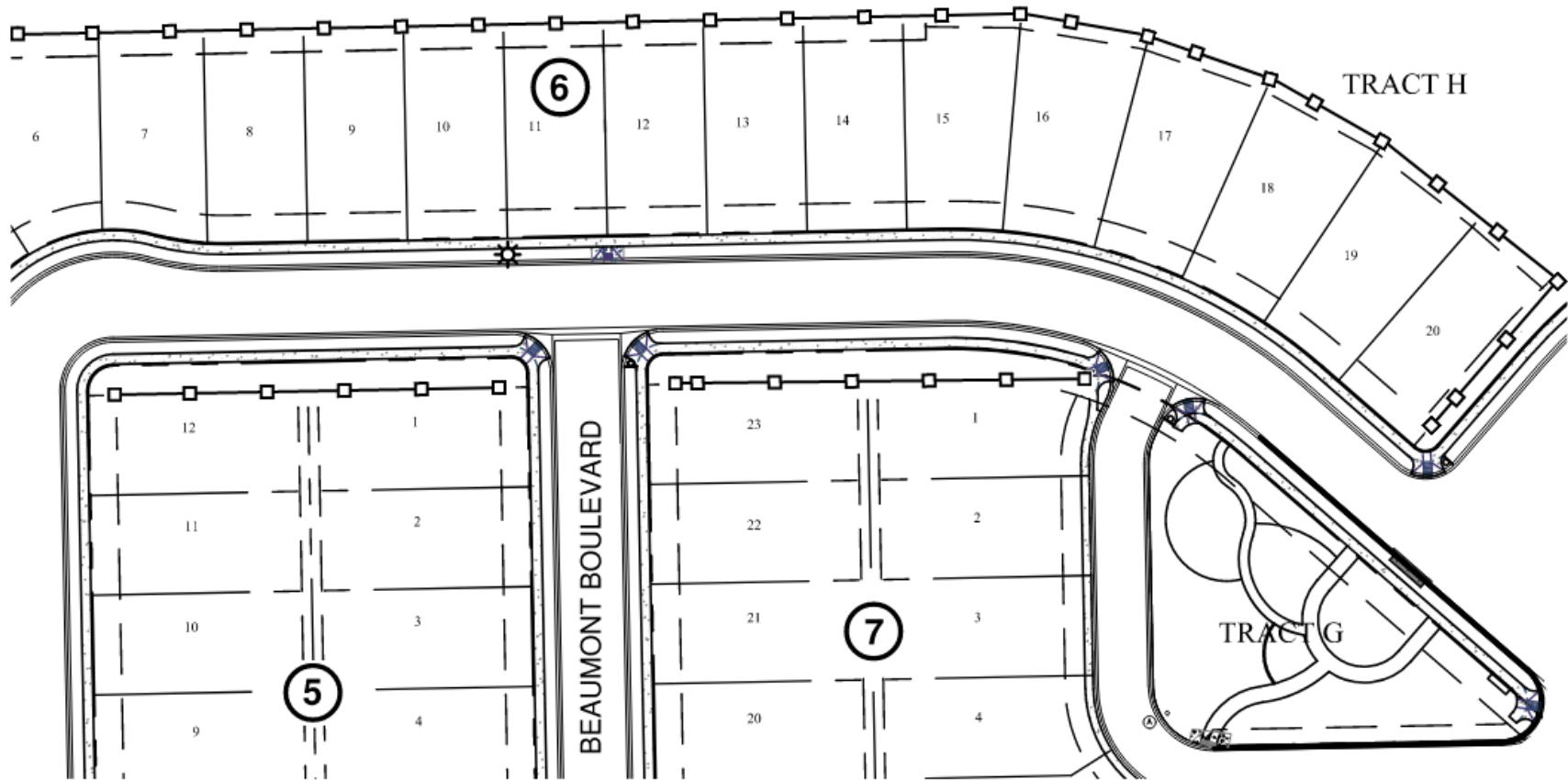


OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER AND MAINTAINED BY HOMEOWNER

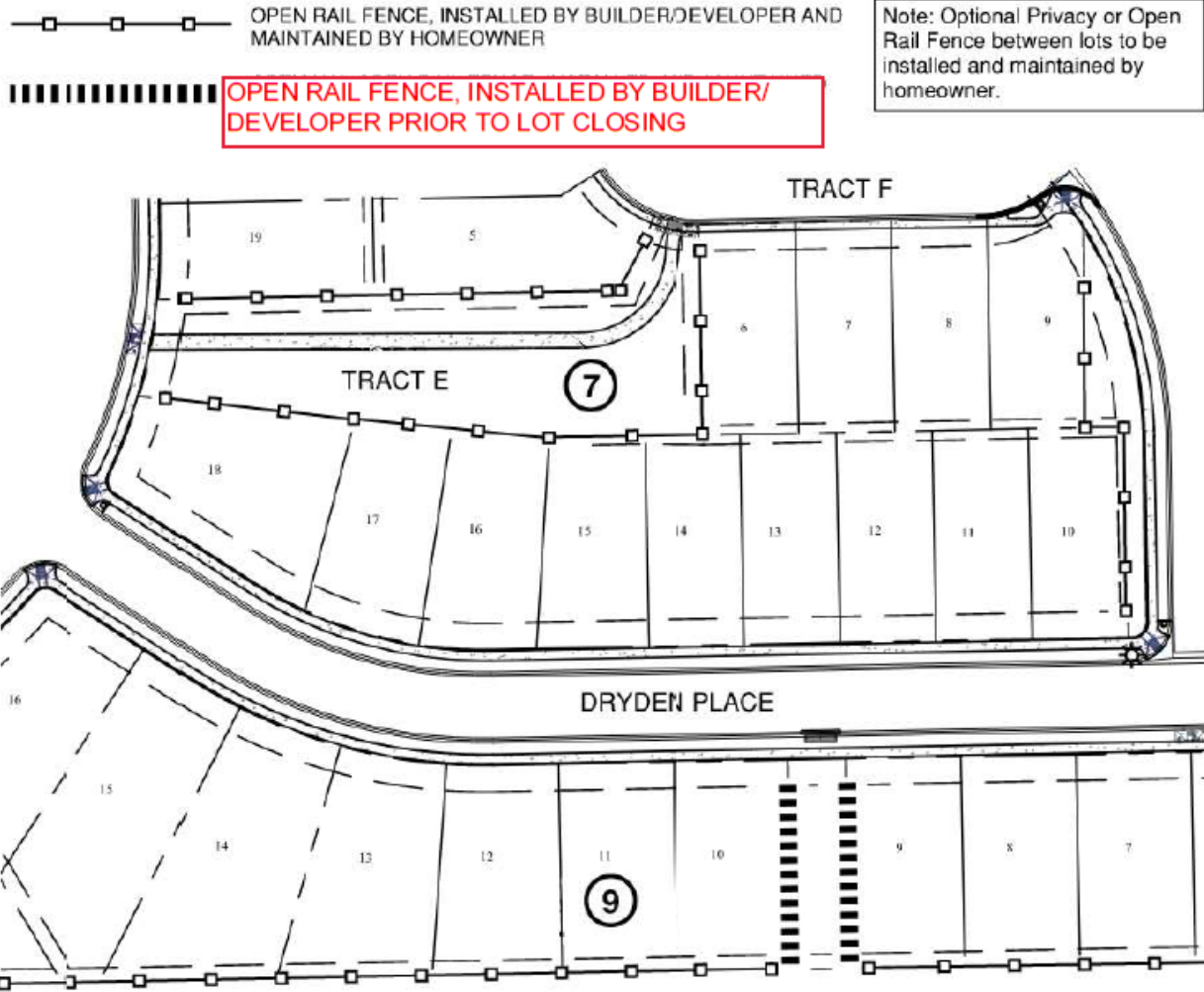


OPTIONAL OPEN RAIL FENCE, INSTALLED AND MAINTAINED BY HOMEOWNER

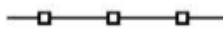
Note: Optional Privacy or Open Rail Fence between lots to be installed and maintained by homeowner.



# Addendum 1-A (Fence Guidelines 6 of 10)



# Addendum 1-A (Fence Guidelines 7 of 10)

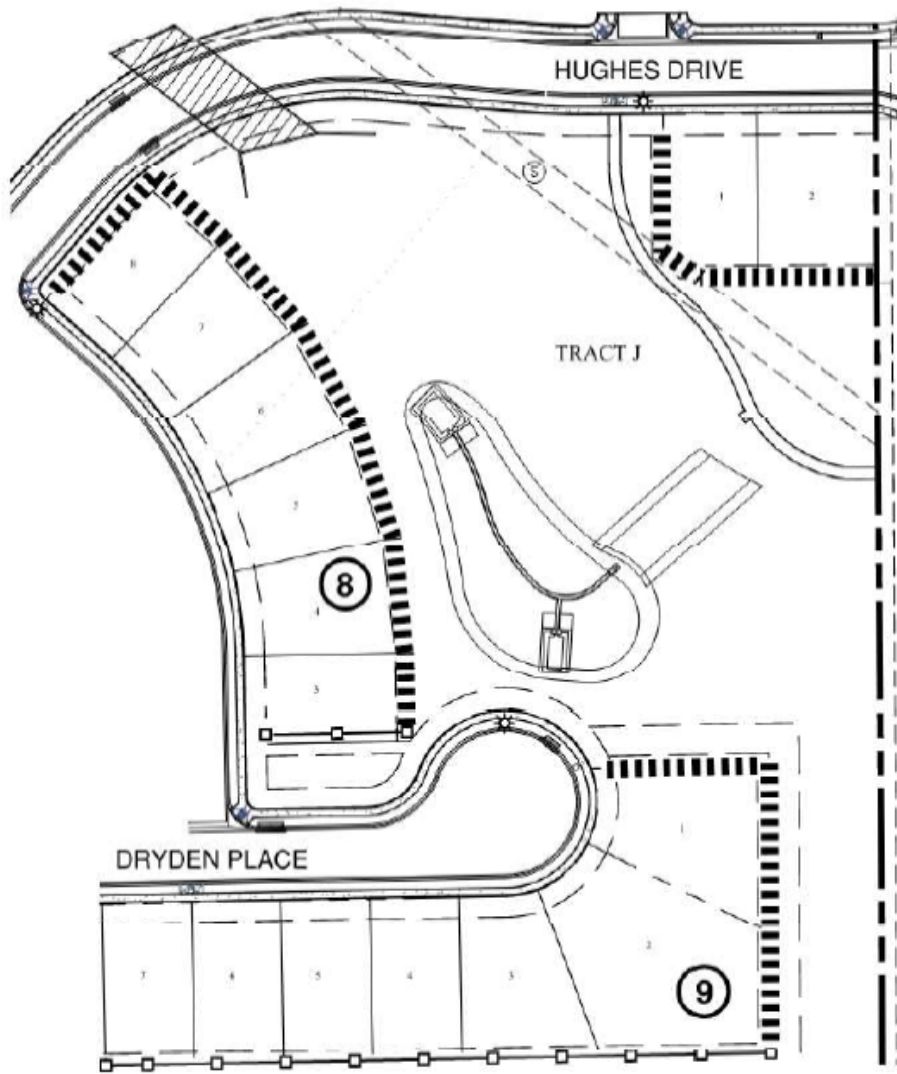


OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER AND MAINTAINED BY HOMEOWNER

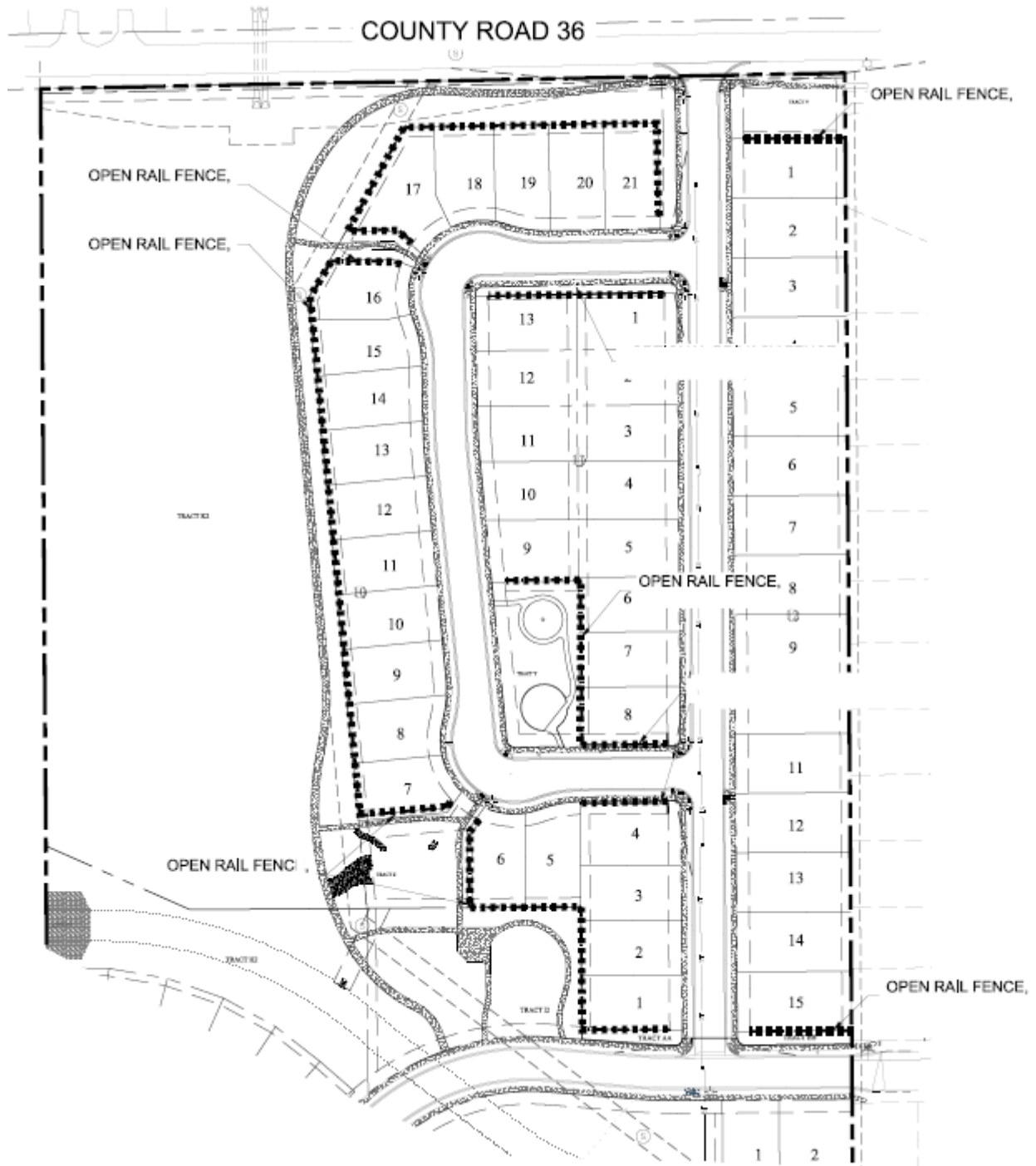


**OPEN RAIL FENCE, INSTALLED BY BUILDER/DEVELOPER PRIOR TO LOT CLOSING**

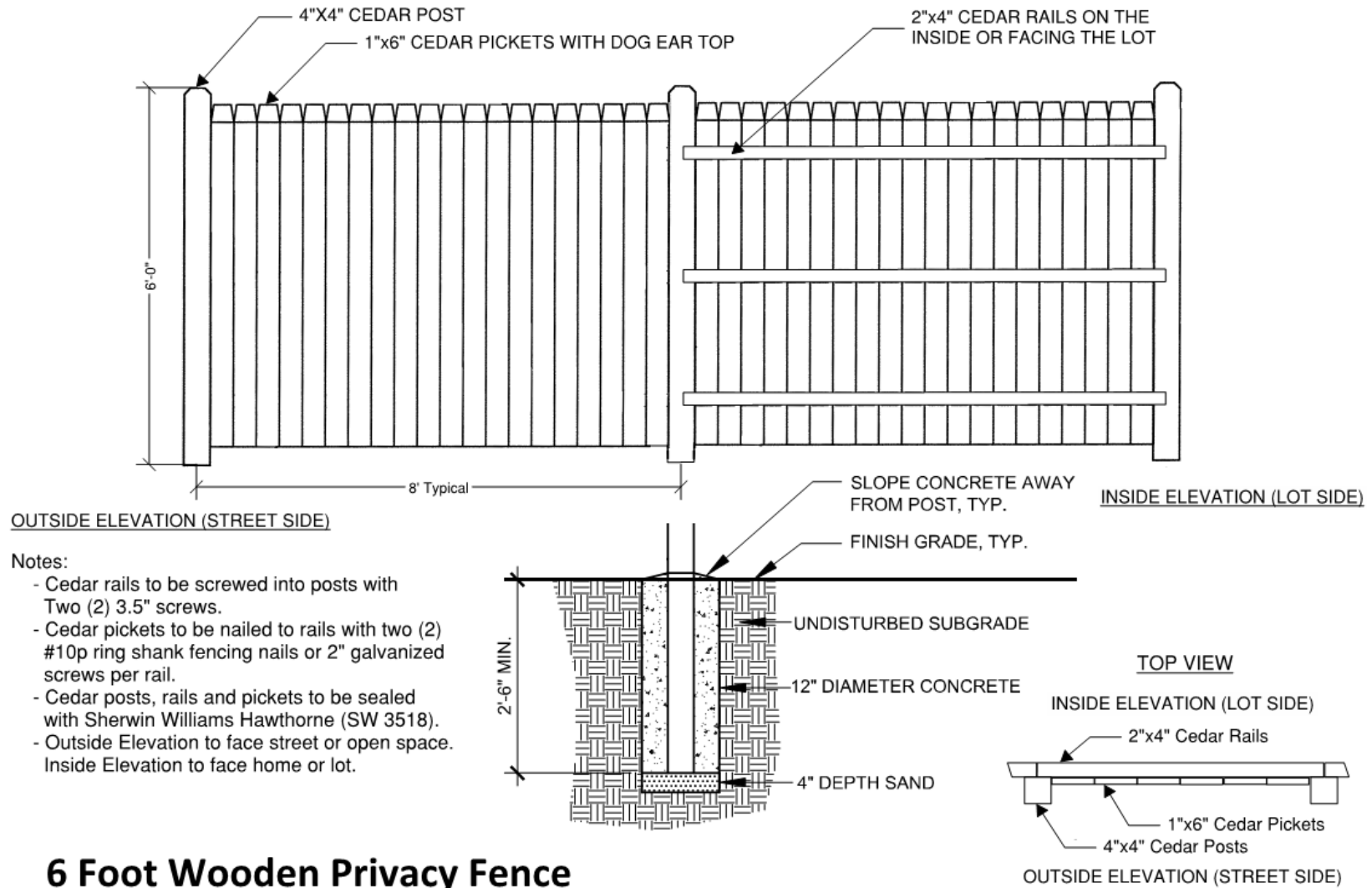
Note: Optional Privacy or Open Rail Fence between lots to be installed and maintained by homeowner.



**Addendum 1-A**  
**(Fence Guidelines 8 of 10)**



## Addendum 1-A (Fence Guidelines 9 of 10)



### 6 Foot Wooden Privacy Fence

