

# THE PRESERVE

AT GREENWOOD VILLAGE

## DESIGN STANDARDS

Revised November 2005

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## I. INTRODUCTION

An unusual set of circumstances preserved a magnificent 540-acre parcel of land in its natural and vacant state through 1990. As the explosive growth of the 70's and 80's occurred in the Rocky Mountain Region, this unique parcel of ground, surrounded by prestigious residential addresses and minutes from major office parks, remained undeveloped in one of the Nation's outstanding metropolitan cities. Today The Preserve has become the premier exclusive residential community in the entire Metro Denver Area.

The excellent locational characteristics of The Preserve are accentuated through its natural character of gently rolling terrain with panoramic views of the Colorado Front Range. Its two natural meandering watercourses, combined with a mile and a half of the Highline Canal lined with century old Cottonwood trees, serve as the foundation to create a community of unequalled proportions.

The centerpiece for the entire property is the 50 acre Marjorie Perry Nature Preserve and Wildlife Habitat. Having been virtually fenced off from public intrusion for the past 50 years, this sizable ecosystem gives an extraordinary opportunity to blend man and nature in an urban living environment.

The community Development Plan was challenged with the need to conserve and protect these distinctive natural features while properly blending the residential lots for future residents. In order to ensure that the intent of these planning concepts is followed throughout the design and construction phase, and that a quality environment is created, these Design Standards have been adopted. They are a tool to be used by the Design Review Committee (in conjunction with the Declaration of Covenants, Conditions, and Restrictions in effect throughout the project) to guide development in a sensibly managed process, while still allowing for individual freedom of expression. It will be the express purpose of the Design Review Committee to consistently and reasonably interpret these Design Standards.

The role of the Design Review Committee is directed toward review and approval of exterior design, appearance, architectural vocabulary and aesthetics. The Committee assumes no responsibility with regard to structural, mechanical, electrical, or other construction details.

## II. DESIGN REVIEW PROCESS

The process for establishing the Design Review Committee and defining the specific duties and powers conferred on it is defined in Article IV Architectural Approval in the Declaration of Covenants, Conditions, and Restrictions for The Preserve at Greenwood Village, recorded September 26, 1990, Arapahoe County. The Design Review Committee has approved these Design Standards and Construction Regulations for The Preserve. In addition, the Design Review Committee has adopted a separate Preserve Development Guide for each Filing to provide additional specific information about setbacks and building envelopes. The Development Guides are to be considered a part of these Design Standards.

The Design Review Committee reserves the right to revise these Design Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community while enhancing property values.

All construction that is to be undertaken in this community, whether new residential construction, subsequent exterior renovations, or site construction such as walks, driveways, drainage improvements, or landscape planting is subject to review under the Design Standards. After Final Plan approval through this process, the appropriate building permit(s) may be applied for, and when approved, construction begun. **Unless prohibited, or otherwise specified in this document, any alteration, improvement or addition made on any property within the community must receive prior written approval from the Design Review Committee.**

### PROCEDURE

All Owners (hereinafter referred to as "Owners", including all Owners, builders, consultants, and any other designated representatives) shall comply with the following process, in order to gain approval from the Design Review Committee for any construction.

#### A. Pre-Design Meeting

Prior to preparing preliminary plans for a proposed residence, it is required the Owner and/or their designated representatives, meet with a Committee member to discuss proposed plans, Committee concerns, and requirements or attributes specific to an individual site. The purpose of this on-site review is to offer guidance regarding specific site design. The Committee reserves the right to summarily reject any plan submitted without benefit of a Pre-Design Meeting. Any notes made from the Pre-Design Meeting will be filed in the Committee office and will be available to the Owner, Builder, and Architect.

It should be expected that discussion will occur regarding coordination of drainage with adjacent sites. Proposed exterior materials, especially stucco

and natural stone must be planned well in advance in an effort to be sensitive to the similar appearances of architecture on adjacent sites.

All Pre-Design Meetings must be scheduled on the same day of the Design Review Committee Meeting. Appointments may be made by calling the Design Review Committee office, (303) 980-7454.

B. Preliminary Plan Submittal

Following the Pre-Design Meeting, the Owner may develop preliminary architectural and site plans. They should meet the following requirements:

1. All pages of the Preliminary Plans shall be 24"x 36", dated and shall include the following:
  - a. Lot, Block, Filing number and address with Owner and Builder's names listed on each sheet.
  - b. A professional survey of existing conditions prepared by THE APPROVED CIVIL ENGINEER FOR THE COMMUNITY, including streets, utilities, topography with a one (1) foot contour interval, drainage ways, and other natural features. All legal restrictions, including rights-of-ways, easements, property lines, and setbacks, shall also be included. All survey information should extend to all property lines of the lot and beyond to include any right-of-ways or drive access easements directly adjacent to the lot.
  - c. A preliminary site plan of all proposed improvements, including building location, driveway and curb cuts (please show the existing street curb), parking areas, existing and proposed grading at a one (1) foot contour interval with appropriate spot elevations, top level of main floor, and drainage features, at a scale of 1" = 10' with a north arrow. The site plan shall also include locations, dimensions, elevations and square footages of other improvements, including but not limited to sidewalks, decks, patios, greenhouses, tennis courts, gazebos, pools, hot tubs, water features, as well as steps and retaining walls.
  - d. Roof and floor plans at a scale of 1/4" = 1'. Roof plans must identify pitch, valleys, hips, overhangs, and materials.
  - e. Floor plans must include main structure and accessory structures, balconies, and decks.

- f. Architectural elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, finish floor elevations, top of slab elevations and building height calculations.
  - g. Color Boards may be submitted, if selections have been made at this time.
  - h. Any other proposed improvements (i.e. decks, awnings, gazebos, tennis courts, pools, hot tubs, etc.).
2. At the Owner's option, a perspective sketch and/or model may be prepared, as a visualization aid.
3. In order to assist the Committee, the Owner shall provide accurate staking (+/- one foot) of all proposed building corners, lot corners, and easements. All stakes must extend at least 3' above grade and must be identified. Staking must be completed at time of Preliminary Plan submittal.
4. After preparing the appropriate plans, the Owner shall submit one set of plans to the Design Review Committee. It should be noted that incomplete submittals would not be accepted for review.
5. The Design Review Committee will then review the Preliminary Plans and staking, and will provide a written response within 30 days after the submittal.
6. Should the Preliminary Plans be approved, the Owner may begin Preparation of Final Plans, incorporating any requested changes. The Committee must receive any and all re-submittals within 45 days. Any re-submittal of plans shall follow the Preliminary Plan submittal procedure. In accordance with the Declaration, the Committee must respond to each submittal within 30 days.

C. Final Plan Submittal

Following Preliminary Plan Approval, the Owner may develop final architectural and site plans, suitable for construction. They must meet the following requirements:

1. All pages of the plan ("Final Plan") shall be 24" x 36", dated, and shall include the following:
  - a. Lot, Block, Filing and address with Owner and Builder's name should be clearly shown on each sheet.



- b. Update of the professional survey, as needed, by THE APPROVED CIVIL ENGINEER FOR THE COMMUNITY.
  - c. Final site plan shall include all finish floor and top of slab elevations, all site improvements, utility connections, location of air conditioning and pool equipment, complete grading including any earth berms for landscaping at 1' contour intervals prepared by THE APPROVED CIVIL ENGINEER FOR THE COMMUNITY, all paved areas including walks and patios, mailbox monument location, paving design graphics, retaining walls, as well as easements and setbacks. (See Grading/Drainage section on Page 16) This plan must be submitted at 1"=10' scale.
  - d. Detailed floor and roof plans at a scale of 1/4" = 1'.
  - e. All exterior elevations, at the same scale as the floor plans, indicating both existing and proposed grade lines, top of foundation elevations, finish floor elevations, top of slab elevations, and maximum roof height. Decks, rails, air conditioning units, utility meters, downspouts and flues should be indicated.
  - f. Wall sections and exterior details, including items such as chimneys, exterior stairs and decks, railings, and supports.
  - g. Color Board--samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" "foam core" board, clearly marked with the Owner's name, and Lot, Block and Filing numbers. Stone, brick and stucco samples must be secured on the same board using a strong adhesive. A front elevation must be included on the color board presentation. Colors must identify sample color designation and manufacturer, and clearly depict where trim colors, fascia color, window trim colors, as well as accent and door colors are to be applied. Cut sheets for exterior lighting must also be submitted. In addition, a typed schedule of samples, or specifications of exterior materials and colors must be included with the Final Plans.
2. Any adjustments in site staking shall be made at this time.
  3. After preparing the Final Plans, the Owner shall submit one set of plans to the Design Review Committee.

4. The Design Review Committee will then review the plans and staking, and will provide a written response no later than 30 days after the submittal. Should the Final Plans be approved, the Owner may apply for the appropriate building permit(s), and when approved, begin construction. In the event of disapproval, the re-submittal of Final Plans shall follow the Final Plan submittal procedure.

D. Review Fees

The Design Review Committee recognizes the Developer has initiated a program of "Approved Builders". These Builders must have a thorough understanding of the design review process. Problematic submittals requiring significant additional review time by the Committee may be charged a review fee of \$1,000.00 for each re-submittal. Additionally, any review of field changes discovered to have been made without prior written approval may also be charged the review fee. Failure to schedule Pre-Design Meetings prior to the submittal of plans may also cause the Committee to invoke this charge. If the review fee is charged for any of the reasons stated, the Committee has the right to withhold final approval until the fee is paid.

E. Construction Period Reviews and Requirements

1. The Committee may inspect all work in progress and give notice of non-compliance. Absence of such inspection or notification during the construction period does not constitute either approval by the Committee of work in progress or compliance with these Design Standards or the Declaration of Covenants, Conditions and Restrictions. Any Committee visits are in addition to standard inspections required by other jurisdictions throughout the construction process.
2. Construction must begin within 90 days from the date of Design Review Committee final approval. All construction must be completed within eighteen months from commencement of construction. All final approvals are valid for a period of one year. If construction does not commence by the end of that year, a new application must be submitted and approved by the Committee.

F. Field Changes

Changes that must be reviewed by the Design Review Committee are those that specifically affect or change any of the exterior elevations, colors or materials as previously reviewed and approved by the

Committee. Should any change on the exterior elevation be necessary, regardless of how small it may appear, it will be the responsibility of the builder to contact the Committee office, explain the nature of the change, and get a determination if an official Committee review with drawings will be required. At that point in time, direction can be given as to the next step in the process regarding such necessary field changes.

G. Foundation Certificate of Accuracy

Prior to framing, a licensed registered Surveyor (hired by the Owner) shall provide a Certificate of Accuracy attesting that:

1. The building foundation is located as approved (+/-6" tolerance) by the Committee in the final submittal; and
2. The building foundation elevation is as approved (+/-3" tolerance) by the Committee in the final submittal.

Failure to meet these procedures will result in the forfeiture of all or a portion of the Builder's deposit.

The certificate must be in the form of an improvement survey showing dimensions of foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken must be clearly identified and correlated with location of top of foundation as shown in the final submittal.

H. Certificate of Accuracy for Drainage/Topography

Prior to the landscaping plan being submitted, the Builder must provide to the Committee a Certificate of Accuracy for Drainage/Topography prepared by THE APPROVED CIVIL ENGINEER FOR THE COMMUNITY. The certificate of Drainage/Topography must show contours at one-foot intervals and critical drainage spot elevations, demonstrating minimum drainage requirements and compliance with the approved grading site plan.

I. Project Completion Review

Upon completion of any residence or other improvements for which Final approval was given by the Committee, the Owner shall give written notice of completion to the Committee. Within such reasonable time as the Committee may determine, but in no case exceeding thirty days from receipt of such written notice of completion from the Owner, or his duly authorized representative, the Committee, or its agent, shall inspect the

improvements and issue a **Notice of Completion**. Article 4, Section 4.14 of the Preserve Declaration requires this inspection. If work was not done in strict compliance with the approved plans, the Committee will notify the Owner in writing of such non-compliance within the 30 day period specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.

J. Other Conditions

Approval of plans by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and shall be the responsibility of the Owner to assure such compliance. Nor shall approval waive any requirements on the part of the Owner or his representative to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the Design Review Committee and local jurisdictions, where applicable.

The covenants, conditions and restrictions as established by the applicable Declarations shall remain in force as the legal restrictions governing all construction.

The decision of the majority of the Design Review Committee shall constitute the decision of the committee. Reversals of Design Review Committee decisions, or "verbal approvals" by individual members of the Design Review Committee, Association Board of Directors, or any member of Association staff or management shall be considered invalid. All approvals must be in writing from the Design Review Committee.

*Neither the Committee nor its assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans or specifications. Every Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the Committee or its individual members to recover damages.*

The Committee reserves the right to waive or vary any of the procedures or Design Standards set forth herein at its discretion, for good cause shown. Any waiver or variance granted shall be

considered unique and will not set any precedent for future decisions.

- K. Landscape Plan Submittal (See Section VII, Landscape Design Review process)

STEP 1 Pre-Design Meeting	STEP 2 Preliminary Plan Submittal	STEP 3 Final Plan Submittal	STEP 4 Construction Period	STEP 5 Landscape Submittal
Selection of Design Professional	Prepare Preliminary Plans	Prepare Final Plans	Begin Construction Submittal of Foundation Certificate of Accuracy	Submittal of Copy of Builders Certificate of Accuracy for Drainage/Topography
			Periodic Site Inspections	Site Conference with Preliminary Plan
Set meeting 7 days in advance	Submit 7 days in Advance	Submit 7 days in Advance	Obtain & Submit Certificate of Accuracy for Drainage/Topography	Submittal of plans 7 days in advance
PRE-DESIGN MEETING	PRELIMINARY PLAN REVIEW	FINAL PLAN REVIEW	NOTICE OF COMPLETION	Plan Review
	Site Staking Review	Site Staking Review		Re-submittal if Necessary
	Re-submittal if Necessary	Re-submittal if Necessary	Remedy as Necessary	Approval
	Approval	Approval	Approval	Compliance Inspection
				Obtain & Submit Landscape Certificate for Drainage/Topography
		Application for Building Permit		Remedy as necessary

### III. DESIGN STANDARDS

#### A. Intent

The Preserve is a community where diverse interests intermingle creating a need and a forum in which various site developments can be evaluated for their impact and harmony with others. Therefore, these Design Standards, pertaining to all sites and building development, have been adopted to provide a basis for consistency of development, while respecting the natural setting and allowing creative expressions. They should be used as a tool to assist architects, builders, engineers, and future homeowners in design and construction of new homes, home additions or alterations, landscaping and other improvements in The Preserve.

The Preserve is challenged to create a residential community of unique dimensions. These unique dimensions will derive from the existing qualities of topography, location, orientation, landscape, common areas, and architecture. The long-term success of The Preserve can be assured only by establishing quality design standards at the present time that will allow construction of exceptional homes over the life of the project.

The primary areas of concern addressed by these Design Standards are site development, architectural character and landscape appearance, especially as these relate to harmonious relationships with the existing terrain and among neighboring homes. In general, the goals are to minimize harsh contrast in the landscape, to preserve pleasing and significant natural systems, and to encourage architecture appropriate to this unique environment.

These guidelines shall form the basis and criteria for evaluation of plans and specifications submitted for review and approval to The Preserve Design Review Committee. They are not established to stifle imaginative or creative desires of the future residents, but rather to ensure that disciplines will be in effect which will cause the development of the community to grow in an integrated and consistent manner. However, as new Filings open and problem areas are identified, these Design Standards will be subject to revision and amendment from time to time.

#### B. Professional Assistance

It is strongly recommended that all persons proposing any construction subject to review under these Design Standards seek the assistance of qualified design professionals, with skills appropriate to the task at hand, such as an architect, landscape architect, soils engineer, structural engineer, civil engineer, etc.

#### IV. SITE DEVELOPMENT STANDARDS

##### A. Site Planning

Each building site in this community has its own specific qualities and characteristics. The Design Review Committee will be looking very critically at site plans to determine whether existing features are respected and sensitively utilized. A preference will be expressed for plans, which coordinate grading and drainage patterns. Respect for adjacent development is also essential; harmonize elements such as building massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage, and access will help make for better neighbors.

##### B. Siting

When considering a plan's suitability to a particular site, the Design Review Committee will carefully consider whether the building has been placed with sensitivity toward the individual assets of the specific site. It is suggested that the Owner consider the qualities of the site, especially the visual and climatic exposure created by the combination of existing slopes, vegetation, and orientation. Driveway approaches, screening of garage doors with vegetation, and landscaping are vitally connected to proper building siting. Projects that require substantial change in the finished over lot Grade to accommodate a specific floor plan will not be approved by the Committee.

It is expected that submittals will make use of existing vegetation and topographic features to enhance the design of the building and site improvements. The site should become an extension of the home, including outdoor living spaces, so that Owners may enjoy the outstanding four seasons Colorado climate. The design of such spaces must be coordinated with the building construction and design, extending similar material where feasible and using creative paving that is compatible in color and texture to the particular residence (brick, concrete pavers, slate, and flagstone are acceptable). Treatment of these areas may be accomplished with fences and screens per the descriptions of the following sections. These materials must be harmonious and compatible with the main structure(s). Wherever possible, consideration should be given to privacy of adjacent lots. Homes on corner lots should generally be set angled toward the street intersection in order to open the sitelines available on these unusual lots.

##### C. Setbacks

General zoning setbacks for the development are shown in the Preserve Development Guide and in the Appendix to these Design Standards. Specific setbacks and building envelopes for individual lots must be in



compliance with the Development Guide for each specific Filing. These setbacks may be stricter than the City of Greenwood Village.

D. Building Coverage

The maximum building coverage allowed per lot is twenty percent (20%) of the total square footage of the Lot size.

E. Grading, Drainage and Soils

Standards for grading and drainage are general, minimum standards only and shall not constitute a representation, warranty or agreement by the Developer, the Design Review Committee or the Association that adherence to such minimum standards in designing or constructing a residence or installing landscaping shall result in a residence or landscaping which is free from any defects. **Owners are responsible for having a soils test, soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of residences and installation of landscaping.** Neither the Developer, the Design Review Committee nor the Association shall be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the Committee pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum Design Standards set forth in these guidelines when necessary for the proper design and completion of residences or landscaping.

General drainage patterns are shown on the Development Guide and must be strictly adhered to. Any modifications must specifically be approved by the Committee.

1. Grading

All site improvements should be designed to minimize the extent of grading required. Techniques to accomplish this include "stepping" buildings down slopes, providing access across slopes instead of down them, and the use of low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3 horizontal to 1 vertical (unless otherwise specifically noted in a submittal and approved by the Design Review Committee). All graded slopes should be "rolled" back into existing slopes, so that no sharp contrast exists between existing and disturbed slopes.

Finished Over lot Grade is the site grade provided to the Owner by the Developer.

Final Finished Lot Grade is the adjusted site grade for the residence completed by the Owner to comply with siting, drainage and landscape requirements of these Design Standards and the requirements of Greenwood Village.

2. Drainage

The design objective for drainage is to provide adequate and efficient drainage patterns away from residences and across properties.

Builders shall conform to the requirements of the Greenwood Village approved drainage plan and the general drainage pattern of the Development Guide. The Builder must engage THE APPROVED CIVIL ENGINEER FOR THE COMMUNITY to design the grading and drainage for the lot.

Where disruption or realignment must occur, reconstruction should occur in a naturalized manner allowing water to percolate instead of concentrate while still allowing water to flow in a non-destructive course.

It is anticipated that drainage across an adjacent Lot may be required to achieve proper drainage and to achieve smooth transition between these Lots. Consent of adjacent lot owners will be required for grading onto their lot. Coordination of grades between adjacent sites is a requirement of the review process. Owners are required to work together in resolving grading contours along common lot lines, with particular reference to creating a single swale along property lines.

Historic flows on or across the lot must be accommodated. Within the lot, adjustments can be made as described above. However, some properties contain parcels of land that have been improved by the Developer that must function as drainage facilities for the overall project, and which must be incorporated into the drainage design for the specific lot. Refer to the Final Drainage Study and Development Guide for such parcels.

Upon completion of any residence or associated structure the lot shall be final graded in a manner so as to insure positive drainage away from the structure's foundation. Drainage shall be designed to have a minimum grade of 2.5 percent. As a general rule, swales shall be no closer than 5 feet from any foundation wall. Minimum slopes away from the foundation should be in accordance with the Owner's soils engineering report.

Swales and berms must be established per the approved plan and “whisker pins” must be installed at 20’-30’ intervals and critical points along the bottom of swales to positively identify the location of the swales.

At completion of construction, a Certificate of Accuracy for Drainage/Topography, prepared by THE APPROVED CIVIL ENGINEER FOR THE COMMUNITY, in the form of a survey with one (1) foot contours must be submitted to the Committee documenting compliance with these Design Standards.

F. Erosion Control

Upon completion and subsequent to all site construction, techniques for controlling erosion within the site to ensure protection of adjacent properties from erosion **shall be mandatory and conform to City of Greenwood Village Ordinance requirements**. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers. All of the erosion control measures must be shown on the site plan.

G. Driveways and Parking

Access to each residence shall be via the public street as shown on the Development Guide. The drive should be situated to minimize earthwork, without overly emphasizing the parking area or garage. Circular drives are acceptable to the Committee if appropriate to the site and architectural design. Circular drives with multiple curb cuts are prohibited on culde-sac/wedge shaped lots unless approved by the Committee. Driveways paralleling property lines are prohibited in consideration of curvilinear drives with gentle curves allowing for the integration of landscape pockets. Parking areas should be located out of major sightlines and should be screened with landscape earthforms and planting. Garage doors must be oriented away from the street wherever possible. Exceptions to this requirement, such as corner lots, will be by special approval of the Design Review Committee.

There shall be a minimum of two and a maximum of four fully enclosed garage spaces for each residence, unless otherwise approved by the Design Review Committee. A variety of garage presentations utilizing angled and offset entries are strongly encouraged, especially when plans call for three or more garage doors. In addition, a minimum of two off-street parking spaces shall be incorporated into the drive design.

Driveways should intersect the street at no less than 60 degrees for maximum visibility and should not exceed 8% in slope, except where use of short pitches up to 10% may lessen site impacts.

All driveways shall have a paved, hard surface of at least one of the following:

- exposed aggregate;
- concrete with color detailed border and apron treatment;
- colored concrete with textured or stamped finish;
- stone or masonry pavers;
- decorative concrete pavers;

Aprons are required to be of the same color, patterns, and material as borders.

Asphalt or plain concrete surfaces will not be allowed.

#### H. Retaining Walls

Retaining walls should be as low as possible and integrated into the entire landscape plan. The use of terracing is required in order to maintain a maximum height of 4' wherever possible. Walls should complement the natural surroundings and materials must be those of the building structure or stone. Flagstone, moss rock, or other natural stone, rhyolite, brick, or compatible stucco is encouraged. Pre-cast modular concrete block type of walls are prohibited.

#### I. Enclosures

To allow a more open, spacious feeling for the community and the project's open space, perimeter lot fences are strictly prohibited. However, enclosing an outdoor area within the building envelope is permitted with the following restrictions:

##### 1. Full Enclosures

A full enclosure shall be restricted to the rear-building envelope of residential lots. Such enclosures shall not exceed 1,000 square feet in total coverage. In no event, however, shall the actual fence material exceed 100 lineal feet.

These areas should be integrated with the overall landscape plan and actual fencing material must be appropriately screened from view with vegetation. Compatibility and integration with the overall architecture and siting of the home will be considered as part of the enclosure approval. Full enclosures may utilize any one of the following materials or configurations:

- a. Architecturally detailed wrought iron fences not to exceed 4' in height.
- b. Two or three rail, jumbo split rail fences not to exceed 4' in height. Limited visibility wire mesh fence may be fastened to the inside of split rail or rail fences, to improve containment. All fence posts; rails and/or pickets can be stained to compliment the structure, and must be maintained by the homeowner.

2. Privacy Screens

Privacy screens are to be utilized in screening privacy areas including decks, patios, and hot tubs. These areas may not be fully enclosed. Screening of these privacy areas requires utilization of materials and finishes taken from the building palette itself. The Committee will review these areas with respect to overall harmony and compatibility between the physical structure and the landscaping. These screens shall be limited to the building envelope and in no event shall the height of these screens exceed 6'. The privacy screen must also be compatible with and be integrated into the overall landscape plan creating an overall harmony between the physical structure and the landscaping.

3. Tennis Court/Sport Court Enclosure

Tennis courts/Sport courts may be allowed, where appropriate, provided that such courts are in compliance with Greenwood Village setback requirements, and must be enclosed with vinyl clad chain-link fencing. Vinyl clad chain-link colors will be black or dark brown and all posts, support rails, gates and associated hardware shall be vinyl clad or painted to match. Court fence height shall not exceed 12 feet on end enclosures, and 4 feet on side fencing. No court lighting will be allowed. Courts must comply with Greenwood Village requirements.

4. Dog Runs

Dog runs shall be restricted to the side and/or rear building envelopes of lots, and shall not exceed 300 square feet in coverage. These areas shall be enclosed with wrought iron as the preferred material or with vinyl clad chain link fence framed with 4 x 4 posts, 2 x 4 top rail, and lower tension wire. Enclosures must not exceed 6' in height and must be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc.

5. Invisible Pet Fence

Pursuant to section 4.12 in the SUPPLEMENTAL DECLARATION of each filing, Homeowners with outdoor pets are required to install an "invisible electric pet fence" on their property. This regulation is in addition to and not in lieu of other pet enclosures installed by the Owner.

6. Swimming Pool Enclosure

- a. No solid fences will be allowed.
- b. Privacy screens may be incorporated within the pool enclosure.
- c. Architectural detailed wrought iron with columns to match the building materials and a minimum spacing of 20 feet between columns at the enclosure corners.
- d. Substantial vertical landscape screening will be required as part of a pool enclosure. An appropriate mixture of 7 gallon size plant material and trees will be required with sensitivity to screening as well as protection of view corridors.
- e. Maximum enclosure size will be 4,500 square feet and must be contained within the building setbacks unless otherwise specifically approved by the Committee. Area increases may be possible when utilizing retaining walls or earth forms that are not in violation of code requirements.
- f. All pool equipment is encouraged to be below grade or must be completely screened and incorporated into the overall landscape plan or in the residence.
- g. Any cabana or "out buildings" must be specifically approved by the committee.

J. Criteria For Swimming Pool Approval

1. Swimming pools must be designed using the same high standards as established for the homes within the community. Careful attention should be paid to minimizing impact to adjacent neighbors as well as creating a form that enhances both the home and landscape. Materials and designs that reflect the construction and aesthetic of the home should be incorporated into the pool,

decks, and accessory elements. Wherever possible the pool should be protected by berms that will develop and enhance the privacy of the space. Pool equipment must be completely screened. It is recommended that it be placed below ground or in a structure. Accessory structures such as gazebos or pool houses must incorporate the detailing aesthetic, and materials of the home.

2. Swimming pools are considered structures and may not encroach into any building setback. This includes equipment, fences, and any accessory structures such as cabanas or pool houses. It is recommended that the owner seek guidance from a registered professional engineer who is familiar with local soil and climate conditions when designing their pool.
3. Swimming Pool submittals must include the following items:
  - a. Site plan showing size and location of pool, equipment, fencing, and any associated structures such as pool houses or gazebos.
  - b. Topography showing grading and drainage around pool at 1-foot contours and including any pool drain facility.
  - c. Location and design of pool enclosure.
  - d. Landscape plan that provides full screening of the pool, fencing, and pool equipment.
  - e. Construction of pool including pool and deck materials.
  - f. Location and style of any lighting including fixture cut sheets. Lighting must be low cut off design.
  - g. Elevation of any accessory structures showing flues and exposed utilities.
  - h. Pool cover including material and color must be approved; its materials and colors should be compatible with the house.

#### K. Putting Greens

1. Blend into existing grade and landscaping.
2. Should be a natural shade of turf (bright colors are prohibited).
3. Located within the property setbacks.
4. Should be under 500 sq. ft. and will be reviewed on a case by case basis.

#### L. Lighting

All exterior lighting shall be of a "sharp cut-off", down lighting design using low wattage bulbs to minimize light spill onto adjacent properties. The use of "flood lights" or sodium vapor lights in excess of 60 watts are

prohibited. In addition, such fixtures may only be used if specifically activated by a security monitoring system, and must also be concealed and pointed away from neighboring properties. The color shall match the building colors. Such fixtures, used for illumination of driveways, walks, address signage, and general landscape purposes, shall be compatible with the architecture of the structure(s).

Selective non-glare landscape lighting is strongly encouraged to achieve a unique and unusual streetscape effect during the evening hours.

M. Signage

Residential construction address signs are standardized with utilization of a four by four post incorporating the white plastic inspection box. These signs must be approved by the Design Review Committee prior to erection. Such signs shall not exceed a total face area of three square feet, unless by special approval of the Design Review Committee.

Signs of the type used by architects, lenders, contractors, subcontractors and tradesmen will not be allowed on any lot. A single sign to advertise For Sale, the builder, and the lot address will be provided in standard form by the developer. No other signs will be allowed without prior written consent of the Design Review Committee.

In addition, no sign shall exceed a height of four feet from grade. No signs whatsoever shall be attached or fastened to any fences or natural features including existing trees.

No other signs shall be permitted within any lot, with the exception of those listed below:

1. Signs required by legal proceedings.
2. For non-developer sales, one "For Sale" sign may be installed within the lot lines of a specific property, provided the face of the sign does not exceed five square feet.
3. Signs identifying security alarms.

N. Trash Receptacles

All receptacles used for storage of solid waste shall be screened from off-site views, using materials and forms complementary to the main structure(s).



O. Utilities

Construction of utilities shall be carefully coordinated with existing site conditions so that minimal disturbance occurs. All utility construction, including storage of excavated and backfill materials, shall respect all neighboring lots and boundaries of areas to be preserved.

P. Flagpoles

Location and size of permanent flagpole must be approved by the Committee.

Q. Basketball Backboards

Standard size basketball backboards may be erected upon the roof or gable end of a garage structure utilizing a clear Plexiglas backboard. Freestanding pole mounted backboards are permitted, with the provision that the pole shall be painted black. Any pole-mounted backboard must be located behind the front perimeter of the house.

R. Mailbox Pedestal / Entry Monument

1. Custom mailbox/pedestal structures are **required** and must be approved by the Design Review Committee. The design must be architecturally compatible, utilize building materials similar to the main building structure, and shall not exceed 5' high x 2 1/2' wide x 2 1/2' deep. The bottom of the mailbox must be at least 3 1/2' above the ground.
2. The mailbox pedestal/entry monument must incorporate the address of the property. A minimum of one driveway light per curb cut and one standard address light is required on the pedestal and must be activated by an electric photocell sensor. Preferred methods of lighting would include a recessed or sconce type of light, or, secondarily, a decorative top light with frosted lens. Exterior light fixtures are required to have either frosted bulbs or frosted lenses.
3. One mailbox pedestal/entry monument per curb cut is allowed unless otherwise specifically approved by the Committee.

S. Greenhouses

Greenhouses require Design Review Committee approval and must be architecturally compatible with and specifically include the design and material elements of the residence.

T. Building Accessories

Shades, awnings, shutters, and screens are exterior elements that have an impact on exterior elevations. As such, they require specific approval from the Design Review Committee. The submittal must include full architectural elevations and detailing including specifications, measurements and actual material sample. The submittal will be reviewed in the context of appropriate integration of architecture on the house.

U. Children's Play Equipment/Trampolines

Size, materials and location of play equipment must be specifically approved by the committee. Appropriate screening from adjacent roadways and neighboring properties and integration into the overall landscape plan will be required. Except in rare instances dealing with the issue of visibility, the Committee will require that all play equipment and structures be located in rear yards within the building envelope. Play equipment should be of timber construction with muted colors for components such as slides, swings, canopies, etc. Trampolines must be approved by the Design Review Committee. Trampolines must be installed in the ground for safety and aesthetic reasons. Must be screened with landscape material.

V. Decks

Columns supporting decks are required to be constructed from the building materials of the home. Wood posts are prohibited. Railing design must be included with architectural submittals.

W. Dog Houses

Design Review Committee approval of materials, dimensions and location is required.

X. Antennas

All TV, radio, communication antennas, and aerials shall be installed inside the attic or roof crawl space. Rooftop mounted antennas are prohibited.

Y. Satellite Dishes

With the advent of new technologies, satellite dishes are available as small as 18" in diameter. Use of this new technology is strongly encouraged from an aesthetic point of view. Satellite receivers that are larger than 39" in diameter will not be reviewed favorably by the Design Review

Committee. Prior approval is required for any proposed satellite dish, and the following will be required:

- a. The dish should be ground mounted on a 3' high mast in a pre-approved location that can be effectively screened, year-round, from the road and adjacent properties.
- b. All wires, cables, and connectors must be buried or hidden from view.

Z. Accessory Buildings

Accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc., shall adhere to the standards outlined for buildings and site planning. It is important that the massing and scale, as well as forms, materials, and other detailing should be well coordinated with the main structure(s) on the site. No temporary or permanent sheds will be allowed.

1. Gazebos

Must be designed and integrated into the overall architectural and landscape treatment of the home so as to not appear as an isolated structure in the rear yard.

AA. House Address Numbers

There shall be no more than two sets of house address numbers on each dwelling unit. Address numbers may be placed at the mailbox and on the residence. The address numbers shall not exceed in overall size a total of one square foot for each number. Address numbers at driveway shall be on a fixture approved by the Design Review Committee. At least one address shall utilize a photocell.

AB. Solar Equipment

Solar heating equipment shall be permitted provided it blends into the overall architecture, roof design features, and racked at the same pitch as the roof. Locations other than roof structures should be explored such as: earth berms, swale bowls, and hillsides.

AC. Utility Equipment

All exterior utility equipment, wherever possible, must be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. All utility equipment shall be painted to match the color of the wall to which it is mounted. Electrical panels, irrigation controls, cable and telephone boxes should be placed

inside the garage. Air conditioning, electrical and gas meters shall be fully screened from view of the streets within practical limits determined by the Design Review Committee. Air conditioning units shall be installed at ground level and shall be fully screened from adjoining residences and streets. All utility connections shall be carefully coordinated to minimize site disruption.

## V. ARCHITECTURAL STANDARDS

### A. Intent

These Design Standards have been developed with attention toward general goals and concepts with a general requirement for attention to detail, in order to allow individual expression within a visually cohesive neighborhood. It is the duty of the Design Review Committee to consider submittals within this context, and to encourage overall quality through well conceived and balanced detailing. Creative solutions and quality design are expected of all submittals to the Design Review Committee. Accordingly, it is strongly suggested that the services of competent design professionals be secured. Experience has shown that the costs of these services are usually more than offset by increased value to the subject property.

It is anticipated that each home constructed in The Preserve is a unique, site-specific design that has been assembled to accentuate the individual assets of each lot. These assets will be discussed during the required pre-design meetings as well as possible solutions to any site difficulties that may be encountered.

Heavy emphasis must be given to the overall quality of the design, which should not favor the front of the home over the other sides (if the front elevation is bricked or partially bricked or stoned, the other sides should contain this material and treatment as well). The park like quality of the neighborhood created by the large lots, sophisticated landscaping and lack of fences provides view opportunities to all sides of a structure requiring the need for continuity of materials and detailing from front to rear.

Emphasis on a particular "style" is inconsistent with the goals of the Design Review Committee. However, individual submittals will be reviewed with respect to the harmonious relationship toward their neighbors and their ability to evoke a sense of elegance and quality.

### B. Massing

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the site. The Committee will encourage designs that achieve a delicate balance between distinctive form and subtle impact on the immediate environment.

Residences developed around more than one axis exhibit rooflines that are less monotonous than linear designs and will be viewed more favorably as

they reduce building scale and increase individuality and diversity. Eave lines should vary vertically as they have a profound impact on the visual quality of a home as well as offering an easy opportunity to breakup otherwise large and possibly monotonous building masses.

1. Unbroken Planes

Large, unbroken planes on any elevation are not desirable. Rake walls and end-views showing cantilever conditions are also strongly discouraged. Wing walls, courtyards and stepped walls, integrated with covered decks and balconies are encouraged to develop well-balanced massing on all elevations. This will serve to avoid a less than desirable "three-story look". Building profiles should generally start low at the edges of the structure to create a closer relationship to the site. Higher areas, second or third stories, should be more centered in the massing.

2. Detailing

Window and door punctuation along with specific surface detailing will be carefully reviewed by the DRC. Their overall scale and organization can have a substantial impact on the aesthetics of any home. Small or under scaled windows or groups should be avoided, as they tend not to contribute to an open and inviting appearance consistent with the goals of the community.

C. Garages / Auto Courts

Garages must be carefully considered in the overall design. Garage door openings should be oriented on the house and the site in such a way as to enable screening with vegetation from the road and adjacent properties. Likewise, these openings must be oriented away from the street frontage unless a corner lot is involved. Multiple openings should be designed around auto courts and should be well proportioned with respect to the rest of the house and the site. Guest parking should be provided in the auto court, and not in front of the garage doors. The edge of the auto court/paved area must be kept off of the side lot line to create the opportunity for vegetative screening.

Garage doors should be selected to evoke a sense of quality with attention paid to jamb details and shadow lines. Careful consideration should be given to wrapping the first level garage eave line around the home on the first floor elevation. Wood raised panel doors with well-proportioned glazing are appropriate.

#### D. Entries

A home's entry says much about overall quality of its design. Therefore, the Design Review Committee encourages submittals that show a defined entry hierarchy. Attractive curb appeal can be created through the use of upscale front doors and materials. The Committee will closely scrutinize entry elements on plans submitted to verify what is being built. Actual dimensions of columns and custom-made accent openings must be treated consistently in the field and on the plans. Elegance and strength, combined with a human scale, will be encouraged in the architectural design. Scale and massing of the entry must agree with the other design elements of the home.

#### E. Roofs

The form of a building's roof has much to do with architectural character. To establish certain harmony within the community, flat, mansard, gambrel and A-frame roof styles are prohibited. Roof overhangs of less than 12 inches are discouraged by the Committee. The Committee will carefully review roof massing, and encourages creative and harmonious use of hips, clipped hips, gables, multiple ridges and roof axes, dormers and lower eave heights. Combinations of hips and gables on the same building plan are discouraged. Roof slopes should generally exceed a 4/12 pitch. Well-defined eave detailing with strong shadow lines and articulation is required, as is careful consideration of gutter and downspout location and detailing.

Roofing materials should be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. Concrete or clay tile, wood shingle or shakes, and slate are the materials of choice, while consideration may be given to copper roof elements. Asphalt shingles and unfinished or standing-seam metal roofs are prohibited.

Careful attention should be given to roof accessories. Plumbing stacks should be grouped in attics to minimize the number of required penetrations. Metal roof vents shall be discouraged in lieu of gable vents or concealed ridge venting. Furnace and fireplace flues shall be enclosed within a masonry chimney where possible, and chimney caps shall be finished to blend with the architecture. At least one chimney per home is required. Exposed vents or "belly-button" fixtures for gas fireplaces are prohibited, unless otherwise approved for specific installation by the Committee. Skylights shall be of flat glazed glass units. Solar collectors are allowed only when they are fully integrated with the roof design, and will not be approved when supported on raised platforms. All roof

furnishings, with the exception of valley flashing, shall be painted to match the roof or shall be of copper construction.

Attention should be paid to overall building height. Please refer to Appendix A, the Development Guides, and the Greenwood Village regulations for specific height limitations. Building height will be measured from the average Final Finished Over lot Grade of the combined building corner elevations to the top of the tallest ridge. This should be plainly marked on the submitted building elevations. Chimneys may project beyond this height as allowed by code.

F. Exterior Materials and Finishes

Homes within the Preserve should be designed with a high level of detail and a sophisticated combination of materials. Materials should be used boldly and with careful attention to the interfacing between materials. Quality materials such as natural stone and brick masonry, acrylic-based stucco, and selected use of natural wood will be encouraged within the development in keeping with the upscale image of the community and the desire for visual harmony. Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building.

A high percentage of masonry is required within the project. Approximately 60-70% of the non-window elevation must be of the masonry material. This masonry may be natural or cut stone, brick or similar masonry units. Exposed concrete block is not permitted and masonry should terminate on an inside corner. Synthetic stone materials will be reviewed by the Committee on an individual basis. Stone masonry joints shall be raked clean where appropriate, and held to a maximum of 1" in width. As each mason's style tends to be distinct and can have significant impact on the overall look of stone masonry, the Committee will require that a sample lay-up on site, 4' x 4' of all stone masonry, including external corners, be provided for review and approval by the Committee prior to installation of the stone. The use of large flat slabs of stone shall be discouraged. The Committee will reserve the right to reject samples that appear out of character.

Brick masonry should include liberal use of special details such as quoining, soldier and other decorative coursing, patterned lay-ups, articulated window headers and sills, and special chimney statements.

Stucco should not be used as the primary building material. Careful consideration will be given to appropriate stucco detailing, two-tone coloration, integration of stucco with other building materials, as well as the overall impact of stucco architecture on adjoining sites. Careful consideration must be given to creating a natural fit with the balance of the



building. Arbitrary usage that makes an awkward statement or that looks like an addition will not be approved by the Committee. Half timbering should be constructed by setting the timbers first and filling with stucco. Applied wood boards or prefabricated stucco panels are not allowed within the project. A high level of articulation to the wall surfaces through the use of detail and relief's are required, as well as careful color blending of the stucco material itself.

Wood will be allowed within the community when accompanied by the required amount of masonry. Knotty species and other "rustic" textures will be discouraged within the project unless good reason can be shown that it will significantly enhance the design of the house. When lap siding is used a distance of no greater than 4" between boards is preferred. Stains and paints are acceptable finishes when approved with the material's submittal. Plywood siding will not be approved except for use in building

Other materials not addressed in these standards shall be reviewed on an individual basis for which the Design Review Committee retains the right to approve. These include, but are not limited to, manufactured, artificial, simulated, or imitation sidings. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the Committee.

## VI. CONSTRUCTION PERIOD REGULATIONS

In the interest of all Owners and contractors, the following regulations shall be enforced during the construction period. These regulations shall be a part of the construction documents contract for each residence, and all contractors and Owners shall abide by these regulations.

### A. OSHA

All applicable OSHA regulations and guidelines will be strictly observed at all times.

### B. Construction Limits

The Design Review Committee may require the contractor to provide a detailed plan of construction limits prior to construction. The plan shall, at least, include size and location for construction material storage areas, limits of excavation, access areas, parking, chemical toilet location, dumpster, fire extinguisher, utility trenching, and a construction sign.

### C. Construction Trailers, Sheds, or Temporary Structures

Any construction shelters shall be approved by the Committee.

### D. Excavation

Excess excavation material shall be removed from the property and shall not be placed in common areas, roads, or other Lots (except as approved on a site specific basis by the Committee). Excavation, except for utility trenching, shall be on the Owner's site only. Contractors are discouraged from spreading excess debris or material over the remainder of the Lot.

### E. Debris and Trash Removal

Owners or contractors shall clean up all trash and debris on the construction site at the end of each day. A trash container shall be located on each building site at all times for containment of lightweight materials, packaging, or other trash materials which may blow off the site.

Trash and debris shall be removed from each construction site by Friday or each week to a legal dumpsite off the project. No trash may be placed on adjacent or nearby lots. Violations and abuses that are specifically discovered will be removed and charged to the violating builder based on 120% of the actual cost.

F. Vehicles and Parking

All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on community roads overnight.

G. Pets

Contractors, subcontractors, and employees are prohibited from bringing dogs and other pets to the construction site.

H. Radios/Tape Decks

In consideration of the neighborhood character and potential adjoining residences, use of radios and portable stereos will be strictly prohibited.

I. Storage of Materials and Equipment

Owners and contractors are permitted to store construction materials and equipment on the construction site during the construction period. It shall be neatly stacked, properly covered and secured. Storage of materials or construction equipment outside the approved construction site will be done only with approval of DRC. Any storage of material and equipment shall be the responsibility of the owner or contractor. Owners and contractors will not disturb, damage or trespass on other lots or the open space. Shall any damage occur, it will be restored and repaired at the offender's expense.

To use adjoining property, the applicant shall obtain written permission from the adjoining property owner for "Right of Entry" during course of construction or to stockpile materials. The Design Review Committee must be notified of all "adjoining property use and conditions."

J. Driveway Base Course

In an effort to minimize the amount of dirt and mud tracked on the streets it is required the approximate driveway location be excavated and 4" of base course be placed for access to the site.

K. Wooden Access Ramps

Builders are required to construct curb wooden ramps to access sites. The City of Greenwood Village and The Preserve will enforce this requirement.

L. Construction Fence

A transportable black plastic fence securely erected is required on all sides of the lot excluding the street exposure during the entire construction period.

M. Hours of Construction

The City of Greenwood Village has an ordinance controlling construction activity. Section 8.24.040 c. says, in part, "construction activity shall not be conducted between the hours of seven p.m. and seven a.m. of the next day...." Please notify your sub-contractors to comply with this ordinance.

N. Blasting

If any blasting is to occur, the contractor shall be responsible for informing all residents in the proximity of the blasting site.

O. Restoration and Repair

Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

P. Dust, Noise, and Odor

Every effort shall be made to control dust, noise, and odor emitted from a construction area. The contractor will be responsible for watering, screening, or oiling dust problem areas as well as controlling noise and offensive odors from the lot.

Q. Prohibited Items and Uses

The following items are prohibited in this community:

- a) Changing oil of vehicles and equipment without proper receptacles and removal procedures.
- b) Concrete equipment cleaning or concrete dumping not confined to the lot.
- c) Removal of any rocks, trees, plants, or topsoil from any portion of the property other than the Owner's lot.

- d) Horses are prohibited and all sites are prohibited from being used to stable, board or otherwise maintain horses on
- e) Careless treatment of trees or preservation area.
- f) Signs other than approved construction or real estate signs.
- g) Careless use of cigarettes or flammable items.
- h) Firearms.

## VII. LANDSCAPE DESIGN AND REVIEW

### A. DESIGN AND INSTALLATION

#### 1. INTENT

- Landscape improvements become the final critical element in the overall streetscape, architectural integrity, and aesthetics of The Preserve. The properly conceived and well-designed landscape program may ultimately be the single most important value-enhancing element for the overall community. Consequently, careful attention has been given to these landscape standards to ensure that the landscaping for each individual home is a positive addition and will be compatible and harmonious to the overall community.
- Notwithstanding the fact that there is almost a mile and one-half of 100-year-old Cottonwoods lining the Highline Canal, there is a minimum of significant vegetation existing on the balance of the property. Consequently, any structure placed on the land is in itself a landscape element. Residential construction will dominate the land until such time as the landscape materials mature and reduce the prominent appearance of the residential structures, enforcing the importance of good design. With this understanding of the land and its characteristics in mind, it is the objective of this document and Developer to establish not only a proper blend of residential structures, but also an adequate and diverse landscape palette. Although these landscape requirements are typically greater than what residential subdivisions often require, it should be clearly understood that our requirements for a certain number of specimen trees, and an increased palette and number of landscape materials will collectively serve as a value creating thread throughout the entire community. **Furthermore, these requirements should be considered minimum requirements; homeowners are strongly urged to design their landscaping to a level greater than the minimum.**
- The landscape concept should be refined and elegant, providing a high quality appearance, which harmonizes with the surrounding neighborhood and architecture. The plan should include special use areas, privacy plantings, screening, and promote year round color and interest. Special attention should be paid to water conservation, grading, site drainage, property to property blending of plant materials, irrigation zones (grouping plants with similar

water needs), compatible hardscape materials and the integration of outdoor and indoor space.

## 2. GUIDELINES

### a) Water Conservation

- Perform an analysis of the lot to determine microclimates; discover the sun baked slopes, hot corners, cold or wet areas, shady spots, then develop these areas with the appropriate plant materials and irrigation system (irrigation zones and methods).
- Prepare all soil with organic matter or compost to improve water retention and plant development. (5 cubic yards per 1000 sf recommended)
- Utilize xeric plants (see Appendix for plant lists)
- Group plants with similar watering requirements to create an efficient irrigation system based on water needs of plants for each zone.
- Plant trees generously throughout the landscape and layer planting beds with larger and smaller shrubs to create shade.
- Drip irrigate all trees and shrubs, including trees in lawn areas. Irrigation timers with dual scheduling and rain sensors are required.

### b) Layout

- Use a combination of plant materials to create year round interest, with at least 1/3 evergreens.
- Create large sweeping beds, which will cut down on sod, create large drip zones, and enable groupings of shrubs and perennials, using a minimum of 3 of the same type of shrubs and 5 of the same type of perennials. Larger beds will also enable shrubs of varying heights to be used creating shady pockets.
- Avoid small areas of turf, less than 5 feet in width. These areas are difficult to water efficiently and hard to maintain.
- Whenever possible locate trees in the planting beds. Trees located in turf areas should be a variety that can tolerate a higher watering zone. These trees must also have a drip line to them in case of drought conditions.
- Use perennials and annuals to add color and texture to the landscape. Group perennials with the same water requirements. Use low to medium height perennials along walkways or in front of shrubs. Use taller perennials in masses amongst the shrubs and in perimeter plantings.
- Design in elevation as well as plan view. Use the architectural elevations developed by the Builder to help determine the plant massing, height, and density that best enhances and compliments

the architecture. These elevation sketches can be submitted with the final landscape plan.

- Use large evergreen specimens to enhance and frame the architecture of the house, locate them at least 15 ft from the house. The north side of the evergreen trees will be a dense shady area, year round.

### 3. REQUIREMENTS

#### a) Grading

- Developer is responsible for the Finished over lot Grade of the site. The builder is responsible for constructing the approved final grade, the site's drainage patterns and obtaining the Drainage/Topography Certificate of Accuracy for the lot.
- The Landscape Contractor is not allowed to begin work without obtaining a copy of the Drainage/Topography Certificate of Accuracy from the Builder. The grade of the site should provide adequate drainage and be in accordance with the approved site plan. A minimum grade of 2.5% is required throughout the whole site.
- The Landscape Contractor is responsible for maintaining the integrity of the approved grading which may have been designed to comply with berming, retaining walls, drainage, and the landscape requirements of these design standards. **If the Landscape Contractor wants to adjust the approved grading by adding additional berms, walls, etc... they must resubmit the grading plan to reflect the adjusted grading and have the plan approved.** The Landscape Contractor is required to have the drainage and topography recertified after their work has been completed. The recertification will be based on the last approved grading plan. (See Design Review Process/ Landscape Plan Submittal and Compliance Sections). The recertification must be submitted to the Community Manager and reviewed by the DRC.
- Landscape berms can add significantly to the overall quality and appearance of a landscape design and are strongly encouraged by the Design Review Committee. These earthforms should be smooth, gently rolling elements which appear to blend naturally with the Final Finished Over lot grade. "Dump truck" or "elephant under the carpet" landscape mounds are strictly prohibited. Slopes and landscape berms should not exceed a ratio of 3 to 1 horizontal to vertical, in other words, the base of any



mound should be 6 times greater than the height with the tops less severe than the side slopes.

- Care should be taken when creating slopes with southern or western exposure. These will require a xeric plant mix in order to avoid excess water use. In addition a gentler grade will be required to maintain the slope with plants and mulch.

#### b) Tree Planting

- Trees are the backbone of any landscape plan and will contribute significantly to the comfort and usability of the outside environment and the value of the lot. Trees provide shade, oxygen, wind breaks, screening, privacy, shelter, visual relief, noise reduction and help reduce the scale of the architecture, softening the edges and anchoring the house to the ground.
- One (1) specimen tree will be required per 1,500 sf of front yard area. The front yard area shall include the entire street frontage extending back to the distance of the two front corners of the home. Corner lots will include both street frontages. No lot shall have less than five (5) specimen trees. Specimen trees can be either evergreen trees a minimum of 12 feet in height or deciduous trees with a minimum of 3 ½” caliper trunk. Acceptable specimen trees are Ashes, Honey locusts, Lindens, Ohio Buckeye, Maples (except Silver), and some varieties of Oaks. Acceptable evergreens are Pines, Firs, and Spruces.
- Over the remainder of the site, there shall be a minimum of one (1) tree per 2,000 sf. Minimum sizes are: shade trees, 2 1/2” caliper, ornamental trees, 2” caliper, and evergreen trees, 10 feet in height. Ornamental trees can be substituted for shade trees on a 2 to 1 basis.
- Trees should be integrated into planting beds whenever possible. If a tree stands alone in a turf area it should be surrounded by mulch to enable mowing without damaging the tree trunk. Also, if a tree is zoned for irrigation with the turf area, care should be taken to choose a tree that will not suffer when watered as much as the turf zone. Trees should be on drip zones in order to support drought resistance. Evergreen trees planted in turf areas can block both irrigation and sun to the turf area as they mature.
- Screening of west sun on living areas should be accommodated.

#### c) Planting Beds

- Planting beds must comprise 35-55% of the site excluding building footprint and driveway. The development of planting beds is essential in a water wise landscape. Planting beds require less water to thrive and can be developed with xeric plants that will require minimal amounts of water. The bed lines should be natural and flowing, defined by and in relation to berms, walkways, patios, entryways, driveways, and adjacent landscape elements.
- Planting beds should serve a function: foundation planting, softening the architecture of the house, utility screening, garage door screening, creating outdoor living space, enhancement of views, wind blocks, sun blocks, erosion control, privacy screening, and create interest and year round color to the landscape.
- If adjoining homes are landscaped or are being landscaped, coordination of adjoining bedlines is required. The creation of hard lines between properties is prohibited. Property lines should blend together to create a more unified and cohesive landscape expression. When applicable, individual site landscaping should also coordinate with common area landscaping.
- The front, entryway, and sides of the house should have significant foundation plantings that are complimentary to the architecture of the house. The rear area of the house should contain the outdoor use areas and have adequate screening to protect the privacy and view of the owner as well as the surrounding neighbors. Colorado has a great climate for creating outdoor living spaces that are an extension of the indoor living spaces. Hardscape and softscape materials should be designed to greatly enhance the home's indoor/outdoor connections.
- The following must be screened from adjoining residences and streets: garages, parking areas, driveways, utility boxes, trash enclosures, pet enclosures, play equipment, any type of fencing, gardens, swimming pools, tennis or sports courts, hot tubs, satellite dishes, and other noisy or utilitarian objects.
- Planting beds must be mulched with a shredded wood mulch or a small bark type of wood mulch, 3" in depth over a water permeable landscape fabric, not plastic. The wood mulch will help the soil stay moist and cool; break down over time, adding to the soil; and absorb the sun's rays, limiting the reflection back to the plants. If the proper density of plant materials is installed, the wood mulch will become less prominent over time as the plants grow

together and fill in the space. It is important to note that mulch is not a palette material, and that shrub density must be installed to cover the mulched areas.

- Large cobble, 4” minimum, can be used in planting beds to enhance a drainage swale or create a dry streambed look. In these circumstances the “stream bed” must look natural and meander through the landscape, vary in width, and be planted on both sides with plant materials. Cobble can also be used around water features. The cobble must vary in size and should include larger specimen rocks; it should be a natural tan color. Cobble cannot be the primary mulching material of any planting bed.
- Because of the park-like setting and open feel of The Preserve, no perimeter fences are allowed. Planting beds can be developed along the perimeter of the property to obtain privacy, however, these should include some openings to neighboring lots. A solid wall of vegetation along a property line is prohibited.
- Large beds are encouraged, as they will create an opportunity to add more color and interest to the landscape and help reduce water use. However, all beds must contain enough plants so that there are no large expanses of bed without significant plant material. The following guidelines should be followed when designing a bed: small to medium shrubs must be planted at 3-4’ on center and be 5 gallon size, indicated on the plan by 3’-4’ diameter circles; large shrubs must be planted 5-6’ on center and be 5, 7 or 15 gal size or balled and burlapped, indicated on the plan by 5-6’ diameter circles.
- The use of perennials to add color and texture to the landscape is greatly encouraged. Perennials should be 1 gallon in size and planted a maximum of 18” on center. Perennials should be indicated on the plan as 1’ diameter circles. All perennials must be identified on the plan, along with the quantity. Groundcovers can be specified by flat. The minimum requirements are one flat of 32 plants per 10 sf of bed. Landscape fabric can be eliminated under perennials and groundcovers to encourage them to spread.
- A list of recommended trees, shrubs and perennials, along with their approx. size and seasonal interest can be found in the Appendix. Xeric, water-wise plants are highlighted in the Appendix. The following plants are not allowed: Russian Olives, Narrow-leaf Cottonwoods, Pfizers, Columnar Evergreens, and Poplars.

#### d) Turf Areas

- Turf areas installed with a bluegrass or bluegrass blend sod or seed shall be not more than 65% of site excluding building footprint and driveway. The rest of the coverage will be a minimum of 35% planting beds. (See planting bed requirements.) Alternative sod varieties will be reviewed on a case-by-case basis.

#### **A. Bluegrass Alternatives**

If the homeowner desires, an alternate, more xeric turf can be established on some of the property area (community's west border and along the Highline Canal and central community open space corridor). Ideally, this alternative turf will require less water and less maintenance. All seeded areas, however, must be adequately irrigated and appropriately maintained. All seeded area, once established, should be free of large dirt patches and free from broadleaf weeds and other noxious native plants. The area being seeded must follow the soil preparation and seeding procedures presented below (recommended by the Colorado State Master Gardener Extension Service):

1. Use a quality seed and an appropriate seed mix for the area, see recommendations in appendix.
2. Apply a pre-plant weed control 10-14 days before cultivating the soil. Use an herbicide with no residual soil activity (glyphosate).
3. Amend the soil with 3 to 5 cubic yards of composted manure or compost per 1000 square feet (enough to cover the soil with about 1 to 2 inches of organic matter). Till the organic matter into the soil 4" to 8" deep.
4. Prepare the seeded area by smoothing and removing large rocks and other debris. Be careful of over cultivating or the seedbed will become too fluffy and compaction may become a problem.
5. Apply one pound of Nitrogen per 1000 sq. ft., using urea, ammonium phosphate, or any starter type of fertilizer.
6. Seed in two directions at right angles will one-half of seed in each direction. If seed is broadcast, lightly rake/drag seed into seed bed.
7. Irrigate lightly and frequently to keep soil surface moist during germination. Water less often with more water as

seedlings begin to mature. A deeper, less frequent watering program will encourage a deeper root system.

8. Do not use pre-emergent herbicides in a new seeding. Post emergent broadleaf weed herbicides should not be used until the turf has been mowed 2 or 3 times.
9. Preferred time for seeding is late August to early September or May.

**Listed below are 2 alternate turf types to be considered for 2-acre lots at The Preserve.**

### **Arkansas Valley Seed Company**

“Natures Choice” – a drought tolerant natural appearing grasses that has a green appearance and can be maintained at a height of 6”. Arkansas Valley indicated that this turf type uses approximately ½ of the water of necessary to support bluegrass. This turf would be maintained monthly during growing season.

Efrum Crested Wheat 70%  
Hard Fescue 15%  
Vantage Perennial Rye 10%  
Kentucky Bluegrass 5%

- Apply at 5 lbs. P.L.S. per 1000 square feet
- Soil preparation shall be 3 c.yds. of organic matter per 1000 sf of turf area
- Irrigation is required to maintain thick stand of grass
- Used in Aurora at Sagebrush Park (Smoky Hill & Chambers)
- Recommended seeding time May 1 through June (spring seeding), or September 1 through October (fall seeding)

“Brome/Fescue” – a drought tolerant turf grass that has a green appearance similar to Bluegrass but has a coarser texture. This turf type uses approximately 2/3 to ¾ of the water of bluegrass and is maintained as a lawn grass.

Lincoln Smooth Brome 50%  
Fawn Tall Fescue 50%

- Apply at 40 lbs. P.L.S. per acre
- Soil preparation shall be 3 c.yds. of organic matter per 100 sf of turf area
- Irrigation is required to maintain thick stand of grass
- Used throughout Highlands Ranch
- Recommended seeding time May 1 through June (spring seeding), or September 1 through October (fall seeding).

e) Landscape Features

- Details of the following landscape features must be submitted with the landscape plan and approved by the Committee prior to installation. For specific requirements for each of these items refer to the Architectural Section of these Standards:

Fences	Pools, Hot Tubs
Walls	Play Equipment
Structures	Lighting
Gardens	Bird Baths
Fountains	Bird Houses
Dog runs	Arbors/Trellis
Large rocks	Water features
Sport Courts	Tennis Courts
Patio additions	Decks
Sculpture	Putting Greens

f) Irrigation

- An automatic irrigation system is required for all residences. The irrigation system should be designed to conserve water by separately watering turf, trees, and planting bed areas. Each should have its own zone to regulate the water according to the area's needs. Plants with similar water requirements should be grouped together in the same watering zone.
- Water saving irrigation methods, i.e: underground lines, soaker lines, drip, micro-spray are strongly encouraged.
- Irrigation timers with triple scheduling and rain sensors are required for all new systems.
- Drip irrigate trees in lawn areas separately.

4. INSTALLATION

- All plant materials should conform to the American Association of Nurserymen and the State of Colorado standards and should be installed per industry standards.
- All landscaping must be installed within 120 days of occupancy during April through September, or within 180 days OR during spring planting season, of occupancy during October through March.
- Material staging and holding area must only occur on the site where installation occurs. Under special circumstances a vacant lot may be used only with prior written permission from the lot owner.

- After installation, all materials must be cleaned up from the site and surrounding area. If any material is left on site, it will be disposed of and charged to the contractor.
- Installation may commence only after a landscape plan has been submitted and approved and a copy of the grading certification is obtained. (See Design Review Process Section).
- Landscape installation must follow the approved plan and meet the requirements of these standards. All stipulations and changes made during the approval process must be followed. **All contemplated field changes must be approved by the Committee.**
- Prior to starting the installation, the Contractor must submit a \$1500.00 fee to the Preserve, half of this amount will be returned to the Contractor after the compliance check is complete and the landscape installation has been approved and the site grading is recertified. (See Plan Submittal and Compliance Review Sections).

## 5. MAINTENANCE

- All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, fertilizing, weeding, pruning, removal and replacement of dead or dying plant material, and trash removal.
- All landscape pruning shall enhance the natural growth and form of a shrub or tree. Pruning shrubs into round balls, squares, and other unnatural shapes is strongly discouraged.

## B. DESIGN REVIEW PROCESS

### 1. PRE DESIGN MEETING

- Prior to submitting the landscape plan for a residence, it is required that the Owner and/or their designated designer, meet with the Landscape Specialist for The Preserve to discuss the plan requirements and existing conditions of the site. A Preliminary concept plan should be brought to this meeting. At this time, existing conditions and concerns will be noted and proposed exterior improvements, such as patio areas, gardens, play areas, pools, water features, etc... and their locations and requirements will be discussed. In addition, specific design requirements will be reviewed to ensure that the plan will be developed in compliance with the Design Standards. Identifying concerns up front will save a lot of time later. Any notes made from the meeting will be

identified on the plan for use by the Owner or Landscape Architect.

- An appointment for a site conference meeting should be made by calling 303-980-7454. This conference meeting should occur while the landscape plan is in the conceptual phase. If the site work has been completed at the time of the conference, the plan can be reviewed with regards to existing finished grade, exterior details such as decks, walks, driveways, walls, etc. If the site work has not been completed, the plan will be reviewed based on proposed site work details.

## 2. LANDSCAPE PLAN SUBMITTAL

- The Owner and/or Landscape Contractor or Landscape Architect shall submit the Landscape Plan to the Design Review Committee. The Committee will review the plan and will provide a written response no later than 30 days after the review. The written response will indicate approval of the plan, approval with modifications, or denial. If the plan is denied, a written response will be given explaining the reasons for denial. Any re-submittal shall follow the submittal procedures and address the areas of concern.
- Construction must not begin prior to receiving a written approval from the Design Review Committee.
- Landscaping within the Denver Water Board Right of Way: A complete plan for the right of way must be submitted to the Denver water Department for review and approval prior to Design Review Committee approval. Please forward your plan to the following:

The Denver Water Department  
Property Administration  
1600 W. 12<sup>th</sup> Avenue  
Denver, CO 80204  
303-628-6000 main number  
303-628-6219 property administrator

- The landscape plan should contain the following information when it is submitted to the Design Review Committee:
  - A. Lot, Block, Filing number and Owner's name and address
  - B. Designer's name, address, company, telephone number
  - C. Scale of 1"= 10'-0" and North Arrow.
  - D. All existing conditions, including: house, walks, driveways, patios, decks, walls, drainage ways, contour lines (at 1' intervals), neighboring planting beds along property lines, any natural features, easements, property lines, building setbacks, and other legal restrictions that may exist.



- E. All proposed improvements designed in accordance with the Landscape Standards including: drainage patterns, contour changes, berms, planting beds, shrubs, trees, perennials, groundcovers (all with botanical or common names, quantities and sizes of trees), all landscape features with information about size, material with appropriate cut sheet or details. Proposed landscape features that should be shown and detailed on the plan are: walls, fences, gardens, hot tubs, pools, tennis courts, walks, patios, decks, gazebos, water features, boulders, lighting, additional structures, play equipment, basketball hoops, etc...
- F. **Planting plans must include the site topography shown at 1' intervals. No approvals will be given without this shown on the landscape submittal.** Topography is included on the planting plan in order to compare berming and drainage patterns to planting bed and lawn locations. In addition, all hard surface areas must include existing point elevations from the builders grading certificate. Prior to installing irrigation or plant materials the Landscape Contractor must have obtained the grading certification prepared by the approved engineer for the lot. Only after the committee has received the landscape grading certificate will the Landscape Contractor be allowed to install the irrigation and landscaping.
- G. At the Owner's option, a perspective sketch, elevation or model can also be submitted.

### 3. COMPLIANCE REVIEW

- The Design Review Committee reserves the right to inspect the site during and/or after installation to insure that it conforms to the required design standards and the approved plan. In the event that the installed landscape does not meet the required design standards and does not follow the approved plan, the Committee reserves the right to require the Contractor or Owner to correct any problems at the Contractor's or Owner's expense. The contractor/Owner shall immediately correct any installation problems, which do not conform to the approved plan.
- After the landscaping has been installed, contact the Koelbel and Company office at 303-758-3500, and request a compliance review. Also, contact THE APPROVED CIVIL ENGINEER FOR THE COMMUNITY at 303-694-2300, for a recertification of the grading and drainage patterns on the site.
- During this compliance review, the installed landscaping will be compared with the approved landscape plan. A letter will be sent to the homeowner stating if the landscaping is in compliance with the standards of The Preserve and with the approved landscape

plan. If the landscaping is not in compliance, written instructions will be sent as to how to bring the landscaping into compliance. After modifications have been completed, the Landscape Contractor must contact the Community Manager and request another compliance review.

- Once the landscaping has received recertification for grading and drainage and the compliance review process is complete, a letter will be written to the homeowner stating that the landscaping is in compliance. After this letter is written and the Certificate of Accuracy for Drainage/Topography is issued, one half of the \$1500.00 (\$750.00) deposit will be refunded to the Landscape Contractor.

## VIII. SUMMARY

As expressed earlier, the intent of these Design Standards is to provide a basis for harmonious treatment of visible development within this unique environment, so that all who live and work here can expect to continue enjoying their surroundings.

At the same time, the desire of individuals to develop a living space that contains some personal expression must be considered.

Accordingly, these Design Standards have been developed with a great deal of attention paid to goals and concepts and less attention to detail, except where such detail is considered essential. It will be the duty of the Design Review Committee to interpret these goals and concepts in a consistent manner, always attempting to keep the best interests of The Preserve community in mind. With the cooperation of all Owners, this should be an attainable goal.

### A. Legal Basis

The process for establishing the Design Review Committee and defining the specific duties and powers conferred on it is defined in the Declaration of Covenants, Conditions and Restrictions, Article IV" for The Preserve at Greenwood Village. Under the terms of the Declaration, The Preserve Design Review Committee does hereby establish these Design Standards for The Preserve at Greenwood Village.

The Declaration of Covenants, Conditions and Restrictions are recorded in the office of the Clerk and Recorder of Arapahoe County, Colorado. All property owners should refer to the recorded documents for the complete text of the Declaration. This Declaration is the basis of the authority for these procedures and is legally binding.

The Declaration of Covenants, Conditions and Restrictions will control if there are any discrepancies between the Standards and the Declaration. Copies of the Declaration and current Design Standards are available from the Design Review Committee office, 11990 Grant St., Suite 305 Northglenn, CO 80233 303-980-7454.

B. Supporting Documents

Owners should thoroughly review all portions of the following documents applicable to their property:

- \*Development Plan for The Preserve at Greenwood Village
- \*Declaration of Covenants, Conditions, and Restrictions for The Preserve at Greenwood Village
- \*Final Plat for the specific Filing
- \*Supplemental Declaration of Covenants, Conditions and Restrictions, if any, for the specific Filing
- \*Design Standards for The Preserve at Greenwood Village
- \*The Preserve Development Guide for the specific Filing

C. Definitions

**Association** - A non-profit corporation formed under that name whose Articles of Incorporation are filed with the Colorado Secretary of State. It is the homeowners association for The Preserve at Greenwood Village.

**Committee** - The Design Review Committee established pursuant to the Declaration.

**Declaration** - Declaration of Covenants, Conditions and Restrictions governing The Preserve at Greenwood Village as recorded by the Developer.

**Developer** - The Preserve at Greenwood Village, managed by Koelbel and Company.

**Development Guide** - That plan prepared by the Developer for any Filing which illustrates access, building envelopes, possible height or building

**Improvements** - Any changes, alterations or additions to a Lot or structure from its condition at the time of purchase.

**Lot** - A platted lot or building site within The Preserve.

**Owner** - The Owner of record of a Lot, whether one or more persons or entities, hereinafter referred to as Owners, but including all owners, builders, consultants, or any other authorized agents of the owner.

**The Preserve** - Any Filing in The Preserve at Greenwood Village according to the recorded plat thereof in Greenwood Village, Colorado.

**Protective Covenants** - The Declaration and any Supplementary Declarations affecting The Preserve as recorded by the Developer.

**Standards** - Those design standards, review procedures and construction regulations adopted and enforced by the Committee as set forth in this document and as amended from time to time by the Committee.

**Supplemental Declaration** - Any Supplemental Declaration of Covenants, Conditions and Restrictions affecting a particular Preserve Filing as recorded by the Developer.

The Design Review Committee reserves the right to revise these Design Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community while enhancing property values.

**ARCHITECTURAL AND LANDSCAPE ADDENDUM:  
PRESERVE DESIGN STANDARDS, 2-ACRE SITES**

- 1. Perimeter Fencing** – As a result of the 2-acre lots being adjacent to the Greenwood Village perimeter equestrian trail system, a perimeter fence **will be required**. This fence will be installed by the developer and maintained by the homeowners' association.

Specifically, the fence will be a three rail, round rail configuration with dowel ends (see fence detail enclosed), using either salt or pressure treated wood. The fence will be approximately 4 ½ feet high. Interior lot fencing, which may be approved on certain 2 acre sites, in future filings, will be required to utilize the same, identical fence specifications as herein described.

Other fence applications within the building envelope, for such things as dog runs, pools, privacy screens, etc., may be utilize other fence materials as strictly specified in the existing Preserve Design Standards

- 2. Enclosures** – The actual area of an enclosure may be increased form 1,000 sq. ft. to 4,000 sq. ft. on 2-acre sites. The enclosure itself must integrate a combination of fence material and landscape treatment. However, in no event may actual fence material exceed 150 lineal feet. Each enclosure must be submitted for review and will be approved based on individual merit, with specific attention paid to integration with overall landscaping, grading, retaining walls if any, as well as relationship to the architecture of the home. Other language in the Design Standards, which pertain to enclosures, will remain in full force and effect.
- 3. Accessory Buildings** – It is recognized that the increased size of 2-acre sites may be more conducive for construction of accessory buildings. Notwithstanding, the existing language in The Preserve Design Standards, which pertains to such buildings and structures, will remain in full force and effect and must be strictly adhered to. In no event, will temporary, permanent, or prefabricated storage shed be permitted.

4. **Tennis Courts and Swimming Pools** – In some cases, the lot configurations of the 2-acre sites may allow for installation of a tennis court and/or swimming pool on the same property. Where this opportunity exists, the Design Review Committee will carefully scrutinize such requests, taking into consideration the building envelope, existing grades, and the impact that such amenities may have on adjacent lots. Existing language in the Preserve Design Standards pertaining to these types of improvements will remain in full force and effect.
  
5. **Horses Prohibited** – All sites are prohibited from being used to stable, board or otherwise maintain horses on the site for any period of time.
  
6. **Landscaping** – The Landscape Standards at the Preserve have been developed to maintain and enhance property values, which create an environment that encourages a sense of community as well as individuality. As in the other areas of The Preserve, the total lot must be landscaped and maintained. All turf areas must be mowed on a regular basis. The Design Standards for landscaping at the Preserve must be adhered to.
  - A. **Bluegrass Alternatives**  
 If the homeowner desires, an alternate, more xeric turf to be established on some of the property area (community’s west border and along the Highline Canal and central community open space corridor). Ideally, this alternative turf will require less water and less maintenance. All seeded areas, however, must be adequately irrigated and appropriately maintained. . All seeded area, once established, should be free of large dirt patches and free from broadleaf weeds and other noxious native plants. The area being seeded must follow the soil preparation and seeding procedures presented below (recommended by the Colorado State Master Gardener Extension Service):
    1. Use a quality seed and an appropriate seed mix for the area, see recommendations in appendix.
    2. Apply a pre-plant weed control 10-14 days before cultivating the soil. Use an herbicide with no residual soil activity (glyphosate).
    3. Amend the soil with 3 to 5 cubic yards of composted manure or compost per 1000 square feet (enough to cover the soil with about 1 to 2 inches of organic matter). Till the organic matter into the soil 4” to 8” deep.

4. Prepare the seeded area by smoothing and removing large rocks and other debris. Be careful of over cultivating or the seedbed will become too fluffy and compaction may become a problem.
5. Apply one pound of Nitrogen per 1000 sq.ft., using urea, dammonium phosphate, or any starter type of fertilizer.
6. Seed in two directions at right angles will one-half of seed in each direction. If seed is broadcast, lightly rake/drag seed into seed bed.
7. Irrigate lightly and frequently to keep soil surface moist during germination. Water less often with more water as seedlings begin to mature. A deeper, less frequent watering program will encourage a deeper root system.
8. Do not use pre-emergent herbicides in a new seeding. Post emergent broadleaf weed herbicides should not be used until the turf has been mowed 2 or 3 times.
9. Preferred time for seeding is late August to early September or May.





## X. APPENDIX

## APPENDIX A

### BUILDING RESTRICTIONS

USE	SETBACKS	MINIMUM LOT SIZE/GROSS DENSITY	MAXIMUM BUILDING HEIGHT
R2.0 (PUD) Filing No. 6 1.5 or greater acres within Filing 8	Front: 40-50 feet (100' adjacent to CO Blvd.) Rear: 40 feet (100' adjacent to CO Blvd.) Side: 30-40 feet	87,120 square feet (2 acres) (measured to centerline of street) Maximum dwelling units as indicated on plan	30 feet (Measured from the average of the Final Finished Over lot Grade of the four corners of the proposed structure)
R1.0 (PUD) Filing No. 1, 4,7 Portions of Filing 8	Front: 40-50 feet Rear: 40 feet Side: 30-40 feet	30,000 square feet Maximum dwelling units as indicated on plan	30 feet (Measured from the average of the final finished over lot grade of the four corners of the proposed structure)
R.75 (PUD) Filing No. 2, 5	Front: 40-50 feet Rear: 20-46 feet Side: 20-40 feet	22,500 square feet Maximum dwelling units as indicated on plan	28 feet (Measured from the average of the final finished over lot grade of the four corners of the proposed structure)
R.25 (PUD) Filing No. 3 (BATELEUR)	Front: 20 feet Rear: 15 feet unless a zero lot line applies in which case the setback shall be 0'.  Side: 10 feet unless a zero lot line applies in which case the setback shall be 0'.  If a zero lot line applies, the minimum building separation shall be 15' or Uniform Building Code, whichever is greater.	Maximum dwelling units as indicated on plan	28 feet

## APPENDIX B

### RECOMMENDED PLANT MATERIAL

#### TREES FOR THE LANDSCAPE

(**Bolded are xeriscape**)

# shade, part shade

BOTANICAL NAME	COMMON NAME	TYPE	SIZE
Abies concolor	White Fir	Evergreen	50'
#Acer ginnala 'Flame'	Flame Ginnala Maple	Ornam.	15-20'
Acer glabrum	Rocky Mountain Maple	Ornam.	10-15'
Acer platanoides sp.	Norway maple	Shade	40'
Acer rubrum 'Red Sunset'	Red Maple	Shade	35'
<b>Acer tataricum</b>	<b>Tartarian Maple</b>	<b>Ornam.</b>	<b>20'</b>
#Alnus tenuifolia	Thinleaf Alder	Ornam.	20'
<b>Amelanchier alnifolia</b>	<b>Saskatoon Serviceberry</b>	<b>Ornam.</b>	<b>12'</b>
#Amelanchier Canadensis	Shadblow Serviceberry	Oranam.	15'
<b>Catalpa speciosa</b>	<b>Western Catalpa</b>	<b>Shade</b>	<b>50'</b>
<b>Celtis occidentalis</b>	<b>Western Hackberry</b>	<b>Shade</b>	<b>50'</b>
#Cercis Canadensis	Eastern Redbud	Ornam.	20'
<b>Crataegus ambigua</b>	<b>Russian Hawthorn</b>	<b>Ornam.</b>	<b>15'</b>
Crataegus crusgalli Inermis	Thornless Cockspur Hawthorn	Ornam.	15'
Crataegus mollis	Downy Hawthorn	Ornam.	20'
Crataegus phaenopyrum	Washington Hawthorn	Ornam.	20'
Fraxinus Americana Autumn Purple	Autumn Purple Ash	Shade	50'
<b>Fraxinus pennsylvanica Marshall</b>	<b>Marshall Ash</b>	<b>Shade</b>	<b>50'</b>
<b>Fraxinus penn. Patmore</b>	<b>Patmore Ash</b>	<b>Shade</b>	<b>50'</b>
<b>Fraxinus Penn. Summit</b>	<b>Summit Ash</b>	<b>Shade</b>	<b>50'</b>
<b>Gleditsia triacanthos inermis</b>	<b>Thornless Honeylocust Sp.</b>	<b>Shade</b>	<b>50'</b>
<b>Koelreuteria paniculata</b>	<b>Golden Rain Tree</b>	<b>Ornam.</b>	<b>20'</b>
<b>Malus sp.</b>	<b>Crabapple</b>	<b>Ornam.</b>	<b>15-20'</b>
#Picea glauca	Blue Spruce	Evergreen	50'
#Picea pungens	Colorado Spruce	Evergreen	50'
#Picea engelmannii	Engleman Spruce	Evergreen	50'
<b>Pinus aristata</b>	<b>Bristlecone Pine</b>	<b>Evergreen</b>	<b>20'</b>
<b>Pinus edulis</b>	<b>Pinon Pine</b>	<b>Evergreen</b>	<b>20'</b>
<b>Pinus ponderosa</b>	<b>Ponderosa Pine</b>	<b>Evergreen</b>	<b>60'</b>
Pinus nigra	Austrian Pine	Evergreen	50'
Pinus strobiformis	White Pine	Evergreen	50'
Pinus Sylvestris	Scotch Pine	Evergreen	40'
Populus acuminata	Lanceleaf Cottonwood	Shade	60'
Populus sargentii	Plains Cottonwood	Shade	60'

Populus tremuloides	Aspen	Ornam.	30'
<b>Prunus Americana</b>	<b>American Plum</b>	<b>Ornam.</b>	<b>15'</b>
<b>Prunus cerasifera Newport</b>	<b>Newport Plum</b>	<b>Ornam.</b>	<b>15'</b>
Prunus cerasus Montmorency	Montmorency Cherry	Ornam.	15'
Prunus padus	Mayday Tree	Ornam.	20'
Prunus virginiana Shubert	Shubert Cherry	Ornam.	25'
#Pseudotsuga menziesii	Douglas Fir	Evergreen	70'
Pyrus Calleryana Chanticleer	Chanticleer Pear	Ornam.	25'
<b>Quercus Gambelii</b>	<b>Gambel Oak</b>	<b>Ornam.</b>	<b>12'</b>
Quercus macrocarpa	Bur Oak	Shade	60'
#Syringa reticulata	Japanese Tree Lilac	Ornam.	15'
Tilia Americana Redmond	Redmond Linden	Shade	50'
Tilia Cordata Greenspire	Greenspire Linden	Shade	40'
<b>Tilia tomentosa Sterling Silver</b>	<b>Sterling Silver Linden</b>	<b>Shade</b>	<b>40'</b>

## SHRUBS FOR THE LANDSCAPE

(**Bolded are xeriscape**)

# shade, part shade    \*\*winter interest

LATIN NAME	COMMON NAME	COLOR	SIZE
Amelanchier alnifolia	Saskatoon Serviceberry	spring/white	8'
#Amelanchier canadensis	Shadblow Serviceberry	spring/white	15'
<b>Amelanchier utahensis</b>	<b>Utah Serviceberry</b>	<b>spring/white</b>	<b>6'</b>
<b>**Artemisia cana</b>	<b>Silver Sagebrush</b>		<b>2-6'</b>
<b>**Artemisia filifolia</b>	<b>Sandbrush sage</b>		<b>2-5'</b>
<b>**Atriplex canescens</b>	<b>Four wing saltbush</b>		<b>3-6'</b>
Berberis mentorensis	Mentor Barberry	fall/red,or.	5-7'
Berberis thunbergii	Greenleaf Barberry	fall/red,or	4-5'
<b>**Berberis thunbergii Crimson Pyg.</b>	<b>Dwarf Redleaf barberry</b>		<b>1-2'</b>
<b>**Berberis thunbergii Rose Glow</b>	<b>Rosy Glow barberry</b>		<b>3-5'</b>
Buddleja alternifolia	Alternate butterflybush	spring/pink	10-15'
Buddleja davidii	Butterfly bush	late sum/blue	5-10'
<b>** #Buxus microphylla</b>	<b>Winter gem boxwood</b>		<b>2-3'</b>
<b>Caryopteris clandonensis</b>	<b>Blue mist spirea</b>	<b>latesum/blue</b>	<b>3-4'</b>
<b>Caryopteris cl. First Choice</b>	<b>Dwarf blue mist spirea</b>	<b>latesum/blue</b>	<b>2-3'</b>
<b>**Cercocarpus ledifolius intricatus</b>	<b>Littleleaf Mt. Mahogany</b>		<b>2-4'</b>
<b>Cercocarpus montanus</b>	<b>Mountain Mahogany</b>		<b>4-6'</b>
<b>**Chamaebatiaria millefolium</b>	<b>Fernbush</b>		<b>3-5'</b>
<b>**Chrysothamnus naus.alvicaulis</b>	<b>Tall blue Rabbitbrush</b>	<b>fall/yellow</b>	<b>4-6'</b>
<b>**Chrysothamnus naus. Naus.</b>	<b>Dw. Rabbitbrush</b>	<b>fall/yellow</b>	<b>2-3'</b>
<b>** #Cornus alba Argenteomarginata</b>	<b>Variegated Dogwood</b>		<b>6'</b>
Cotoneaster apiculatus	Cranberry Cotoneaster	fall/reds	24"
<b>**Cotoneaster dammeri</b>	<b>Coralbeauty Cotoneaster</b>	fall/reds	18"
Cotoneaster lucidus	Peking Cotoneaster	fall/or.red	6-8'
<b>**Cytisus lena</b>	<b>Lena Broom</b>	<b>spring/yel/or</b>	<b>2-3'</b>

<b>**Cytisus purgans Spanish Gold</b>	<b>Spanish Gold Broom</b>	<b>spring/yell.</b>	<b>2-3'</b>
<b>**Cytisus praecox Allgold</b>	<b>Warminster Broom</b>	<b>spring/yell.</b>	<b>5'</b>
#Daphne Burkwoodi Carol Mackie	Carol Mackie Daphne	spring/pink	3-5'
Euonymus alatus	Burning Bush	fall/red	10'
Euonymus alatus Compactus	Compact Burning Bush	fall/red	5'
** #Euonymus fortunei Emer.Gaiety	Variegated Euonymus		18-24"
** #Euonymus fortunei Emer.nGold	Emerald and Gold Euon.		18-24"
** #Euonymus kiaut. Manhatten	Manhatten Euonymus		4-5'
<b>**Fallugia paradoxa</b>	<b>Apache Plume</b>	<b>fall/plumes</b>	<b>3-6'</b>
Forysthia Northern sun	Forsythia	spring/yel	6-8'
** #Ilex Meserveae	Holly		4-5'
** #Jamesia Americana	Waxflower	spring/white	3-5'
Kolkwitzia amabilis	Beauty Bush	spring/pink	10'
<b>**Juniperus horizon. 'Blue Chip'</b>	<b>BlueChip Juniper</b>		<b>12"</b>
<b>**Juniperus horizon. 'Icee Blue'</b>	<b>Icee Blue Juniper</b>		<b>4"</b>
<b>**Juniperus horizon. 'Wiltonii'</b>	<b>Wilton Carpet Juniper</b>		<b>6"</b>
<b>**Juniperus horizon. 'Youngstown'</b>	<b>Andorra Juniper</b>		<b>18"</b>
<b>**Juniperus media 'Sea Green'</b>	<b>Sea Green Juniper</b>		<b>8'</b>
<b>**Juniperus procumbens 'Nana'</b>	<b>Dw. Jap. Juniper</b>		<b>12"</b>
** #Juniperus Sabina 'Arcadia'	Arcadia Juniper		24"
** #Juniperus Sabina 'Broadmoor'	Broadmoor Juniper		18"
** #Juniperus Sabina 'Buffalo'	Buffalo Juniper		18"
** #Juniperus Sab. 'Calgary Carpet'	Calgary Carpet Juniper		18"
** #Juniperus Sabina 'Scandia'	Scandia Juniper		24"
**Ligustrum vacaryi	Golden vicary		4-5'
Ligustrum vulgare Cheyenne	Cheyenne privet		6-8'
** #Ligustrum vugare lodense	Low dense privet		2-3'
Lonicera tartarica 'Arnolds Red'	Honeysuckle	spring/pink	6-8'
** #Mahonia aquifolium	Oregon Grape Holly		4-6'
** #Mahonia aquifolium compacta	Compact Oregon Grape		2-3'
<b>Perovskia atriplicifolia</b>	<b>Russian Sage</b>	<b>fall/blue</b>	<b>3-4'</b>
Philadelphus lewisii Blizzard	Blizzard Mochorange	June/white	6-8'
Physocarpus opulifolius Darts Gold	Dw. Golden ninebark		3-4'
Physocarpus opulifolius Diablo	Purpleleaf Ninebark		6'
Physocarpus opulifolius Luteus	Golden Ninebark		8-10'
**Picea abies nidiformis	Birds Nest Spruce		3-4'
**Picea abies 'Pumila'	Dw. Norway Spruce		3-4'
**Picea abies 'Repens	Nest Norway Spruce		2-3'
**Pinus mugo 'Mops'	Minature Mugo Pine		2-3'
Potentilla fruticosa	Native potentilla	sum/yel.	3-4'
Potentilla fruticosa Gold Drop	Gold drop potentilla	sum/yel	2-3'
Potentilla fruticosa McKays White	White potentilla	sum/white	2-3'
Potentilla fruticosa Sutters Gold	Gold, low potentilla	sum/yel.	1-2'
Prunus Americana	American plum	spring/pink	15'
Prunus besseyi	Western sand cherry	fall/or,red	4-6'
Prunus besseyi 'Pawnee Buttes'	Creeping sand cherry	fall/or,re	18"

Prunus cistena	Purple leaf plum	spring/pink	6-8'
Prunus glandulosa Rosea	Pink flowering almond	spring/pink	4-6'
Prunus virginiana Shubert	Canada Red Cherry	sum/white	20'
** #Pyracantha angustifolia Gnome	Gnome Pyracantha		4-6'
** #Pyracantha coccinea Wyatt	Wyatt Pyracantha		6-8'
Rhamnus smithii	Smith Buckthorn		10-12'
<b>Rhus aromatica Gro-Low</b>	<b>Dwarf Fragrant sumac</b>	<b>fall/or,red</b>	<b>2-3'</b>
<b>Rhus trilobata</b>	<b>3-leaf Sumac</b>	<b>fall/or,red</b>	<b>3-6'</b>
#Ribes alpinum	Alpine Currant		3-6'
<b>Ribes aureum</b>	<b>Yellow flowering currant</b>		<b>4-6'</b>
<b>Ribes cereum</b>	<b>Squaw currant</b>		<b>2-4'</b>
<b>Rosa bonica</b>	<b>Bonica rose</b>	<b>sum/pink</b>	<b>3-4'</b>
<b>Rosa glauca</b>	<b>Redleaf rose</b>	<b>sum/red</b>	<b>6'</b>
<b>Rosa Hansa</b>	<b>Hansa red rose</b>	<b>sum/red</b>	<b>6'</b>
<b>Rosa Harrisonii</b>	<b>Harrison Yellow rose</b>	<b>spring/yel.</b>	<b>5'</b>
<b>Rosa John Franklin</b>	<b>Red, long blooming rose</b>	<b>sum/red</b>	<b>4'</b>
<b>Rosa meidiland</b>	<b>Meidiland</b>	<b>sum/pink,red</b>	<b>2-3'</b>
<b>Rosa Grootendorst</b>	<b>Shrub rose, long blooming</b>	<b>sumpink,red</b>	<b>4-5'</b>
<b>Rosa Sea foam</b>	<b>White, low shrub rose</b>	<b>sum/white</b>	<b>2'</b>
** <b>Shepherdia argentea</b>	<b>Buffaloberry</b>		<b>10'</b>
<b>Sorbaria sorbifolia</b>	<b>False spirea</b>	<b>sum/white</b>	<b>4'</b>
Spiraea cineria Grefsheim	Grefsheim spirea	spring/pink	2-3'
Spiraea japonica Anthony waterer	Anthony Waterer spirea	sum/pink	2-3'
** #Spiraea japonica Gold Flame	Gold Flame spirea	sum/pink	3-4'
** #Spiraea japonica Limemound	Limemound spirea	sum/white	18-24''
Spiraea japonica Magic Carpet	Magic Carpet Spirea	spring/pink	10-12''
Spiraea nipponica Snowmound	Snowmound Spirea	spring/white	3-5'
** #Symphoricarpos albus	White Snowberry		3-4'
** #Symphoricarpos chen. Hancock	Hancock Coralberry		2-3'
<b>Syringa oblata Cheyenne</b>	<b>Cheyenne Lilac</b>	<b>spring/</b>	<b>10-12'</b>
<b>Syringa patula Miss Kim</b>	<b>Dwarf Lilac</b>	<b>spring</b>	<b>3-4'</b>
<b>Syringa prestoniae</b>	<b>Canadian Lilac</b>	<b>early summer</b>	<b>8-10'</b>
<b>Syringa vulgaris</b>	<b>Common Lilacs</b>	<b>spring</b>	<b>10-12'</b>
#Viburnum dentatum	Arrowwood Viburnum	spring/white	8-10'
#Viburnum lentago	Nannyberry	spring/white	8-10'
#Viburnum trilobum	American Cranberry	spring/white	8-10'
#Viburnum trilobum compactum	Compact Cranberry	spring/white	5-6'
#Viburnum burkwoodii	Burkwood viburnum	spring/white	8'
Viburnum opulus compactum	Compact cranberry	spring/white	4-5'
Viburnum opulus	Snowball	spring/white	8'
#Viburnum plicatum	Double file viburnum	spring/white	8'

## PERENNIALS/GROUNDCOVERS FOR THE LANDSCAPE

(**Bolded are xeriscape**)

# shade, part shade    \*\*winter interest

## SUNNY LOCATION

BOTANICAL NAME	COMMON NAME	TYPE	SIZE
<b>Achillea millefolium 'Moonshine'</b>	<b>Yarrow.....</b>	<b>Yellow July</b>	<b>24"</b>
<b>Achillea millefolium Red Beauty'</b>	<b>Red Yarrow</b>	<b>Red July</b>	<b>24"</b>
<b>Agastache aurantiac Coronado</b>	<b>Coron. Hyssop</b>	<b>Ornge Aug/Sept.</b>	<b>18"</b>
<b>Agastache cana</b>	<b>DoubleBubble</b>	<b>Pink Aug/Sept</b>	<b>30"</b>
<b>Agastache rupestris</b>	<b>Sunset Hyssop</b>	<b>Ornge Aug./Sept</b>	<b>30"</b>
<b>**Alyssum 'Mountain Gold</b>	Basket of Gold	Yellow April/May	6"
<b>**Artemisia schmidtiana</b>	<b>Silver mound</b>	<b>Yellow Aug.</b>	<b>12"</b>
Aster Novae-angliae	N. England Aster	Fall	24"
Aster Novi-belgii	Dw. Fall Asters ..	rd/pur Fall	15"
Aster 'Wartburg star'	Summer Aster	prple June	18"
<b>**Aurinia saxatilis'Gold Ball'</b>	Basket of Gold	yellow April/May	6"
<b>Callirhoe involucrate</b>	<b>Poppy Mallow</b>	<b>Mag July/Aug.</b>	<b>6"</b>
Campanula	Harebell.....	blue June/July	10"
<b>Centaurea montana</b>	<b>Bachelor Button</b>	<b>pk/bl June</b>	<b>18"</b>
<b>Centranthus ruber</b>	<b>Valerian</b>	<b>rd/wh Aug/Sept</b>	<b>30"</b>
<b>**Cerastium tomentosum</b>	<b>Snow in summer</b>	<b>white May/June</b>	<b>6"</b>
Chrysanthemum coccineum	Painted Daisy.	pinks June	12"
Chrysan. morifolium	Fall mums .....	multi Sept/Oct	20"
Coreopsis lanceolata 'Sunray'	Dw. Coreopsis	yellow June/July	12"
Coreopsis vertic. 'Moonbeam'	Moonbeam Coreo.	yellow July/Aug	15"
<b>Delosperma cooperi</b>	<b>Purple Iceplant</b>	<b>purple June/Aug</b>	<b>4"</b>
<b>**Delosperma nubigenum</b>	<b>Yellow Iceplant</b>	<b>yellow May/June</b>	<b>4"</b>
<b>Delosperma mesa verde</b>	<b>Mesa Verde Iceplant</b>	<b>salmon June</b>	<b>4"</b>
Delphinium	Larkspur	Blues June	36"
Dendranthema Clara Curtis	Rose Daisy	Rose Aug/Sept	30"
Dianthus deltoides	Zing rose, 1 <sup>st</sup> love	pinks June	8"
<b>**Dianthus grantianopolitanus</b>	Pinks(grayleaves)	Pink July	6"
Echinacea sp	Coneflower	rd/wh July/Aug	30"
<b>Erigeron speciosus</b>	<b>Showy Fleabane</b>	<b>purple June</b>	<b>15"</b>
<b>Eschscholzia californica</b>	<b>Calif. Poppy...</b>	<b>orange June</b>	<b>10"</b>
<b>Gaillardia aristata</b>	<b>Blanket Flower</b>	<b>orange July</b>	<b>20"</b>
<b>Gaillardia aris.'Goblin'</b>	<b>Dw. Blanket Fl.</b>	<b>Red July</b>	<b>12"</b>
Gaura lindheimeri	Whirling Butterfly	wh/pk July/Aug	18"
Gazania	Hardy Gazania	orange June/Aug	36"
<b>**Geranium cantabrigiense</b>	Cambridge Geranium	pink May	6"
Geranium sp.	Cambridge Gernan.	Multi May	6"-24"
Geum sp.	Avens	red,yel June	20"
Gypsophila	Baby's Breath.	White July/Aug	24-36"
<b>**Helianthemum sp.</b>	Sunrose .....	Multi May	8"
<b>Hemerocallis sp.</b>	<b>Daylilies.....</b>	<b>multi June/July</b>	<b>24-36"</b>
<b>**Iberis sempervirens</b>	Candytuft	white April/May	6"
<b>Iris</b>	<b>Iris.....</b>	<b>multi May</b>	<b>24"</b>

<b>**Lavandula angustifolia</b>	<b>Lavender</b>	<b>bl/pk</b>	<b>MayJune</b>	<b>15"</b>
Leucanthemum sperbum	Shasta Daisy ..	white	July	24"
Leucanthemum 'Miss muffed'	Dw. Shasta ....	white	July	10"
<b>Linum perenne</b>	<b>Blue Flax .....</b>	<b>blue</b>	<b>May</b>	<b>15"</b>
Lupinus	Lupine .....	multi	June	24"
<b>**Nepeta sp</b>	<b>Catmint</b>	<b>blue</b>	<b>summer</b>	<b>24"</b>
<b>Oenothera speciosa</b>	<b>N. Mexican Primrose</b>	<b>pink</b>	<b>summer</b>	<b>18"</b>
<b>**Osteospermum</b>	Lavender Mist	laven.	Summer	12"
Paeonia lactiflora	Peony	multi	June	24"
Papaver orientalis	Oriental Poppy	reds	May	24"
Penstemon digitalis 'Huskers Red'	Husker red penstemon	red	May	24"
<b>Penstemon strictus</b>	<b>Rocky mt. Pens.</b>	<b>purple</b>	<b>May/June</b>	<b>24"</b>
<b>**Penstemon pinifolius</b>	<b>Prairie fire.....</b>	<b>orange</b>	<b>June</b>	<b>6"</b>
Phlox paniculata	Tall Phlox.....	multi	July/Aug.	24-36"
Phlox subulata	Creeping Phlox	multi	June	6"
Physostegia virginiana	Obedient Plant	purple, white..	Aug/Sept	24"
Platycodon	Balloon Flower	blue	July/Aug	15"
<b>Ratibida columnifera</b>	<b>Prairie coneflower</b>	<b>red/yel</b>	<b>Aug.</b>	<b>24"</b>
<b>Rudbeckia</b>	<b>Blackeye Susan</b>	<b>yellow</b>	<b>July/Aug.</b>	<b>24"</b>
<b>Salvia sp.</b>	<b>Salvia</b>	<b>purple</b>	<b>May/June</b>	<b>24"</b>
<b>**Santolina</b>	<b>Lavender Cotton</b>	<b>yellow</b>	<b>July</b>	<b>24"</b>
<b>**Sedum sp.</b>	<b>Stonecrop</b>	<b>yellow</b>	<b>June</b>	<b>6"</b>
<b>Stachys byzantina</b>	<b>Lamb's ear</b>	<b>silver foliage</b>		<b>12"</b>
<b>Tanacetum niveum</b>	<b>Snow Daisy</b>	<b>white</b>	<b>May</b>	<b>18"</b>
<b>**Teucrium chamaedrys</b>	Germander	pink	July	12"
Thymus Sp.	Thyme	pink	June	2-12"
<b>Verbena bipinnatifida</b>	<b>Verena</b>	<b>prple</b>	<b>Summer</b>	<b>3-6"</b>
<b>** Veronica Crystal river</b>	<b>Speedwell</b>	<b>blue</b>	<b>Spring</b>	<b>24"</b>
<b>Veronica liwanensis</b>	<b>Turkish Speedwell</b>	<b>blue</b>	<b>Summer</b>	<b>1"</b>
<b>Veronica Sunny border blue</b>	<b>Blue Speedwell</b>	<b>blue</b>	<b>Summer</b>	<b>24"</b>
Veronica species	Other speedwell	blue	Spr/Summer	12-24"
<b>Zauschneria</b>	<b>Hummingbird fl.</b>	<b>Pink</b>	<b>Summer</b>	<b>24"</b>
<b>Zinnia grandiflora</b>	<b>Paperflower</b>	<b>yellow</b>	<b>Summer</b>	<b>8"</b>

#### TOLERATES SHADY TO PART SHADY LOCATION

<b>**Ajuga reptans</b>	Carpet Bugle	Blue	Spring	6"
<b>**Ajuga reptans Atropurpurea</b>	Bronze Carpet Bugle	Blue	Spring	6"
Alchemilla mollis	Lady's Mantle	Green	Spr/Summer	24"
Anemone	Windflower	white	Summer	1-2"
Anemone tomentosa Robustissima	Grape-leafwindflower	Pink	Sum-Fall	30"
Aquilegia alpine	Alpine Columbine	Blue	Late Spring	12"
Aquilegia caerulea	Rocky Mt. Columbine	Blue	Late Spring	18"
Aquilegia vulgaris	Garden Columbine	Purple	Late Spring	12"
Aquilegia McKana Hybrid	Columbine .....	multi	May, June	18"



**Arctostaphylos uva-ursi	Kinnikinnick	Pink	Spring	3-6"
Astilbe sp.	False Spirea	Pinks	Late Spring	24"
**Bergenia cordifolia Winterglut	Redleaf Bergenia	Pink	Spring	12"
**Cerastostigma plumbaginoides	Plumbago	Blue	Late Summer	12"
Dicentra sp.	Bleeding Heart	red,wh	Spring	15"
**Euonymus fortunei Coloratus	Wintercreeper	leaves gr/pur.in winter		12"
Galium odoratum	Sweet woodruff	White	Late Spring	6"
Heuchera Chocolate Ruffles	Chocolate Coralbells	White	Late Spring	24"
Heuchera micrantha Palace Purple	CoralBells	red leaves/white flow		18"
Heuchera sanguinea 'SnowAngel	Varigated Coralbells	Red/Pink	Spring	12"
Heuchera sanguinea sp.	Coralbells .....	red	June	12"
Hosta sp.	Hosta lily .....	white	June/July	12"
Hypericum Hidcote	St. Johns Wort	Yellow	summer	18"
**Iberis sempervirens	Candytuft.....	white	May	8"
**Mahonia repens	Creeping Holly	Yellow	Spring	12"
Polemonium caeruleum	Jacob's Ladder	Blue	Late Spring	18"
Polemonium Brise D Anjou	Varigated Jacobs L.	Blue	Late Spring	18"
Pulmonaria Saccharata	Bethlehem Sage	Pink	Spring	12"
Thalictrum aquilegifolium	Meadow Rue	White	Late Spring	24"
**Veronica repens	Creeping Speedwell	Blue	Late Spring	1"
**Vinca Major	Big leaf Periwinkle	Blue	Spring	6"
**Vinca Minor	Periwinkle	Blue	Spring	6"
Viola cornuta	Pansy	Blue	June	12"
Viola Corsica	Violet	Purple	June-Aug.	6"
Walsteinia ternate	Barren Strawberry	Yellow	Spring	6"

## ORNAMENTAL GRASSES FOR THE LANDSCAPE

(**Bolded are xeriscape**)

# shade, part shade    \*\*winter interest

BOTANICAL NAME	COMMON NAME	TYPE	SIZE
<b>Andropogon gerardi</b>	<b>Big blue stem</b>	<b>Purplish</b>	<b>5'x2'</b>
<b>Andropogon saccharoides</b>	<b>Little blue stem</b>	<b>fall-red,orange</b>	<b>2'x2'</b>
<b>Calamagrostis acutif. Karl For.</b>	<b>Feather Reed Grass</b>	<b>neat, stiff grass</b>	<b>4'x18"</b>
Calamagrostis Acutif. Overdam	Dw., Feather Reed	variegated	2'x1'
<b>Festuca Glauca 'Elijah Blue'</b>	<b>Elijah Blue Fescue</b>	<b>blue color</b>	<b>8"x8"</b>
<b>Helictotrichon sempervirens</b>	<b>Blue Avena Grass</b>	<b>blue,green</b>	<b>3'x2'</b>
Imperata Cylindrica Red Baron	Japanese Blood	red color on blades	1'x1'
<b>Miscanthus sinensis Goliath</b>	<b>Giant Maiden Grass</b>	<b>large</b>	<b>8'x4'</b>
<b>Miscanthus sinensis Gracillimus</b>	<b>Maiden Grass</b>	<b>creamy plumes</b>	<b>4'x4'</b>
Miscanthus sinensis purpurascens	Purple Maiden	purplish blades	4'x2'
Miscanthus sinensis Variga.	Varigated Maiden	green/white blades	4'x2'
Miscanthus sinensis Yaku Jima	Dwarf Maiden Grass	fall/red, orange	3'x2'
Miscanthus sinensis Zebrinus	Zebra Grass	yellow on blades	6'x4'

<i>Panicum virgatum</i> Heavy Metal	Heavy Metal Switch	blueish blades	3'x2'
<i>Pennisetum alopecuroides</i> Hameln	Dw. Fountain Grass	bottle brush plumes	2'x1'
<b><i>Saccharum ravennae</i></b>	<b>Plume Grass</b>	<b>large plumes</b>	<b>10'x4'</b>

## **XI. FORMS**

**DESIGN REVIEW COMMITTEE  
SUBMITTAL APPLICATION FORM**

\_\_\_\_\_ Submittal Date  
\_\_\_\_\_ Review Date

Lot\_\_\_\_ Block\_\_\_\_ Filing\_\_\_\_\_

Street Address:

\_\_\_\_\_

Owner:

\_\_\_\_\_

Current Address:

\_\_\_\_\_

City/State/Zip:

\_\_\_\_\_

Home Phone:\_\_\_\_\_ Business Phone:\_\_\_\_\_

Review comments to be sent (if other than owner):

Name: \_\_\_\_\_ Company:

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Pre-Design Meeting Date: \_\_\_\_\_ DRC Member

Submittal: \_\_\_\_\_ Preliminary

\_\_\_\_\_ Final

\_\_\_\_\_ Foundation Certificate of Accuracy

\_\_\_\_\_ Certificate of Accuracy for Drainage/Topography

\_\_\_\_\_ Landscape Plan

\_\_\_\_\_ Other

Comments:

**DESIGN REVIEW COMMITTEE  
PRE-DESIGN MEETING**

Lot\_\_\_\_\_ Block\_\_\_\_\_ Filing #\_\_\_\_\_

Street Address \_\_\_\_\_

Meeting Date and Time \_\_\_\_\_

ATTENDEES:

OWNER \_\_\_\_\_

TELEPHONE

BUILDER \_\_\_\_\_

TELEPHONE

ARCHITECT \_\_\_\_\_

TELEPHONE

-----  
**CHECKLIST:**

Architectural concept \_\_\_\_\_

Antennas \_\_\_\_\_

Building siting \_\_\_\_\_

Construction access \_\_\_\_\_

Construction fence \_\_\_\_\_

Construction parking \_\_\_\_\_

Destruction of wetlands \_\_\_\_\_

Drainage \_\_\_\_\_

Driveway location \_\_\_\_\_

Erosion control \_\_\_\_\_

Excess cut or fill \_\_\_\_\_

Garage orientation \_\_\_\_\_

Landscaping procedures \_\_\_\_\_

Mailboxes and lighting \_\_\_\_\_

No outside campers \_\_\_\_\_

No radios or dog \_\_\_\_\_

Overall concept \_\_\_\_\_

Road base access \_\_\_\_\_

Set backs \_\_\_\_\_

Street ramp \_\_\_\_\_

Trash and staging \_\_\_\_\_

\*\*\*\*\*

Comments

**DESIGN REVIEW COMMITTEE  
LANDSCAPE REVIEW**

Lot\_\_\_\_\_ Block\_\_\_\_\_ Filing #\_\_\_\_\_

Street Address\_\_\_\_\_

Meeting Date and Time \_\_\_\_\_

Pre-Design Date \_\_\_\_\_

Preliminary Approval Date \_\_\_\_\_

Final Approval Date \_\_\_\_\_

**ATTENDEES:**

OWNER\_\_\_\_\_ TELEPHONE\_\_\_\_\_ ADDRESS\_\_\_\_\_

BUILDER\_\_\_\_\_ TELEPHONE\_\_\_\_\_

ARCHITECT\_\_\_\_\_ TELEPHONE\_\_\_\_\_

\*\*\*\*\*

**CHECKLIST:**

- |                               |                          |
|-------------------------------|--------------------------|
| Berms _____                   | No front zone _____      |
| Density _____                 | Paving _____             |
| 3' o.c.-med _____             | Perimeter planting _____ |
| 5' o.c.-lg _____              | Satellite dishes _____   |
| Dog runs _____                | Schedule _____           |
| Drainage _____                | Screening all side _____ |
| Escrow or bond _____          | Security lighting _____  |
| Fence conformance _____       | Site lighting _____      |
| Foundation planting _____     | Sizes of materials _____ |
| Grading between houses _____  | Specimen trees _____     |
| Mulch type and quantity _____ | Sprinkler plan _____     |

\*\*\*\*\*

**COMMITTEE ACTION:**

By \_\_\_\_\_

**DESIGN REVIEW COMMITTEE**  
**PRELIMINARY APPROVAL**  
**FINAL APPROVAL**

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING \_\_\_\_\_

OWNER \_\_\_\_\_ TELEPHONE \_\_\_\_\_  
 BUILDER \_\_\_\_\_ TELEPHONE \_\_\_\_\_  
 ARCHITECT \_\_\_\_\_ TELEPHONE \_\_\_\_\_

\*\*\*\*\*

SITE PLAN CHECKLIST:  Building Location..... Building orientation .....	ARCHITECTURAL CHECKLIST:  Building Height..... Chimney..... Elevations..... Entry .....	EXTERIOR FINISH CHECKLIST:  Adjacent home colors Brick .....
Fences..... Grading/Erosion Control..... Dog Run .....	Finish Floor elev..... Garage .....	Driveway..... Lighting..... Roof.....
Drainage .....	Landscape required.....	Siding.....
Driveway treatment .....	Mail box pedestal.....	Stone.....
Retaining walls .....	Minimum size.....	Stucco.....
Screening.....	Roof plan.....	Trim.....
Setbacks.....	Top of foundation.....	
Survey .....		
Walkways .....		

\*\*\*\*\*

PLANS APPROVED \_\_\_\_\_ MATERIALS APPROVED \_\_\_\_\_ COLORS APPROVED \_\_\_\_\_  
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