

Red Hawk Filing No. 3 Homeowners Association

Association Guidelines

Last revised February 2026

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I. INTRODUCTION

1.01 Basis for Guidelines.

These Residential Improvement Guidelines (the "Guidelines") are intended to assist homeowners living in single-family detached lots in Red Hawk Filing No. 3 Homeowners Association (the "Association") in implementing landscaping and other home improvements to their property. The Protective Covenants of the Association, as amended, (the "Protective Covenants"), which include the provisions of the Final PD Site Plan ("FPD") require that the governing board of the Association (the "Board of Directors") grant approval before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in the Association shall be made. For instance, prior approval is required for any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool, or hot tub; or the demolition or removal of any building or other improvement including changing paint colors. In order to assist homeowners, the Board of Directors has established certain pre-approved designs for several types of improvements and to exempt certain improvements from the requirement for approval. This booklet contains the guidelines established by the Board of Directors with respect to the single-family detached lots. Please note that these Guidelines are not applicable to the townhome lots.

1.02 Contents of Guidelines.

In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining approval from the Architectural Review Committee (as defined below); and (C) some helpful landscaping ideas and information.

1.03 Architectural Review.

Architectural Review is delegated by the Board to the Association's current Management Company, which is authorized to review requests for architectural approval, consistent with the direction and intent of the Governing Documents of the Association. The Board retains the right of review of any Architectural Review decision.

1.04 Architectural Review Address and Phone.

The address of the Management Company is as follows:

Advance HOA Management, Inc.
P.O. Box 370390
Denver, CO 80237

1.05 Effect of Community and Supplemental Declarations.

The Protective Covenants is a document governing property within the Association. Particular areas or groups of lots become part of the Association by annexation pursuant to a document entitled Annexation of Additional Land. A copy of the Protective Covenants is delivered to new Association home buyers when they

purchase their homes and is otherwise available at any time from the Association or in the real property records of Arapahoe County, Colorado. Each homeowner should review and become familiar with the Protective Covenants. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Protective Covenants and, if there is any conflict or inconsistency, the Protective Covenants control.

1.06 Effect of Governmental and Other Regulations.

Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. For general information about the Town of Castle Rock requirements, homeowners may write or call the Town of Castle Rock Building Department.

Lots within the Association are subject to the Skyline/Ridgeview mitigation measures of the Castle Rock Town Code. Lots specifically identified in the Final PD Site Plan for Skyline/Ridgeview mitigation measures are: Block 1, Lots 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37; Block 2, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21; Block 3, Lot 1; Block 5, Lots 24, 25; Block 6, Lots 1, 2, 3, 4, 16, 17, 18, 19, Block 7, Lots 1, 2, 3, 4, 5, 20, 21, 22, 23, Block 8, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and Block 9, Lots 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20. Approval by the Architectural Review Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.

1.07 Interference with Utilities.

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

Colorado 811
800-922-1987
<https://www.colorado811.org>

1.08 Goal of Guidelines.

Compliance with these Guidelines and the Protective Covenants will help preserve the inherent architectural and aesthetic quality of the Association. It is important that improvements to property are made in harmony with and are not detrimental to the rest of the community. A spirit of cooperation with the Architectural Review Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Architectural Review Committee, homeowners will be protecting their financial investment and will help ensure that improvements to property are compatible with standards established for the Association. If a question ever arises as to the correct interpretation of any terms,

phrases or language contained in these guidelines, the Architectural Review Committee interpretation thereof shall be final and binding.

II. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES.

2.01 General.

The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted in duplicate to the Architectural Review Committee, and written approval of the Architectural Review Committee must be obtained before commencing the construction of the improvement.** In some cases, where it is specifically so noted, a homeowner may proceed with improvements without advance approval if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. For any improvement not listed below, Architectural Review Committee approval is required.

2.02 Accessory Buildings.

Will not be permitted. See Sheds, Section 2.63.

2.03 Additions and Expansions.

Approval is required. Additions or expansions must be constructed with wood, masonite, glass, brick, stone, or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence.

2.04 Address Numbers.

Approval is required to replace or relocate existing address numbers.

2.05 Advertising.

All trade signs, which includes, but not limited to, landscaping, painting, and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. Realty signs may only be displayed while the home is for sale. See Signs, Section 2.65.

2.06 Air Conditioning Equipment.

Approval is required for all air conditioning equipment including evaporative coolers (e.g. swamp coolers) and attic ventilators. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment may be placed or installed on rooftops or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and to minimize any noise to adjacent homeowners and must be screened or enclosed like materials which match the home, or with approved plant material.

2.07 Antennae.

The Association has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with applicable FCC rules and regulations, which became effective October 4, 1996:

A. Notification

1. Before installation of any DBS (direct broadcast satellite) satellite dish that is one (1) meter or less in diameter, MMDS (multi-channel multi-point distribution service wireless cable) antenna that is one meter or less in diameter or diagonal measurement, or television (TBS) antenna (collectively referred to as an "Antenna") is permitted, the homeowner where the Antenna is being installed must notify the Architectural Review Committee in writing using an Architectural Request Form.

B. Antenna Location

1. The primary installation location for a DBS satellite dish and MMDS antenna shall be in a location in the backyard that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal.

2.08 Awnings.

See Overhangs/Awnings- Cloth or Canvas, Section 2.43.

2.09 Balconies.

See Decks, Section 2.18.

2.10 Barbecue/Gas Grills.

All barbecue grills, smokers, etc. must be maintained in the rear yard or within an enclosed structure not visible from the front of the home.

2.11 Basketball Backboards.

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

2.12 Birdbaths.

Approval is not required if placed in the rear yard and if the finished height is no greater than five (5) feet including any pedestal. Placement in front or side yards is not allowed. See Statues and Fountains, Section 2.71.

2.13 Birdhouses and Bird Feeders.

Approval is not required if (i) the size is limited to one foot by two feet, (ii) if mounted on a pole, it does not exceed six (6) feet in height, and (iii) if installed in the rear yard. No more than three birdhouses and three bird feeders shall be installed on any lot.

2.14 Carports.

Will not be permitted.

2.15 Clothes Lines and Hangers.

Will not be permitted.

2.16 Cloth or Canvas Overhangs.

See Overhangs/Awnings- Cloth or Canvas, Section 2.43.

2.17 Compost.

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

2.18 Decks.

Approval is required and will only be considered if the proposed construction complies with the requirements of this Section 2.18. The deck must be constructed of redwood or composite type decking products approved by the Architectural Review Committee. Maintenance free, composite decking products may be used if the decking material is consistent throughout the front, side or rear elevation of the building. The decking material must be either redwood in color or of a color that matches one of the exterior paint colors or the masonry on the home. The deck should be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent homeowners.

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

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

2.19 Dog Houses.

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

2.20 Dog Runs.

Committee approval is required. Dog Runs must be located in the rear or side yard, abutting the home and substantially screened from view by planting fast- growing or mature trees or shrubs. Dog runs will be limited to 200 square feet and cannot be higher than 4 feet 6 inches. Fencing materials for dog runs shall match the standard fencing options in the guidelines. The dog run may be painted to match the house, or left natural if sealed to prevent weathering. In some cases, written consent from

adjacent neighbors may be requested. Tarpaulins and chain-link will not be permitted.

2.21 Doors.

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

1. Storm Doors. Approval is required. Colors should be complimentary with the color scheme of the home.
2. Security Doors and Windows. Approval is required.

2.22 Drainage.

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

2.23 Driveways.

Approval is required for any changes or alterations to the existing driveway.

2.24 Evaporative Coolers.

Approval is required. No rooftop or window mount installations are allowed. See Air Conditioning Equipment, Section 2.06.

2.25 Exterior Lighting.

- I. Approval is not required for exterior lighting if it is installed in accordance with the guidelines of paragraphs II and III of this Section 2.25.
- II. Exterior lighting must be conservative in design and be as small in size as reasonably practical. Lighting at entries and decks should be placed below an eave or shielded so that emitted light is downcast with no direct light radiated towards the sky or adjacent properties. Exterior should be of low intensity to minimize the glare to neighbors and other homeowners. All light should be directed towards the property being served and not spill onto neighboring properties or roads. All exterior lighting should be fully shielded, meaning no portion of the bulb is visible through openings on the side or top, and the bulb does not extend below the fixture. Unshielded lights can be major sources of night-time glare and nuisance.

- III. Lighting for walkways generally should be placed on wooden or metal standards and lighting fixtures should be dark colored so as to be less obtrusive.
- IV. The use of motion detector spotlights, high-wattage spotlights or flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires approval.
- V. Eave/rake lighting (sold under brand names such as Jellyfish, Gemstone, Oleo, Trimlight, Everlights, and others) requires approval.
 - a. Lighting must be installed in a professional manner and be aesthetically pleasing.
 - b. Lighting must be installed as to be very limited from view from the street when the lights are not on. No exposed wires can be visible.
 - c. Lighting must be installed to be downward facing and not directed at neighboring properties.
 - d. Settings must be adjusted so that the lights that are on are spaced at least 37 inches apart.
 - e. Individual lights cannot exceed 400 lumens at any time even if the purpose is to utilize the lights for security lighting purposes.
 - f. Lighting must be dimmable.
 - g. Lights must be white, with a color temperature between 2700 and 4000 Kelvin.
 - h. Colored and flashing lights may only be used during the holiday season. See Seasonal Decorations, Section 2.60.

2.26 Fences.

- I. Approval is required. Prior to installing any fence, the homeowner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community. If a fence is approved, conditions may be imposed upon such approval relating to the design, location, or other matters.
- II. No fences are permitted in the front yards of lots.
- III. Permitted perimeter fences to be installed by homeowners include:
 - a. four-foot open wood rail fencing for lot lines separating the homeowner's lot from adjacent property owned by the Red Hawk Ridge Golf Course, the Association, the Town of Castle Rock, or a neighboring community.
 - b. five-foot dog-eared picket fencing for lot lines separating the homeowner's lot from the adjacent lot of another homeowner;
 - c. four-foot open wood rail fencing for lot lines separating the homeowner's lot from the adjacent lot of another homeowner, if the homeowner already has an open wood rail fence along a rear lot line bordering property owned by the Red Hawk Ridge Golf Course, the Association, the Town of Castle Rock, or a neighboring community.
- IV. The only permitted fence color is Sherwin Williams SW3511SS Cedar Bark Exterior Semi-Solid Stain, or equivalent from another manufacturer.
- V. The Board of Directors may revise, from time to time, the fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing, as provided by the Guidelines.
- VI. Rail fencing installed as part of the FPD may not be removed or replaced with any other style of fencing. For lots bordering Association property, such fencing may have been originally installed slightly beyond the property line of the lot; if

so, the Association grants an easement for it, but maintenance of the fence remains the responsibility of the homeowner. If such fence is replaced, the homeowner must replace it in its originally installed location.

2.27 Firewood Storage.

See Wood Storage, Section 2.87.

2.28 Flagpoles.

Fixed freestanding flagpoles, or freestanding flagpoles that are not portable, are not permitted. Approval is required for any portable freestanding flagpole. Approval is not required for flagpoles mounted to the front of the residence provided that they are temporary in nature and are only displayed on holidays or in celebration of specific events. Notwithstanding the foregoing, all flags must comply with the following conditions: (i) the height of the flagpole must not exceed the height of the roofline of the residence, (ii) the length of the flagpole must not exceed six (6) feet, and (iii) the surface area of the flag must not exceed 20 square feet.

2.29 Garbage Containers and Storage Areas.

See Trash Containers, Enclosures and Pickup, Section 2.78.

2.30 Gardens- Flower or Vegetable.

Approval is not required for flower or vegetable gardens which are located in the rear or side yard and screened from view of adjacent homeowners. All gardens must be weeded, cared for and maintained.

2.31 Gazebos.

Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must not obstruct the adjacent homeowner's view. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence. Refer to the Town of Castle Rock for any additional guidelines.

2.32 Grading and Grade Changes.

See Drainage, Section 2.22.

2.33 Greenhouses.

Approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.

2.34 Hanging of Clothes.

See Clotheslines and Hangers, Section 2.15.

2.35 Hot Tubs and Jacuzzis.

Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent homeowners and that it does not create an unreasonable level of noise for adjacent homeowners. In some instances, additional plant material around the hot tub may be required for screening. See Gazebos, Section 2.31.

2.36 Irrigation Systems.

Underground automatic irrigation systems will not require approval. All yards of homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment, See Irrigation, Section 4.09.

2.37 Jacuzzis.

See Hot Tubs and Jacuzzis, Section 2.35.

2.38 Kennels.

Breeding or maintaining animals for a commercial purpose is prohibited. See Dog Runs, Section 2.20.

2.39 Landscaping.

Approval is required. Landscaping must be completed no later than one hundred and eighty days (180) after the acquisitions of such Lot by the first homeowner, if said acquisition occurs between April 1 and October 1; if said acquisition does not occur between such dates then such landscaping shall be installed the following October 1. It is the homeowner's obligation to ensure that all landscaping requirements are met within the time frame allotted. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

- I. Irrigation. All landscaping shall include automatic irrigation. See Irrigation, Section 2.36 and Section 4.09.
- II. Plant Material Location and Sizes - Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowers, turf grasses, mulches and automatic irrigation. In the case of shade or ornamental trees (deciduous), plantings cannot be installed closer than six (6) feet from the property line. In the case of evergreen trees (conifer), plantings cannot be installed closer than ten (10) feet from the property line. A list of recommended plant material can be found in Section 4.15. Select a variety of plant species including deciduous and evergreen trees and shrubs. All plant material shall be installed in the following minimum sizes:
 - a. Shade trees - 2½" caliper
 - b. Ornamental trees - 2" caliper
 - c. Evergreen trees - 6' height minimum
 - d. All shrubs - 5-gallon container
 - e. Groundcover, annuals, and perennials - no restrictions
- III. Turf and Plant Material Regulations – Refer to the Table A for turf, tree and shrub requirements.

As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires

as much or more maintenance as traditional landscaping. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings.

As an alternative to natural turf, non-vegetative turf may be used in back yards, subject to the same general aesthetic and design guidelines as apply to natural turf. Vegetable gardens (as defined in Table A) are also allowed.

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

FRONT YARD

Plant Materials and Quantity	Requirements
Turf	Minimum and Maximum Turf per Lot Size: Small (3,700-5,999 SF) - 20% min. & 50% max. Standard (6,000-8,999 SF) - 20% min. & 40% max. Large (9,000-14,999 SF) - 20% min. and 40% max. Estate (15,000 plus SF) - 20% min. and 40% max.
Trees - Minimum of one: (1 Shade tree and either 1 ornamental tree or 1 evergreen tree)	Minimum Sizes: 2½ inch caliper – shade tree 2 inch caliper – ornamental tree 6 foot height – evergreen tree
Shrubs* - minimum of 10: *Thorny plants shall not be located within 20 feet of public sidewalks. Note: Perennials and ornamental grasses may be substituted for shrubs at 3 one-gallon perennial or ornamental grasses per one five-gallon shrub.	Shrubs - 5-gallon container Min. - Plant material shall conform with American Standard for Nursery Stock, Ansi Z60.1, current addition. Planting beds should be separated from turf by edging. All shrubs and ground covers shall be located within planting beds. Landscape fabric may be omitted under annuals, perennials and groundcovers.
Vegetable Gardens: "Vegetable garden" means a plot of ground or an elevated soil bed in which pollinator plants, flowers, or vegetables or herbs, fruits, leafy greens, or other edible plants are cultivated.	Pre-Approved Designs: Three pre-approved "water-wise" garden designs are available on the Association's website and are also included as Exhibit A to this document.

SIDE YARD

<p>Internal Side Yards – May be rocked, no plant material is required but mulches are needed for stability.</p> <p>External Side Yards - On corner lots exposed to public view, they shall be landscaped with turf, shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.</p>

REAR YARDS

In rear yards there shall be at least 20% turf and no more than 45% turf. Non-vegetative turf is allowed. Rear yards at corner lots exposed to public view shall be landscaped according to Table A. Mulch areas or planting beds in rear yards must have plant material cover the mulch at a rate of 50% coverage at installation and 75% coverage at maturity.

- IV. **Treescapes** – The area between the sidewalk and street must be planted with Kentucky bluegrass and have a tree planted every thirty (30) feet. If a tree in the treescape dies, it must be replaced in a timely manner. In some instances the builder is required to install the “street trees”. However, these trees are the property and maintenance responsibility of the homeowner.

- V. **Soil Prep/Mulch** -
 - A. **Compost** - For landscaped areas being completed with sod/turf, soil preparation should be with a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure.
 - B. **Mulch** - Natural wood (organic) mulch has environmental advantages to plant material and its use is strongly encouraged. Organic mulches are typically bark chips, wood grindings or pole peelings. The suggested minimum depth for mulch is three inches. Place mulch directly on the soil or on breathable fabric. Avoid using sheet plastic in planting areas. It is important to note that mulch should be covered by living plant materials. Inorganic mulches include rock and various gravel products. Stone or gravel mulch with harsh, unnatural or high contrast colors is prohibited, including the use of black granite, white marble and lava rock.

- VI. **Maintenance** - All residential properties must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat, sightly and weed free condition.
 - A. Each residence’s property lines extend from the rear yard to the back of the concrete curbing at the street. Therefore, homeowners own and are responsible for the maintenance of their sidewalks and treescapes (area between sidewalk and street).

2.40 Latticework.

Approval is required for any type of trellis or latticework.

2.41 Lights and Lighting.

For Exterior Lighting, see Exterior Lighting, Section 2.25. For Holiday lighting, see Seasonal Decorations, Section 2.61.

2.42 Microwave Dishes.

See Antennae, Section 2.07.

2.43 Overhangs/Awnings- Cloth or Canvas.

Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. The homeowner must provide the Architectural Review Committee with a swatch of material to be used. See Patio Covers, Section 2.45.

2.44 Painting.

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

If a different color on the home is desired by the homeowner, the homeowner must submit, with the Architectural Request Form:

- reasonably color-accurate representations of the colors; or
- the manufacturer's color code and name of the color; or
- physical color swatches

along with information as to which color will be painted where (i.e., body, accent and trim color).

2.45 Patio Covers.

Approval is required. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof.

2.46 Patios-Enclosed.

See Additions and Expansions, Section 2.03.

2.47 Patios-Open.

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

2.48 Paving.

Approval is required for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. See Driveways, Section 2.23.

2.49 Pipes.

See Utility Equipment, Section 2.81.

2.50 Play Structures and Sports Equipment.

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

2.51 Playhouses.

Approval is required if a structure is more than twenty-four (24) square feet and/or over six (6) feet high.

2.52 Poles.

See Flagpoles, Section 2.28 and Utility Equipment, Section 2.81.

2.53 Pools.

Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent homeowners (i.e. screened with plant material). Above-ground pools are prohibited. See Hot Tubs and Jacuzzis, Section 2.35.

2.54 Radio Antennae.

See Antennae, Section 2.07.

2.55 Rain Barrels.

A Rain Barrel (defined as a storage container with a sealable lid that is located aboveground outside of a residential home), may be used for the collection of precipitation from a downspout of a rooftop. Approval is required with regard to the appearance and placement of the Rain Barrel, which should not detract from the aesthetic character of the community.

- 1) Precipitation from a rooftop may be collected if:
 - a. no more than two (2) rain barrels with a combined storage capacity of 110 gallons or less are utilized;
 - b. precipitation collected is from a building that is used primarily as a single-family residence or a multi-family residence with 4 or fewer units;
 - c. the collected precipitation is used for outdoor purposes including irrigation of lawns and gardens; and
 - d. the collected precipitation is used on the residential property on which it is collected.
- 2) Collected precipitation cannot be used for drinking water or indoor household purposes, and the use of a rain barrel does not constitute a water right. The State Engineer's Office monitors the use of rain barrel precipitation collection and has the right to curtail its future usage.

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Engineer's Office monitors the use of rain barrel precipitation collection and has the right to curtail its future usage.

Rain Barrels may not be placed

- 1) on any property that is leased, except with permission of the lessor; or
- 2) on any common area of the community.

2.56 Rooftop Equipment.

Approval is required.

2.57 Roofing Materials.

Approval is required for materials which differ from the materials used as part of the initial construction of the home. Repairs to an existing roof with the same building material that existed on the home prior to making the repairs do not require prior approval.

2.58 Satellite Dishes.

See Antennae, Section 2.07.

2.59 Saunas.

See Accessory Buildings, Section 2.02.

2.60 Screen Doors.

See Doors, Section 2.21.

2.61 Seasonal Decorations.

- I. Approval is not required, provided that such seasonal decorations are installed on a lot, are consistent with the community standards, and are displayed only during the Holiday Season, which is defined as that period beginning on the day after Thanksgiving and ending on the final day of the National Western Stock Show, or January 15, whichever is later.
- II. Exterior eave/rake lighting (sold under brand names such as Jellyfish, Gemstone, Oleo, Trimlight, Everlights, and others) requires approval for installation (see Exterior Lighting, Section 2.25). Such lighting may be used in a colored or flashing mode during the Holiday Season, as defined above, and on the Fourth of July.
 - a. Lighting may be of various colors and patterns.
 - b. Lighting is permitted to blink, flash, or strobe, but cannot exceed standard holiday string lighting with standard blink, flash, or strobe patterns normally associated with standard holiday string lighting.
 - c. Lighting is only permitted to operate from dusk until 11:00 p.m. each evening.
- III. Installation of seasonal decorations on any property owned and/or managed by the Association requires the prior written consent of the Board of Directors. Approval will be based upon, but not limited to, the distance between the proposed location for the seasonal decoration to the homeowner's lot, potential access concerns, and consistency with the community standards.

2.62 Sewage Disposal Systems.

Will not be permitted.

- 2.63 Sheds.**
Will not be permitted.
- 2.64 Exterior Shutters.**
Approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.
- 2.65 Siding.**
Approval is required.
- 2.66 Signs.**
Approval is required for signs except as otherwise provided in this Section. Temporary signs advertising property for sale or lease which are no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension, and which are conservative in color and style may be installed on the front yard of the lot of the property for sale or lease only, without approval, provided there is no more than one such sign per lot. All other signs, including address numbers and nameplate signs, must be approved. No lighted sign will be permitted unless utilized by the Developer and/or a builder. One political sign per household may be placed in the front yard of a lot during elections. All political signs must be removed within forty-eight (48) hours of said election. No signs may be placed on any common or limited common property without the written consent of the Board of Directors.
- 2.67 Skylights.**
Approval is required. In no event will bubble-type skylights be approved.
- 2.68 Solar Energy Devices.**
Approval is required. See Rooftop Equipment, Section 2.56.
- 2.69 Spas.**
See Hot Tubs and Jacuzzis, Section 2.35.
- 2.70 Sprinkler Systems.**
See Irrigation Systems, Section 2.36, and Irrigation, Section 4.09.
- 2.71 Statues or Fountains.**
Approval is not required if installed in the rear yard with a height not greater than five (5) feet, including any pedestal. Approval is required if the statue or fountain is proposed for the front or side yard. In such case, the statue or fountain should be located close to the main entrance of the house.
- 2.72 Storage Sheds.**
See Sheds, Section 2.63.
- 2.73 Sunshades.**
See Overhangs/Awnings- Cloth or Canvas, Section 2.41 and Patio Covers, Section 2.45.

2.74 Swamp Coolers.

See Air Conditioning Equipment, Section 2.06, Evaporative Coolers, Section 2.24, and Rooftop Equipment, Section 2.56.

2.75 Swing Sets.

See Play and Sports Equipment, Section 2.50.

2.76 Television Antennae.

See Antennae, Section 2.07.

2.77 Temporary Structures.

The Protective Covenants prohibit certain types of temporary structures. However, during the actual construction, alteration, repair, or remodeling of a structure or other improvements, necessary temporary structures for storage of materials may be erected and maintained by the Declarant, a builder, or a Person doing such work. The work of constructing, altering, or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. For permanent sheds, See Sheds Section 2.62.

2.78 Trash Containers, Enclosures and Pickup.

Approval is required for any trash or garbage enclosure. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pickup after 5:00 a.m. on the day that such trash is to be picked up. Trash containers must be properly stored the evening of pickup. See Compost, Section 2.17.

2.79 Tree Houses.

Will not be permitted.

2.80 Underground Installations.

Approval is required.

2.81 Utility Equipment.

Installation of utilities or utility equipment requires approval. Pursuant to the Protective Covenants, pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

2.82 Vanes.

See Weather Vanes and Directional, Section 2.86.

2.83 Vents.

See Rooftop Equipment, Section 2.56 and Air Conditioning Equipment, Section 2.06.

2.84 Walls.

See fences, Section 2.26.

2.85 Walls-Retaining.

Approval is required. See Retaining Walls, Section 4.05.

2.86 Weather Vanes and Directionals.

Approval is required.

2.87 Wood Storage.

Will not be permitted.

2.88 Work Involving Common Areas.

Generally, driving vehicles including wheelbarrows across common area is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the Board of Directors to repair any damage. The actual restoration of the common area will be done by the Association.

III. PROCEDURES FOR COMMITTEE APPROVAL.

3.01 General.

As indicated in the listing of specific types of improvements, there are some cases in which advance written approval is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. In all other cases, including improvements not included in the listing, advance or prior written approval is required before construction or installation of an "Improvement to Property" is commenced. This section of the Guidelines explains how such approval can be obtained.

3.02 Drawings or Plans.

Homeowners are required to submit complete plans and specifications prior to commencement of any work on any improvement (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required). In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes, or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether prepared by the homeowner or a professional, the following guidelines should be followed in preparing drawings or plans.

1. In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should indicate materials. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements and the outside boundary lines of the home as located on the lot. If a copy of an improvement location certificate (survey) of the lot is available, it should be used as a base from which to draw.
2. Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, fencing, walks, decks, trees, bushes, etc.
3. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2-inch by 4-inch decking. Natural stain.)
4. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.

5. The proposed improvements must take into consideration the easements, building location restrictions, and sight distance at intersections.
6. Homeowners should be aware that many improvements require a permit from the Building Department. The Board of Directors reserves the right to require a copy of such permit as a condition of its approval.

3.03 Submittal Requirements.

Once a landscape plan has been developed, three copies of an 18" x 24" (minimum acceptable size 11" x 17") plan shall be submitted to the Architectural Review Committee. Plans may also be submitted electronically, as permitted on the Association's website. The plan must contain the following information:

1. Project Approval Request Form (Appendix A)
2. Lot, Block, filing number and homeowner's name, address, and telephone number.
3. Designer's name, address, and telephone number (if applicable).
4. Scale of 1 inch = 10 feet and north arrow.
5. All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, property lines, and any easements.
6. All proposed landscape planting improvements and landscape features such as walls, patios, structures, hot tubs, gazebos, water features, shrubs, trees, perennial and annual beds.

3.04 Review Fee.

The Protective Covenants authorize the Architectural Review Committee to collect a fee for review of the plans of proposed improvements. Presently the charge for review is \$20.00, made payable to the Association. No plans will be reviewed prior to receipt of the fee by the Management Company. The Board of Directors reserves the right to charge a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the Association in reviewing any proposed improvement.

3.05 Action by Board of Directors/Architectural Review Committee.

The Board of Directors or the Architectural Review Committee will regularly review all plans submitted for approval. The Board of Directors or the Architectural Review Committee may require submission of additional material and may postpone action until all required materials have been submitted. The applicant will be contacted by phone, if possible, if the Board of Directors or Architectural Review Committee feels additional materials are necessary or if the same have any suggestions for change.

3.06 Prosecution of Work.

A proposed improvement to property should be accomplished as promptly and diligently as possible and in accordance with the approved plans and description. The work must be completed, in any event, within six months. The Board of Directors

reserves the right to inspect the work and to file a notice of noncompliance where warranted.

3.07 Rights of Appeal.

A homeowner may appeal to the Board of Directors in the event of an adverse action by the Architectural Review Committee provided such appeals are submitted within thirty (30) days after the applicant received notice of such adverse action.

3.08 Questions.

If you have any questions about the foregoing procedures, feel free to contact the Board of Directors' representative at the phone number and address listed in Section 1.04.

IV. LANDSCAPING SUGGESTIONS.

4.01 General.

The purpose of this section of the Guidelines is to help you prepare an appropriate landscaping plan for your homesite. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the community. The information set forth in this section is suggestive only and, unless otherwise required in a separate document, not mandatory.

4.02 Slopes.

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

4.03 Soils/Drainage/Grading.

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

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

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation which exists on their particular site at the time they purchased their home from the builder or other previous homeowner. See Drainage, Section 2.22. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the builder or the previous homeowner. Grading can be used to create berm, slopes and swales which can define space, screen undesirable views, noise and high winds. It is suggested that berm slopes not exceed three (3) feet of horizontal distance to one (1) foot of rise or vertical height (3 to 1 slopes) in order to permit greater ease of mowing and general maintenance.

4.04 Soil Preparation.

Soil conditions may vary throughout the project. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of

soil amendment. A general guide for amendment of all turf area soils is a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure. Topsoil is not considered an acceptable organic matter.

4.05 Retaining Walls.

New or old creosote treated timber railroad ties are discouraged. Rock, brick or interlocking modular units, that complement the color of the house, are preferred materials for the walls. Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls should not be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.

4.06 Climate.

Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, and a fairly wide temperature range.

4.07 Screening Views and Directing Winds.

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

4.08 Rockscapes.

Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable.

4.09 Irrigation.

The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots as well as on adjacent homeowners' lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of the day.

The following are some facts to consider in selecting the type and location of the sprinkler system you are going to use: A) Size and shape of areas to be watered. B) Type of turf or ground cover. C) Available water supplies and pressure. D) Environment of the area-wind, rain, temperature, exposure, and grades. E) Low spraying irrigation devices may help to minimize wasted water due to wind. F) Installation of an irrigation system directly adjacent to front sidewalks may

eventually cause undermining and deterioration to concrete and paved areas. G) Type of soil and its ability to accept water. Local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems. H) Drip irrigation systems are recommended for tree and shrub areas.

4.10 Paved Areas.

Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete paver. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth-tone colors. Sufficient slope should be maintained in all paved areas to ensure proper drainage. Asphalt is not permitted.

4.11 Shade.

Shade trees should be placed relatively close to the house where they can shade walls or outdoor activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

4.12 Landscape Materials.

Deciduous trees, such as cottonwood, and evergreen trees, such as pinion pines, provide summer shade or can be used as a windbreak. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen.

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

4.13 Mulches.

Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three inches. Mulches are typically used in shrubs and groundcover beds and may

consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips.

4.14 Landscape Maintenance.

Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems: A) Plant with regard to climate. Consider ultimate size, shape, and growth rate of species. B) Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers. C) Provide simple guying systems for trees for a minimum of two years and wrap trees most susceptible to sun scald with burlap or paper during fall or winter months. D) Make provisions for efficient irrigation; drain and service sprinkler systems on regular basis and conduct operational checks on a weekly basis to ensure proper performance of the system. E) Provide good soil mixes with sufficient organic material, 30% per tilled depth is desirable. F) Use mulch at least three inches deep to hold soil moisture and to help prevent weeds and soil compaction. G) Provide required fertilization, weed and pest controls etc., as required for optimum plant growth. H) Prune woody plants when needed. Never prune more than 1/3 of foliage. I) Space groves of trees or single trees to allow for efficient mowing. J) Locate plants with similar water, sun and space requirements together.

4.15 Suggested Plant List.

For your convenience, the following list of shrubs, trees, flowers and grasses is provided:

Deciduous Trees

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

Evergreen Trees

Bristlecone Pine
Colorado Spruce
Ponderosa Pine

Pinon Pine
Austrian Pine

Grasses

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

Shrubs

American Plum
Russet Buffaloberry
Blue Chip Juniper
Bar Harbor Juniper
Broadmoor Juniper
Buffalo Juniper
Blue Mist Spirea
Boulder Raspberry
Blue Stem Willow
Indian Grass

Little Bluestem
Maiden Grass
Compact American Cranberry
Chokeberry
Curl-Leaf Mountain Mahogany
Creeping Mahonia
Hughes Juniper
Whitestem Gooseberry
Golden Currant
Gambel Oak
Isanti Dogwood
Kelsey's Dogwood
Great Plains Leadplant
Mountain Box

Mountain Ninebark
Mugho Pine
Native Potentilla
Red Coralberry
Red-Twig Dogwood
Rock Spirea
Russian Sage
Saskatoon Serviceberry
Tall Blue Rabbitbrush
Tall Western Sagebrush
Sagebrush
Threeleaf Sumac
Tam Juniper
Waxflower

V. OTHER RULES AND GUIDELINES

5.01 Parking

- I. Notwithstanding anything to the contrary in Section 10.7 or elsewhere in our Declaration, the use of a public right-of-way in any manner consistent with local municipal ordinances and rules is permitted.
- II. Abandoned vehicles, as defined in Castle Rock municipal code 10.20.010, are not permitted.
- III. Recreational vehicles may not be parked in the community for a period of time longer than seventy-two (72) consecutive hours in any seven (7) day period; however this restriction shall not prohibit the parking of a vehicle for the purpose of loading and unloading, during the period of such loading and unloading.

5.02 Vendor Contract Review

The Board of Directors shall undertake to review vendor contracts with the Association on a periodic basis, as follows:

Trash Hauling	every 3 years
Landscaping	every 3 years
Waste Station Maintenance	every 3 years
Arborist	every 3 years
Legal	every 3 years
Accounting	every 3 years
Community Management	every 5 years

These time periods are guidelines only. The review of vendor contracts may or may not mean a full RFP and bidding process, and the actual time interval will depend on the experience of the Board of Directors with the vendor, the perception of appropriate value for services, and an objective analysis of the business relationship between the Association and the vendor.

5.03 Periodic Review of Governing Documents and Rules

The Board of Directors shall undertake to review the Governing Documents of the Association on an annual basis, with the intent of keeping them compliant with current legislation and consistent with best interests of the community.