



TREVENNA

Windsor, Colorado

**RESIDENTIAL IMPROVEMENT
GUIDELINES
AND SITE RESTRICTIONS FOR
TREVENNA**

AS OF October 17th, 2024

TABLE OF CONTENTS

1	INTRODUCTION	5
1.1	Basis for Guidelines.....	5
1.2	Definitions	5
1.3	Contents of Guidelines	5
1.4	Architectural Review Committee or Representative	5
1.5	ARC Contact Information.....	5
1.6	Effect of Covenants	6
1.7	Effect of Governmental and Other Regulations.....	6
1.8	Interference with Utilities	6
1.9	Goal of Guidelines.....	6
2	PROCEDURES FOR ARC APPROVAL	7
2.1	General	7
2.2	Drawings or Plans.....	7
2.3	Submission of Drawings and Plans	8
2.4	Action by ARC	8
2.5	Revisions and Additions to Approved Plans	8
2.6	Completion of Work.....	9
2.7	Inspection of Work	9
2.8	Notice of Non-Compliance.....	9
2.9	Correction of Non-Compliance	9
2.10	Amendment	9
2.11	Questions	10
3	SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS.....	11
3.1	General	11
3.2	Accessory Buildings.....	11
3.3	Additions and Expansions	12
3.4	Address Numbers	12
3.5	Air Conditioning Equipment	13
3.6	Antennae/Satellite Dishes.....	13
3.7	Arbor/ Pergola	14
3.8	Awnings.....	15
3.9	Barbecue/Gas Grills.....	15
3.10	Basketball Hoops/Other Portable Play Equipment	15
3.11	Clothes Lines and Hangers	16
3.12	Carports	16

TREVENNA

Windsor, Colorado

3.13	Compost.....	16
3.14	Deck/Balcony/Porch.....	16
3.15	Dog Houses	17
3.16	Dog Runs	17
3.17	Doors	17
3.18	Driveways.....	17
3.19	Energy Devices.....	18
3.20	Fencing	19
3.21	Fire Pits.....	20
3.22	Flags/Flagpoles	20
3.23	Gates	20
3.24	Gardens – Flower or Vegetable	20
3.25	Gazebos	20
3.26	Greenhouses	20
3.27	Hot Tubs and Jacuzzis	21
3.28	Landscaping.....	21
3.29	Lights and Lighting	23
3.30	Painting.....	24
3.31	Patios	25
3.32	Paving/Paths/Walkways	25
3.33	Pipes	26
3.34	Play Structures, Sport Courts and Sports Equipment	26
3.35	Playhouses	26
3.36	Ponds and Water Features	26
3.37	Pools	27
3.38	Rain Barrels	27
3.39	Radon Mitigation Systems.....	27
3.40	Roofing Materials	27
3.41	Rooftop Equipment.....	28
3.42	Seasonal Decorations.....	28
3.43	Security Devices.	28
3.44	Signs	28
3.45	Skylights	28
3.46	Solar Energy Devises.....	29
3.47	Trash Bin Enclosures.....	29
3.48	Retaining Walls	29
3.49	Windows.....	29

TREVENNA

Windsor, Colorado

3.50	Yard Decorations, Ornaments, Sculptures, Bird Houses etc.	30
------	--	----

TREVENNA

Windsor, Colorado

1 INTRODUCTION

1.1 Basis for Guidelines

These Residential Improvement Guidelines and Site Restrictions for Trevenna (the “**Guidelines**”) are intended to assist Owners living in the Trevenna community (the “**Community**”) in implementing Improvements to their Lots. The Declaration of Covenants, Conditions and Restrictions of Trevenna, recorded on June 5, 2024, at Reception Number 4964207, in the real property records of Weld County, Colorado (the “**Covenants**”) require prior approval from the Architectural Review Committee (the “**ARC**”) before the construction, erection, placement, alteration, planting, application, installation or modification of any Improvement upon any Lot shall be made. In order to assist Owners, the Declarant (as defined in the Covenants) hereby establishes certain pre-approved designs for several types of Improvements and exempts certain Improvements from the requirement for approval. This booklet also contains the guidelines established by the Declarant with respect to property subject to the Covenants.

1.2 Definitions

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

1.3 Contents of Guidelines

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

1.4 Architectural Review Committee or Representative

The ARC consists of persons, representatives or a committee appointed to review requests for approval of architectural or site changes.

1.5 ARC Contact Information

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

COMPANY NAME	OFFICE	E-MAIL
Centennial Consulting Group	2619 Canton Court, Suite A Fort Collins, CO 80525	Trevenna Metropolitan District - trevenna@ccgcolorado.com

1.6 Effect of Covenants

The Covenants govern the Property within the Community. Each Owner should review and become familiar with the Covenants. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

1.7 Effect of Governmental and Other Regulations

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

APPROVAL BY THE ARC DOES NOT CONSTITUTE ASSURANCE THAT IMPROVEMENTS COMPLY WITH APPLICABLE GOVERNMENTAL REQUIREMENTS OR REGULATIONS OR THAT A PERMIT OR APPROVALS ARE NOT ALSO REQUIRED FROM APPLICABLE GOVERNMENTAL BODIES.

1.8 Interference with Utilities

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

**Utility Notification Center of Colorado
1-800-922-1987**

1.9 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC to ensure that all proposed Improvements meet or exceed the requirements of these Guidelines and to promote the highest quality design for the neighborhood. It is important that Improvements to Lots be made in harmony with and not detrimental to the rest of the Community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to Lots from the ARC, Owners will be protecting their financial investment and will help insure that Improvements to Lots are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC’s interpretation shall be final and binding.

2 PROCEDURES FOR ARC APPROVAL

2.1 General

As indicated in Section 3 of these Guidelines, there are some cases in which advance written approval of the ARC is not required if the Guidelines with respect to that specific type of Improvement are followed. In some cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in Section 3, advance, or prior written approval by the ARC is required before an Improvement to any Lot is commenced.

2.2 Drawings or Plans

Owners are required to submit to the ARC a completed Architectural Review Request Form (“ARR”), which forms are available from the person or entity listed in Section 1.5. Complete plans and specifications for a proposed Improvement may be submitted via email to the ARC. If Owners are not submitting the ARR electronically, then two (2) copies of complete plans and specifications must be submitted. The ARR and all plans and specifications must be submitted prior to commencement of work on any Improvement to any Lot. The submitted plans and specifications must 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 with dimensions and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by the Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

- A.** The drawing or plan should be done to scale and shall depict the property lines of your Lot and the outside boundary lines of the home as located on the Lot. If you have a copy of an improvement survey of your Lot obtained when you purchased it, this survey would be an excellent base from which to start.
- B.** Existing Improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, etc. The proposed Improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the materials to be used and the colors. For example: Redwood deck, 10 feet by 12 feet with 2”x4” decking and natural stain.
- C.** The plan or drawing and other materials should include the name of the Owner, the address of the home, the lot, block and filing number of the Lot, and the e-mail address and telephone number where the Owner can be reached.
- D.** The proposed Improvements must take into consideration the easements, building

location restrictions and sight distance limitations at intersections.

- E. Owners should be aware that many Improvements require a permit from the City of Arvada or other governmental entity. The ARC reserves the right to require a copy of such permit as a condition of its approval.
- F. In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials.
- G. Photographs of existing conditions and of proposed materials and colors are encouraged to be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes.

2.3 Submission of Drawings and Plans

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

Any costs incurred by the ARC for review of submittals shall be borne by the Owner and shall be payable prior to final approval.

Any reasonable engineering consultant fees or other fees incurred by the ARC in reviewing any submission will be assessed to the Owner requesting approval of the submission.

Hard copies of the submitted drawings or plans along with the completed ARR will not be returned to the Owner.

2.4 Action by ARC

The ARC will meet as required to review plans submitted for approval. The ARC may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The ARC will act upon all requests in writing within 30 days after the complete submission of plans, specifications, and other materials and information as requested by the ARC. If the ARC fails to review and approve in writing (which may be with conditions and/or requirements) or disapprove, a request for architectural approval within 30 days after the complete submission of the plans, specifications, materials and other information with respect thereto, such request is deemed denied by the ARC.

2.5 Revisions and Additions to Approved Plans

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

2.6 Completion of Work

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

2.7 Inspection of Work

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

2.8 Notice of Non-Compliance

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

2.9 Correction of Non-Compliance

If it has been determined that a non-compliance exists, the Owner responsible for such non-compliance shall remedy or remove the same within such time frame as set forth in the Notice of Non-Compliance. If such Owner does not comply with the ruling within such period, the ARC may, at its option, record a notice of non-compliance against the Lot on which the non-compliance exists, may impose fines, penalties and interest, may remove the non-complying Improvement, or may otherwise remedy the non-compliance, and the Owner responsible for such non-compliance shall reimburse the ARC, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

2.10 Amendment

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted, or otherwise changed by the Declarant, as changing conditions and/or priorities dictate.

2.11 Questions

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

3 SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted to the ARC and written approval of the ARC obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. ARC review and approval is required on any external items not be listed below.

3.1.1 Variances

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

3.1.2 Waivers; No Precedent

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

3.1.3 Liability

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

3.2 Accessory Buildings

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

- A.** No more than one accessory building shall be permitted on any Lot.
- B.** Accessory buildings are not permitted in the front yards.

- C. Storage sheds and accessory buildings must be aesthetically compatible and consistent with the style and character of the home and other homes in the same general area of the Community. Storage sheds and/or any accessory buildings shall not be more than 200 square feet and no taller than 12 feet high at the peak measured from the lowest point of finished grade adjacent to the structure. The roof pitch must be complementary to the existing roof on the home, unless otherwise approved by the ARC. Such storage sheds and/or accessory buildings must be permanent in nature.
- D. Exterior materials must match those on the home, unless otherwise approved by the ARC.
- E. Accessory buildings are to be screened, to the extent possible, from public streets and sidewalks, either by screening, landscaping, location or other techniques deemed sufficient by the ARC.
- F. The ARC, in reviewing and approving or denying an application for approval of a storage shed or accessory building, shall take into consideration Lot size, square footage of the home, the existing grading, fence locations, landscape screenings, etc.
- G. Any utilities serving the storage shed or accessory building shall be underground.
- H. A playhouse or play structure shall not be considered an accessory building.

3.3 Additions and Expansions

Approval is required. Additions or expansions must be constructed of wood, masonite, glass, brick, stone, or other material as used in construction of the exterior of the home on the Lot. The design must be the same or generally recognized as a complementary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the home on the Lot. Additions and expansions must be constructed entirely within allowable building setbacks as established by the Town. Generally, no approval is required for work done to the interior of a home; however, modifications to the interior of porches, patios, and any other portions of a structure visible from the outside of the structure do require approval from the ARC.

3.4 Address Numbers

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

3.5 Air Conditioning Equipment

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

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

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

3.6 Antennae/Satellite Dishes

3.6.1 General Provisions

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

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

- (1) Inside of the home on the Lot, not visible from the street
- (2) Rear yard or side yard (if applicable), behind and below the fence line
- (3) Rear yard or side yard (if applicable) mounted on the house, in the least visible location below the roofline
- (3) Side yard (if applicable) screened by and integrated into the

landscaping

(4) Back rooftop

(5) Front yard area, screened by and integrated into landscaping to the maximum extent possible

- B. If more than one location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.
- C. Permitted Antennas shall not encroach upon common areas or any other Owner's Lot.
- D. Permitted Antennas shall not be installed on fences or railings.

3.6.2 Installation of Antennae/Satellite Dishes

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

3.7 Arbors/Pergolas

Approval is required. Arbors/Pergolas should be an integral part of the house or patio design. An arbor or pergola is permitted if constructed on the individual property at a maximum height of 10 feet for clearance in the side or rear yard. Arbors/Pergolas must complement the house color and materials, be treated to prevent weathering, and are encouraged to be stained to match the perimeter fencing.

3.8 Awnings

Approval is required. Awnings should be an integral part of the house or patio design. The color shall be complementary to the exterior of the house. For cloth awnings, a swatch of material to be used must be provided with the ARR. Awning is required to be professionally installed. Height shall not exceed 10 feet over patio or deck and shall be retractable.

3.9 Barbecue/Gas Grills

Approval is not required. All barbecue grills, smokers, etc. must be stored in a rear or side yard or within an enclosed structure, not visible from the front of the home, when not in use. Applicable governmental permits must be obtained prior to installation if deemed necessary. Any applicable governmental fire/smoke bans shall be adhered to.

3.10 Basketball Hoops/Other Portable Play Equipment

Basketball hoops and other portable play equipment to include but not limited to tether ball and soccer nets are prohibited on streets and sidewalks due to safety issues.

3.10.1 Portable Hoops

Approval is not required provided the following guidelines are met: Hoops must be mechanically sound, clean, and well maintained. For safety and access reasons, hoops may only be used in the owner's backyard or on the owner's driveway and places so that play does not extend onto neighbors' properties, or community sidewalks and streets. The base must be fully filled when the portable hoop is in use. Portable hoops and other temporary play equipment should be stored out of sight of the street if not in weekly use, or during extreme weather events/conditions. Only one portable basketball hoop is permitted per lot. No items that are not part of the basketball hoop may be used to keep the hoop upright (sandbags, blocks, etc.) except for Hoop Secure or similar approved items. Please check with ARC for further clarification on exceptions. The Owner is responsible to ensure the basketball hoop is always aesthetically pleasing. Should the hoop be in disrepair, knocked over, broken, or have any unsightly condition the District may require immediate removal.

3.10.2 In-Ground Permanent Hoops

Approval is required prior to installation. All requests will be evaluated on placement and circumstances of each backyard, as well as court area surface, visual screening, and proximity to neighbors. The Owner is responsible to ensure the basketball hoop is always aesthetically pleasing. Should the hoop be in disrepair, knocked over, broken, or have any unsightly condition the District may require immediate removal. All other play equipment must be submitted to the ARC for approval.

3.11 Clothes Lines and Hangers

Temporary drying structures will be permitted so long as such structures are used solely in a rear yard of a Lot or are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

3.12 Carports

Carports are not permitted in the community.

3.13 Compost

Compost containers must not be immediately visible to adjacent properties and odor must be controlled. Underground composting is not permitted.

3.14 Deck/Balcony/Porch

Approval is required for all deck, balcony or porch additions and enclosures or permanent overhangs on an existing deck/balcony/porch. The deck/balcony/porch addition must be harmonious (in configuration, detail, material and color) with the architecture of the house on the Lot. Modifications or additions to Declarant or Builder installed decks must incorporate the same materials, colors and detailing as the existing deck. TREX or similar engineered composite wood type products are the preferred material for construction. Plastic, PVC or similar materials are prohibited.

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

Upper-level decks/balconies/porches shall be attached directly to the house. Only ground level decks may be approved as freestanding decks. Deck/balcony/porch must be constructed entirely within allowable building envelopes as established by the Town. Decks/balconies/porches shall not extend beyond the Lot boundaries into any common area. Depending on the Lot location and orientation, deck/balcony/porch should not project beyond the side walls of the house. The side walls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such projections. In certain situations, stairs and some portions of the deck may extend up to 4' beyond the side walls.

Decks cannot be higher than ten (10) feet above grade. A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Underdeck screening should be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.

Railings and other features such as privacy screens for attached housing must match the deck/balcony/porch design and need to be approved by the ARC.

3.15 Dog Houses

Approval is required. Dog houses are restricted to ten square feet and must be located in a rear or side yard. Dog houses must be installed at ground level, and must not be visible above the fence. Dog houses must also match the colors and materials of the exterior of the home on the Lot. Limit of one dog house per Lot. Dog Houses must always be maintained to include timely cleanup/removal of dog waste and elimination of odors.

3.16 Dog Runs

Approval is required. Dog runs must be located in a rear or side yard, abutting the home. Dog runs will be limited to 200 square feet, unless a variance is granted by the ARC. Dog runs must be made of the same material as the approved fencing and must be approved by the ARC. Dog runs shall not be located within five (5) feet from any property line. Dog Runs must always be maintained to include timely cleanup/removal of dog waste and elimination of odors. Dog run fences shall meet the specifications set forth in Exhibit A. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not allowed.

3.17 Doors

Approval is not required for an already existing main entrance door to a home if the material matches or is similar to existing doors on the home and if the color is generally accepted as a complementary color to that of existing doors on the home. Complementary colors would be the body, trim or accent colors of the home or white (for storm/screen doors).

- A.** Storm Doors. Approval is not required for storm doors as long as the door is complementary with the color scheme of the home. Owners wishing to utilize a different color must first obtain approval.
- B.** Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.
- C.** Pet Doors. Approval is not required if pet doors are only installed at the ground level, back door that opens to an enclosed fenced area in the backyard. Pet doors are prohibited in the front of the individual homes or above ground level.

3.18 Driveways

Approval is required for any changes or alterations to the existing driveway. Any proposed driveway expansions shall not be permitted to promote the parking or storage of any vehicle in the front or side yard area.

3.19 Energy Devices

Approval is required.

- A. Solar PV Systems & Panels – Please see Section 3.47 Solar Energy Devices. Non-glare or non-reflective finishes are preferred. The Owner shall be responsible for deterring animals from nesting in, around or under roof mounted panels.
- B. Generators – Approval is required for all types of built in permanent stand-by power generators. Screening may be required.
- C. Wind Generators – Approval is required for all types of wind generators or any other similar system. Proximity and design of proposed system or improvements will be reviewed and approved on a case-by-case basis. Exterior Finishes & Materials

The exterior finishes and materials of the home include but not limited to siding/facade, brick, stucco, and architectural components that create a unifying element. Accordingly, no Owner may alter or change the originally installed materials, location, or color without approval of the ARC. No prior approval is necessary for restore, repair, upkeep, or rebuilding in a manner consistent with the existing or approved plans and specifications. Generally, no approval is required for work done to the interior of a home; however, modifications to the interior of porches, patios, and any other portions of a structure visible from the outside of the structure do require approval from the ARC.

Replacement of an existing siding/façade with the same previously approved material does not require ARC approval. Replacement of an existing siding/façade with a new material, color or location requires approval.

Some Lots within the community are or will be improved with attached homes, attached by a common party wall (each building containing such attached homes shall be referred to herein as a “**Duplex Building**”). Because the type or types of siding/facade used on each individual home within a Duplex Building were designed to coordinate and complement one another, careful consideration must be given to maintaining the overall appearance of any particular Duplex Building in the event the siding on any or all of the individual homes in a Duplex Building is to be replaced.

In the event an Owner of an individual home in a Duplex Building submits a siding request to the ARC, the request must be for the same or substantially the same type or types of siding as existing on that home, or if the siding is to be changed to a different type, the requested type of siding must be complementary to the type or types of siding existing on the other homes within that Duplex Building.

3.20 Fencing

Fencing is permitted along side and rear lot lines and is also permitted generally parallel to the front property line, set back from the front plane of the home. All front, rear or side yard fences along property lines or within the boundaries of a Lot require approval of the ARC. Front yard fencing is not permitted. All fencing shall comply with the subdivision fence plan in Exhibit A and fence specifications in Exhibit.A-1. The ARC may approve fencing designs similar in material and size to those included in this document.

To the extent that fencing has been previously approved by the ARC, such fencing will be required to be compliant with this section and Exhibit A at such time as the fence is replaced, or whenever any repair is required or made to more than twenty five (25) percent of the existing fencing material.

3.21.1 Fencing Setbacks

- A. Fences shall be set back from the front plane of the principal structure a minimum of two (2) feet.
- B. Where feasible, fencing in side yards parallel to the front property line on adjacent lots should generally align in order to provide a consistent and uniform appearance.
- C. Side yard fencing on corner lots shall be set back a minimum of 2-feet from the side of the right of way line.

3.21.2 Fencing Standards

- A. No front yard fencing is permitted.
- B. All fences bordering open space, parks, walkways or public right of way shall be 4.5' three rail fencing. All side and rear yard fences directly bordering adjacent lots shall be 5' horizontal privacy fencing. See Exhibit A for further depiction of 3-rail and 5' horizontal privacy fence locations and Exhibit A-1 for required fence specifications for each fencing type. All fences shall be placed on property lines and shall comply with municipal requirements.
- C. All fencing must be stained Sherwin Williams Super Deck SW-2209 Tycoon Brown Wood Solid Color Stain (also known as "Trevenna Subdivision Fence Stain").
- D. Material between 3-rail open rail fence is allowed but must be 4"x4" woven wire fabric mesh that is installed on the resident's side of the fence when installing. The wire mesh shall not be placed or attached between the posts and rails or attached only to the rails on the resident's property side. Welded wire mesh must be installed completely flat against upper, middle, and lower rails.

3.21 Fire Pits

Fire pits will only be permitted in a rear yard. Approval is required for all permanent or built-in structures. Applicable governmental permits must be obtained prior to installation if deemed necessary. Approval is not required for portable units. Any applicable governmental fire/smoke bans shall be adhered to.

3.22 Flags/Flagpoles

Approval is required for any freestanding flagpole. Approval is not required for flagpoles mounted to the front of the residence provided that the height of the flagpole does not exceed the height of the roofline of the residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width. Flags may not be illuminated without the prior approval of the ARC. Any request for lighting must detail the type and location of the lighting, and any such lighting shall be placed so as not to disturb Owners or occupants of neighboring Lots.

3.23 Gates

All gates must be approved by the ARC and match the architectural and materials listed in the fencing plan & specifications with a maximum opening of thirty-nine inches (39"). The gate width shall be thirty-six inches (36") and may use 6 x6 cedar posts with black, self-closing hardware.

3.24 Gardens – Flower or Vegetable

Approval is not required for flower or vegetable gardens that do not exceed 100 total square feet. All flower and vegetable gardens (in ground and raised boxes) shall be setback at least 5-feet from all property lines. All gardens must be weeded, cared for and maintained.

3.25 Gazebos

Approval is required. A gazebo must be an integral part of a rear or side yard landscape plan and must be similar in material and design to the residence on the Lot. The color must be generally accepted as a complementary color to the exterior of the residence. Gazebo must be constructed entirely within the allowable building setbacks as established by the Town. Gazebo must not exceed 5% of the total square footage of the lot and cannot exceed 13 feet in height.

3.26 Greenhouses

Approval is required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Greenhouses may only be located in a rear or side yard and shall not cause odor nuisances to adjacent lots and/or common areas.

3.27 Hot Tubs and Jacuzzis

Approval is required. Outdoor hot tubs and Jacuzzis must be an integral part of the deck or patio area and of the rear or side yard landscaping, and be installed in such a way that it is not immediately visible to adjacent property Owners and that it does not create an unreasonable level of noise for adjacent property Owners. Hot tubs and Jacuzzis must be setback at least 5-feet from all the property lines. In some instances, additional plant material around the hot tub may be required for screening. Non-vegetative screening materials should match or complement the house or deck structure. Prefabricated hot tub enclosures will be evaluated on a case-by-case basis, and may require additional plant screening.

3.28 Landscaping

A non-potable irrigation water source is provided for each residential Lot in the Trevenna community. Irrigation water will be metered and fees assessed for usage per District guidelines. The installation or modification of any landscaping requires approval, and shall be in accordance with the specifications and standards depicted in Section 3.28.1 & Exhibit B.

The plot plan of the residence and yard must be provided at a measurable and accurate scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail as well as associated square footages and measurements.

If not installed by the Declarant or a Builder, the initial landscaping on each Lot shall be installed by the Owner thereof within one (1) year of the conveyance of the Lot to the first Owner thereof other than the Declarant or a Builder. Significant structural elements related to landscaping, such as retaining walls, paved areas, steps, etc., must be submitted for review and approval. Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Covenants.

The location of trees and shrubs must be carefully planned so that mature sizes do not interfere with fences, landscaping, or structures. Final tree placement is subject to required setbacks from utilities, light poles, and signs. Refer to approved Final Improvement Landscape Plan for tree lawn placement location and details.

Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings and shall create a cohesive relationship between adjacent lots to achieve pleasing streetscape.

Owners are responsible for compliance with all, laws or regulations of the City of Windsor regarding tree installation and approved tree species. Certain tree species, such as Russian Olive, may not be permitted by the Town of Windsor or the State of Colorado.

Mulch material shall be selected recognizing that high winds may be present. Mulches that “knit” together and hold to the ground should be used. Owners are responsible for removal

of any mulch material that blows into other Owners' property or the common areas of the District.

Stone used as accent elements, ground cover or paving material should be chosen so that its color, size and installation complement the architecture of the house, the natural environment and associated plan materials. Monolithic paving of yards or covering yards with decorative stones as a primary design element is prohibited.

3.28.1 Landscaping Standards

All front yards shall be landscaped with planting beds and other living material. Water conservation is encouraged by utilizing grasses that require significantly less water or considering a xeriscape design. Xeriscape means installing low-water plants, using soil amendments and mulches, and irrigating efficiently. In order to support water conservation & irrigation system management private residences will be subject to maximum irrigated landscape areas and watering limitations.

A. All lots will have a maximum irrigated landscape area of 30% of total lot size square footage.

(1) Any turf area will be restricted to no more than 50% of maximum irrigated landscape square footage per lot.

a. Acceptable turf grass types will include drought-tolerant hybrid grasses such as:

i. Turf Types listed by the Landscape Architect.

ii. Kentucky Bluegrass will not be accepted.

(2) Point-source drip irrigated planting beds at a required minimum will account for 50% of maximum irrigated landscape square footage per Lot unless a corresponding reduction in turf area is provided.

a. Larger square footage above the 50% minimum required threshold is allowed with turf reduction.

(3) If further Xeriscape landscaping is proposed accommodation can be made to conform to irrigation requirements to accurately reflect changes.

(4) Artificial turf is allowed in rear yard only and square footage limitations do not apply and will be reviewed on a case-by-case basis.

(5) As an alternative to the typical landscaping plans included in Exhibit B, Owners may select from one of the three pre-approved water-wise garden designs for the front yard, also included in Exhibit B. In the event an Owner is using a pre-approved plan, the Owner must notify the ARC in writing in advance of the intent to use a pre-approved plan, including which pre-

approved plan is being used and the Owner's schedule for the installation of the landscaping. Any deviations from a pre-approved plan must be approved by the ARC.

3.28.2 Landscaping Requirements & Restrictions

- A. Following initial landscape establishment, the Owner is required to adjust irrigation controller schedules to meet a post-establishment water schedule. Every effort should be made to wean landscape off supplemental irrigation while maintaining aesthetically pleasing, healthy status.
- B. The irrigation controller may be utilized to auto schedule landscape as defined above.
- C. Daily irrigation watering window scheduling will be provided by the community for each residential Lot. Scheduling for each Lot may occur only in the daily watering window defined.
- D. All landscapes shall be maintained to eliminate noxious weeds and hazards. Turf grass should generally be mowed to maintain a uniform appearance.
- E. The District reserves the right to enact drought irrigation restrictions based on current water conditions & consequent restrictions imposed by the water commissioner, ditch company, district water system manager and related entities.
- F. While on-Lot irrigation system maintenance and repair is the responsibility of the Owner, the District may require intermittent access to the non-potable irrigation system point-of-connect located on each residential Lot for the purposes of maintenance, repair, fall system winterization or spring system start up.

3.29 Lights and Lighting

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

Approval is required to modify or add exterior lighting.

Any exterior lighting installed or maintained on the Lots shall either be indirect or of such controlled focus and intensity so as not to disturb the residents of adjacent or nearby property. No light shall be emitted from any Lot that is unreasonably bright or causes unreasonable glare.

- A. Approval is required to install spotlights (including motion detected spotlights),

floodlights or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.). Considerations will include, but may not be limited to, the visibility, style and location of the fixture.

- B.** Exterior lighting for security and/or other uses must be directed at the ground and the home, whereby the light cone stays within the Lot boundaries and the light source does not cause glare to other Lots (bullet type light fixtures are recommended).
- C.** Ground lighting along walks must be maintained in a working and slightly manner. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.

Holiday lighting and decorations do not require approval. It is required that they not be installed more than 30 days prior to the holiday. They shall be removed within 30 days following the holiday.

3.30 Painting

3.29.1 General Guidelines

ARC approval is required, even if the color and/or color combinations are identical to the original color established on the home. The ARC will apply the monotony rule of no home within two homes on either side can have the same color scheme if and only if elevation styles/designs are similar in nature. Exterior paint color schemes shall conform to the overall character of the neighborhood.

- A.** The ARR submitted must include color samples, with a general description of the colors of the next two houses on either side of your home (or photos showing the colors of the next two houses on either side of your home).
- B.** The ARC will not approve submittals without a description or photos of neighbors' paint colors/elevations.
- C.** Outlining the garage door panels in a contrasting color or in a checker board design is not permitted.
- D.** Most homes have multiple tone paint schemes (e.g., body color, trim color and accent color for shutters and doors). New colors submitted should preserve this multiple tone scheme.
- E.** Color selections should be submitted to the ARC in the form of manufacturer's paint chips. Please indicate which color chips are for trim, body and accent (doors and shutters) color.

- F. In general, after approval, only those areas that are painted may be repainted and only those areas that are stained may be re-stained; unpainted and unstained areas (such as brick or stone) shall remain unpainted and unstained.

3.29.2 Duplex Lots

Because the colors used on each individual home within a Duplex Building were designed to coordinate and complement one another, careful consideration must be given to maintaining the overall appearance of any particular Duplex Building in the event any or all of the individual homes in a Duplex Building are to be painted.

All Owners of the individual homes within a Duplex Building are encouraged to coordinate the repainting of the exterior of the homes within that Duplex Building at the same time, even if painting in the same colors as originally used, to maintain uniformity of colors, finish, condition, etc.

In the event any one, but not both, of the Owners of individual homes in a Duplex Building submits a painting request to the ARC, the request must be for the same colors as existing on that home, or if the homes within that Duplex Building are or have each been painted in different colors, the color must be complementary to the colors existing on the other homes within that Duplex Building.

3.31 Patios

Approval for any new or expanded patio constructed or expanded after the initial construction of any patio by the builder of the home on the Lot is required, subject to the following. 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 property Owners. In some instances, additional plant material around the patio may be required for screening or integration into the landscape design for privacy purposes. The patio and materials must be similar or generally accepted as a complementary color and design to the residence. Patios may not be more than 25% percent of the entire rear and side yard of the Lot unless otherwise approved by the ARC.

Approval of patio covers is required. Enclosed patios may be considered under additions and expansions, Section 3.3, given the nature and magnitude of the enclosure material/structure per ARC's sole discretion. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof.

3.32 Paving/Paths/Walkways

Approval is required for all walks, pathways, or other purposes and for all materials used, including concrete, flagstone, steppingstones, or concrete pavers. All paving, paths and walkways shall stay within the homeowner's property lines and shall not hinder the established drainage pattern unless otherwise approved with the Town.

3.33 Pipes

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

3.34 Play Structures, Sport Courts and Sports Equipment

Approval is required. Consideration will be given to adjacent properties (a minimum five foot setback from the property line, is required for trampolines, swing sets, fort structures, sport courts etc.) so as not to create an undue disturbance. In some instances, additional plant material around the equipment or court may be required for screening. Wood structures must be constructed of pressure treated or other weather resistant materials. All play equipment must be maintained in a good and sightly manner. The use of multi-colored cloth/canvas tarps will not be approved. Height of any play structure or sports equipment may not exceed 12 feet. Play structures and sport courts may only be located in rear yard. Sport court surfacing materials shall be standard concrete or colored concrete. No bright or intense court colors are permitted. Sport courts shall be located and used in accordance to not create an unreasonable level of noise. Temporary netting shall be reviewed on a case-by-case basis but if approved, it must be stored seasonally and kept well maintained.

3.35 Playhouses

Approval is not required if a structure is less than 24 square feet and less than 6 feet high, from highest point to the ground. Equipment shall be located in the rear or side yard.

Approval is required for structures greater than 24 square feet and/or greater than 6 feet high, from the highest point to the ground. Equipment shall be located in the rear or side yard. Size of playhouses will be considered on a case-by-case basis depending on Lot size and proximity to neighbors. The maximum height of the equipment should not exceed 12 feet.

3.36 Ponds and Water Features

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

- A.** Must be integrated into landscape scheme and not negatively affect the physical aesthetics.
- B.** Setback shall be a minimum of five feet from all property lines.
- C.** Must not affect existing grading or drainage requirements on the lot or off the property and all water features need to follow the established landscape architectural guidelines.
- D.** Must be maintained at all times.
- E.** Height - cannot be higher than 4-feet including any spouting water.

- F. Width – water features cannot expand beyond 15% of the total square footage of the front or rear yard area.
- G. Underground water features will not exceed 2 feet in depth.
- H. All water features must be located at a minimum of 5-feet from the foundation of the existing residence.
- I. Water features must use recycled water. Designated water usage and water source must be included in ARR submittal and will be reviewed by ARC. If the District's non-potable water system is contemplated as water source, the ARC will review allocated lot water usage to determine allowable water use further detailed in Landscaping, Section 3.26. Non-potable District water conservation rights and restrictions will apply to all ponds and water features under this section.

The maximum height of all fountain/pool elements and their spray is not allowed to be higher than four feet from the ground plane.

3.37 Pools

Due to the size of the Lots, permanent swimming pools, whether above ground or in-ground, are not permitted. However, one wading pool, if less than 18 inches high and 8 feet in diameter, per Lot, is permitted on a temporary basis without prior approval, but must be stored out of sight when not in use.

3.38 Rain Barrels

Rain barrels shall be located in the rear yard. The barrel material shall complement the exterior of the house. The rain barrel shall not hinder the established drainage pattern and water flow of the lot and adhere to all state and local water laws.

3.39 Radon Mitigation Systems

Approval is required. All exterior piping must be painted a color similar or generally accepted as complementary to the exterior of the home at the time of installation. Exterior radon fan housing is not required to be painted. All equipment shall be installed so as to minimize its visibility.

3.40 Roofing Materials

Approval is required for all roofing materials other than repair using roofing materials that are substantially identical to the roofing materials being repaired. All homes should be roofed with the same or greater quality and type of roofing material as originally used by the Declarant or a Builder.

In the event the shingles on any one, but not all, of the individual homes in a Duplex Building are to be replaced, the replacement shingles must be of the same color as exists on the other homes in that Duplex Building in order to maintain a consistent and uniform appearance of

the roof. If the shingles on all of the homes in a Duplex Building are to be replaced at one time, all Owners of those homes must agree on the color of the shingles to be used for all of the homes within that Duplex Building, subject to approval by the ARC.

3.41 Rooftop Equipment

Approval is required. Rooftop equipment, such as vents, fans, etc. must be painted a color similar or generally accepted as complementary to the roofing material of the home. All rooftop equipment shall be installed so as to minimize its visibility.

3.42 Seasonal Decorations

Approval is not required if installed on a Lot within 30 days of the holiday or event/celebration, and provided that the decorations are removed within 30 days of the holiday or event/celebration.

3.43 Security Devices.

Approval is not required. Security devices, including cameras and alarms, must be selected, located and installed so as to be an integral part of the home and not distract from the home's architecture and appearance. Cameras and housing sirens, speaker boxes, conduits and related exterior elements should be unobtrusive and inconspicuous. Such devices should be located where not readily visible and should be a color that blends with or matches the surface to which it is attached. Any lighting associated with the Security system does need prior approval and shall comply with Section 3.25, Lights and Lighting

3.44 Signs

Except as provided herein, signs no more than 36" by 48" in size each may be displayed on a Lot without approval. Signs may not be illuminated without the prior approval of the ARC. Any request for lighting must detail the type and location of the lighting, and any such lighting shall be placed so as not to disturb owners or occupants of neighboring lots.

Commercial Signs may be displayed on a Lot in accordance with the following. Commercial Signs are defined as signs that carry a message making or intended to make a profit, or advertising for the same purpose. The following Commercial Signs may be displayed:

- A.** One for sale or for rent sign per lot may be placed on a Lot during the marketing period of that Lot. Such sign must be removed upon sale or rental of the Lot.
- B.** If work is actively being done on a Lot by a contractor engaged by the Owner of the Lot, one Commercial Sign of the contractor doing such work may be displayed on that Lot during for the lesser of the time work is being performed or 60 days.

3.45 Skylights

Approval is required. Small solar tube skylights are permitted but large bubble-type skylights are not allowed.

3.46 Solar Energy Devices

Approval is required in order to review aesthetic conditions. Photovoltaic (PV) Solar panels must lay flat on the roof, meet all applicable safety, building codes and electrical requirements, including solar panels for thermal systems (solar water heaters). All Solar PV Systems must be designed and installed by a professional licensed contractor. ARR submittal needs to be accompanied by a plan that is to scale from the licensed contractor who will be installing the system with material and/or manufacture's description of system, photos/pictures of system and color of system. Owner is required to obtain any Town permits and electrical inspections required in connection with the Solar PV System. The ARC is allowed to request changes as long as they don't significantly increase the cost or decrease the efficiency of the proposed device and panels. Please also see Colorado Law C.R.S. 38-30-168, which governs the review and the Owner's installation of such devices.

3.46.1 Blockage of Existing Solar Panels

No homeowner can erect an object or construct an improvement that will intentionally obstruct access to sunlight for existing solar panels within the community. This will be determined on a case by case basis with the full scope of details including the proximity of newly proposed Solar PV System improvements and existing improvements on adjacent lots.

3.47 Trash Bin Enclosures

Approval is required and will be reviewed on a case-by-case basis. Trash bin enclosures must abut the side of the home, be located behind the wing fence or 10' from the front façade of the home and must be screened from view with a wood screen wall or masonry/brick wall that matches the house. The enclosures can be no taller than 6 inches higher than the trash receptacles and must be made of 3 sides including a gate which prohibits visibility of the containers and provided with a cover with matching roof material. The structure must be maintained or if not maintained, removed. The trash bins shall not be visible from the front yard or street.

3.48 Retaining Walls

Retaining walls that were not part of the original vision and plan of the community can negatively affect the original grading and drainage and the overall aesthetic within the community. Accordingly, no Owner shall alter, add, or change the walls throughout the community or in their individual yards without approval. All proposed retaining walls shall be constructed with material that coordinates with the exterior of the house and shall not alter the established drainage pattern of the Lot.

3.49 Windows

Approval is not required for any replacement of a window or window frame with the same previously approved material. Replacement of a window with a new window or window frame or location requires ARC approval. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of home.

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

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

3.50 Yard Decorations, Ornaments, Sculptures, Bird Houses etc.

Approval is required for all yard decorations, ornaments, sculptures, statues, bird houses and baths that exceed three (3) feet in height from the highest point (including any pedestals) and/or more than two (2) feet in width. Approval is not required if under height and width size limitations and decoration, ornament, sculpture, statue, bird house or bath is installed in a rear or side yard. Excessive yard decorations (defined as 4 or more total aggregate yard decorations per Lot) may be reviewable by the ARC and/or District if the ARC feels is unacceptable or receives complaints.



TREVENNA

Windsor, Colorado

EXHIBIT A

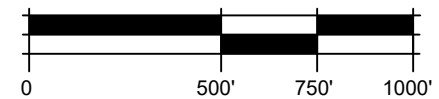
Subdivision Fence Plan



TREVENNA | EXHIBIT A

LEGEND:

	3-RAIL FENCE
	5' PRIVACY FENCE



SCALE 1" = 500'-0"



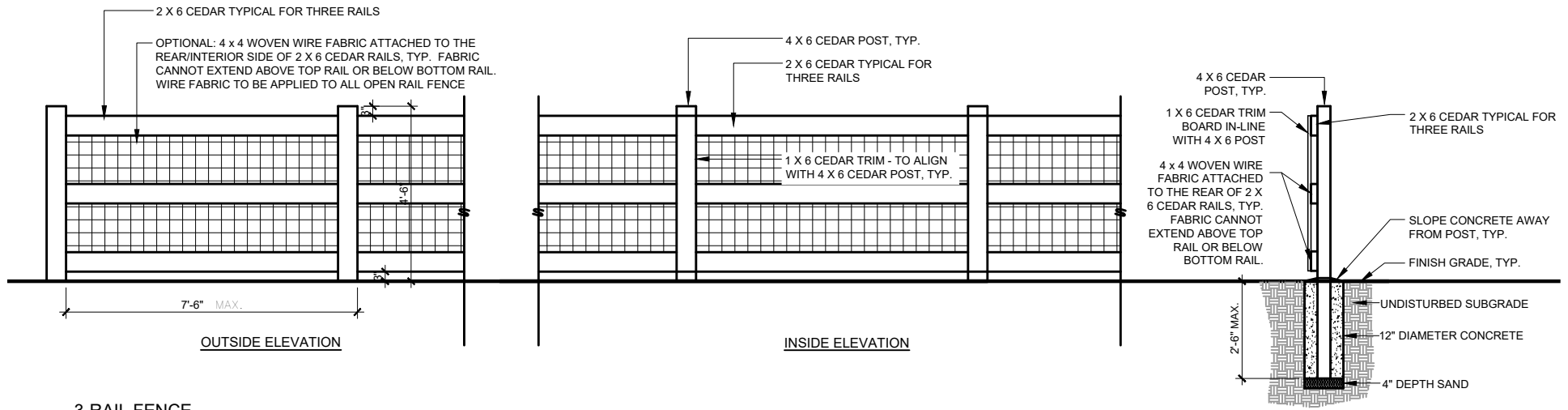


TREVENNA

Windsor, Colorado

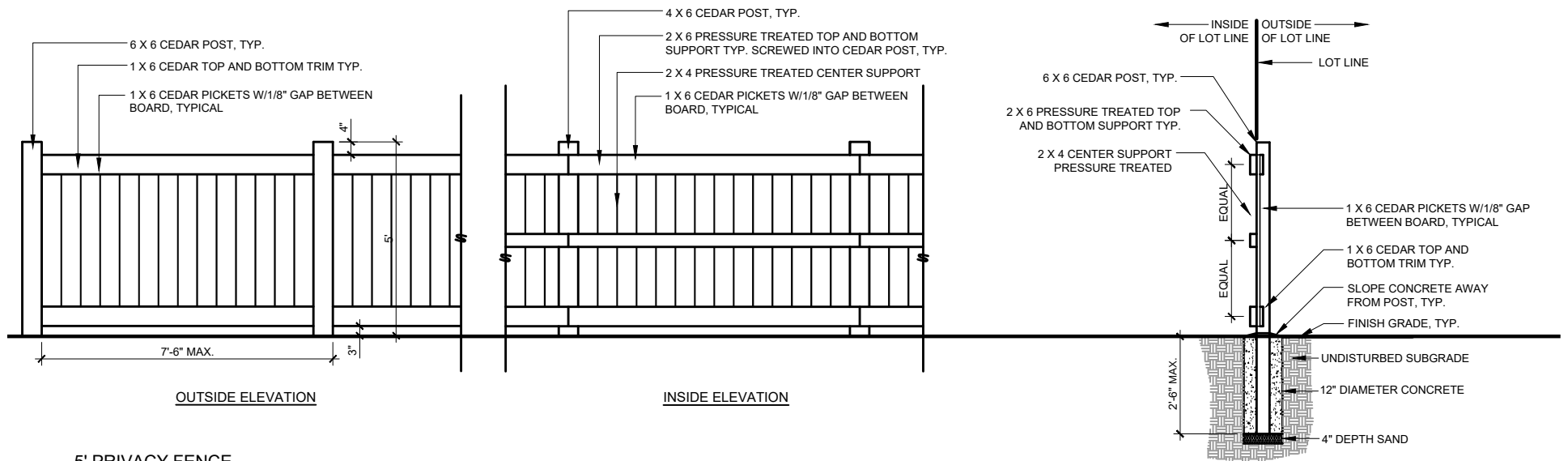
EXHIBIT A-1

Fence Specifications



3-RAIL FENCE

SCALE $\frac{1}{4}" = 1'-0"$



5' PRIVACY FENCE

SCALE $\frac{1}{4}" = 1'-0"$

FENCING NOTES:

1. ALL WOOD FENCING TO BE TREVENNA SUBDIVISION APPROVED FENCE STAIN COLOR

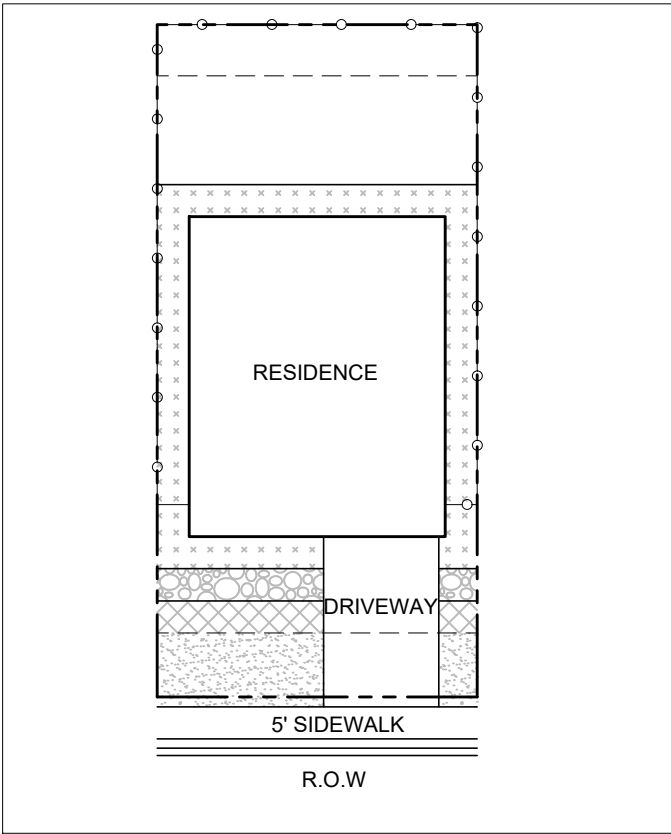


TREVENNA

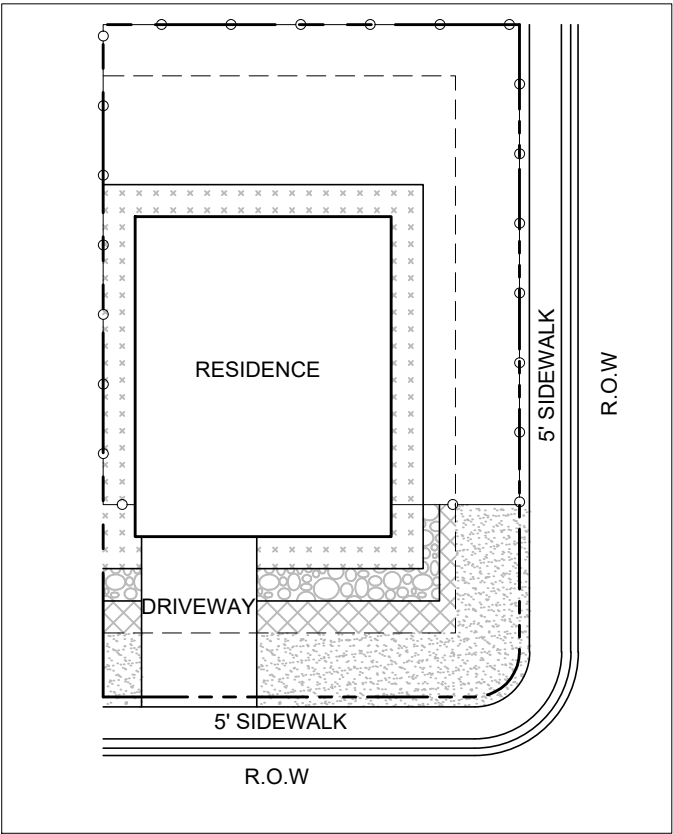
Windsor, Colorado

EXHIBIT B

Landscaping Standards



50' SINGLE FAMILY DETACHED (TYPICAL)
LANDSCAPE TYPICAL



50' SINGLE FAMILY DETACHED (CORNER)
LANDSCAPE TYPICAL

MINIMUM LANDSCAPE REQUIRED			
	TYPICAL LOT	CORNER LOT	
MATERIAL	FRONT YARD	FRONT YARD	SIDE YARD
ORNAMENTAL TREE / DECIDUOUS TREE	REFERENCE LANDSCAPE PLAN	REFERENCE LANDSCAPE PLAN	
SHRUBS / ORNAMENTAL GRASSES / PERENNIALS	5	5	5

LEGEND

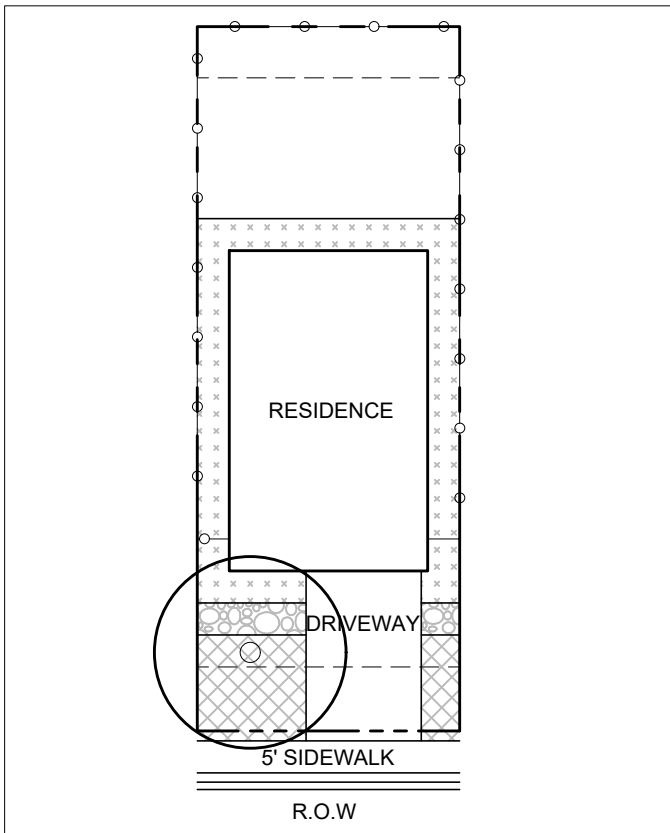
	FLEX ZONE
	5' MIN. PLANTING BED
	5' NO IRRIGATION ZONE
	EASEMENTS
	LOT LINE
	FENCING (REFERENCE EXHIBIT A AND EXHIBIT A-1 FOR FENCE DETAILS)
	STREET TREE (LOCATION MUST BE PER APPROVED PLAN)

NOTES

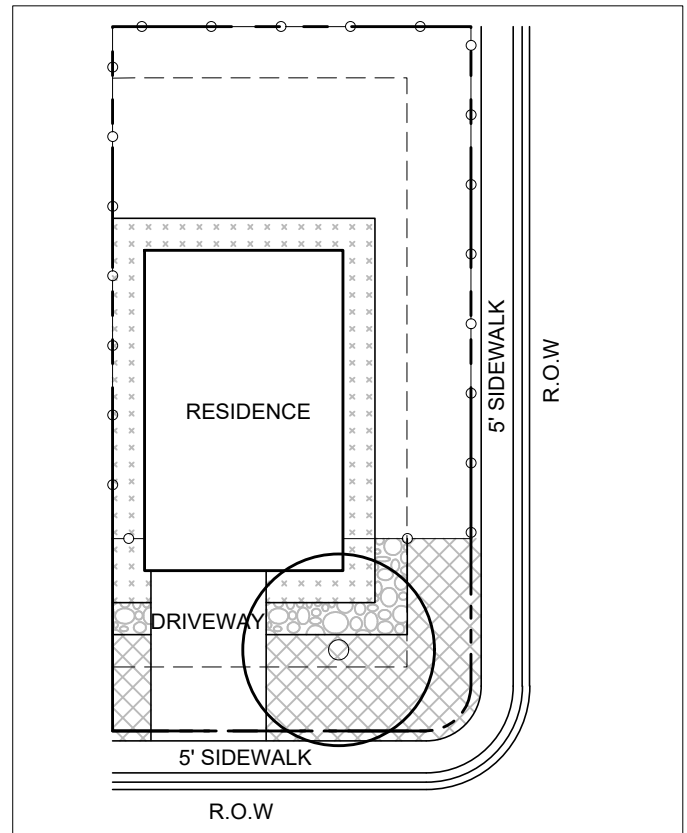
1. MAINTAIN FIVE (5) FEET NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. REQUIRED FIVE (5) FOOT PLANTING BED DOES NOT INCLUDE 5-FOOT NO IRRIGATION ZONE.
2. FLEX ZONE ALLOWS HOMEOWNER TO CHOOSE TO EXPAND EITHER TURF OR PLANTING BED AREAS.
3. TURF MAY HAVE UNDULATING FORM. TURF AND BED LINE SHOULD MEET ADJACENT HOME TURF AND BED LINES WHEN POSSIBLE. THE REQUIRED FIVE (5) FOOT WIDE PLANTING BED SHOULD BE INTERMITTENTLY EXCEEDED TO PROVIDE PLANTING VARIATION. TURF IS NOT PERMITTED IN AREAS LESS THAN FIVE (5) FOOT.
4. 30% OF TOTAL LOT SQUARE FOOTAGE IS IRRIGATABLE AND OF THAT TOTAL A MAX OF 50% CAN BE TURF.
5. SIDE YARD INCORPORATES AREA ADJACENT TO SIDE FENCING AND MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL AT LEAST THREE (3) FEET IN HEIGHT.
6. FRONT YARD LANDSCAPE MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL.
7. A DIVERSITY OF PLANT TYPES MUST BE INCORPORATED IN ALL PLANTING BEDS. NO MORE THAN 25% OF THE SAME SPECIES OF LIVE SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS, SHALL BE PLANTED.
8. VARIATIONS FROM REQUIRED PLANTING MAY BE APPROVED BY THE DESIGN REVIEW COMMITTEE ON AN INDIVIDUAL BASIS.
9. ALL REQUIRED RIGHT-OF-WAY TREES MAY NOT BE DEPICTED ABOVE AND MUST BE PLANTED PER THE APPROVED LANDSCAPE PLANS.

TREVENNA - EXHIBIT B





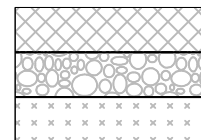
41' SINGLE FAMILY DETACHED (TYPICAL)
LANDSCAPE TYPICAL



41' SINGLE FAMILY DETACHED (CORNER)
LANDSCAPE TYPICAL

MINIMUM LANDSCAPE REQUIRED			
	TYPICAL LOT	CORNER LOT	
MATERIAL	FRONT YARD	FRONT YARD	SIDE YARD
ORNAMENTAL TREE / DECIDUOUS TREE	REFERENCE LANDSCAPE PLAN	REFERENCE LANDSCAPE PLAN	
SHRUBS / ORNAMENTAL GRASSES / PERENNIALS	5	5	5

LEGEND



FLEX ZONE

5' MIN. PLANTING BED

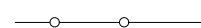
5' NO IRRIGATION ZONE



EASEMENTS



LOT LINE



FENCING (REFERENCE
EXHIBIT A AND EXHIBIT A-1
FOR FENCE DETAILS)



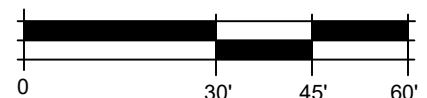
STREET TREE (LOCATION MUST
BE PER APPROVED PLAN)

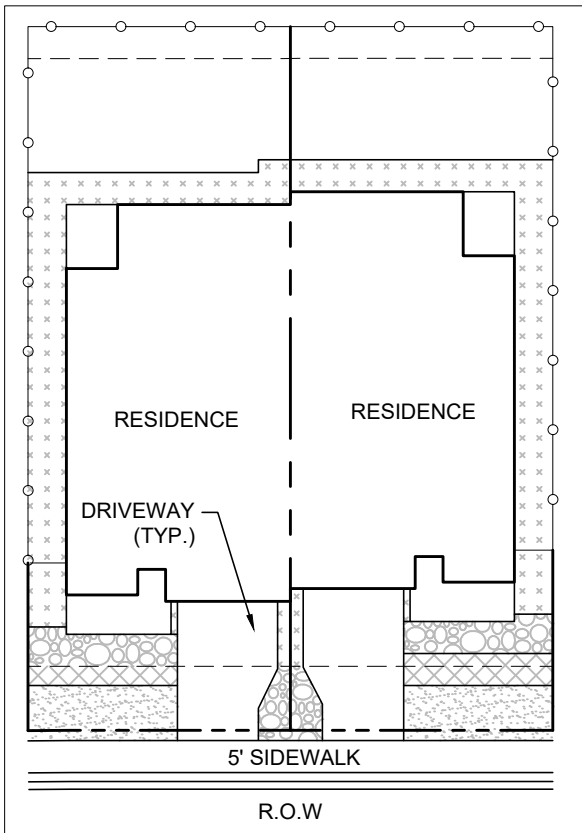
NOTES

1. MAINTAIN FIVE (5) FEET NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. REQUIRED FIVE (5) FOOT PLANTING BED DOES NOT INCLUDE 5-FOOT NO IRRIGATION ZONE.
2. FLEX ZONE ALLOWS HOMEOWNER TO CHOOSE TO EXPAND EITHER TURF OR PLANTING BED AREAS.
3. TURF MAY HAVE UNDULATING FORM. TURF AND BED LINE SHOULD MEET ADJACENT HOME TURF AND BED LINES WHEN POSSIBLE. THE REQUIRED FIVE (5) FOOT WIDE PLANTING BED SHOULD BE INTERMITTENTLY EXCEEDED TO PROVIDE PLANTING VARIATION. TURF IS NOT PERMITTED IN AREAS LESS THAN FIVE (5) FOOT.
4. 30% OF TOTAL LOT SQUARE FOOTAGE IS IRRIGATABLE AND OF THAT TOTAL A MAX OF 50% CAN BE TURF.
5. SIDE YARD INCORPORATES AREA ADJACENT TO SIDE FENCING AND MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL AT LEAST THREE (3) FEET IN HEIGHT.
6. FRONT YARD LANDSCAPE MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL.
7. A DIVERSITY OF PLANT TYPES MUST BE INCORPORATED IN ALL PLANTING BEDS. NO MORE THAN 25% OF THE SAME SPECIES OF LIVE SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS, SHALL BE PLANTED.
8. VARIATIONS FROM REQUIRED PLANTING MAY BE APPROVED BY THE DESIGN REVIEW COMMITTEE ON AN INDIVIDUAL BASIS.
9. ALL REQUIRED RIGHT-OF-WAY TREES MAY NOT BE DEPICTED ABOVE AND MUST BE PLANTED PER THE APPROVED LANDSCAPE PLANS.

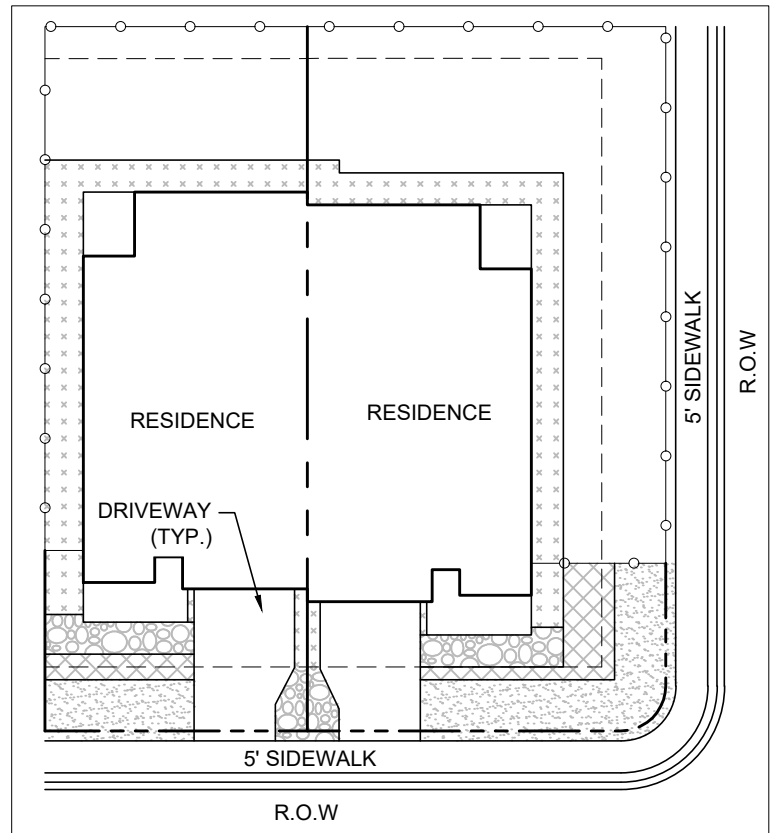
TREVENNA - EXHIBIT B

SCALE 1" = 30'-0"





41' SINGLE FAMILY ATTACHED (TYPICAL)
LANDSCAPE TYPICAL



41' SINGLE FAMILY ATTACHED (CORNER)
LANDSCAPE TYPICAL

MINIMUM LANDSCAPE REQUIRED			
	TYPICAL LOT	CORNER LOT	
MATERIAL	FRONT YARD	FRONT YARD	SIDE YARD
ORNAMENTAL TREE / DECIDUOUS TREE	REFERENCE LANDSCAPE PLAN	REFERENCE LANDSCAPE PLAN	
SHRUBS / ORNAMENTAL GRASSES / PERENNIALS	5	5	5

LEGEND

	FLEX ZONE
	5' MIN. PLANTING BED
	5' NO IRRIGATION ZONE
	EASEMENTS
	LOT LINE
	FENCING (REFERENCE EXHIBIT A AND EXHIBIT A-1 FOR FENCE DETAILS)
	STREET TREE (LOCATION MUST BE PER APPROVED PLAN)

NOTES

1. MAINTAIN FIVE (5) FEET NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. REQUIRED FIVE (5) FOOT PLANTING BED DOES NOT INCLUDE 5-FOOT NO IRRIGATION ZONE.
2. FLEX ZONE ALLOWS HOMEOWNER TO CHOOSE TO EXPAND EITHER TURF OR PLANTING BED AREAS.
3. TURF MAY HAVE UNDULATING FORM. TURF AND BED LINE SHOULD MEET ADJACENT HOME TURF AND BED LINES WHEN POSSIBLE. THE REQUIRED FIVE (5) FOOT WIDE PLANTING BED SHOULD BE INTERMITTENTLY EXCEEDED TO PROVIDE PLANTING VARIATION. TURF IS NOT PERMITTED IN AREAS LESS THAN FIVE (5) FOOT.
4. 30% OF TOTAL LOT SQUARE FOOTAGE IS IRRIGATABLE AND OF THAT TOTAL A MAX OF 50% CAN BE TURF.
5. SIDE YARD INCORPORATES AREA ADJACENT TO SIDE FENCING AND MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL AT LEAST THREE (3) FEET IN HEIGHT.
6. FRONT YARD LANDSCAPE MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL.
7. A DIVERSITY OF PLANT TYPES MUST BE INCORPORATED IN ALL PLANTING BEDS. NO MORE THAN 25% OF THE SAME SPECIES OF LIVE SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS, SHALL BE PLANTED.
8. VARIATIONS FROM REQUIRED PLANTING MAY BE APPROVED BY THE DESIGN REVIEW COMMITTEE ON AN INDIVIDUAL BASIS.
9. NO UTILITY PEDESTAL TO BE LOCATED IN THE AREA BETWEEN THE DRIVEWAYS.
9. ALL REQUIRED RIGHT-OF-WAY TREES MAY NOT BE DEPICTED ABOVE AND MUST BE PLANTED PER THE APPROVED LANDSCAPE PLANS.

TREVENNA - EXHIBIT B



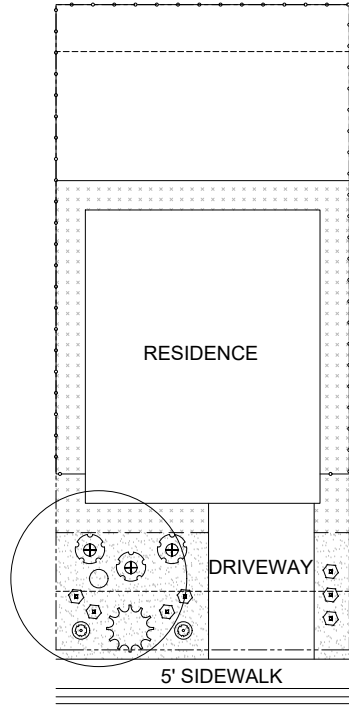


TREVENNA

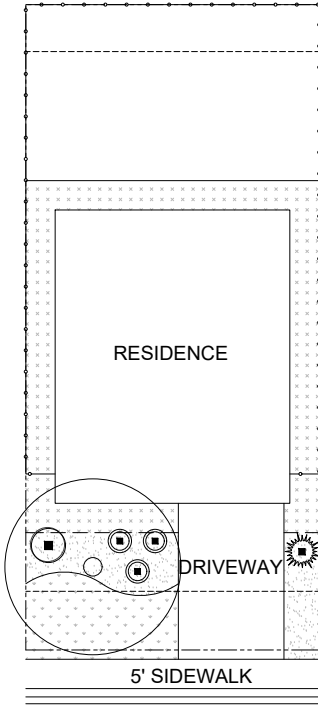
Windsor, Colorado

EXHIBIT B-1

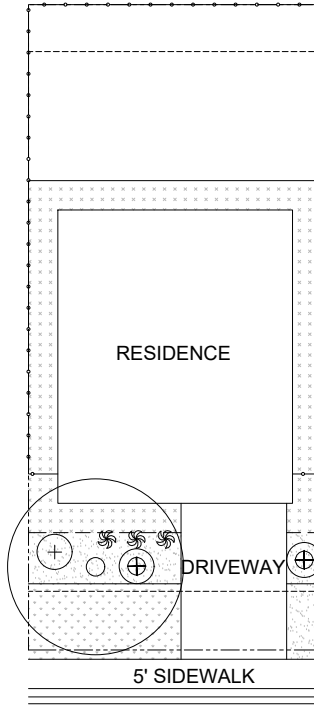
Pre-Approved Landscape Plans



OPTION A



OPTION B



OPTION C

NOTES

1. MAINTAIN FIVE (5) FEET NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. REQUIRED FIVE (5) FOOT PLANTING BED DOES NOT INCLUDE 5-FOOT NO IRRIGATION ZONE.
2. FLEX ZONE ALLOWS HOMEOWNER TO CHOOSE TO EXPAND EITHER TURF OR PLANTING BED AREAS.
3. TURF MAY HAVE UNDULATING FORM. TURF AND BED LINE SHOULD MEET ADJACENT HOME TURF AND BED LINES WHEN POSSIBLE. THE REQUIRED FIVE (5) FOOT WIDE PLANTING BED SHOULD BE INTERMITTENTLY EXCEEDED TO PROVIDE PLANTING VARIATION. TURF IS NOT PERMITTED IN AREAS LESS THAN FIVE (5) FOOT.
4. 30% OF TOTAL LOT SQUARE FOOTAGE IS IRRIGATABLE AND OF THAT TOTAL A MAX OF 50% CAN BE TURF.
5. SIDE YARD INCORPORATES AREA ADJACENT TO SIDE FENCING AND MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL AT LEAST THREE (3) FEET IN HEIGHT.
6. FRONT YARD LANDSCAPE MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL.
7. A DIVERSITY OF PLANT TYPES MUST BE INCORPORATED IN ALL PLANTING BEDS. NO MORE THAN 25% OF THE SAME SPECIES OF LIVE SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS, SHALL BE PLANTED.
8. VARIATIONS FROM REQUIRED PLANTING MAY BE APPROVED BY THE DESIGN REVIEW COMMITTEE ON AN INDIVIDUAL BASIS.
9. ALL REQUIRED RIGHT-OF-WAY TREES MAY NOT BE DEPICTED ABOVE AND MUST BE PLANTED PER THE APPROVED LANDSCAPE PLANS.

LEGEND

- EASEMENTS
- LOT LINE
- FENCING
- NO IRRIGATION ZONE DIVIDE
- STEEL EDGING
- STREET TREE (LOCATION MUST BE PER APPROVED PLAN)

TREE PALETTE

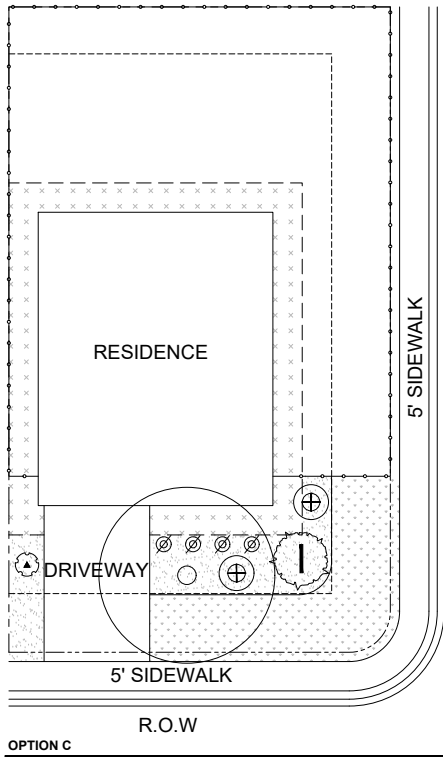
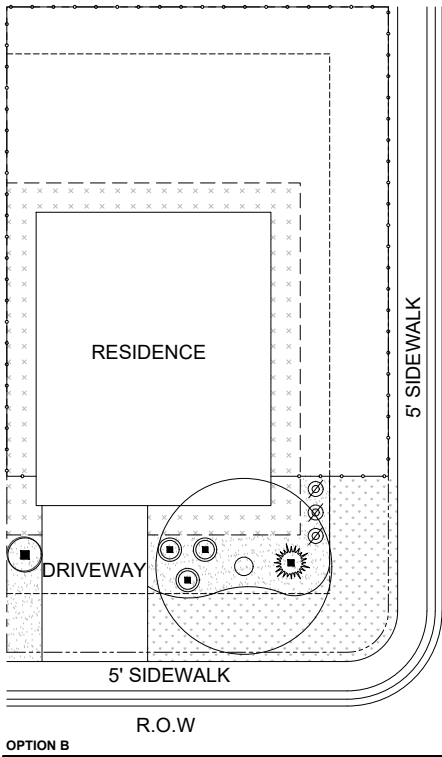
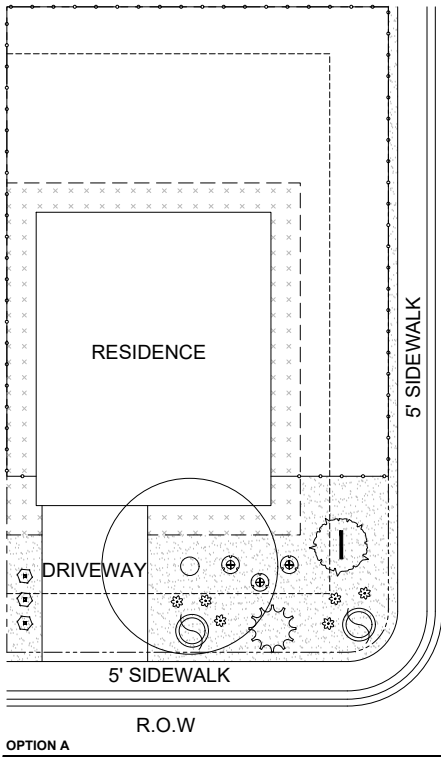
BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	REMARKS
DECIDUOUS TREES					
<i>Aster palmatus</i> Norway Maple	2.0" cal. BB	50'	25'	3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Catalpa speciosa</i> Western Catalpa	2.0" cal. BB	50'	40'	12.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Celtis occidentalis</i> Western Hackberry	2.0" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Gymnocladus dioica</i> 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Quercus macrocarpa</i> Bur Oak	2.0" cal. BB	80'	70'	11.1%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Quercus robur</i> English Oak	2.0" cal. BB	60'	40'	11.3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Quercus shumardii</i> Shumard Red Oak	2.0" cal. BB	50'	40'	12.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Tilia americana</i> 'Redmond' Redmond Linden	2.0" cal. BB	50'	40'	2.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES					
<i>Picea pungens</i> 'Baker' Baker Spruce	6' B&B	40'	20'	3%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Pinus nigra</i> Austrian Pine	6' B&B	60'	40'	2.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Pinus ponderosa</i> Ponderosa Pine	6' B&B	80'	40'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
ORNAMENTAL TREES					
<i>Ameiarcher x grandiflora</i> Autumn Brilliance Serviceberry	1.5" cal. BB	15'	15'	4.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Malus x 'Royal Raindrops'</i> Royal Raindrops Crabapple	1.5" cal. BB	20'	15'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	1.5" cal. BB	35'	15'	4.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Syringa reticulata</i> Japanese Tree Lilac	1.5" cal. BB	25'	20'	3.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER

SHRUB PALETTE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
DECIDUOUS SHRUBS						
■	1	<i>Aronia arbutifolia</i> 'Brilliantissima' Brilliant Red Chokeberry	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊕	2	<i>Prunus besseyi</i> 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal.	2.5'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
■	3	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.	3'	5'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
+	1	<i>Ribes aureum</i> Golden Currant	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊕	3	<i>Syringa patula</i> 'Miss Kim' Miss Kim Lilac	5 gal.	5'	5'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EVERGREEN SHRUBS						
⊕	1	<i>Pinus sylvestris</i> 'Hillside Creeper' Hillside Creeper Pine	5 gal.	2'	8'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊕	1	<i>Pinus sylvestris</i> 'Seavronensis' Dwarf Scots Pine	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
GRASSES						
⊕	7	<i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED
⊕	3	<i>Pennisetum alopecuroides</i> 'Harems' Harems Fountain Grass	1 gal.	2'	3'	WELL ROOTED AND ESTABLISHED
PERENNIALS						
⊕	2	<i>Aster x frikartii</i> 'Mondo' Mondkrikt's Aster	1 gal.	3'	3'	WELL ROOTED AND ESTABLISHED

MATERIALS LEGEND

SYMBOL	DESCRIPTION
---	5' NO IRRIGATION ZONE
01 GROUND COVER	
⊕	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL
⊕	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE



NOTES

- MAINTAIN FIVE (5) FEET NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. REQUIRED FIVE (5) FOOT PLANTING BED DOES NOT INCLUDE 5-FOOT NO IRRIGATION ZONE.
- FLEX ZONE ALLOWS HOMEOWNER TO CHOOSE TO EXPAND EITHER TURF OR PLANTING BED AREAS.
- TURF MAY HAVE UNDULATING FORM. TURF AND BED LINE SHOULD MEET ADJACENT HOME TURF AND BED LINES WHEN POSSIBLE. THE REQUIRED FIVE (5) FOOT WIDE PLANTING BED SHOULD BE INTERMITTENTLY EXCEEDED TO PROVIDE PLANTING VARIATION. TURF IS NOT PERMITTED IN AREAS LESS THAN FIVE (5) FOOT.
- 30% OF TOTAL LOT SQUARE FOOTAGE IS IRRIGATABLE AND OF THAT TOTAL A MAX OF 50% CAN BE TURF.
- SIDE YARD INCORPORATES AREA ADJACENT TO SIDE FENCING AND MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL. AT LEAST THREE (3) FEET IN HEIGHT.
- FRONT YARD LANDSCAPE MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL.
- A DIVERSITY OF PLANT TYPES MUST BE INCORPORATED IN ALL PLANTING BEDS. NO MORE THAN 25% OF THE SAME SPECIES OF LIVE SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS, SHALL BE PLANTED.
- VARIATIONS FROM REQUIRED PLANTING MAY BE APPROVED BY THE DESIGN REVIEW COMMITTEE ON AN INDIVIDUAL BASIS.
- ALL REQUIRED RIGHT-OF-WAY TREES MAY NOT BE DEPICTED ABOVE AND MUST BE PLANTED PER THE APPROVED LANDSCAPE PLANS.

LEGEND

- EASEMENTS
- LOT LINE
- FENCING
- NO IRRIGATION ZONE DIVIDE
- STEEL EDGING
- STREET TREE (LOCATION MUST BE PER APPROVED PLAN)

TREE PALETTE

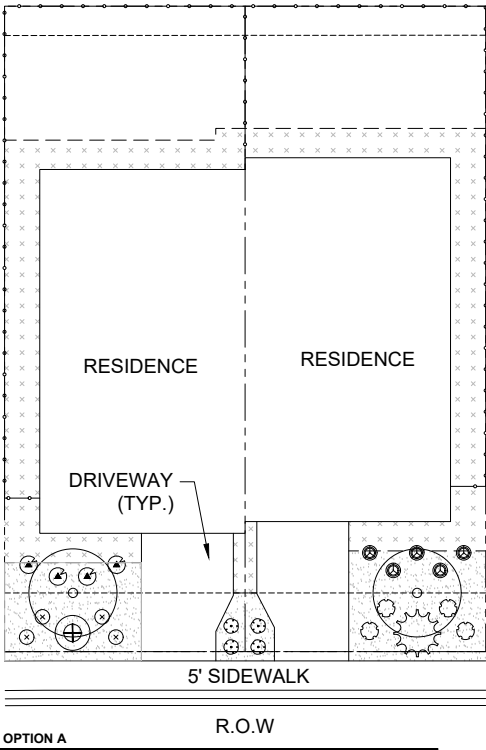
BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	REMARKS
DECIDUOUS TREES					
<i>Acer platanoides</i> Norway Maple	2.0" cal. BB	50'	25'	3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Catalpa speciosa</i> Western Catalpa	2.0" cal. BB	50'	40'	12.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Celtis occidentalis</i> Western Hackberry	2.0" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Gymnocladus dioica</i> 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Quercus macrocarpa</i> Bur Oak	2.0" cal. BB	80'	70'	11.1%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Quercus robur</i> English Oak	2.0" cal. BB	60'	40'	11.3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Quercus shumardi</i> Shumard Red Oak	2.0" cal. BB	50'	40'	12.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<i>Tilia americana</i> 'Redmond' Redmond Linden	2.0" cal. BB	50'	40'	2.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES					
<i>Picea pungens</i> 'Baker' Baker Spruce	6' B&B	40'	20'	3%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Pinus nigra</i> Austrian Pine	6' B&B	60'	40'	2.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Pinus ponderosa</i> Ponderosa Pine	6' B&B	80'	40'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
ORNAMENTAL TREES					
<i>Ametancher x grandiflora</i> Autumn Brilliance Serviceberry	1.5" cal. BB	15'	15'	4.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Malus x 'Royal Raindrops'</i> Royal Raindrops Crabapple	1.5" cal. BB	20'	15'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	1.5" cal. BB	35'	15'	4.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
<i>Syringa reticulata</i> Japanese Tree Lilac	1.5" cal. BB	25'	20'	3.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER

SHRUB PALETTE

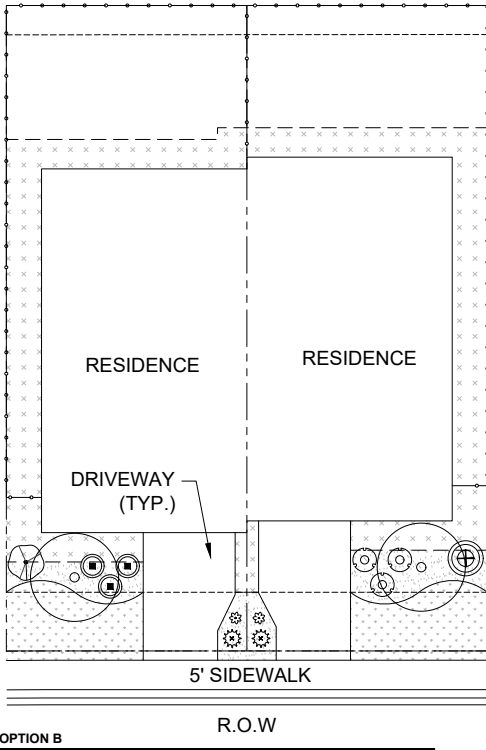
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
DECIDUOUS SHRUBS						
	1	<i>Aronia arbutifolia</i> 'Brilliantissima' Brilliant Red Chokeberry	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	1	<i>Physocarpus opulifolius</i> 'Jefam' First Editions® Amber Jubileed® Ninebark	5 gal.	6'	4'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	2	<i>Prunus besseyi</i> 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal.	2.5'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	3	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.	3'	5'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	3	<i>Spiraea japonica</i> 'Neon Flash' Neon Flash Japanese Spirea	5 gal.	3'	3'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EVERGREEN SHRUBS						
	2	<i>Pinus densiflora</i> 'Globosa' Globe Japanese Red Pine	5 gal.	6'	10'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	1	<i>Pinus sylvestris</i> 'Hillside Creeper' Hillside Creeper Pine	5 gal.	2'	8'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	1	<i>Pinus sylvestris</i> 'Beuvronensis' Dwarf Scots Pine	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
GRASSES						
	3	<i>Bouleaux gracilis</i> 'Blonde Ambition' Blondy Ambition Blue Grass	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED
	7	<i>Sorghastrum nutans</i> 'Indian Steel' Indian Steel Indian Grass	1 gal.	5'	3'	WELL ROOTED AND ESTABLISHED
PERENNIALS						
	2	<i>Mirabilis multiflora</i> Colorado Four O'Clock	1 gal.	1.5'	6'	WELL ROOTED AND ESTABLISHED
	6	<i>Rudbeckia hirta</i> fulgida Black-eyed Susan	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED

MATERIALS LEGEND

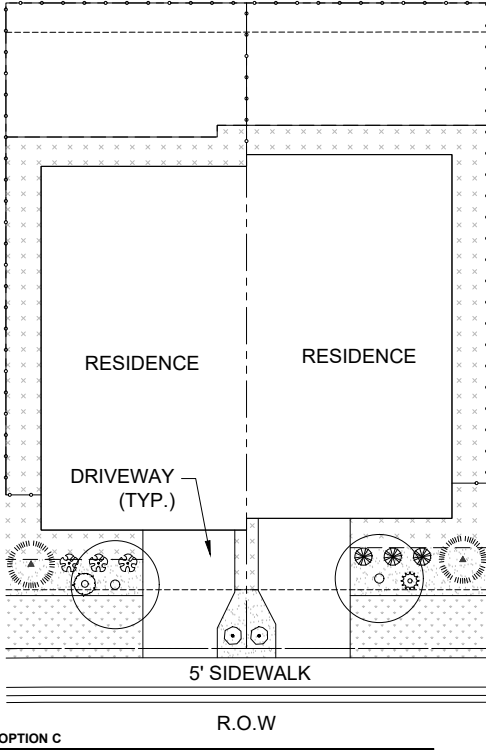
SYMBOL	DESCRIPTION
	5' NO IRRIGATION ZONE
01 GROUND COVER	
	IRRIGATED TURF DURATURF RESCUE BLEND OR APPROVED EQUAL
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE



OPTION A



OPTION B



OPTION C

NOTES

1. MAINTAIN FIVE (5) FEET NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. REQUIRED FIVE (5) FOOT PLANTING BED DOES NOT INCLUDE 5-FOOT NO IRRIGATION ZONE.
2. FLEX ZONE ALLOWS HOMEOWNER TO CHOOSE TO EXPAND EITHER TURF OR PLANTING BED AREAS.
3. TURF MAY HAVE UNDULATING FORM. TURF AND BED LINE SHOULD MEET ADJACENT HOME TURF AND BED LINES WHEN POSSIBLE. THE REQUIRED FIVE (5) FOOT WIDE PLANTING BED SHOULD BE INTERMITTENTLY EXCEEDED TO PROVIDE PLANTING VARIATION. TURF IS NOT PERMITTED IN AREAS LESS THAN FIVE (5) FOOT.
4. 30% OF TOTAL LOT SQUARE FOOTAGE IS IRRIGATABLE AND OF THAT TOTAL A MAX. OF 50% CAN BE TURF.
5. SIDE YARD LANDSCAPE AREA ADJACENT TO SIDE FENCING AND MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL. AT LEAST THREE (3) FEET IN HEIGHT.
6. FRONT YARD LANDSCAPE MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL.
7. A DIVERSITY OF PLANT TYPES MUST BE INCORPORATED IN ALL PLANTING BEDS. NO MORE THAN 25% OF THE SAME SPECIES OF LIVE SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS, SHALL BE PLANTED.
8. VARIATIONS FROM REQUIRED PLANTING MAY BE APPROVED BY THE DESIGN REVIEW COMMITTEE ON AN INDIVIDUAL BASIS.
9. ALL REQUIRED RIGHT-OF-WAY TREES MAY NOT BE DEPICTED ABOVE AND MUST BE PLANTED PER THE APPROVED LANDSCAPE PLANS.

LEGEND

- EASEMENTS
- LOT LINE
- FENCING
- NO IRRIGATION ZONE DIVIDE
- STEEL EDGING
- STREET TREE (LOCATION MUST BE PER APPROVED PLAN)

MATERIALS LEGEND

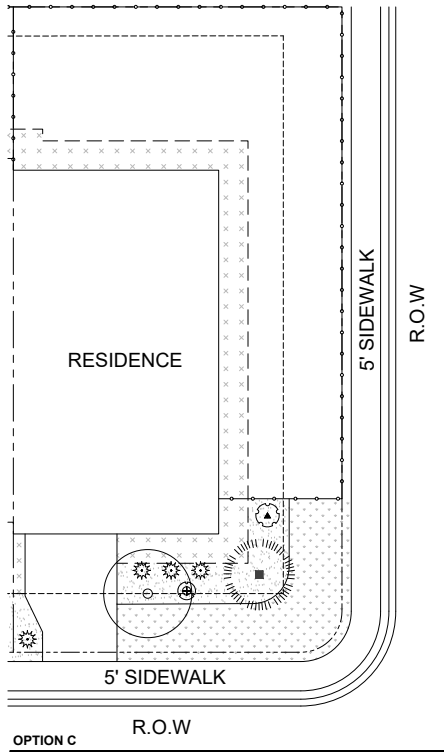
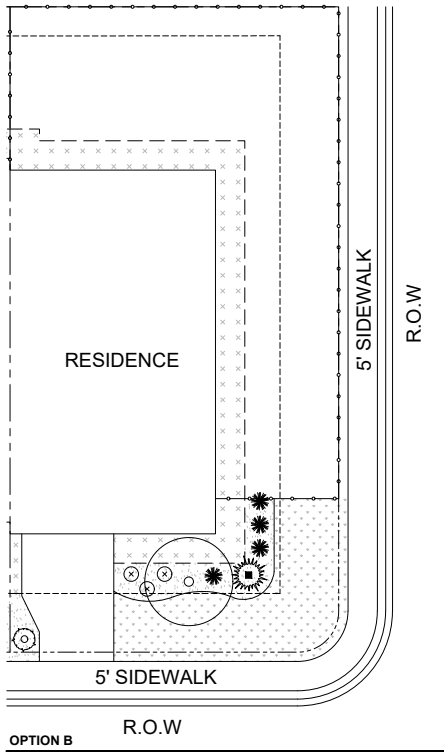
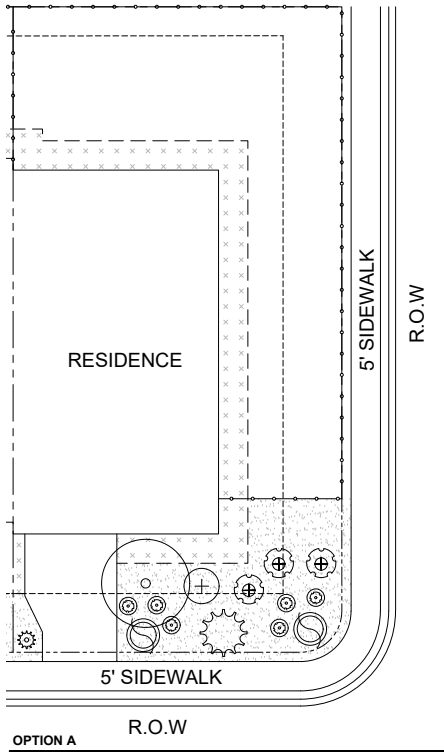
SYMBOL	DESCRIPTION
	5' NO IRRIGATION ZONE
	01 GROUND COVER
	IRRIGATED TURF
	DURATURF FESCUE BLEND OR APPROVED EQUAL
	1.5\"/>

TREE PALETTE

BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	REMARKS
DECIDUOUS TREES					
Acer palmatum					
Norway Maple	2.0\" cal. BB	50'	25'	3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Catalpa speciosa	2.0\" cal. BB	50'	40'	12.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Celtis occidentalis	2.0\" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Western Hackberry					
Symlocos discolor	2.0\" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Seedless Kentucky Coffeetree					
Quercus macrocarpa	2.0\" cal. BB	80'	70'	11.1%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Bur Oak					
Quercus robur	2.0\" cal. BB	60'	40'	11.3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
English Oak					
Quercus shumardi	2.0\" cal. BB	50'	40'	12.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Shumard Red Oak					
Tilia americana	2.0\" cal. BB	50'	40'	2.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Redmond Linden					
EVERGREEN TREES					
Picea pungens	6\" BAB	40'	20'	3%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Bakeri Spruce					
Pinus nigra	6\" BAB	60'	40'	2.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Austrian Pine					
Pinus ponderosa	6\" BAB	80'	40'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Ponderosa Pine					
ORNAMENTAL TREES					
Amelanchier x grandiflora	1.5\" cal. BB	15'	15'	4.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Autumn Brilliance Serviceberry					
Malus x Royal Raindrops	1.5\" cal. BB	20'	15'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Royal Raindrops Crabapple					
Pyrus calleryana	1.5\" cal. BB	35'	15'	4.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Chanticleer Pear					
Syringa reticulata	1.5\" cal. BB	25'	20'	3.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Japanese Tree Lilac					

SHRUB PALETTE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
DECIDUOUS SHRUBS						
	1	Amelanchier alnifolia 'Regent'	5 gal.	6'	6'	24\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	1	Arctostaphylos x coloradensis	1 gal.	15"	3'	6\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	4	Perovskia atriplicifolia 'Little Spire'	5 gal.	3'	3'	24\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	3	Physocarpus opulifolius 'Little Devil'	5 gal.	4'	4'	24\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	1	Prunus besseyi 'Pawnee Buttes'	5 gal.	2.5'	6'	24\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	1	Prunus x cistena	5 gal.	6'	6'	24\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	3	Rhus aromatica 'Gro-Low'	5 gal.	3'	5'	24\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	4	Rosa x 'Flower Carpet Red'	5 gal.	2'	3'	24\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
EVERGREEN SHRUBS						
	1	Arctostaphylos uva-ursi 'Woods Compact'	5 gal.	3'	4'	1\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	2	Pinus mugo 'White Bud'	5 gal.	2'	3'	12\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
	1	Pinus sylvestris 'Hillside Creeper'	5 gal.	2'	6'	12\" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED.
GRASSES						
	5	Calamagrostis acutiflora 'Karl Forester'	1 gal.	5'	2'	WELL ROOTED AND ESTABLISHED
	3	Festuca ovina 'Feather Reed Grass'	1 gal.	3'	3'	WELL ROOTED AND ESTABLISHED
	4	Molinia caerulea 'Morning Light'	1 gal.	5'	3'	WELL ROOTED AND ESTABLISHED
	3	Regal Mailli Pink Mundy Grass	1 gal.	3'	3'	WELL ROOTED AND ESTABLISHED
PERENNIALS						
	4	Centaurea ruber 'Roseus'	1 gal.	2'	2.5'	WELL ROOTED AND ESTABLISHED
	2	Echinacea purpurea 'Bright Star'	1 gal.	3'	3'	WELL ROOTED AND ESTABLISHED
	2	Rudbeckia hirta fulgida	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED



NOTES

1. MAINTAIN FIVE (5) FEET NO IRRIGATION ZONE AROUND PRINCIPAL STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS. REQUIRED FIVE (5) FOOT PLANTING BED DOES NOT INCLUDE 5-FOOT NO IRRIGATION ZONE.
2. FLEX ZONE ALLOWS HOMEOWNER TO CHOOSE TO EXPAND EITHER TURF OR PLANTING BED AREAS.
3. TURF MAY HAVE UNDULATING FORM. TURF AND BED LINE SHOULD MEET ADJACENT HOME TURF AND BED LINES WHEN POSSIBLE. THE REQUIRED FIVE (5) FOOT WIDE PLANTING BED SHOULD BE INTERMITTENTLY EXCEEDED TO PROVIDE PLANTING VARIATION. TURF IS NOT PERMITTED IN AREAS LESS THAN FIVE (5) FOOT.
4. 30% OF TOTAL LOT SQUARE FOOTAGE IS IRRIGATABLE AND OF THAT TOTAL A MAX OF 50% CAN BE TURF.
5. SIDE YARD INCORPORATES AREA ADJACENT TO SIDE FENCING AND MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL AT LEAST THREE (3) FEET IN HEIGHT.
6. FRONT YARD LANDSCAPE MUST MEET A MINIMUM OF 80% COVERAGE OF LIVE LANDSCAPE MATERIAL.
7. A DIVERSITY OF PLANT TYPES MUST BE INCORPORATED IN ALL PLANTING BEDS. NO MORE THAN 25% OF THE SAME SPECIES OF LIVE SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS, SHALL BE PLANTED.
8. VARIATIONS FROM REQUIRED PLANTING MAY BE APPROVED BY THE DESIGN REVIEW COMMITTEE ON AN INDIVIDUAL BASIS.
9. ALL REQUIRED RIGHT-OF-WAY TREES MAY NOT BE DEPICTED ABOVE AND MUST BE PLANTED PER THE APPROVED LANDSCAPE PLANS.

LEGEND

- EASEMENTS
- LOT LINE
- FENCING
- NO IRRIGATION ZONE DIVIDE
- STEEL EDGING
- STREET TREE (LOCATION MUST BE PER APPROVED PLAN)

MATERIALS LEGEND

SYMBOL	DESCRIPTION
-----	5' NO IRRIGATION ZONE
○	01 GROUND COVER
-----	IRRIGATED TURF
-----	DURATURF PESCUE BLEND
-----	OR APPROVED EQUAL
-----	1.5" WASHED RIVER ROCK COBBLE
-----	ALL SHRUB BEDS TO RECEIVE A MINIMUM 2'-3" DEPTH ROCK COBBLE

TREE PALETTE

BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	REMARKS
DECIDUOUS TREES					
Acer platanoides Norway Maple	2.0" cal. BB	50'	25'	3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Catalpa speciosa Western Catalpa	2.0" cal. BB	50'	40'	12.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Celtis occidentalis Western Hackberry	2.0" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB	60'	50'	11%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Quercus macrocarpa Bur Oak	2.0" cal. BB	80'	70'	11.1%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Quercus robur English Oak	2.0" cal. BB	60'	40'	11.3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Quercus shumardii Shumard Red Oak	2.0" cal. BB	50'	40'	12.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB	50'	40'	2.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES					
Picea pungens 'Baker' Baker Spruce	6' B&B	40'	20'	3%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Pinus nigra Austrian Pine	6' B&B	60'	40'	2.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Pinus ponderosa Ponderosa Pine	6' B&B	80'	40'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
ORNAMENTAL TREES					
Amelanchier x grandiflora 'Autumn Brilliance' Serviceberry	1.5" cal. BB	15'	15'	4.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Malus x 'Royal Raindrops' Royal Raindrops Crabapple	1.5" cal. BB	20'	15'	3.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Pyrus calleryana 'Chanticleer' Chanticleer Pear	1.5" cal. BB	35'	15'	4.2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	25'	20'	3.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER

SHRUB PALETTE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
DECIDUOUS SHRUBS						
⊗	1	Arctostaphylos x coloradoensis Panchito Manzanita	1 gal.	15"	3'	6" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊗	3	Penstemon alpinifolius 'Little Spire' TM Little Spire Russian Sage	5 gal.	3'	3'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊗	1	Physocarpus opulifolius 'Jefam' First Edition® Amber Jubilee® Ninebark	5 gal.	6'	4'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊗	1	Ribes aureum Golden Currant	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊗	1	Spiraea japonica 'Neon Flash' Neon Flash Japanese Spirea	5 gal.	3'	3'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊗	3	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.	5'	5'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EVERGREEN SHRUBS						
⊗	1	Arctostaphylos uva-ursi 'Woods Compact' Knoxkinick	5 gal.	3'	4'	1" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊗	1	Pinus sylvestris 'Hillside Creeper' Hillside Creeper Pine	5 gal.	2'	8'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
⊗	1	Pinus sylvestris 'Bevonensis' Dwarf Scots Pine	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
GRASSES						
⊗	4	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	1 gal.	3'	2'	WELL ROOTED AND ESTABLISHED
⊗	5	Schizachyrium scoparium 'Blaze' Blaze Little Bluestem	1 gal.	3'	3'	WELL ROOTED AND ESTABLISHED
PERENNIALS						
⊗	6	Aster x frikartii 'Monch' Monch Frikart's Aster	1 gal.	3'	3'	WELL ROOTED AND ESTABLISHED
⊗	2	Mirabilis multiflora Colorado Four O'Clock	1 gal.	1.5'	6'	WELL ROOTED AND ESTABLISHED