



HIGHLANDS RANCH

COMMUNITY ASSOCIATION

RESIDENTIAL IMPROVEMENT GUIDELINES (RIG'S)



Adopted October 2024

REVISION AND ADDENDUM LIST

Date	Section	Topic
06/2024	2.34 & 2.94	Replacement of section to incorporate requirements per SB23-178.
06/2024	4.3	Section added regarding Pre-Approved Coloradoscape Plans.
06/2024	2.44.F	Clarification of lighting appurtenances added.
09/2024	2.30.A	Clarification of wing fence and staining requirement.
10/2024	2.44.E, 2.44.F, & 2.44.G	Define the use of backyard café/bistro string lighting and clarify holiday operation of lighting.

Published by:

HIGHLANDS RANCH COMMUNITY ASSOCIATION

9568 S. University Boulevard
Highlands Ranch, CO 80126-2912
www.hrcaonline.org | (303) 471-8958 phone

Printed in the United States of America



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THIS DOCUMENT WAS PRINTED TWO-SIDED.**

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1. INTRODUCTION.

1.1. Basis for Guidelines.

These Residential Improvement Guidelines (RIGs) are intended to assist homeowners in Highlands Ranch in the making of landscaping and other improvements to their property, and as provided for in Section 5.16 of the Community Declarations, to list the rules and regulations adopted by the Community Association with respect to the use of Residential Sites.

THE HRCA COMMUNITY DECLARATION REQUIRES PRIOR ARCHITECTURAL COMMITTEE APPROVAL BEFORE ANY "IMPROVEMENT TO PROPERTY" INVOLVING A RESIDENTIAL LOT IN HIGHLANDS RANCH.

As authorized in the Community Declarations, the HRCA Board of Directors established the Architectural Review Committee (ARC) for the review of Residential Projects and the Development Review Committee (DRC) for review of Commercial Projects, all derived out of the Architectural Committee.

"Improvement to Property" is very broadly defined in the Community Declaration. For instance, an Improvement to Property would include any landscaping or change of grade of property; the construction or installation of any accessory building, patio, deck, in ground pool or hot tub; the demolition or removal of any building or improvement; and any change of exterior appearance of a building or other improvement.

To assist homeowners, the Community Declaration authorizes the HRCA to establish guidelines, to establish certain pre-approved designs for several types of Improvements to Property, and to exempt certain Improvements to Property from the requirement for approval. This booklet contains the guidelines established by the ARC with respect to residential property. Throughout this document the term "property" shall refer to a Residential Site.

1.2. Contents of Guidelines.

In addition to the introductory material, these guidelines contain:

- A. A listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements.
- B. Rules and regulations applicable to Residential Sites.
- C. A summary of procedures for obtaining approval from the Architectural Review Committee.
- D. Attachments for fencing guidelines.
- E. A section to define commonly used terms herein.

If your questions are not answered by reading these guidelines, please call the Community Improvement Services staff at (303) 471-8821 for assistance or email improvements@hrcaonline.org.

1.3. Architectural Review Committee (ARC).

The Architectural Review Committee (ARC) consists of at least five (5) and up to nine (9) members appointed by the Board of Directors of the Community Association.

1.4. Committee Address and Phone.

The address of the ARC is the same as the address of the Community Association. The present address is c/o CIS Department 9568 South University Boulevard, Highlands Ranch, Colorado 80126. The phone number of the CIS Department c/o the ARC is (303) 471-8821. Information can be obtained at the Highlands Ranch Community Association website www.hrcaonline.org.

1.5. Effect of Community and Supplemental Declarations.

The Community Declaration for the HRCA is a document governing property within Highlands Ranch. Areas or groups of lots become part of the Community Association Area by Annexation pursuant to a Supplemental Declaration. The builder should provide copies of the Community Declaration and of the applicable Supplemental Declaration to new homebuyers when they purchase their homes and are available at any time at the Community Association office. Each homeowner should review and become familiar with the Community Declaration and with the Supplemental Declaration applicable to his or her property. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Community Declaration or of the applicable Supplemental Declaration and, if there is any conflict or inconsistency, the Community Declaration and the applicable Supplemental Declaration governs. Provisions relating to the use of property and to Improvements to Property are found in Article IX and X of the Community Declaration and in Article IV in most Supplemental Declarations.

Any improvement not in compliance with these Guidelines and Restrictions may result in a Notice and/or fine against the owner, and/or an opportunity for Hearing and such further action, legal or otherwise, as permitted by the Community Declaration or statute.

All approvals by the ARC are final. Approved plans and improvements completed as approved are not subject to appeal or request for Hearing.

If any provision of these Guidelines and Restrictions is ruled invalid or unenforceable, the remainder of these Guidelines and Restrictions shall remain in full force and effect.

1.6. Effects of Development Guide.

A Planned Community District Development Guide for Highlands Ranch was approved by the Board of the County Commissioners of Douglas County on September 17, 1979, and has been recorded in the Douglas County real estate records. The Development Guide defines permitted uses in the various areas of Highlands Ranch and contains some provisions, which could affect improvements by homeowners. The Development Guide establishes among other things, minimum lot area and, in some cases, minimum lot width, minimum front yard, side yard and rear yard distances (i.e., "setbacks") and maximum building height. The Development Guide identifies permitted accessory building uses and sets development standards for accessory buildings and special setback requirements for swimming pools. The Development Guide contains specific standards for signs.

1.7. Effect of Governmental and Other Regulations.

Use of property and Improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the ARC will not constitute assurance that improvements comply with applicable governmental requirements or regulations, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information about Douglas County requirements, homeowners may write or call Douglas County Building Department, 100 Third Street, Castle Rock, Colorado 80104, or at (303) 660-7497.

1.8. Interference with Utilities.

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

Highlands Ranch Metropolitan District..... (303) 791-0430
Utility Notification Center (cable, electric, gas, telephone)..... (800) 922-1987 or 811

1.9. Goal of Guidelines.

Compliance with these Guidelines and Restrictions, the provisions of the Community Declaration and the applicable Supplemental Declaration will help preserve the inherent architectural and aesthetic quality of Highlands Ranch. It is important that the Improvements to Property be made in harmony with, and not be 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 homeowners. By following these Guidelines and Restrictions and obtaining approvals for Improvements to Property from the ARC, homeowners will be protecting their financial investment and will help ensure that Improvements to Property are compatible with standards established for Highlands Ranch. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines and Restrictions, the ARC’s interpretation thereof shall be final and binding. The ARC’s decisions are not bound or restricted by any precedent relating to existing construction or prior decision of the ARC within Highlands Ranch.

1.10. General.

As indicated in the listing of specific types of improvements, there are some cases in which advance written approval of the ARC is not required if the guidelines for that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances.

IN ALL OTHER CASES, INCLUDING IMPROVEMENTS NOT INCLUDED IN THE LISTING, ADVANCE, OR PRIOR WRITTEN APPROVAL BY THE ARC IS REQUIRED BEFORE AN IMPROVEMENT TO PROPERTY IS COMMENCED.

THIS SECTION OF THE GUIDELINES EXPLAINS HOW SUCH APPROVAL IS TO BE OBTAINED.

1.11. Drawings or Plans.

The ARC requires all submittals to list the address of the property and name and address of the property owner. Contractors may submit on behalf of the owner if appropriate contact information is included. Submittals must be made prior to commencement of work on any Improvement to Property, including “descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors” as the ARC may reasonably request showing “the nature, kind, shape, height, width, color, materials and location” of the proposed Improvement to Property. In most cases, a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans, and specifications, prepared by a registered architect and/or engineer, may be required. Whether the property owner or a contractor will do the improvement, the following guidelines shall be utilized in preparing drawings or plans:

- A. The drawing or plan shall be done to scale and shall depict the property lines of your lot, building setback lines, easements and footprint of the home as located on the lot. If you have a copy of the site plan of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.
- B. Existing improvements, in addition to your home, shall be indicated on the drawing or plan and identified or labeled. Such existing improvements include driveways, walks, decks, trees, bushes, etc.
- C. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, provide a brief description of the proposed improvement, including the material to be used and the colors.
- D. The plan or drawing and other materials shall indicate the name of the property owner, the address of the home and a telephone number where the property owner will be reached.
- E. Full rear, front, side(s) elevation drawing where relevant.
- F. Photographs and/or drawings of existing conditions.

1.12. Submission of Drawings and Plans.

Improvement plans shall be submitted to the HRCA website at www.HRCAonline.org. These plans will not be returned.

1.13. Review Fee.

An architectural review fee will be charged for each request for approval of any proposed residential improvement except as noted in the approved HRCA Architectural Review Fee structure. Please check with the Community Improvement Services Department for current fees.

1.14. Action by Architectural Review Committee (ARC).

The ARC meets regularly to review all plans submitted for approval.

Under Section 10.6 of the Community Declaration, the ARC may require submission of additional material and the ARC may postpone action until all required materials have been submitted. You will be notified if they believe additional materials are necessary or have any suggestions for change.

Under Section 10.10 and 10.12 of the Community Declaration, the ARC or staff must act on the plans within 30 days after receipt of all materials required by the Committee (unless the time is extended by mutual agreement). You will be notified, by email/in writing, of the decision of the ARC within this period.

1.15. Prosecution of Work.

Section 10.13 of the Community Declaration requires that, after approval, a proposed Improvement to Property should be accomplished as promptly and diligently as possible in accordance with the approval plans and description. Under this provision, the **work must be completed within one (1) year, or re-submittal may be required.**

Section 10.15 of the Community Declaration gives the ARC the right to inspect the work and under Section 10.17, the ARC must act within 30 days after receipt of a Notice of Completion or the Improvement to Property is deemed to be compliant.

A Work Completion Notice link will be included with your approval for you to fill out and return upon completion of the improvement.

1.16. Right of Appeal.

If the ARC denies or imposes conditions on a proposed improvement, a homeowner may, under Section 10.11 of the Community Declaration, appeal to a Tribunal by giving written notice of such appeal **within twenty (20) days** after such denial or conditions.

1.17. Questions.

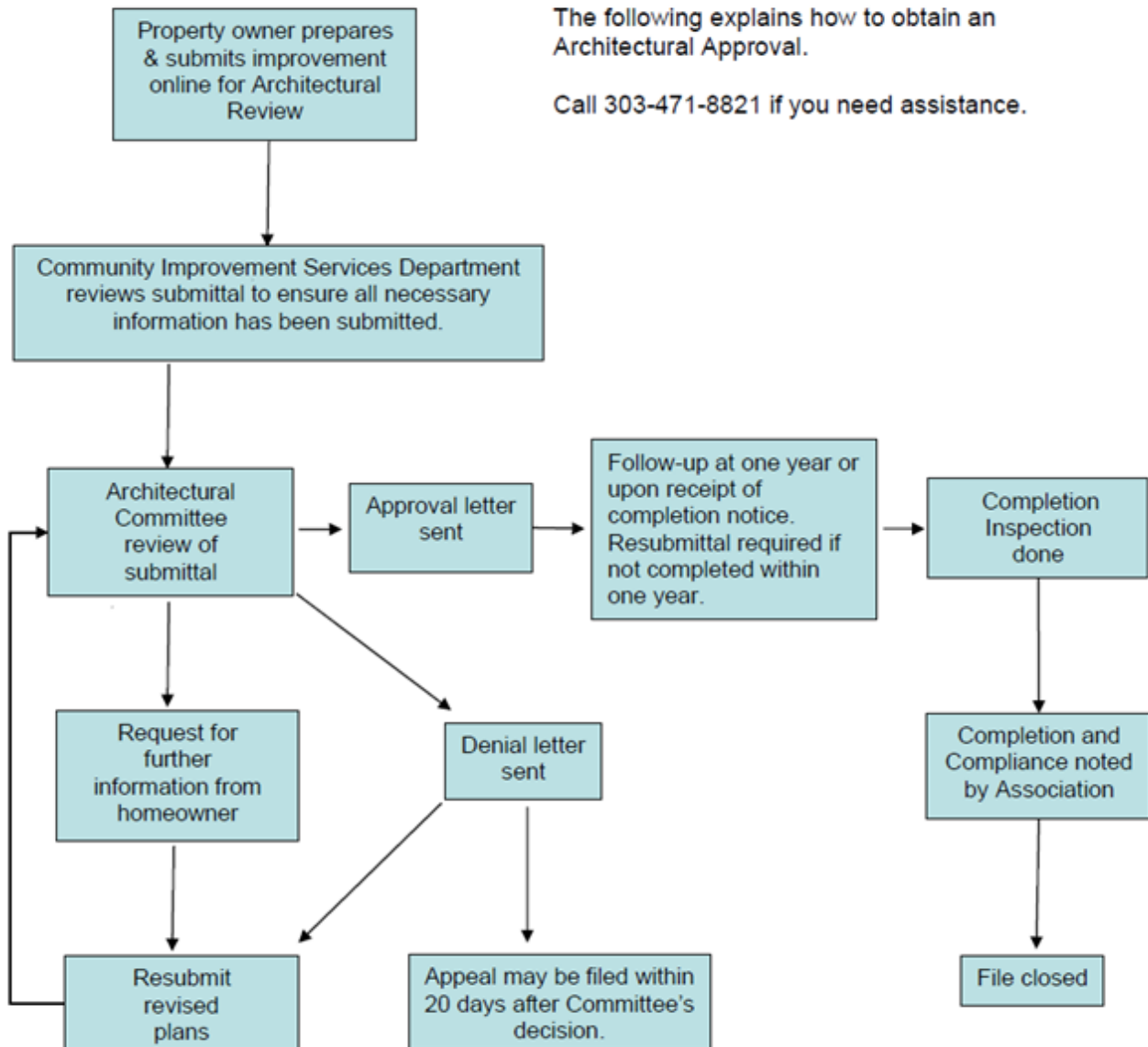
If you have any questions about the Architectural procedures, feel free to call and talk to the Community Improvement Services department staff at 303.471.8821 or email to covenant@hrcaonline.org or improvements@hrcaonline.org.

1.18. Architectural Submittal Process

Architectural Submittal Process

The following explains how to obtain an Architectural Approval.

Call 303-471-8821 if you need assistance.



2. SPECIFIC TYPES OF IMPROVEMENTS/MAINTENANCE GUIDELINES.

2.1. General.

The following is a listing, in alphabetical order, of restrictions as well as a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each.

UNLESS OTHERWISE SPECIFICALLY STATED (SEE PROCEDURES FOR COMMITTEE APPROVAL, ARTICLE III), DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARC AND A WRITTEN APPROVAL VIA EMAIL OR HARD COPY FROM THE ARC MUST BE OBTAINED BEFORE THE IMPROVEMENT IS MADE.

In some cases, where it is specifically noted, a homeowner may proceed with the improvement without advance approval by the ARC if the homeowner follows the stated guidelines. In some cases, where specifically stated, a type of improvement is prohibited.

ANY OTHER IMPROVEMENT NOT SPECIFICALLY LISTED HEREIN REQUIRES ARC REVIEW AND WRITTEN APPROVAL.

Along with approval from the Highlands Ranch Community Association, many of the improvements described below may also require review, approval, and permitting by the Douglas County Building Department. It is the applicant's sole responsibility to review the applicable Douglas County requirements and obtain all necessary permitting prior to commencing construction. The Douglas County Building Department can be contacted at 303-660-7497 (<https://www.douglas.co.us/building-division/permits/>).

2.2. Accessory Buildings/Accessory Use.

ARC approval is required. Refer to Section 4 for a definition of "Accessory Buildings/Accessory Use." The submittal must include a to-scale site plan with dimensions to property lines, building dimensions and roof pitch.

A **playhouse** is considered an accessory building if it is more than 24 square feet and/or over six (6) feet in height from highest peak to ground (see Playhouses, Section 2.57).

Little Libraries will be considered, subject to ARC approval.

Considerations shall include, but not be limited to, the following criteria:

- A. **Only one (1) accessory building/storage shed shall be permitted per property.** Smaller lots may not have a suitable location for a storage shed. No resin, metal or plastic composite sheds are permitted. Approval not required for <24sq.ft and below a privacy fence. See Section 2.20 Composite Storage Units.
- B. Maximum size is 8' by 10' by 8 ½' in height, including skids, foundation, or concrete slab unless approved for a variance by the ARC.
- C. Architectural style and materials, including roofing, and paint colors for siding/trim shall match the existing house.
- D. Shall be screened by a fence or vegetation. Vegetation must be evenly distributed on all exposed sides and shall not allow more than 50% of the building to be viewed from ground level.
- E. Shall be in the most unobtrusive location possible to adjacent properties with a minimum of two (2) feet off any property line or fence.
- F. Any utilities to accessory building shall be underground.

G. Proximity to neighbor's windows and primary outdoor living areas.

Note: If grade is uneven, it may be necessary to excavate to meet the height requirement. Submittals shall be reviewed on a case-by-case basis, taking into consideration the lot size and proposed location of shed or accessory building.

2.3. Additions and Alterations/Scrape Lot or Rebuild Construction.

ARC approval is required. An addition or alteration shall look like the original structure and seamlessly match architectural style and rooflines. Additions or alterations to the home require submission of detailed plans and specifications to include a site plan and floor plan. Site plans should be submitted in a scale of 1"=0" = 20'-0" and floor plans and elevations in ¼" = 1'-0". For complex and detailed additions, it is suggested homeowners schedule an appointment to meet with the ARC, with their contractor or architect as needed, at the same meeting the submittal is reviewed by the ARC. Considerations shall include, but not be limited to the following criteria:

- A. Exterior elevations of the existing structure and the proposed addition must be provided.
- B. All materials and colors shall match the existing house.
- C. Location and proximity to neighboring properties (be advised that front elevation alterations and side yard additions shall be considered on a case-by-case basis.) In general, additions should not extend beyond the side plane of the original home.
- D. Roof pitch must match the existing pitch on the home as closely as possible. Drawings must show how rooflines integrate between the home and the addition.
- E. HRCRA approval and a Douglas County building permit are required for all applications before work commences.

Any proposed revision that might alter the intended and defined use of a private residential garage must be approved by Douglas County.

Garage door conversions to enclose a garage by creating a fixed wall on the exterior of the home is not allowed.

Scrape Lot or Rebuild Construction.

ARC approval is required. Considerations shall include those for additions and alterations, and include, but not be limited to the following:

- A. Custom Built Homes (Falcon Hills, Highwoods, and BackCountry):

Homes in these filings may be replaced with another custom-built home, which meets with the approval of ARC and the Sub-Association and meets all applicable setbacks and easements for the specific filing as recorded with Douglas County.

- B. Tract Homes (All filings for single family homes):

Replacement shall be compatible with the scale and architectural style of the adjacent homes.

The Highlands Ranch Planned Development Guide provides Residential Development Standards for minimum lot area, maximum allowable height and setbacks for a dwelling. Any zoning revision to combine adjacent platted lots with the intent to increase the building area must be reviewed and approved by Douglas County Zoning Department.

Rebuild construction must follow these guidelines as appropriate to the type of dwelling proposed. Approval by Douglas County Zoning Department is required.

C. Attached Homes:

Must be rebuilt with the same exterior elevations and material as the original home. Interior changes may be made to the extent that the exterior elevations are not altered.

2.4. Address Numbers.

Address numbers are required and must be visible from the street. Approval is not required unless numbers on the house are larger than six (6) inches in height. Numbers painted on curbs do not require approval if they are six (6) inches or smaller and are black and white or glow-in-the dark yellow on a black background. Curb numbers are not required. Stand-alone decorative and/or illuminated house number signs are permitted with ARC approval.

2.5. Air Conditioning Equipment; Evaporative Coolers.

ARC approval is required. Window units installed at street level must be in a “side yard” or “rear yard” and must be “screened” from adjacent properties. Installation of air conditioning equipment above street level will not be permitted unless totally “concealed”, see definition in Section IV. For air conditioner equipment installed at ground level, considerations shall include, but not be limited to, screening, location, and specific proximity to neighbor’s living spaces.

Evaporative coolers (swamp coolers) require ARC approval.

Approval consideration includes, but is not limited to, the following:

- Location.
- Screening.

2.6. Antennas/Satellite Dishes.

The Telecommunications Act of 1996 (“Act”) was signed into law on February 8, 1996. Pursuant to the Act, the Federal Communication Commission (“FCC”) adopted a rule effective October 14, 1996 (“the FCC Rule”), preempting certain restrictions in the governing documents of homeowner’s associations concerning the installation, maintenance, and use of direct broadcast satellite (“DBS”), television broadcast (“TBS”), and multi point distribution service antennas (“MMDS”) (“antennas/dishes”).

In response to the FCC Rule and due to the development of recent technology, the ARC adopted the following reasonable restrictions and guidelines governing installation, maintenance, and the use of antennas/dishes in the best interest of the Community and consistent with the FCC Rule.

A. Antenna size and type.

1. DBS and MMDS antennas/dishes that are one (1) meter (39”) or less in diameter and for personal use of a homeowner may be installed. DBS and MMDS antennas/dishes larger than one (1) meter are prohibited.
2. All antennas/dishes not covered by the FCC Rule are prohibited.

B. Location.

1. All antennas/dishes shall be installed with emphasis on being as unobtrusive as possible to others in the community. To the extent that reception is not substantially degraded, or costs unreasonably increased, all antennas/dishes 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:
 - a. "Rear" yard or "side" yard, behind and below the fence line.
 - b. "Rear" yard or "side" yard, mounted on the house, in the least visible location below roofline.
 - c. "Side" yard in front of wing fence, screened by and integrated into landscaping.
 - d. "Front" yard screened by and integrated into landscaping.
 - e. "Back" rooftop.
2. If more than one (1) location on the property 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. Dishes/antennas may not be attached to the fence.
3. If the selected site is not inside the structure or in the "rear" or "side" yard below the fence line (B.1.a. and B.1.b.), the Owner shall complete a notification form and deliver it to the Association, along with a statement signed by the Owner and the installer of the antenna/dish stating that all positions, described in paragraph B.1., have been tried in order of rank, and that the site of installation is the first site whereby an acceptable quality signal can be received. For example, if an acceptable quality signal is available from a site in the "rear" yard below fence level, sites listed below B.1.b. (c., d., e) are not acceptable.
4. Antennas/dishes shall not encroach upon common areas or any other Owner's property.

C. Installation.

1. 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 mast installation must strictly comply with FCC guidelines.
2. All antennas/dishes shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
3. Owners are responsible for all costs associated with the antenna/dish, including but are not limited to costs to install, replace, repair, maintain, relocate, or remove the unit.
4. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennas/dishes, 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.
5. Except as otherwise provided herein above, to the extent not prohibited by the FCC Rule, approval of the location, height, materials, and other features regarding the appearance of any antenna/dish shall be submitted in accordance with the Community Declaration.

Note: Antenna approval by the ARC in no way should be construed as a representation, guarantee, or warranty, etc. by the ARC and/or the HRCA that reception and/or

transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties. All other antennas, not addressed above, shall remain restricted on all residential sites and Committee approval is required.

2.7. Awnings.

ARC approval is required. The color shall be complementary to the exterior of the house.

2.8. Balconies.

See Decks, Section 2.22.

2.9. Basketball Backboards and Portable Basketball Goals.

ARC approval is required for a portable basketball goal installation in area any other than the driveway, i.e. front yard, or side of driveway.

A backyard or side yard installation of a portable basketball goal may be considered a sport court and may be subject to Section 2.75 Sport Courts considerations.

The following are exceptions or clarifications to this rule:

- A. Permanently installed, commercially manufactured backboards of standard design and color may be mounted above the garage without approval.
- B. All other backboards and goals must be submitted for approval. Criteria for consideration shall include, but not be limited to:
 1. Adequate visual screening and lot location in rear and side yard applications.
 2. For permanent goal applications sleeve shall not protrude more than four (4) inches above the ground.
- C. Portable goal applications do not require approval under the following considerations:
 1. The location does not impede or obstruct the use of the garage or driveway. The unit must be kept level to ensure the goal is balanced and standing upright.
 2. The portable goal must always remain upright and maintained.
 3. Homeowners may submit for approval to have a permanent concrete pad installed adjacent to a public sidewalk or homeowner's driveway for the storage and use of a portable basketball goal.

Portable Basketball Goals – defined by the ARC as commercially manufactured equipment with a large base for counterbalance, and/or wheels for mobility, and are engineered for removal.

Portable goals are considered personal items, rather than permanent improvements to the property, and therefore, are to be moved with other personal belongings when a property changes ownership or residents.

2.10. Bee Hives.

ARC approval is required. Plans must include beehive dimensions, materials, and location within the property. A maximum of two (2) bee hives are allowed per property. Bee hives must be in an unobtrusive location on the property with a minimum of five (5) feet off of the side property lines and eight (8) feet off the rear property line. Bee hives are not

permitted in the front yard. Contact Colorado State Beekeepers Association (CSBA) for additional information.

2.11. Birdbaths, Birdhouses and Bird Feeder.

Approval is not required for one (1) “front” yard birdbath if it is less than three (3) feet tall, including pedestal. Placement of additional units requires Committee approval. Refer to Section 2.48 Ornaments.

Approval is not required for two (2) “rear” yard installations. Size is limited to 1’ x 2’ x 18”. Additional units or location in “front” or “side” yard requires approval. If the birdhouse or birdfeeder is to be pole-mounted, the maximum height shall be six (6) feet from grade to top of feeder. Attracting any undesirable species may be considered a nuisance under Section 9.2 of the Community Declaration. Birdhouses and bird feeders may not be attached to a fence.

2.12. Boats.

See Motor Vehicles/Recreational Vehicles, Section 2.47.

2.13. Business Activity from a Residence.

The owner of a residential site may use his property for professional or other home-based occupations so long as there is no external evidence thereof and no unreasonable inconvenience to the neighbors is created. See Section 4.2 Residential Use in the Supplemental Declaration, quoted below:

“4.2. Residential Use. Each Residential Site in the Annexed Property shall be improved with a Dwelling Unit and used solely for (a) one Common Household Group for residential living purposes and such purposes as are customarily incident thereto, and shall not be used at any time for business, commercial or professional activities; provided, however, that (b) an Owner of a Residential Site in the Annexed Property may use his Dwelling Unit for professional or other home occupations so long as there is no external evidence thereof and no unreasonable inconvenience to the neighbors is created, and (c) the Owner of such Site may rent or lease a Dwelling Unit constructed on the Site for residential living purposes for a term of at least thirty (30) days, pursuant to a written lease or rental agreement. The terms of any such lease or rental agreement shall be subject in all respects to the provisions of this Supplemental Declaration, the Community Declaration, the Articles of Incorporation and the Bylaws of the Community Association and shall provide that failure by the lessee of such Dwelling Unit to comply with the terms of any such documents shall constitute a default under the lease or rental agreement.”

Considerations will be based upon, but not limited to the following criteria: trash, sound, odor, signage, traffic, vehicles, parking, deliveries, employees, and impact to neighboring properties. Homeowners should also contact Douglas County for zoning restrictions regarding home-based businesses (303) 660-7460.

2.14. Campers.

See Motor Vehicles/Recreational Vehicles, Section 2.47.

2.15. Car Cover.

Approval is not required if the following guidelines are met: Shall be manufactured to the specific cover for the vehicle, shall be of neutral color, and must be always maintained. Covered vehicles must be parked in the driveway or garage.

2.16. Carport.

Not permitted. See Motor Vehicles/Recreational Vehicles, Section 2.47 for allowable methods of vehicle storage.

2.17. Chicken Coops/Houses/Runs.

ARC approval is required. The submitted plans must include chicken coop/hen house dimensions, materials, and the location within the property. If the design includes a chicken run, its location and detail must be included on the plans.

If the chicken run includes a roof, it is considered an accessory structure and must be connected to the chicken coop/hen house to create a single accessory structure.

Chicken coops/hen houses may not exceed the following dimensions: 4 ft width, 7 ft length, and 4.5 ft in height. If a chicken run is included (regardless of whether it is a roofed structure or not), its size is limited to 10 square-feet per bird, with a maximum size of 40 square-feet allowed (based on a maximum allowance of four hens).

Chicken coop/hen houses/runs must be in the most unobtrusive location, setback a minimum of 5 ft from side property lines, and 8 ft from the rear property line.

No chicken coops/hen houses/runs are permitted in the front yard.

A maximum of four (4) animals are allowed per property (e.g., dogs, cats, hens). Section 4.8 of the Supplemental Declaration states:

“A reasonable number of dogs, cats or other household pets may be kept on a Residential Site, provided that (a) they are not kept, bred, or maintained for any commercial purposes, and (b) they do not make objectionable noises or otherwise constitute and unreasonable nuisance to other Owners.”

NOTE: Roosters are not permitted. Additionally, other “farm type” animals (e.g., goats, ducks, pigs, horses, etc.) are not permitted.

2.18. Clothes Lines and Hangers.

Approval is not required for temporary or retractable clothes lines or clothes drying structures located in the backyard with adequate visual screening and which can be, and are in fact, taken down or retracted after each use. Note: Under many of the currently existing Supplemental Declarations, clothing, fabrics, and other articles may not be hung, dried or aired so as to be visible from other property except as provided in guidelines of the approval (conditional approval).

2.19. Commercial Vehicle(s)/Trailers.

A. A commercial vehicle is defined as, but is not limited to, a vehicle that has a business name or logo, has equipment racks or equipment attached. Trailers used to carry equipment or tools (commercial or recreational) are considered commercial vehicles. The following vehicles are prohibited to be parked within property limits:

1. Box trucks and enclosed trailers.
2. Flatbed trucks/ flatbed trailers.
3. Limousines and hearses.
4. Shuttle buses and converted school buses.
5. Semi cabs and trailers.
6. Tow trucks.
7. Bucket/boom trucks.
8. Food trucks/ food trailers.

All commercial vehicles shall be parked in the garage unless approval has been given to park in the driveway. Such approval will be based upon but not limited to curb appeal, effect on safety and street traffic, size and type of vehicle, signage and attached appurtenances. No more than one commercial vehicle shall be permitted per property unless they are consistently parked within the garage, even if they have been given conditional approval to park at the property with work-related equipment (i.e. ladders, pipes, etc.) removed. One standard issue toolbox is permitted mounted in the truck bed with Committee approval. Vehicles that have significant commercial logos/paint schemes must be approved by the ARC and will be considered based on curb appeal and inability to park vehicle in the garage.

B. Emergency vehicles may be parked on a street without approval if the owner is required as a condition of his/her employment to keep the vehicle available at his/her residence during certain times as an emergency service provider, and all the following criteria are met:

1. The vehicle has a gross vehicle weight rating of 10,000 pounds or less.
2. The Owner is a member of a volunteer fire department or is employed by an emergency service provider.
3. The vehicle bears the visible designation of the emergency service provider.
4. The parking of the vehicle does not obstruct emergency access or interfere with the reasonable needs of other Owners within the Community.

The owner of a vehicle that fits these criteria must provide proof to the ARC by submitting a letter from his/her emergency service provider employer verifying that the employee's requirement is to maintain this emergency vehicle at his/her residence. Emergency service provider is defined as a first responder of emergency firefighting, law enforcement, ambulance, emergency medical, or other life-safety emergency services or Governmental Agencies.

2.20. Composite Storage Units.

Approval is not required for composite storage units, which are permitted in the rear yard, provided they do not exceed a height of five (5) feet, are screened from street view and are located a minimum of two (2) feet off all property lines.

Color should be neutral in tone and complementary to that of the home.

2.21. Compost.

Approval is not required for one (1) closed compost bin or tumbler of less than 12 cubic feet in size located in the “rear” or “side” yard. Compost bin or tumbler shall be a minimum of five (5) feet off a side property line and eight (8) feet off a rear property line and shall not be immediately visible to adjacent properties or streets.

Open air or underground composting is not permitted.

Odors and insects must be controlled.

Contact CSU Cooperative Extension in Douglas County for additional information, (720) 733-6930.

2.22. Decks (New and Replacement).

ARC approval is required for new and replacement decks.

Deck plan submittals must include the following:

- A. Current photos of the area where the deck will be constructed or reconstructed.
- B. Site Plan denoting location with dimensions to property lines. An acceptable site plan includes one prepared using aerial mapping available from the Douglas County Assessors page, or equivalent. At a minimum, the Site Plan must show the following:
 - 1. The location and proximity of the improvement to neighbor’s property. NOTE: The standard location is directly behind the house. Alternative locations (i.e., master-level, side-yard, etc.) may be considered on a case-by-case basis. **NOTE:** Decks shall not be constructed over easements unless specific written permission from the easement holder is provided.
 - 2. The size of the improvement. NOTE: The size must be in proportion to the lot (the standard being that the improvement may not be more than approximately 25% of the available area within the backyard and must be in proportion to the lot).
- C. To-scale, rear and side architectural elevation drawings of the deck.
- D. List of materials (including photographs).
- E. Railing design and materials (including photographs).
- F. Information regarding lighting (refer to Section 2.44 for additional guidance).

Approval consideration includes, but is not limited to, the following criteria:

- Size, location, and aesthetics.
- Construction materials and finishes (i.e. decking, railing, handrail, posts and caps, stairs, lighting, etc.).

NOTE: Colors and finishes must be like, and generally complementary to, the home and must be maintained including necessary repairs, staining, painting, etc.

2.23. Deck/Patio Cover.

ARC approval is required for any type of solid deck cover (for Pergolas, reference section 2.35). Deck/Patio Covers must be maintained to include necessary repairs, staining, painting, etc.

Approval consideration includes, but is not limited to, the following criteria:

- ☑ Materials match the existing house (i.e., painting, staining, siding, roofing, etc.).
- ☑ Plan denotes dimensions and distances from property lines. NOTE: Side yard applications will be considered on a case-by-case basis.
- ☑ Submittal includes full side and rear elevations.
- ☑ The minimum roof pitch is 3:12 (for every 12" of run, roof must rise 3"). However, the roof pitch should match existing pitch as close as possible. NOTE: Plan must show how rooflines integrate between the house and the cover.

2.24. Disability Accessibility.

ARC approval is required for both temporary and permanent structures. Such items include, but are not limited to ramps, railings, landings, lifts, and hard surface (paving) alterations.

Approval consideration includes, but is not limited to, the following criteria:

- ☑ Integration of design into the landscape.
- ☑ If the improvement is complementary to the home, including materials, colors, and screening.

2.25. Dog Runs/Dog Houses.

ARC approval is required. Dog Runs/Dog Houses must always be maintained, including timely cleanup/removal of dog waste and elimination of odors.

A. Dog runs must:

1. Abut the house.
2. Be in the "rear" or "side" yard.
3. Have an appropriate ground cover (i.e.- rock, mulch, etc.).
4. Limited to a maximum of 250 square feet for most properties.
5. Limited to one (1) dog run per property.
6. Chain link enclosures may be approved, if "concealed" from view and do not extend above perimeter fencing.
7. Wire mesh with wood may be approved when built to the specifications of Figure 6 (reference appendices in these Guidelines).

Approval consideration includes, but is not limited to, the following criteria:

- ☑ Proximity to neighbors' windows and primary outdoor living areas.
- ☑ Adequate visual screening related to adjacent properties.
- ☑ Type of cover, if requested.

2.26. Door Replacement and Additions/Garage Doors.

ARC approval is required for the addition of screen/storm or other doors and/or replacement of garage doors.

Security enhancements for doors and windows (i.e., bars and grills, etc.) require approval. "Mosquito" or other "insect" repellent screens require approval before installation to a garage door or other public front facing door.

Garage door conversions to enclose a garage by creating a fixed wall on the exterior of the home is not allowed.

Approval consideration includes, but is not limited to, the following criteria:

- ☑ Neighborhood consistency
- ☑ Window design, color, style, etc.

2.27. Drainage.

ARC approval is required for any change affecting drainage. Section 9.11 of the Community Declaration requires that there be no "...interference with the established drainage pattern over any property...except as approved in writing by the [ARC]."

The established drainage pattern means the drainage pattern as engineered and constructed by the Developer/Builder prior to (or in some cases, immediately following) conveyance of title from Developer/Builder to the individual homeowner.

Landscaping must conform to the established drainage pattern. When installing landscaping, it is very important to ensure water drains away from the foundation of the house and the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks, and driveways. Water should flow fully over walkways, sidewalks, and driveways into the street.

Sump pump drainage should not discharge directly onto adjacent properties. The Community Association has no authority to intervene in matters of civil law such as boundary or drainage disputes.

The ARC may require a report from a Colorado registered civil engineer as part of landscaping or improvement plan approval.

2.28. Driveways.

ARC approval is required for modification or expansion of driveways, including pavers, stamping, or overlays of concrete. Driveways are considered those areas used by motor vehicles and do not include areas that are strictly used as a walkway.

If the driveway replacement is "like-for-like" in size, materials, and finish, ARC approval is not required.

Approval consideration for driveway expansions includes, but is not limited to, the following criteria:

- ☑ Visual impact and consistency within the neighborhood.
- ☑ Maximum additional width is 9'-0" and may not extend closer than 2 feet to adjacent property line.
- ☑ Must be installed adjacent to the existing driveway and not extend into the side yard.
- ☑ Material must match existing driveway or a material to complement the surroundings (Patterned, colored, or stained concrete, or other suitable driveway material, stamping and overlays of concrete).
- ☑ Parking/storing equipment or trailers is not permitted within property lines.

2.29. Evaporative Coolers.

ARC approval is required. See Air Conditioning Equipment, Section 2.5.

2.30. **Fences.**

A. General Statement:

Homeowners are not required to install fencing.

Fences constructed by the Homeowner, Developer, or Builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, or altered from existing construction without approval of the ARC. Further, a wing fence (defined as the fence separating the front yard from rear/side yard, typically near the front corner of the residence to the side property line), regardless of who may have constructed it, may not be removed, replaced, or altered without approval of the ARC.

If any fences located on a homeowner's property are damaged or destroyed, the homeowner shall repair, stain (see ¶1C, below) or recondition the same at the homeowner's expense.

Some fences may be owned and/or located on property owned by the Highlands Ranch Metro District (HRMD) and, if so, approval from the HRMD must be obtained prior to submitting to the ARC for review and approval. Approval from both entities is required before the fence may be removed, replaced, stained, or altered.

Requests for new and/or replacement of gates into open space will not be approved by the ARC without written consent from the Highlands Ranch Metro District.

It is important to note that some sub-associations have specific guidelines in addition to the general fencing guidelines herein. If you have questions (303)-471-8821 or, for more information, visit:

<https://www.hrcaonline.org/property-owners/residents/sub-association-info>

B. Theme Fencing:

Fencing installed by the Developer/Builder or Highlands Ranch Metro District (HRMD) along or abutting property lines on residential streets, parks, schools, green belts, or non-urban areas:

1. Arterial Fencing (major roadways):

Fencing along arterial (major) roadways is typically the property of Highlands Ranch Metro District (HRMD). No modifications to this fencing is permitted without HRMD approval. Call 303.791.2710 for further information regarding maintenance and replacement schedules.

2. Non-Arterial Fencing.

Open fencing that is adjacent to or abuts open space may not be altered without ARC approval.

- a. Welded wire (2" x 4") may be installed, with ARC approval, but the height is not to exceed the top rail (See Figure 3, in the appendices).
- b. To mitigate damage of residential landscapes from varmints, 1" x 1" galvanized, 14 gauge welded-wire fencing may be used per Highlands Ranch Metro District (HRMD) guidelines. For additional information, please contact HRMD at (303) 791-2710 for guidance with installing mitigation fencing.

3. Pre-approved Fence Designs.

- a. Fences (not previously installed by a Builder or Developer) located in the “rear” or “side” yard along property lines shall be constructed in accordance with the specifications shown in Figures 1 through 4 (reference appendices of these Guidelines) and **ARC approval is required.**
- b. Property line fences may be “open” or “solid”.
 - A “solid” fence shall be five (5) or six (6) feet in height and must be constructed in accordance with Figures 1 and 2 (reference appendices of these Guidelines), except those properties subject to stricter sub-association fencing requirements.
 - An “open” fence must be constructed in accordance with Figure 3 or Figure 4 (reference appendices of these Guidelines).
- c. The transition between a shorter fence of any type and a taller “solid” fence must be in accordance with Figure 2 (reference appendices of these Guidelines), unless approved by the ARC.
- d. All fencing/gates in Figures 1 through 5G (reference appendices of these Guidelines) shall be constructed of rough sawn cedar, or as otherwise approved by the ARC.
- e. All “solid” fencing must be top capped as illustrated in Figures 1 and 2 (reference appendices of these Guidelines).
- f. **NO MORE THAN ONE FENCE MAY BE CONSTRUCTED ON A PROPERTY LINE.**

C. Maintenance: Regular aesthetic maintenance and staining of fencing is required.

1. Maintenance/repairs include, but are not limited to, broken and unattached boards/posts, deterioration (discoloration, flaking, peeling, etc.) or anything impacting the overall appearance or stability of the fence.
2. **ARC approval is required** for any repairs or replacement of 25% or more of an existing fence. Less than 25% must be replaced like-for-like and compliant with the current guidelines. See Section 2.30.E.1 below for approval requirements when replacing with new material.

D. Staining:

1. Staining is required for any homeowner’s fencing or part of a fence which faces or abuts a street, another front yard, a park, school, or commercial property. This includes wing fences which are between the front of homeowner homes.
2. Staining is not required for interior facing rear and side yard fences and open space fencing.
3. **Fences are required to be stained “Highlands Ranch Fence Brown” solid stain color, unless otherwise noted below.** Please consult your Highlands Ranch vendor (e.g. Home Depot, Ace Hardware, Sherwin Williams, or Guiry’s) for appropriate color matching assistance.
4. **If you reside in a Sub-Association, please consult with your respective association for the approved stain color.**
5. The ARC has the authority to deny stain colors that are not “Highlands Ranch Fence Brown.”

E. **ALL NEW FENCE CONSTRUCTION REQUIRES COMMITTEE APPROVAL**

Any replacement with new material **requires ARC approval**. Any improvement or replacement with “used” material requires ARC approval. Fencing submittals shall include:

- Site plan with the location of the fencing clearly marked.
- Style and height of fence and gate.
- Required “Highlands Ranch Fence Brown” solid stain color, unless otherwise specified and approved.

Alternative fence types and locations include, but are not limited to, the following:

1. “Front” Yard Fencing: **ARC approval is required**. The fence shall be constructed in accordance with the two rail details as shown in Figures 3 or 4 (reference appendices of these Guidelines).
2. Interior Fencing in “Side” and “Rear” Yards: **ARC approval is required**. Considerations shall include, but are not limited to:
 - Fence Type and Design.
 - Material.
 - Color.
 - Size.
 - Location.
3. Wrought Iron Fencing: **ARC approval is required**. Highly ornamental wrought iron will not be approved.
4. Composite Fencing: **ARC approval is required**. Considerations shall include, but are not limited to:
 - Color.
 - The color “Saddle” in the “Trex” line is acceptable.
 - Other brands’ color selections must be close to the “Trex” brand color choice as determined by the ARC.
 - Location.
 - Design.
 - Materials.
 - A known brand such as “Trex” or equivalent product as certified by the Composite Fence and Decking Association (a division of the American Fencing Association) is recommended.
 - **Plastic and vinyl fencing is prohibited.**
5. Retaining Walls/Fencing: **ARC approval is required** if the fence is to be located on top of a retaining wall or it will be within 18 inches of a retaining wall.
6. Removal of Builder or Developer Installed Fencing: **ARC approval is required** if fencing installed by the Builder or Developer is being removed or modified.

F. Notes:

1. Fence sections which front or abut any public or private street, another front yard, common walkway, greenbelt, park, school, or non-urban area must be constructed so the side of the fence, which is generally accepted as being the most “finished” side fronts or abuts public or private streets, common walkways, etc. If fences are

not yet constructed on adjacent properties, the location of future fences may determine that a “solid” fence was constructed with the “unfinished” or rough side out, homeowners shall then be required to “double face” or otherwise modify their fence so only the “finished” side of the fence fronts or abuts streets, adjacent front yards, common walkways, greenbelts, parks, school or other non-urban areas (reference Figure 2 in the Appendices of these Guidelines). The most effective method of avoiding this situation is to construct the entire fence with the “finished” side out.

2. The ARC may require a transitional section of fencing (see Figure 2 Section 4.2 Attachments), where applicable, for symmetry and aesthetics.
3. No electric fences are permitted.
4. Nothing may be attached to a fence to increase the height or screening capability, including, but not limited to: lattice, wire mesh, etc.
5. Sunshade structures, tarps, signs and banners, public facing lighting etc. are prohibited from being attached to a fence.
6. Fencing may not be used for stabilization of any structures.
7. No lighting, which extends above the top of the fence, may be attached to the fencing.
8. It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide adequate space between the fence and the ground to accommodate these drainage patterns.

G. Gates:

1. Single gates must not exceed four (4) feet in width.
2. Double gates **require ARC approval**. One (1) double-gate per property may be approved and is limited to a maximum width of six (6) feet, when constructed using two (2) gates at three (3) feet on each side. One gate per property with Committee approval. (reference Figures 5 and 5.G within the Appendices of these Guidelines).

2.31. Firewood Storage.

Approval is not required for storage of one-half cord or less. Must be in the “side” or “rear” yard and must be neatly stacked and stored directly along the side of the home to not block established drainage patterns. All other wood must be stored in an approved enclosure or “screened” from view.

2.32. Flagpoles.

- A. Ground Mounted Flagpole. **ARC approval is required.** Approval consideration includes, but is not limited to, the following criteria:
- Must be installed on ground wholly owned by the homeowner.
 - May not be installed on a deck, patio, or retaining wall.
 - Must be a minimum of five (5) feet from all property lines.
 - Must be silver or bronze in color, and a residential style (not commercial grade).
 - May not exceed the roofline of the house.
 - Unless specifically approved by the ARC, the flagpole may not be illuminated.
- B. Wall Mounted Flagpole. One (1) per home is allowed. Approval is not required; however, the flagpole must be mounted on property wholly owned by the homeowner and may not exceed six (6) feet in length.

2.33. Gardens – Flower.

Approval is not required unless flower bed(s) are raised (reference Section 2.62. Retaining Walls).

Plant material must be live, not plastic or silk.

All flower gardens must be weeded and carefully maintained (reference Section 2.42. Landscaping).

2.34. Gardens – Vegetable.

ARC approval is required.

Installation of vegetable gardens is allowed in the front, back, and side yards. A vegetable garden is defined as a plot of ground or an elevated soil bed in which pollinator plants, flowers, or vegetables or herbs, fruits, leafy greens, or other edible plants are cultivated.

Vegetable garden beds should be no more than four feet wide so that the middle of the bed may be easily reached from the edges. The length is determined by the space available and the owner's preference.

Vegetable garden beds may be raised; however, if located in the front yard, they must not include any surrounding frames, tarps/screens, trellises, or similar elements. Additionally, any proposed raised beds must comply with the regulations specified in §2.62: Retaining Walls and §3.5: Retaining Walls.

A. Design Recommendations:

- Generally, put tall veggies toward the back and north side of the bed (so they don't shade other plants), mid-sized ones in the middle, and smaller plants in the front or as a border.
- Interplanting or companion planting (e.g., growing basil under tomatoes or "transplant" lettuces and then seeding carrots around them) is an option for dense gardens.
- Consider adding pollinator plants to attract beneficial insects.

B. Specific Maintenance Requirements.

Continuous maintenance, as generally discussed in §3.15: Landscaping Maintenance, of the vegetable garden is required. This includes, but is not limited to, the following:

Year Round:

- Pull or hoe weeds as soon as they appear and while they are small. Never allow weeds to go to seed in your garden. Maintain mulch to suppress them.
- Remove crowded seedlings—especially carrots, radishes, onions, and beets—as soon as possible to give the remaining crop enough space to mature.

Spring:

- Start cleaning up as soon as the ground thaws, usually in March.
- Cut back perennials to the crown of the plant and replace soil in gardens and pots.

Winter:

- ☑ Remove weeds, incorporate compost or manure into the top two inches of soil, and mulch with straw or cover with material fastened to the ground.

2.35. Gazebo/Pergola and other Shade Structures.

ARC approval is required. Installation of gazebos and other shade structures must comply with all applicable building codes and other governmental regulations and must be secured so that they do not jeopardize the safety of residents, or cause damage to adjacent properties (reference Section 7.74. Solar Shades).

Approval consideration includes, but is not limited to, the following criteria:

A. Gazebos:

- ☑ Materials shall be wood, composite or metal. Other materials such as wrought iron will be considered.
- ☑ Roofing shall be solid, open arbor style; fabric tops may be permitted. Approval is required based on the color being complementary to the exterior of the residence and the structure being always maintained.
- ☑ It is setback a minimum of five (5) feet off all property lines.
- ☑ The maximum height is 11'-6" from grade and must not be installed on an elevated deck.
- ☑ It is an integral part of the landscape scheme.
- ☑ The proximity to neighbors' windows and primary outdoor living areas does not adversely affect their peace and enjoyment of their property.

Seasonal gazebos for shade **require ARC approval** and will be considered on a case-by-case basis. Seasonal gazebos must be removed and stored out of sight during the winter season.

B. Pergolas, Ramadas, Exterior Shades, Trellises and Other Shade Structures.

- ☑ Location and height.
- ☑ Whether the structure is complementary to the exterior of the residence and how it fits into the home's elevations.

Elements that are used for the purpose of reducing energy consumption must be submitted for approval and will be considered on a case-by-case basis.

2.36. Grading and Grade Changes.

Reference Section 2.27. Drainage.

2.37. Greenhouses.

ARC approval is required. Typical greenhouse materials for the sides and roof are permitted with approval.

Greenhouses are considered accessory buildings. Reference Section 2.2. Accessory Buildings/Accessory Use.

2.38. Hot Tubs.

ARC approval is required. Hot tubs may not exceed eight (8) feet by eight (8) feet and must be installed in “side” or “rear” yards, a minimum of five (5) feet off any property line, with appropriate screening so as not to be immediately visible from adjacent property owners.

It is recommended that the unit be an integral part of a deck, patio area, and/or the landscaping.

Also reference Section 2.80. Swim Spas.

2.39. Inoperable Vehicles.

Inoperable vehicles (including, but not limited to, those with “junked” titles, expired tags, flat tire(s), etcetera) may not be repaired, constructed, or allowed to remain on any exterior portion of the property.

No vehicles, regardless of operability, may be parked in landscaped areas (i.e. rock, sod, mulch, etc.).

2.40. Irrigation Systems.

Underground manual or automatic irrigation systems do not require approval of the ARC. See Section 3.10. Irrigation.

2.41. Kennels.

Kennels are not allowed for commercial purposes. See Section 2.25. Dog Runs/Dog Houses.

Section 4.8 of the Supplemental Declaration states:

“A reasonable number of dogs, cats or other household pets may be kept on a Residential Site, provided that (a) they are not kept, bred, or maintained for any commercial purposes, and (b) they do not make objectionable noises or otherwise constitute and unreasonable nuisance to other Owners...”

2.42. Landscaping

A. ARC approval is not required in the following circumstances:

1. If you are replacing dead or dying landscape elements with the same type of landscape elements.
2. If you are creating a flower or garden bed in an area constituting no more than 20% of your front, rear or side yard which will not affect drainage.

B. **ARC approval is required** for landscaping when the plan includes any of the following:

- Retaining walls or grade changes.
- Hardscapes or paving, which may include, but not be limited to pavers, sidewalks, patios, rock beds, stone paths, etc.
- Less than 50% sod in the “front” and/or “rear” yards (or “side” yards if they are wider than 15 feet).
- The lawn area will be seeded.

- The property adjoins open space (Reference Section 2.87. View and Solar Obstructions).
- ColoradoScape.
- Artificial/Synthetic Turf.

C. ColoradoScape (formerly referred to as Xeriscaping).

ARC approval is required. ColoradoScape is defined as a natural landscape, comprised of low to very low water use plant material, which blends in with the native Colorado landscape. This landscaping utilizes a combination of hardscape and landscape materials, providing a variety of colors, textures, sizes, shapes, and seasonal interest.

ColoradoScape is recommended throughout Highlands Ranch to maximize water efficiency and water saving practices.

Buffalo grass will be approved as part of a ColoradoScape plan, but not as a replacement for "front" yard turf. See Section 3 for Landscaping Suggestions.

D. Watering Restrictions:

During times of drought emergency, Centennial Water may institute water restrictions, including limiting when homeowners may irrigate and the amount of water that may be used for irrigation. It is suggested homeowners continue to irrigate as permitted by the watering restrictions to keep landscape alive. Once watering restrictions are lifted, homeowners will be allowed a reasonable opportunity to reseed and revive turf grass before being required to replace it with new sod. Elements that the ARC will use to consider the timeline for a reasonable opportunity may include the applicable local growing seasons or other practical limitations.

For a determination of the time in which HRCA will allow for reseeding and revival of grass, homeowners should contact the CIS Department and submit a plan for the revival or replacement of damaged or dead grass. **ARC approval is required.**

E. Artificial/Synthetic Turf.

ARC approval is required. The submitted landscape plan will be reviewed on a case-by-case basis. A sample of the material and drainage plan is required along with the landscape plan.

Artificial/Synthetic turf must be integrated into the overall landscaping plan. It must:

- Not exceed 50% of the area in the front yard.
- Remain a minimum of two (2) feet from all property lines.
- Be a minimum of 1.5" pile with straw colored thatch.
- Must be an American Society of Testing Materials (ASTM) certified material.

The ARC may consider side and rear yards at 100% coverage. In judging this coverage, the ARC will consider the appearance from neighboring properties, the placement of appropriate screening and vegetation, and the overall landscape plan.

F. Landscape Installation, Maintenance and Seeding.

NOTE: For lawn area seeding. If the first attempt at seeding is not successful, you may be required to install sod to be compliant with the installation requirement outlined below.

Landscaping of all yards shall be installed within ninety (90) days after recordation of a deed of a residential site to an owner. Landscape installation extensions must be requested in writing and may be approved by the ARC under certain circumstances. The ARC will consider the impact of the requested extension on neighboring property owners.

The owner must install and maintain landscaping on the residential site, including the area between the boundaries of the residential site and the pavement or curbing of the street, also known as the Street Border Area (SBA).

G. Specific Maintenance of landscaping includes, but is not limited to:

- Adequate watering.
- Removal/replacement of dead landscaping materials (e.g., dead trees, dead shrubs, dead plantings, etc.). The removal of a dead tree requires the stump to be ground down to ground level.
- Removal of weeds.
- Replenishment of mulch, rock, sod and/or ground cover, etc.

NOTE: The Highlands Ranch Metropolitan District (HRMD) perimeter fencing may not be removed or altered for the purpose of landscape material delivery and open space areas are not to be accessed for such deliveries, without the express written permission of the HRMD.

2.43. Latticework.

ARC approval is required for any type of trellis or latticework. Considerations to install lattice are:

- Framing, structural and anchor components; with no exposed edges showing.
- Location.
- Height.
- Color.
- Material (i.e., plastic or wood).

Lattice may not be installed on or attached to a fence to increase the height or screening capability (reference Section 2.30. Fences).

2.44. Lights and Lighting.

ARC approval is required for new/replacement exterior light fixtures, including decorative, security, landscaping and accent, and permanent eave/trim.

Submittal must include images and specifications (e.g., finish, glass type, dimensions, and quantity) of the proposed fixtures and photographs of the home denoting placement.

Submission of a plan view and/or elevation drawing may be required by the ARC.

Installation considerations may include, but are not limited to, style, visibility, and location of fixture.

All fixtures must be directed so that the light cone stays within the property boundaries and the light source does not cause glare to other properties.

A. Definitions.

Lumen: A measurement of brightness. It accounts for how much visible light is being produced and how large of an area the projection of the light covers. One lumen is equivalent to approximately one candle’s worth of light.

Kelvin: A measurement of light color. In general, the higher the Kelvin count, the “cooler,” or bluer, the light color. The lower the Kelvin count, the “warmer,” or redder, the light color.

Watt: A measurement of how much power an electronic device uses, in this case, how much energy a light bulb uses. Wattage is not a reliable indicator of brightness.

Lighting Type Conversion Chart				
Bulb Type	500 Lumens	800 Lumens	1,000 Lumens	1,600 Lumens
Incandescent	40 W	60 W	75 W	100 W
LED	6 W	9-10 W	13 W	16-18 W
CFL	8-9 W	13-14 W	18-19 W	23 W
Halogen	29 W	43 W	53 W	72 W

B. General Requirements.

- Bulb types should tend to be a “warmer” white (lower Kelvin value, 4,000K), including those with integrated bulbs.
- Any attached equipment (e.g., motion detector, solar recharging panel, timer, etc) must be submitted for approval.
- Decorative Fixtures mounted on the home (e.g., near garages and exterior doors) may not exceed 500 lumens total per fixture.
- Fixtures shall be located a maximum of 10’ above the adjacent walking surface.

C. Security Fixtures.

Security fixtures are more utilitarian in design and are in addition to a home’s decorative fixtures. General requirements for these types of fixtures include:

- May not exceed 1000 lumens total per fixture.
- Shall fully conceal the light source from top and sides.
- Directed at the ground so that the light cone stays within the property boundaries and no light is emitted above 90 degrees.
- Maximum of 10’ above the adjacent walking surface.
- Where motion detectors are used to activate the lighting, the automatic light duration setting must not exceed five (5) minutes and the sensitivity to movement must be properly adjusted so as not to create an annoyance.

NOTE: ARC approval is required for all floodlights.

D. Landscape/Accent Fixtures.

Must be low voltage and integrated into landscape plan.

E. Permanent Eave / Trim Lighting.

ARC approval is required for permanent installations, including whole-home, soffit, under-eave, rake, trim installations, and fixtures hardwired into the home (e.g., Oelo, MyEverlights, Inception, TrimLights, Jellyfish, Gemstone, etc.).

The submittal must include a site plan denoting location, photos of home denoting placement, and manufacturer's specifications sheet(s) for the equipment being installed.

Installation Requirements:

- The track must match the color of the house soffit and must be installed within the soffit.
- Lighting must be installed so that there is a limited view of the components from the street when the lights are not on. No exposed wires may be visible.
- Lighting must be installed to be downward facing and not directed at neighboring properties.
- Lighting must be installed in a professional manner and be aesthetically pleasing.
- Standard light presentation must be non-animated/non-motion with a minimum LED spacing of nine (9") inches and a maximum brightness of 15 lumens per LED to ensure even distribution of light. A "warmer" white (less than 3,000K) is preferred.**
- At no time may the lights be programmed to strobe, flash, or pulse.
- Exposed LED light strips, café/bistro string lights, and rope lights (plug-in style, including but not limited to, Govee, Phillips Hue strips, LFX, Kasa smart lights) are prohibited in the front of the home. Reference §2.44.G for the installation of café/bistro style string lighting in back/rear yards.

F. Temporary Holiday Lighting and Decorations.

Committee approval is not required for the display of temporary holiday lighting and decorations. Lighting includes, but is not limited to, colored bulbs (multi, single color, and changing color) and clear bulb string lights, colored spotlights, icicle lights, laser/projector lights, net lights, and novelty string lights, etc. Decoration includes, but is not limited to, inflatable displays, constructed displays, ground/structured mounted displays, etc.

Temporary Holiday Lighting appurtenances, which include any element added to the exterior of the home (e.g., gutter clips, "teacup" hooks, etc.) to support temporary decorations, must be removed within 30 days after the holiday (weather permitting). The Architectural Committee may consider the permanent installation of certain appurtenances based on installation location, size, color, and visibility from the public right-of-way.

Holiday Operation:

- ☑ Holiday lighting is permitted 30 days prior to a recognized local, state, or national holidays and must be reverted to the standard light presentation (refer to Installation Requirements, above) within 30 days after the holiday.
- ☑ Colored and patterned lights with running, chasing, or animated sequences, but not strobe, flash, or pulse sequences, are allowed during the traditional holiday season only.
- ☑ The lighting must be turned off each night by 11 pm.

G. Back/Rear Yard String (aka Café/Bistro style) Lighting.

Approval is not required if the following guidelines are met:

Approved Lighting Characteristics:

- ☑ **Light Color:** String lights may only emit a soft, warm light, not exceeding a kelvin value of 2700K. This ensures a warmer ambiance and reduces harsh glare.
- ☑ **Brightness Control:** Lights should not exceed the brightness equivalent of a 25-watt incandescent bulb (approximately 250 lumens).
- ☑ **Café-Style and Directional Lighting:** Café-style string lights are allowed but must be installed thoughtfully to minimize light spillage. Lighting should be focused on the intended area (see limitation to Outdoor Living Spaces below) and should prevent illumination of neighboring properties or areas beyond the homeowner's yard.
- ☑ **Limitation to Outdoor Living Spaces:** Lighting must be limited to defined outdoor living areas, which are spaces within the backyard specifically designed and regularly used for outdoor activities, such as patios, decks, or landscaped seating areas. These spaces must be directly adjacent to or near the home and typically feature functional elements like outdoor furniture, grills, or fire pits. Areas such as garden beds, lawn edges, side yards, or any part of the backyard not intended for regular recreational use are excluded.
- ☑ **Height Restriction:** All lighting fixtures must be installed no higher than 10-feet above the ground, patio, or lower-level deck. This ensures proper light control and minimizes any potential disturbance to neighboring properties.
- ☑ **Spacing & Placement:** Lights should be installed at least five (5) feet from property lines and must not be attached to trees, fences, or other structures (excluding the primary residence).
- ☑ **Energy Efficiency:** Residents are encouraged to use LED lights equivalent to no greater than a 25-watt incandescent bulb (approximately 250 lumens, 4-watt LED) to provide adequate lighting while minimizing energy consumption and light pollution.

Limitations on Use:

- ☑ **Hours of Operation:** Lighting should be turned off no later than 11:00 PM to avoid disturbing neighbors and to preserve the night sky.

Prohibited Lighting Features:

- ☑ **Harsh or Cool Lights:** Lights exceeding 2700K in color temperature, such as those emitting a bluish or white hue, are not allowed. Cooler lights can disrupt neighbors' ability to enjoy the natural night sky and cause unnecessary glare.

- ☑ **Excessive Glare:** Lights that are too bright, exceeding approximately 200-250 lumens, or improperly shielded, causing glare or excessive light trespass onto neighboring properties, are not permitted.
- ☑ **Continuous Use:** Lights may not remain on overnight or for extended periods, particularly in areas where they might impact neighbors' homes.

Consideration for Neighbors and the Environment:

- ☑ **Minimizing Light Pollution:** The installation should follow principles of the Dark Sky Initiative, limiting upward-facing light and focusing on reducing overall light pollution in the area.
- ☑ **Respect for Neighboring Properties:** Lighting installations should not interfere with your neighbors' enjoyment of their property or the night sky. Lighting must be installed in a way that avoids direct glare or excessive brightness affecting neighboring properties. Lights should be focused within the homeowner's outdoor living area and shielded as necessary to protect neighboring views.

2.45. Motorcycles.

All motorcycles shall follow the same restrictions as operable vehicles.

Motorcycles may not be parked on front porches or in the landscaping.

2.46. Motor Homes.

See Section 2.47. Motor Vehicles/Recreational Vehicles.

2.47. Motor Vehicles/Recreational Vehicles.

Section 4.7 of the Supplemental Declaration states:

“No recreation vehicle, camper, campers not on a truck, boat, mobile home, horse trailer or other trailer, tractor, motor home or truck (other than a pickup truck) shall be stored...anywhere within the...Property...in such a manner as to be visible from any portion of the...Property for longer than seventy-two (72) hours....”

The Architectural Committee further defined the timeline, as authorized under Section 4.7, to be seventy-two (72) hours within a seven (7) day period. The intent of the 72 hours is to afford owners with reasonable time to load and unload the RV, not to provide storage/parking for the unit. RVs must be stored/parked in the garage, off-site, or as otherwise approved in writing by the ARC.

No vehicles, regardless of their type, may be parked on landscaped areas (i.e., rock, sod, mulch, plants, etc.) for any period of time.

Additional information: Reference Section 2.39. Inoperable Vehicles.

2.48. Ornaments/Lawn Décor.

ARC approval is not required for ornaments that are installed in “rear” yard and of a height less than three (3) feet. Small “front” yard ornaments less than 12 inches in height do not require approval, if ornament is at ground level, and color and design integrate into landscape. The total number of ornaments allowed without ARC approval, regardless of location, is three (3).

ARC approval is required for more than three ornaments in total. Submittal must include a landscape plan showing how the color and design integrate into the landscape.

2.49. Outdoor Fireplaces and Firepits/Chimineas.

ARC approval is required for permanent outdoor fireplaces.

ARC approval is not required for portable, commercially available firepits/chimineas, located in the rear yard and setback a minimum of five (5) feet off any property line.

ARC approval is required for front and side yard applications. Considerations shall include, but are not limited to, material, design, size and proximity to neighboring properties.

NOTE: From time to time, the Douglas County Sheriff's Office (DCSO), Office of Emergency Management (OEM) may impose fire restrictions as authorized by Douglas County Ordinance O-012-004. Should DCSO OEM establish a Stage 1 or Stage 2 Fire Restriction, use of items approved in this section may be prohibited. Violation of the Stage 1 or Stage 2 Fire Restrictions is a Class-2 Petty Offense, punishable by up to a \$1,000 fine and a \$10 surcharge assessed by the DCSO. Under no circumstances, implied or expressed, does HRCA's approval of the installation of outdoor fireplaces and firepits/chimineas top the DCSO OEM's Fire Restrictions.

2.50. Painting.

ARC approval is required for all exterior painting, **even if painting the same color**. This includes all exterior painted areas on the home, deck, patio, balcony, etc.

The paint submittal must include:

- Manufacturer's paint chips or samples indicating a manufacturer's color number (or name).
 - Paint chips/samples are typically available from most paint stores (e.g., Sherwin Williams, Home Depot, Ace Hardware, Loews, etc.).
- The respective location the paint will be used on the home, including manufacturer name/color name and the color number. For example:
 - Base: Sherwin Williams Urban Putty, SW7532.
 - Trim: Sherwin Williams Pure White, SW7005.
 - Accent: Sherwin Williams Sun Dried Tomato, SW7585. Location - Front Door.

Paint must be flat or low luster (i.e., satin).

Garage doors shall be painted to match the base or the trim, unless otherwise approved by the ARC.

Considerations for approval on specific colors may include, but are not limited to:

- The home's architecture style.
- The color and type of any stone or brick accent.
- The roof color(s).

ARC approval is required for the painting of brick or stone. Considerations include the amount of brick/stone, maintenance concerns, and application (limewash, staining, painting, etc).

NOTE: The CIS Department does not maintain an approved paint color list/book from which to choose from. All paint schemes must be submitted for approval.

HRCAs conduct annual "paint surveys" throughout Highlands Ranch. The survey reviews the home's street aesthetics and curb appeal based on the home's paint condition. Homes that require repainting are notified and a reasonable time frame is established to repaint those elements (e.g., entire home, trim, "south wall," etc.) of the home that are lacking.

Paint survey criteria may include, but is not limited to:

- Peeling and chipping.
- Fading and/or discoloration.
- Spotting.
- Thinning and bleed through, which can include a previous paint color or the grain of the wood.
- Erosion or splash back.
- Bleaching.
- Rotting, warping, or buckling of trim boards or siding.

2.51. Patio Covers.

ARC approval is required. Reference Section 2.23. Deck/Patio Cover.

2.52. Patios.

ARC approval is required.

Front and Side yard: Considerations shall be on a case-by-case basis.

Rear yard: 25% directly behind the house, proportionate to overall site plan.

Also reference Section 2.54. Paving/Hardscapes.

2.53. Patios – Enclosed.

ARC approval is required. Reference Section 2.3. Additions and Alterations.

2.54. Paving/Hardscape.

ARC approval is required for walks, driveways, patio areas or other hardscape areas.

Paving/Hardscape materials include, but are not limited to, concrete, asphalt, brick, flagstones, stepping-stones, pre-cast patterned, stamping, overlays, or exposed aggregate concrete pavers. All paving must be a minimum of two feet off all property lines.

Considerations are on a case-by-case basis proportionate to the overall site plan.

2.55. Pipes.

ARC approval is required for exterior pipes, gutters, downspouts, conduits, and equipment (e.g., radon vent pipes, etc.). Adequate "screening" and/or painting to match house is required.

2.56. Play/Sports Equipment/Trampolines.

ARC approval is required if equipment/trampoline is more than seven (7) feet in height or has a footprint of more than 100 square feet.

Play equipment may not be attached to a deck or main structure.

Siting considerations should include the following:

- ☑ Sufficient distance from adjacent properties, so as not to create an undue disturbance, with a minimum setback from property lines of two feet.
- ☑ Visual “screening” (e.g., tall landscaping).
- ☑ For lots adjacent to open space, reference Section 2.87. View and Solar Obstructions.

Other play equipment must be stored out of view when not in use, particularly in the “front” yard.

For Playhouses, refer to Section 2.57.

2.57. Playhouses.

ARC approval is required if the Playhouse is more than 24 square feet and/or over six (6) feet high. Reference Section 2.2. Accessory Buildings/Accessory Use.

Only one playhouse/accessory building per lot is permitted, regardless of size.

2.58. Poles.

ARC approval is required. Reference Section 2.9. Basketball Backboards; Section 2.11. Birdbaths, Birdhouses and Birdfeeders, and Section 2.32. Flag Displays.

2.59. Ponds and Water Features.

ARC approval is required.

Considerations shall include, but are not limited to, the following criteria:

- ☑ Must be integrated into landscape plan.
- ☑ The setback shall be a minimum of five (5) feet off all property lines.
- ☑ Must not affect existing drainage.
- ☑ Must always be maintained.

2.60. Pools.

ARC approval is required. Above ground pools are not permitted.

All pool submittals must include the following information:

- ☑ Denote placement of pool with dimensions on a site plan.
- ☑ Grading plan noting all alterations to grade.
- ☑ If a retaining wall is required, include all materials and dimensions.
- ☑ Materials such as concrete, cover, liner, etc.
- ☑ Location of pool equipment and an appropriate screening plan.

- ☑ If fencing around the pool is proposed, denote placement of fence on the site plan and provide details on the type of fencing proposed. Note any existing fencing on the site plan.

Considerations may include, but are not limited to, the following criteria:

- ☑ Set back must be a minimum of five (5) feet of all property lines, with decking a minimum of two (2) feet from all property lines.
- ☑ Pool equipment must be screened from the view of adjacent properties.
- ☑ Noise abatement for pumps/heaters/filters/etc. when operating.

One (1) wading pool, less than 18 inches high and eight (8) feet in diameter, per property, is permitted on a temporary basis without ARC approval, if placed in the “rear” yard.

Maintenance of pools is considered a property maintenance issue.

Pool and hot tub covers must be specifically designed for use of the pool it is intended to cover, secured properly and always maintained.

Reference Section 2.37. Hot Tubs and Section 2.80, Swim Spas.

2.61. Railings.

ARC approval is required. Types include, but are not limited to, porches, decks, ramps, etc.

2.62. Retaining Walls.

ARC approval is required.

Considerations may include, but are not limited to, the following criteria:

- ☑ May not prohibit reasonable fencing of property lines.
- ☑ Must be setback a minimum of two feet from all property lines.
- ☑ Must not impact drainage.

ARC approval is required for the alternation or removal of Builder or Developer installed retaining walls. Reference Section 3.5. Retaining Walls.

Douglas County requires a building permit and engineered design for retaining walls that exceed four (4) in height, measured from the top of the wall to the bottom of the footing.

2.63. Roofs (Replacement).

ARC approval is required. A sample illustrating color, style and material may be required as part of the submittal, if your choice of color and material is not already on file in the CIS Department office.

NOTE: Certain sub-associations may have more restrictive covenants that require a separate submittal and are subject to their process regarding roof replacement. It is recommended that your contact your sub-association property manager prior to submitting to the HRCA to ensure the product you are proposing is acceptable within your sub-association.

Generally, roofs may be replaced with the same “Level” material, or upgraded to a higher “Level” as defined below:

A. Level 1 - Standard Composition Roofing:

This conventional asphalt or fiberglass roofing material includes:

- Three Tab shingle.
- T-Lock shingle.
- Laminated 2-ply (5 tab) shingle.

It may be replaced with the same standard composition.

ARC approval is required to upgrade to either Level 2 or Level 3 roofing.

B. Level 2 - Wood Shingles and Shakes and Premium Composition Roofing:

Wood Shingles and Shakes Roofing. This roofing material appears in various levels of finish, from relatively smooth finished to the rougher finished hand-split shake. When many of the early Highlands Ranch neighborhoods were developed, shake roofing was widely used; however, many insurance companies will no longer insure this type of roof. It is recommended that you contact both your homeowner's insurance carrier, and the Douglas County Building Department (303) 660-7497, to understand the current standards.

ARC approval is required to replace cedar shakes with Class C shake roofing, Premium Composition Roofing, or a Level 3 roofing material.

Premium Composition Roofing: These products have a heavily textured or dimensional appearance and are an acceptable replacement for homes with wood shingles and shakes.

ARC approval is required to replace this roofing material with the same material, Class C shake roofing, or a Level 3 roofing material.

C. Level 3 - Tile Roofing and Stone Coated Metal Tiles:

Types of tile roofs include clay tiles, concrete tiles or a composite of concrete and fiber. Stone Coated Metal Tiles are made from steel sheets, stamped into a variety of shapes, and then coated with stone granules.

Tile roofing and stone coated metal tiles vary from manufacturer to manufacturer, affecting the dead load of the roof structure. You are advised to consult a structural engineer before installing this type of roofing.

Considerations for approving changes to existing roof materials, style, and color may include, but are not limited to, builder themes and neighborhood aesthetics.

Houses in some neighborhoods were constructed with Woodruff roofing. This material is no longer available. **ARC approval is required** to replace Woodruff roofing. Selection of the roofing type must be either Level 2 or Level 3.

Aluminum roofing, copper roofing, corrugated metal roofing, and standing seam metal roofing systems will not be approved for the entire house. **ARC approval is required** for the use of these roofing systems in limited applications (e.g., trim/accent areas, tops of towers/turrets, patio/deck covers, gazeboes, etc.).

New roofing products are continuously being developed and available on the market. Submittals with new roofing products will be reviewed on a case-by-case basis.

ARC approval is required for solar roofs (reference Section 2.73. Solar Energy Devices).

2.64. Rooftop Mounted Applications and Devices.

Examples of these items include vents, attic fans, and lightning rods.

ARC approval is required. Approved rooftop equipment must be painted a color similar, or generally accepted as complementary, to the exterior of the home. All rooftop equipment must be installed to minimize its visibility and noise impact on neighboring residences.

All rooftop mounted applications and devices must comply with all applicable building codes and other governmental regulations and must be secured so that they do not jeopardize the health, safety, or welfare of the general population, or cause damage to adjacent properties. Reference Section 2.73 Solar Energy Devices.

2.65. Saunas.

ARC approval is required. If the structure is more than 24 square feet and/or over six (6) feet high, it will be considered an accessory building. Reference Section 2.2. Accessory Buildings.

2.66. Screen Doors.

Reference Section 2.26. Door Replacement and Additions.

2.67. Security/Surveillance Cameras.

ARC approval is required for security/surveillance cameras, other than doorbell cameras. If the security/surveillance camera includes lighting, reference Section 2.44. Lights and Lighting.

NOTE: Privacy law prohibits anyone from visually recording another individual without consent in situations where that person has a reasonable expectation of privacy. The expectation of privacy generally does not extend out in front of the home or on the street. Although cameras may pick up all or part of your neighbor's yard, they should be aimed most directly at your own.

2.68. Sewage Disposal System.

No cesspool, septic tank, or other sewage disposal system may be installed within the Community Association area. The central sewage disposal system is maintained by Centennial Water & Sanitation District (CWSD). Report any difficulties with the central sewage disposal system to CWSD at (303) 791-2185.

2.69. Shutters.

ARC approval is required for all exterior fixed, operable, or motorized rolling shutters; however, approval is not required for replacement of exterior decorative fixed shutters if they are being replaced with the same style and color, or if they are being removed all together.

Considerations may include, but are not limited to, the following criteria:

- ☑ Each window must have its own shutter; one shutter may not be used to cover multiple windows.
- ☑ The slats should be no larger than two (2) inches.
- ☑ Materials for consideration include wood, vinyl, PVC, composite, etc.
- ☑ The color palette shall be complementary to the home.

For motorized shutters, the housing, track (or cable), and mechanism must be concealed behind trim to blend with the home. Window, trim style, and shape must be maintained. Details must be submitted with the application.

Homeowners wishing to install shutters on any primary or secondary egress window or door that is required for egress must check with appropriate governmental entities for compliance with applicable building and fire codes.

2.70. Siding/Exterior Finishes.

ARC approval is required. Submittal must include a sample of material and color. Consideration will be given to consistency in each neighborhood and the style of the home.

2.71. Signs and/or Advertising Devices.

In accordance with Colorado law, the HRCA does not prohibit or regulate the display of flags, yard signs, or window signs based on their subject matter, message, or content.

A. Prohibited in Residential Areas.

Signs bearing commercial messages are prohibited unless the sign has been approved by the HRCA Development Review Committee.

Vendors and real estate professionals should contact the Development Review Committee to seek approval, which may be a blanket approval.

B. Location.

Signs may only be displayed on property wholly owned by the homeowner or in a window of the home.

Flags may only be displayed on flagpoles (**ARC approval reviewed**, reference Section 2.32. Flagpoles), in a window, or on a balcony adjoining the unit.

C. Quantity.

No more than two signs may be displayed on any privately owned property, except during the period commencing 45 days before any local, state, or national election and ending seven (7) days after any local, state, or national election ("Election Period"). During this timeframe, up to fifteen signs may be displayed on any privately owned property.

No more than two flags may be displayed on any privately owned property, except during the Election Period, when up to five (5) flags may be displayed on any privately owned property.

D. Dimensions.

Yard signs and window signs may be no larger than 18" by 24".

Flags may be no larger than 3' by 5'.

NOTE: During the Election Period, five (5) of the permitted yard signs and window signs may be up to 36" by 48".

E. Quality.

Flags and signs must be professionally designed and lettered and must be maintained in a neat manner.

Signs may not be constructed of wood or metal, except to the extent necessary to provide a base or support for the sign.

F. Illumination.

Unless otherwise required by the Federal Flag Code, Pub. L. 94-344; 90 Stat. 810; 4 U.S.C. Sec 4 to 10, flags and signs shall not be illuminated.

2.72. Skylights.

Approval is not required if each unit is three (3) feet by five (5) feet or smaller, and no greater than three (3) units per single roof slope.

2.73. Solar Energy Devices.

ARC approval is required. While HRCA encourages the use of energy devices based on renewable resources, it must balance that use with its fiduciary duty to improve and enhance the attractiveness, desirability, and safety of the community. Consistent with Colorado Revised Statute § 38-30-168, ARC approval is required for all roof-mounted devices, including solar devices, and the following standards shall apply with respect to the installation, maintenance, and use of roof-mounted devices and solar devices.

A. Definition.

"Solar device" shall mean a solar energy device as defined in Colorado Revised Statute § 38-32.5-100.3(2).

B. Location/Installation.

Owner shall provide the ARC with the following information:

The location where the device is to be installed on the property/structure.

- The type of device to be installed.
- The dimensions of the device.
- The proposed color of device.
- A pictorial/brochure of the device (if available).

Following the Owner's submission of the required information, the ARC shall either approve or deny the specific location for the installation of the device as requested by the Owner, or, if feasible, determine an alternate location, based on the following criteria:

- ☑ The total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy.
- ☑ The preferred location of the device shall be on the back roof of the residence and below the peak of the roof.
- ☑ All devices shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
- ☑ To the maximum extent possible, a roof-mounted device or solar device shall be installed to minimize its exposure when viewed from any other Privately Owned Site, Common Area, Community Association Properties, street, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device.

The ARC will review other suggested locations/installations if the above are not feasible; however, the ARC may require the applicant to provide a written statement by a solar energy expert that the restrictions imposed by the ARC will have the effect of:

- ☑ Substantially interfering with the collection of solar energy, and/or
- ☑ Significantly increasing the cost of the device.

In either of these cases, the ARC may permit variances to these requirements to the minimum amount as is reasonably required to allow the device to function properly and to minimize any increase in the cost of the device to the Owner.

All installations must comply with all applicable building codes and other governmental regulations and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

C. Aesthetics.

The HRCA encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed.

ARC approval is required for the color of the device and exposed pipes, panels, and other apparatus. The device shall have been colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape. All glazing shall be solar bronze or black with no white or clear glazing allowed.

D. Removal.

Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.

E. Effect of Approval.

ARC approval in no way should be construed as a representation, guarantee, or warranty, etc. by the ARC or HRCA that the collection of solar energy will be adequate

for the Owner's needs, or that roof-mounted or solar devices will remain undisturbed by vegetation, or improvements located on surrounding properties.

2.74. Solar Shades.

ARC approval is required for all exterior operable or motorized solar shades. Considerations may include, but are not limited to, the following criteria:

- ☑ Shades must allow visible light transmittance; solid shades are not permitted. Shade colors must be submitted and are subject to review for compatibility with the home's base and trim colors.
- ☑ Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style, and shape must be maintained. Details must be submitted with application.
- ☑ Fixed solar shades and operable or motorized solar shades cannot be installed on the same elevation.

2.75. Sport Courts.

ARC approval is required.

Considerations may include, but are not limited to, the following criteria:

- ☑ Sports courts on interior lots which back to or adjoin another residential property will not be approved unless the total "rear" yard area is 5,000 square feet or more and the sport court takes up no more than 20% of the total "rear" yard area.
- ☑ No more than three colors will be approved; colors must be submitted and approved by the ARC prior to construction.
- ☑ There shall be a minimum of seven (7) feet from all property lines to the edge of the court.
- ☑ Proximity to neighbor's indoor living area will be a primary consideration.
- ☑ A landscape plan showing entire rear yard including proposed placement of the sports court with dimensions to property lines, screening of court from adjacent lots and open space, and the location and size of all other elements within the yard, i.e. decks, patios, firepits, sheds, play structures etc.
- ☑ A maximum of one goal per lot is allowed.
- ☑ Sport courts may not be illuminated in such a way that interferes with neighboring properties.

A "rear" yard or "side" yard installation of sports equipment (e.g., portable basketball goal), is considered a sport court and is subject to the sport court considerations noted above.

2.76. Sprinkler Systems.

ARC approval is not required. Reference Section 3.10. Landscaping Suggestions, Irrigation.

2.77. Statues.

Reference Section 2.48. Ornaments/Lawn Décor.

2.78. Storage Sheds.

Reference Section 2.2. Accessory Buildings.

2.79. Swamp Coolers.

Reference Section 2.5. Air Conditioning Equipment.

Reference Section 2.29. Evaporative Coolers.

2.80. Swim Spas.

ARC approval is required.

Considerations may include, but are not limited to, the following criteria:

- ☑ Size will be considered on a case-by-case basis but should not exceed 17' x 8'.
- ☑ Should be an integral part of a deck or patio area and/or the landscaping.
- ☑ Must be installed in the rear yard with appropriate screening so as not to be immediately visible to adjacent property owners.
- ☑ Must be a minimum of five (5) feet off any property lines.

2.81. Swing Sets.

Reference Section 2.56. Play/Sports Equipment/Trampolines.

2.82. Temporary Structures.

ARC approval is required. Section 9.7 of the Community Declaration prohibits tents, shacks, temporary structures, or temporary buildings without the prior ARC approval and except in unusual circumstances, such approval will not be given.

Camping tents for occasional overnight sleeping by children do not require approval if left up for no longer than a total of 72 hours in any seven (7) day period.

2.83. Trailers.

Reference Section 2.19. Commercial Vehicles/Trailers.

Reference Section 2.47. Motor Vehicles/Recreational Vehicles.

2.84. Trash Containers, Enclosures, and Pick Up

Section 9.6 of the Community Declaration provides:

"...refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored, or allowed to accumulate on any [lot] except within an enclosed structure or appropriately screened from view..."

As provided in Section 5.28 of the Community Declaration, the HRCA Board of Directors has designated trash pickup days into five (5) geographic pick-up zones. Zone Boundaries are available online at hrcaonline.org or available for pickup at any Recreation Center:

Zone 1: Monday | **Zone 2:** Tuesday | **Zone 3:** Wednesday | **Zone 4:** Thursday | **Zone 5:** Friday.

Trash and/or recycling containers may not be placed on the street earlier than 7:00 p.m. the evening prior to the scheduled pickup. The containers must be properly stored (appropriately "screened" from view of the street either behind a wing fence or in your garage) the same day as pickup.

All trash and/or recycling containers placed at the curb for pickup must be secured with a tightly closed lid. Trash bags placed at the curb for pickup must be closed and tied. Loose items must be placed in a container with a lid or in a closed bag to prevent debris and trash from being blown throughout the neighborhood. Please refer to your individual trash service provider for any other requirements that may contain more restrictive requirements.

ARC approval is required for trash enclosures.

Considerations may include, but are not limited to:

- ☑ Location in “rear” or “side” yard and abutting the house.
- ☑ Proximity to neighbors’ windows and outdoor living areas.
- ☑ Visibility from the street with adequate visual “screening” provided.
- ☑ Means for odor control.
- ☑ Trash enclosures design complies with Section 2.30. Fencing Guidelines for solid fencing.

2.85. Treehouses.

Not permitted. Reference Section 2.57. Playhouses.

2.86. Trucks.

Reference Section 2.19. Commercial Vehicles/Trailers.

Reference Section 2.47. Motor Vehicles/Recreational Vehicles.

2.87. View and Solar Obstructions.

Unless specifically defined in the Community Declaration, a Supplemental Declaration or on a recorded deed, property owners do not have rights to a protected visual or solar view. This includes, but is not limited to, properties adjoining open space, parks, golf courses, parkways, greenbelts, trails, and school grounds.

In the event a protected view does exist as noted above, the HRCA and ARC have no guidelines or means to resolve any disputes arising from an obstructed visual or solar view caused by an adjoining property. Such disputes may need to be addressed by the affected parties in a separate civil action.

2.88. Vents.

ARC approval is required. For rooftop vents, reference Section 2.64. Rooftop Mounted Applications and Devices.

2.89. Water Systems.

ARC approval is not required if the water system is completely contained within the dwelling unit and causes no architectural change to the exterior of the dwelling unit.

ARC approval is required for individual exterior water supply or water softener system. The system must be designed, located, constructed, and equipped in accordance with the requirements, standards, and recommendations of any applicable water and sanitation district (e.g., Centennial Water & Sanitation District) or other governmental authorities have jurisdiction.

2.90. Wells.

Not permitted. Section 9.10 of the Community Declaration prohibits the use of the property for the following:

"...purpose of mining, quarrying, drilling, boring, exploring for or removing oil, gas or other hydrocarbons, minerals, rocks, stones, gravel, or earth, except drilling...for...underground water by [Shea Homes, as the Declarant] or [an entity] designated by the Declarant [to] provide water service to [Highlands Ranch]...."

2.91. Windows, Replacement.

ARC approval is required.

Considerations shall include, but are not limited to:

- Size.
- Color. Must match existing windows remaining.
- Window style. Must match existing windows remaining.
- Style of home.
- Each home elevation includes consistent window gridding (e.g., with or without grids).

NOTE: ARC approval is required for ornamental and stained-glass windows.

2.92. Windows: Tinting, Security Bars, etc.

ARC approval is required. All applications must have an approved "Energy Star" rating.

Window grids and/or tinting must be applied to all windows on the same elevation (side of home). Windows at ground level require a minimum transparency of 50%.

Highly reflective and/or mirrored and/or dark tinting is considered a commercial application and is not allowed.

Security bars will not be approved on second story windows and other windows visible from the street.

2.93. Wind Turbines, Wind-Electric Generators, Directional, Wind Driven Devices.

ARC approval is required.

All installations of wind turbines, directional, and other wind driven devices must comply with all applicable building and zoning codes, other governmental regulations, and must be secured so that they do not jeopardize the health, safety, and welfare of residents or cause damage to adjacent properties.

If complaints are received due to the sounds caused by wind chimes, homeowners may be required to remove per Section 9.3. Annoying Sounds or Odors, in the Community Declaration.

2.94. ColoradoScape (formerly referred to as Xeriscape).

ARC approval is required. Reference §2.42: Landscaping and §3.9: Rockscapes.

A. Preapproved Landscaping Designs.

The Architectural Review Committee (ARC) has selected six (6) pre-approved ColoradoScape plans created by the Colorado State University Plant Select (CSUPS) that may be installed in front yards.

These can be viewed in the Appendices of these Guidelines and on the HRCA Website at: <https://hrcaonline.org/xeriscape>.

More information regarding these preapproved garden designs is available the CSUPS website: <https://plantselect.org/design/downloadable-designs/>.

The selected Preapproved Design must be submitted to confirm that it is part of the preapproved list. Owners may use reasonable substitute plants when a plant in a design is unavailable.

B. Designs other than Pre-Approved Designs.

The use of drought tolerant plantings and other water conservation methods of landscaping is encouraged. Please check with the CIS Department staff for additional information and resources.

A landscape containing less than 50% sod in the "front yard," and/or "rear yard," and/or "side yards" that are wider than 15 feet, shall be considered ColoradoScape. Large expanses of rock and/or mulch are not considered ColoradoScape.

C. Specific Maintenance Requirements.

Continuous maintenance, as generally discussed in §3.15: Landscaping Maintenance, of the ColoradoScape garden is required. This includes, but is not limited to, the following:

Spring

- Work compost into the soil and replace / add mulch.
- Aerate lawns and check sprinkler systems.
- Mow lawns to a height of three inches.
- Prune evergreen shrubs.
- Plant trees and shrubs.

Summer

- Plant annuals (and fertilize bi-weekly to monthly for more blooms).
- Control pests and eliminate weeds.
- Trim dead flower heads.

Fall

- Apply lawn fertilizer.
- Compost leaves and other green plant matter.
- Water new plants.

Winter

- ☑ Prune deciduous trees and late-blooming deciduous shrubs.
- ☑ If there is no precipitation and day-time temperatures reach 40 degrees, water root zones of plants.

3. LANDSCAPING SUGGESTIONS

3.1. General.

The purpose of this section of the guidelines is to assist you in preparing an appropriate landscaping plan for your property. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the Community.

The information set forth in this section is suggestive only, and not mandatory.

3.2. Slopes.

In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are left without landscaping, severe erosion and silting may occur. As a result, it is recommended that the homeowner landscape the slope as soon as possible after moving in.

Slopes and banks should be planted with drought tolerant plants. Terracing or surfacing with stone or other free draining materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion and displacement by wind and/or water. Slopes can also be seeded/planted with groundcovers, shrubs, and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity.

Slopes given proper design treatment can become an attractive, interesting part of the landscape.

3.3. Drainage/Grading.

Soils in this area of Colorado may consist of material commonly known as "expansive soils." The prime characteristic of this material is that it swells when introduced to water. It, in essence, acts as a sponge. When this expansion takes place, extreme pressures may be exerted on foundations and other man-made structures that are placed in the ground, which may result in structural challenges. It is expected that your home's foundation and lot were designed and engineered according to the Best Management Practices and Procedures to minimize adverse impacts associated with "expansive soils." A potential hazard exists when proper drainage is not maintained and/or when these "expansive soils" are adjacent to your foundation and they are subjected to excessive amounts of water (e.g., over irrigation, improper location of downspouts, etc.).

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation that exists on their property at the time they purchased their home from the Developer. Reference Section 2.27. Drainage.

Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the Builder or the previous homeowner.

Grading can be used to create berms, slopes, and swales that can define space, screen undesirable views, noise, and high winds. Grassed slopes of berms are suggested to not

exceed three (3) feet of horizontal distance to one (1) foot of rise or vertical height (3 to 1 slope) to permit greater ease of mowing and general maintenance.

3.4. Soil Preparations.

Soil conditions vary throughout Highlands Ranch. Soil preparation is important due to our soil and climate. Soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment necessary, such as mulch, sand, and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. After the soil has been amended, make sure that the existing drainage pattern is re-established on your lot. It is recommended that a minimum of three (3) yards per 1,000 square feet of organic material be tilled to a depth of six (6) to eight (8) inches.

3.5. Retaining Walls.

Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stone walls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into wall design to permit water trapped behind them to be released. Timber walls should be treated to resist decay.

Douglas County requires a building permit and engineered design for retaining walls that exceed four (4) in height, measured from the top of the wall to the bottom of the footing.

Walls must be located so that they do not alter the existing drainage patterns and may be required to provide for adequate drainage over or through (by means of weep holes) the wall structure.

3.6. Climate and Soil.

Typical climatic conditions in the Highlands Ranch area include low precipitation, low average humidity, variable winds, and a wide temperature range.

3.7. View and Solar Obstructions.

Reference Section 2.87. View and Solar Obstructions.

3.8. Screening Views and Directing Winds.

Plant materials can frame pleasant vistas such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds, fences, or walls. High velocity winds can be effectively directed by dense planting. Care should be taken to respect and preserve views of adjacent lots, however, "view rights" are only applicable to lots adjacent to open space. Reference Section 2.87. View and Solar Obstructions.

3.9. Rockscapes.

Boulders and cobbles present an attractive alternative landscape element if used appropriately within the overall landscape composition.

Except for areas that are less than 15-feet wide (e.g., side yards), in which case 100% coverage is acceptable, 100% coverage of large expansive areas (defined as more than 25% of any front/rear yard area) is not permitted.

3.10. Irrigation.

Information may be obtained from the Centennial Water & Sanitation District, (303) 791-0430 or visit their web site at centennialwater.org. Centennial Water has mandatory outdoor watering rules. The rules include:

- ☑ Beginning May 1 and ending September 30, no outdoor irrigation is allowed from 10 a.m. until 6 p.m.
- ☑ During normal conditions, it is recommended you limit watering to three days per week.
- ☑ Hand watering trees and shrubs is allowed any time if the hose is held or a watering can is used. Irrigation using water conserving methods such as drip irrigation or a deep root watering device is also allowed.
- ☑ Wasteful water practices are prohibited. This includes allowing excess water to flow into street gutters and neglecting to repair leaks.

Several methods can be used to water your lawn: manual and automatic sprinkler systems and portable sprinklers. The following are some facts to consider in selecting the type and location of the sprinkler system:

- ☑ Size and shape of areas to be watered.
- ☑ Type of turf or ground cover.
- ☑ Available water supply and pressure.
- ☑ Environment of the area – wind rain, temperature, exposure, and grades.
- ☑ Low spraying irrigation devices may help to minimize wasted water due to wind.
- ☑ Installation of an irrigation system directly adjacent to front sidewalks may eventually cause deterioration to concrete and paved areas.
- ☑ Type of soil and its ability to accept water (local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems).
- ☑ Drip irrigation systems are recommended for tree and shrub areas.

One of the most common tendencies is to over-saturate the homeowner's lot. This may be able to be remedied by watering in shorter cycles. We encourage each homeowner to conserve water, which may also mitigate problems to adjacent property owners' lots caused by the over-saturation on the homeowner's lot.

Watering requirements change throughout the season and so should irrigation run times. Water no more than three times per week. Water only as needed in April and October and remember to turn off irrigation systems for the year the second week of October.

Read your water meter regularly to monitor water use. Doing so will identify possible leaks or indicate if you are using too much water.

The following daily water times per zone (in minutes), three (3) times a week, is recommended:

Watering Months	Fixed Spray	Rotors	HE Rotary¹	Manual
May	12	23	32	18
June	14	29	40	22
July	16	31	43	24
August	12	24	33	18
September	10	21	28	15
October	7	15	20	11

¹ HR Rotary = High Efficiency Rotary

3.11. Paved Areas.

Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks and steps.

Materials that can be used to create attractive patterns and textures are brick, flagstone, stepping-stone, and pre-cast patterned or exposed aggregate concrete pavers. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tone colors.

Sufficient slope should be maintained in all paved areas to ensure proper drainage.

3.12. Shade.

Shade trees should be sized and planted to maximize the shade to the home and activity areas. Avoid shading a solar collector or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate.

Trees and shrubs, in general, should not be planted within existing drainage swales or otherwise block designated drainage patterns.

Tree trimming. The homeowner of the lot upon which trees and other plants are planted may be liable for damage to a neighboring property in connection with such trees and plants, including damage from trimming and removal. Planting trees and other plants a sufficient and appropriate distance from your property line may reduce these risks.

3.13. Landscape Materials.

Deciduous trees and evergreen trees provide summer shade. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers, as well as providing a visual screen.

Shrubs such as Junipers may be used individually or planted in groups. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as groundcover treatment and present an attractive method of reducing water consumption.

Ornamental trees such as Flowering Crabapples provide accent, color, and visual interest to the residential landscape and may be a more appropriate scale for small areas.

Groundcovers such as Creeping Mahonia play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful as an alternative to a traditional blue grass lawn, especially on steep banks where they will also require less water than turf grass.

Vines may be used as a groundcover, a shading element over a trellis, or a screen when planted adjacent to a fence.

Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered. Vegetable gardens may be integrated with planting beds and used ornamentally.

3.14. Mulches.

Mulches modify the extremes of soil temperature and improve soil by producing humus and reducing evaporation loss. The suggested minimum depth for mulches is three (3) inches.

Mulches are typically used in shrubs and groundcover beds and consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips. Suitable crushed aggregate of dark, earth-toned colors may be used as an alternative mulch material.

Except for areas that are less than 15-feet wide (e.g., side yards), in which case 100% coverage is acceptable, 100% coverage of large expansive areas (defined as more than 50% of any front/rear yard area) is not permitted.

3.15. Landscaping Maintenance.

Good, consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems:

- ☑ Plant in consideration to the Highlands Ranch's climate.
- ☑ Consider the ultimate size, shape, and growth rate of species.
- ☑ Locate plants and irrigation heads out of the way of pedestrian/bicycle traffic and car bumpers.
- ☑ Provide simple guying systems for trees for a minimum of two (2) years and wrap trees most susceptible to sun scald with burlap or paper during fall and winter months.
- ☑ Make provisions for efficient irrigation; drain and service sprinkler systems on a regular basis and conduct operational checks on a weekly basis to insure proper performance of the system.
- ☑ Provide good soil mixes with sufficient organic material – 30% per tilled depth is desirable.
- ☑ Use wood mulch at least three (3) inches deep to hold soil moisture and to help prevent weeds and soil compaction (rock raises the temperature in beds).
- ☑ Provide required fertilization, weed and pest controls, etc. as required for optimum plant growth.

- ☑ Prune woody plants when needed; never prune more than 1/3 of foliage.
- ☑ Space groves of trees or single trees to allow for efficient mowing.
- ☑ Locate plants with similar water, sun, and space requirements together.

3.16. **Suggested Plant List.**

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

Large Deciduous Trees	Small Deciduous Trees	Evergreen Trees	Evergreen Shrubs
American Linden	Crabapple Species	Colorado Spruce	Mugho Pine
Bur Oak	Newport Plum	Pinon Pine	Rocky Mtn. Juniper
Golden Raintree	Scrub or Gamble Oak	Austrian Pine	
Thornless Honeylocust	Hawthorn Species	Ponderosa Pine	
Red Maple	Chokecherry		
Hackberry			

Deciduous Shrubs		Groundcovers and Vines	
Amur Honeysuckle	Rocky Mtn. Sumac	Creeping Mahonia	Common Yellow
Bluestem Willow	Serviceberry	Native Clematis	Purpleleaf Wintercreeper
Bush Ciquefoil	Siberian Peashrub	Periwinkle	Hales Honeysuckle
Chinese Lilac	Silver Buffaloberry	Sedum	Bear Berry
Mountain Mahogany	Viburnum	Snow-in-Summer	Germander
Oregon Holly Grape	Western Chokecherry	Strawberries	Euonymus
Wooly Yarrow	Yucca	Virginia Creeper	Dryas
Blue Grama Grass	Blue Fescue Grass		

NOTE: Due to their problematic growth habits, the following trees are not permitted:

- ☑ Aspen.
- ☑ Russian Olive.
- ☑ Willow varieties.
- ☑ Cottonwood.
- ☑ Ash.

3.17. Recommended Grasses.

High maintenance areas: Will require permanent irrigation and regular mowing:

- Merion Kentucky Bluegrass (fine blade, more water)
- Alta Tall Fescue Grass and Smooth Bromegrass (coarse blade, less water)

Low maintenance: Will require temporary irrigation, mowing is not recommended because it would prohibit the grasses from naturally reseeding and the forbes from flowering, which could promote weed infestation:

- Alta Tall Fescue Grass and Smooth Bromegrass
- Forbes: Primrose
 - Indian Paintbrush
 - Prairie Cornflower
 - Rocky Mountain Penstemmon
- Buffalo Grass (requires little water, will brown with no water, and is not allowed in front yard)

4. DEFINITIONS AND ATTACHMENTS

4.1. Definitions.

Accessory building or shed: An incidental building used primarily for storage or accessory uses such as home offices, etc.

Boat: A boat is a structure designed for navigation on the water and is propelled by oars, paddles, sails or active power, and includes any object commonly understood to be a boat.

Camper Coach: An item of mounted equipment which when temporarily or permanently mounted on a motor vehicle adapts such vehicle for use as temporary living or sleeping accommodations.

Camping Trailer: A vehicular portable unit mounted on wheels, which is towed behind another vehicle and provides temporary living quarters for recreational, camping and travel use.

Commercial Vehicle: is defined as, but not limited to, a vehicle that has a business, name or logo on it, and/or has equipment racks or equipment attached. Trailers used to carry equipment or tools are considered commercial vehicles. The following vehicles are considered commercial vehicles and are prohibited: box trucks, enclosed trailers, flatbed trucks, limousines, hearses, shuttle buses, converted school buses, semi cabs and trailers.

Concealed: Requires that 80% of the area or object be hidden from the view of the adjacent properties, street, parks, and open spaces.

Dog Kennel: A structure where animals are individualized for purposes of boarding, breeding, or training or any type of commercial venture.

Dog Run: A contained space that is intended to allow one (1) or more animal's free movement in the outdoors.

Elevation Drawing: A drawing that includes separate views of each exterior side of the entire structure drawn to scale.

Legally Inoperable: A vehicle, which does not have a visible current valid license plate and/or tags.

Mechanically Inoperable: A vehicle, which is not road-ready (flat tires, stored on blocks, missing windshield, headlights etc.).

Mobile Home: A mobile home is any type of trailer or vehicle body, regardless of any appurtenances, additions, or other modifications thereto, without independent active power, manufactured upon an integral chassis or under carriage and designed either for travel over the highways or for housing accommodations or both.

Motor Home: A vehicular unit, built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping, or travel use.

Open Space: Land that is non-irrigated natural areas that may contain a variety of easements. Parks, greenbelts, streetscape, etc. are not considered open space.

Ornament: A decoration that lends interest to the house and/or yard.

Paving: The use of asphalt, brick, flagstones, steppingstones, and pre-cast patterned or exposed aggregate concrete pavers for walks, driveways, patio areas or other purposes.

Pickup Truck: A truck with a cab and standard truck bed. "Flat bed" or "stake bed" trucks shall be considered commercial vehicles.

Recreation Vehicle: For the purposes of these guidelines, RVs include "recreational vehicles", "campers", campers on/off a vehicle, "boats", "mobile homes", "horse trailer", "tractors", "motor homes" or "trucks". A recreational vehicle is a vehicle-type unit often designed as temporary living quarters for recreational, camping, or travel use, and either has its own active power or is mounted on or drawn by another vehicle. Also included are vehicles used specifically for recreation, such as boats, jet skis, snowmobiles, etc.

Screened: Requires that 50% of the area or object be hidden from the view of the adjacent properties, streets, parks, and open space.

Sheen: Sheen is the degree of luster of a dried paint film. The Architectural Committee will approve paint with an angular sheen of 0-25 degrees for base and trim in approved colors.

Site Plan: A drawing showing to-scale the size and location of all new construction and all existing structures on a site, distances from lot lines, and drawn in accordance with an accurate boundary line survey.

Trailer/Trailer House: A trailer is any vehicle coupled to, or drawn (pulled), by any motor vehicle. A trailer house is a trailer designed to serve wherever parked as a dwelling or a place of business.

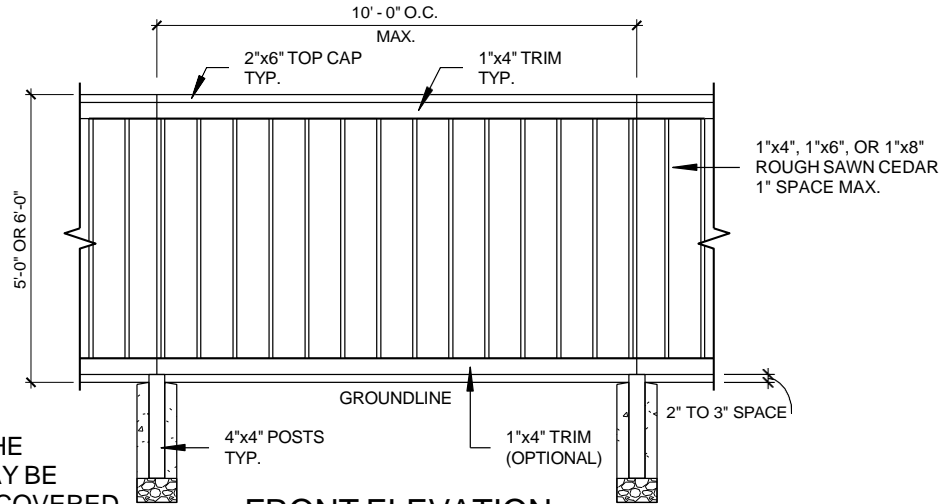
Truck Camper: A portable unit, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreational, camping or travel use. This does not include pickup trucks ¾ ton or less in size with a topper or shell that does not exceed the height of the cab.

Variance: A specific exception to Restrictions or Guidelines to overcome practical difficulties or to prevent undue hardship in the application of the Restrictions and Guidelines.

View: A view is established from the rear outside main living area of properties adjoining open space. A view, if applicable, is established with the initial construction of the home. A view cannot be established by additions such as a second story deck. See View and Solar Obstructions, Section 2.87.

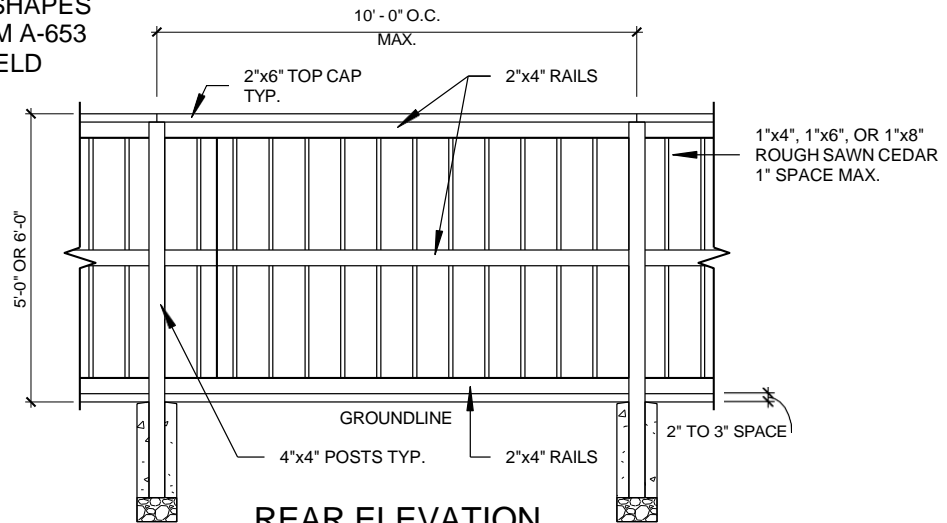
SOLID FENCES

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)*



**FRONT ELEVATION
(FINISHED SIDE)**

*STEEL POSTS WITH THE FOLLOWING SPECS MAY BE USED, PROVIDED IT IS COVERED BY A WOOD SLAT.
POST: 3 1/2" x 1 3/4" 11 GAUGE (0.120) THICK GALVANIZED STEEL, ROLL FORMED STEEL SHAPES COMPLYING WITH ASTM A-653 HAVING A 50,000-PSI YIELD STRENGTH.

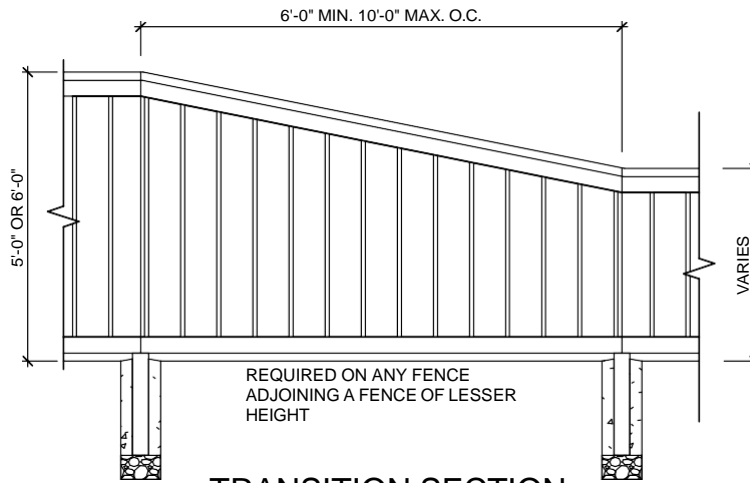


**REAR ELEVATION
(UNFINISHED SIDE)**

FIGURE 1

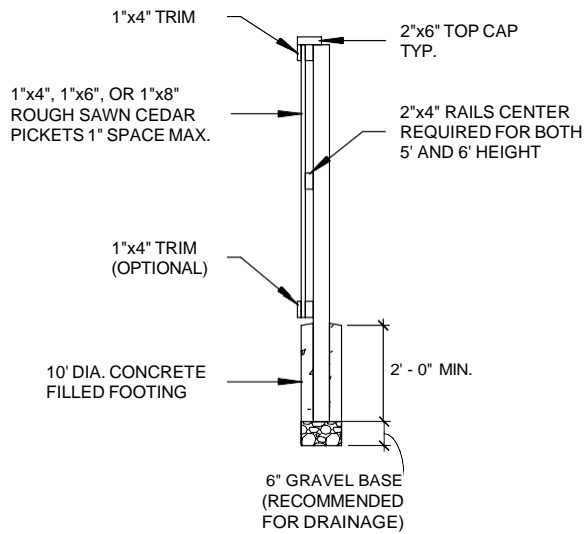
SOLID FENCES

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)



TRANSITION SECTION

THE UNFINISHED SIDE SHALL NOT FRONT OR ABUT STREET, ADJACENT FRONT YARDS, COMMON WALKWAYS, GREENBELTS, PARKS, OR OTHER NON-URBAN AREAS



CROSS SECTION FOR SOLID FENCE

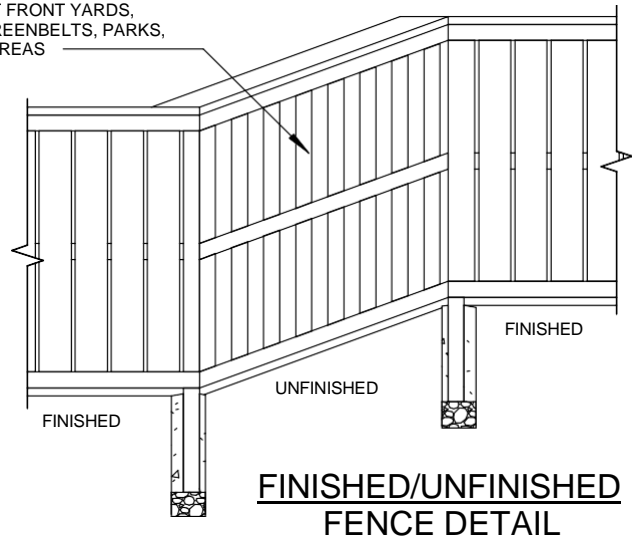


FIGURE 2

OPEN FENCES

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)

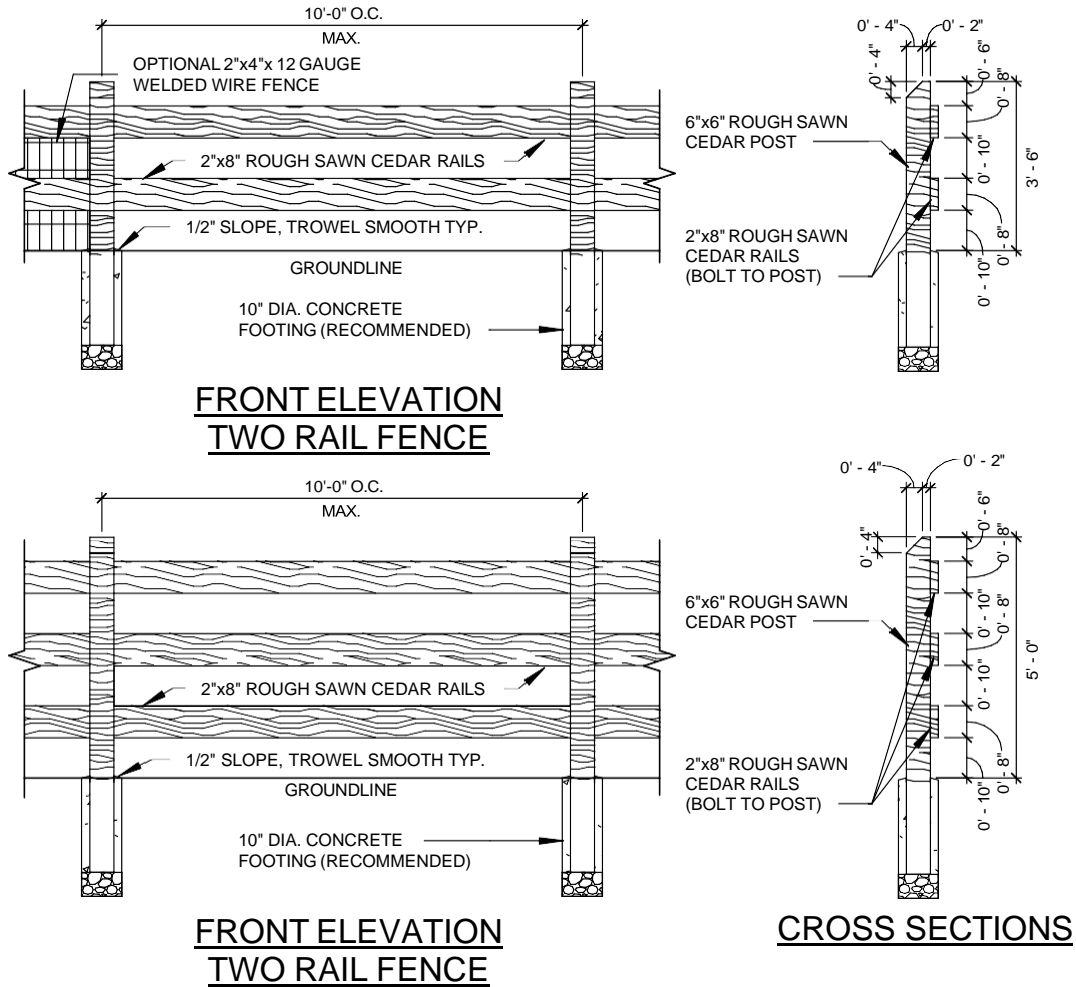
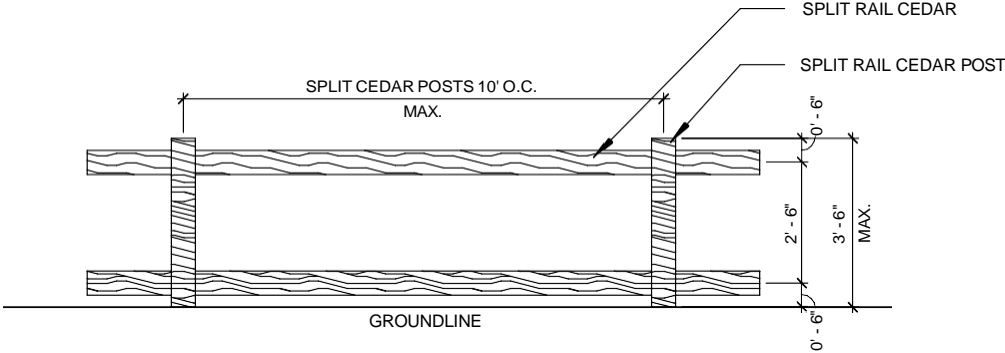
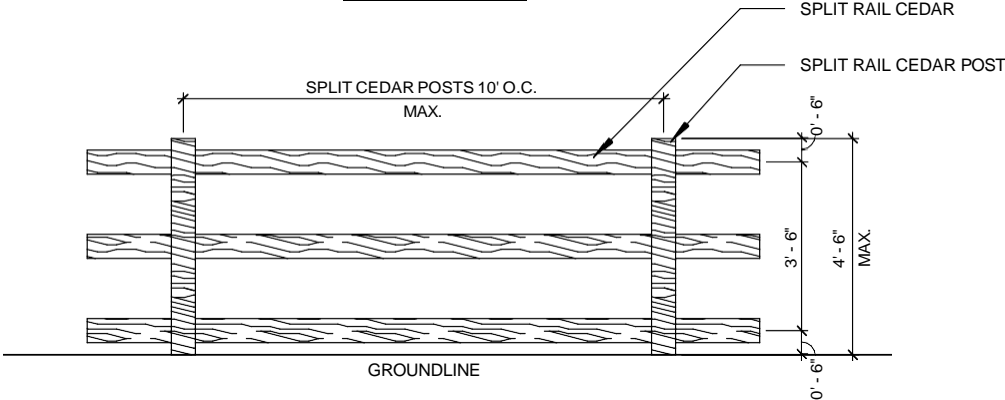


FIGURE 3

SPLIT RAIL CEDAR



TWO RAILS

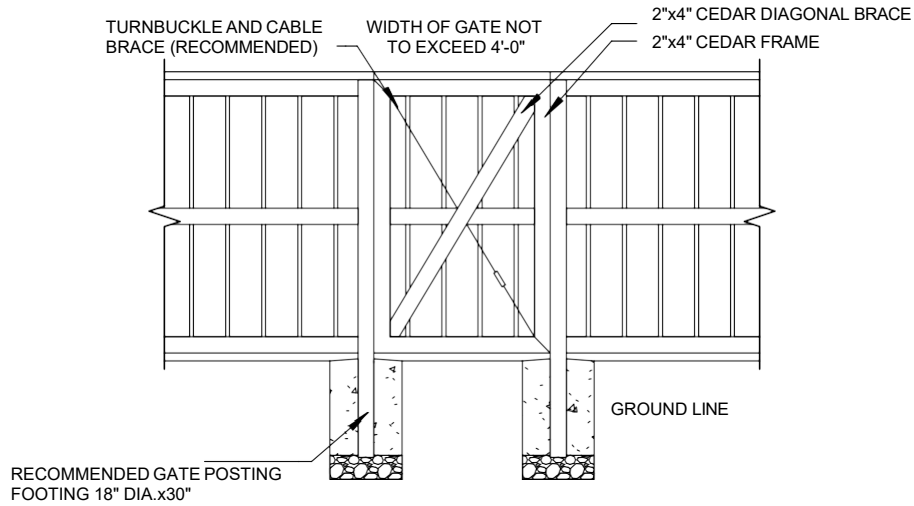


THREE RAILS

FIGURE 4

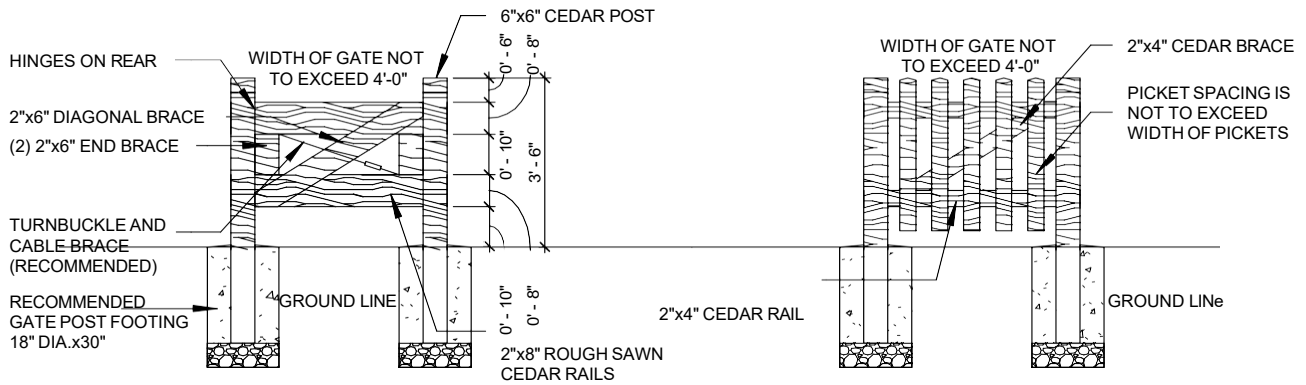
GATES (SINGLE)

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)



REAR ELEVATION SOLID GATE

(TO BE INSTALLED ON SOLID FENCES ONLY)



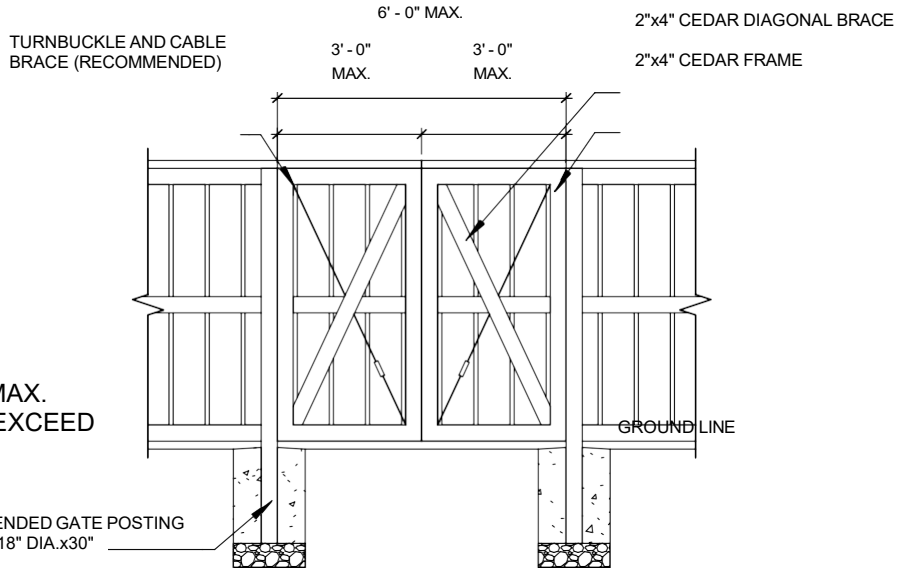
FRONT ELEVATION OPEN GATES

(TO BE INSTALLED ON OPEN FENCES ONLY)

FIGURE 5

GATES (DOUBLE)

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)

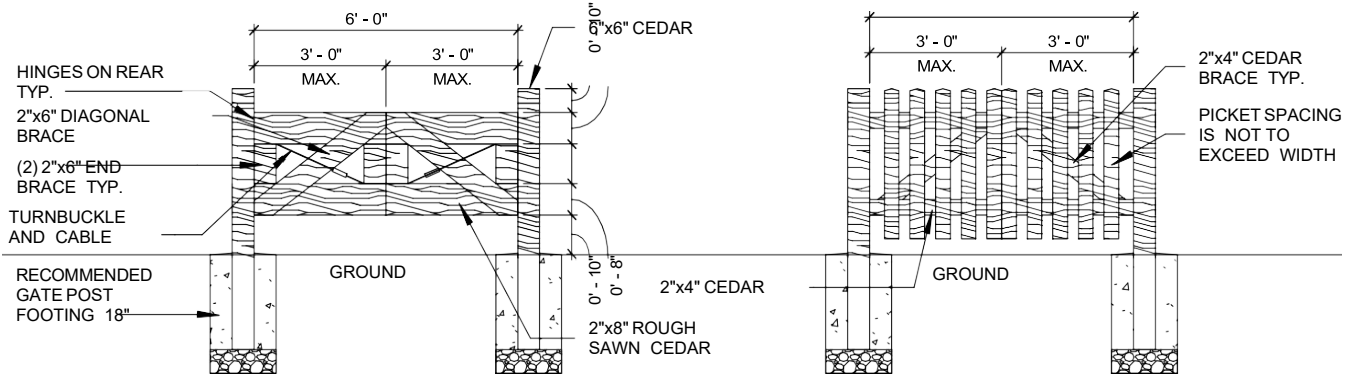


NOTE:
(2) GATES @ 3'-0" EACH. MAX.
WIDTH OF GATE NOT TO EXCEED
6'-0" MAX.

REAR ELEVATION

SOLID GATE
(TO BE INSTALLED ON
SOLID FENCES ONLY)

6' - 0" MAX.



FRONT ELEVATION

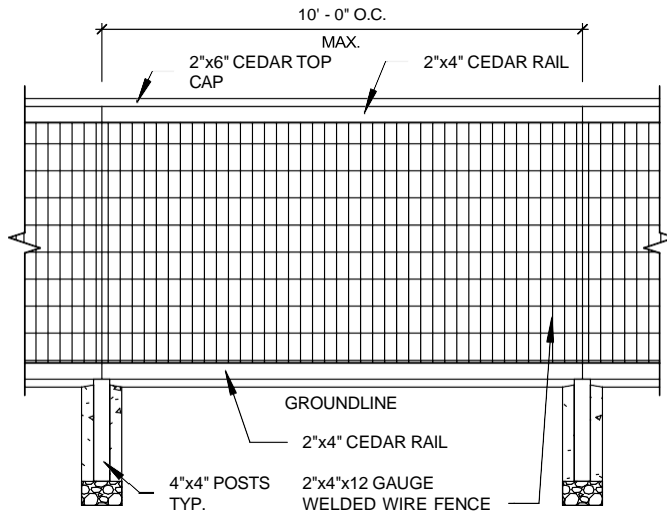
OPEN GATES

(TO BE INSTALLED ON
OPEN FENCES ONLY)

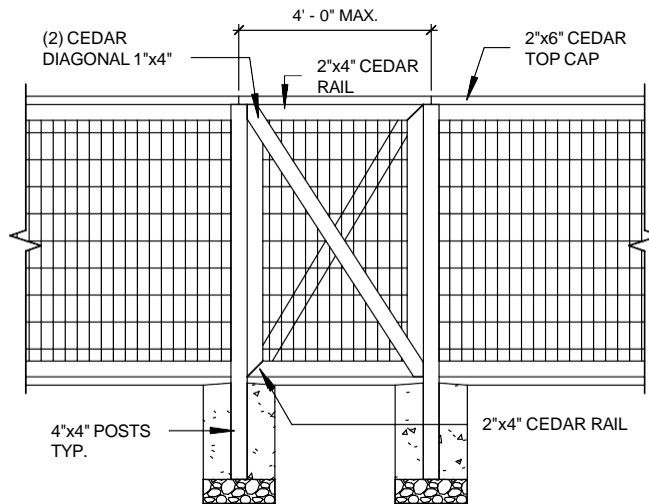
FIGURE 5 G

DOG RUNS

DOG RUNS REQUIRE COMMITTEE APPROVAL, THEY MAY BE CONSTRUCTED OF SOLID OR OPEN FENCES (SEE FIG. 1,2,3,4,) OR WIRE MESH AS SHOWN BELOW. THE WIRE MESH FENCE SHALL ONLY BE USED FOR DOG RUNS AND SHALL NOT BE USED AS PERIMETER FENCING.



FRONT ELEVATION
WIRE MESH

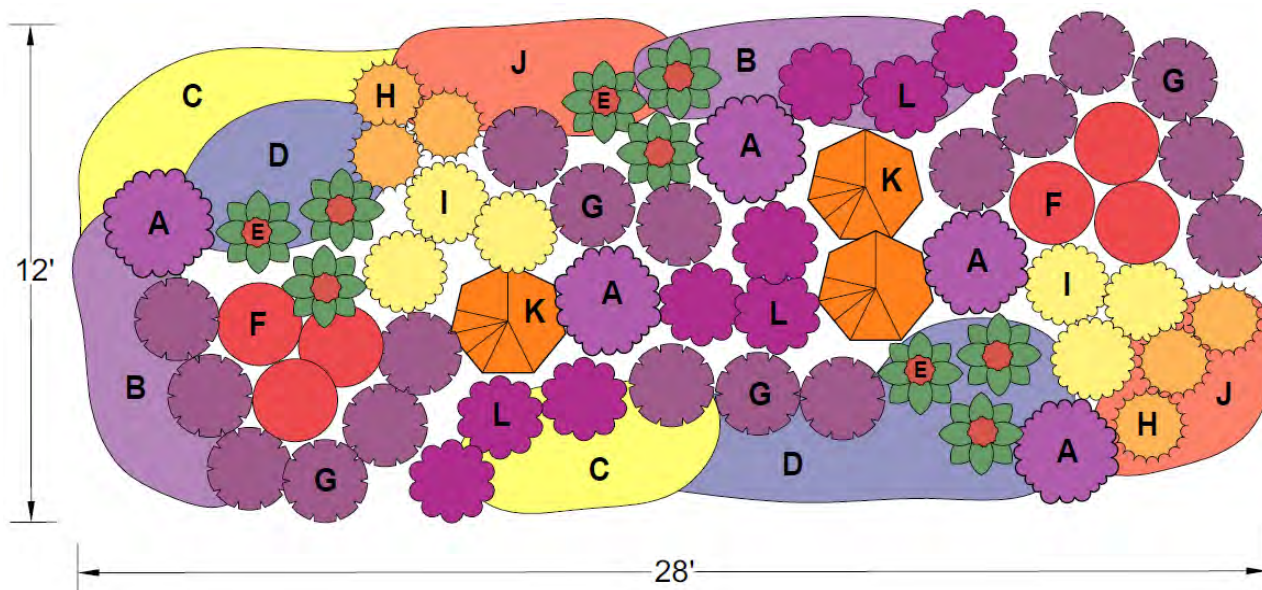


REAR ELEVATION
WIRE MESH GATE

FIGURE 6

BUTTERFLY & HUMMINGBIRD GARDEN

This garden features plants that attract butterflies and hummingbirds. Flower colors are rich and deeply saturated, blooming spring through fall. Fine textures and silver and gray foliage compliment the blossoms; evergreen foliage enlivens the winter months. All but the penstemons are deer resistant. For additional late winter and early spring color, consider adding the bulbs listed below amid the lower-growing plants in the foreground of the planting. The tulips and snow iris are not deer resistant. All plants are sun-loving and drought-tolerant, and will do best in a well-drained soil with little or no amendment.



PLANT LIST:

Plant Select® plants are in bold

- A. Mojave Sage** -or- Big Catmint 'Walker's Low' (5)
- B. Valley Lavender**® Plains Verbena -or- 'Annie' Verbena (12)
- C. Filigree daisy** (11) -or- Silver Heels Horehound (7)
- D. Little Trudy**® Catmint (9) -or- Select Blue Catmint (6)
- E. Red Yucca** -or- Golden Threadleaf Yucca (9)
- F. Vermillion Bluffs**® Mexican Sage -or- Hardy Autumn Sage (6)
- G. Pike's Peak Purple**® Penstemon -or- Shadow Mountain® Penstemon (18)
- H. Indian Blanket** (6)
- I. Baby Blue Rabbitbrush** -or- Dwarf Blue Mist Spirea (6)
- J. Orange Carpet**® Hummingbird Trumpet -or- Compact Indian Blanket (7)
- K. Coronado**® Hyssop -or- Dwarf Pink Hyssop (3)
- L. Ultra Violet Sage** (9) -or- English Lavender (6)

Additional Plants:

- **Corsican Violet** (12) plant between larger shrubbier plants to self-sow year after year
- Sprinkle seed of annual California poppies and blue larkspur to self-sow year after year

Bulbs:

- Blue Snow Iris (50)
- Narrowleaf Tulip (25)
- Ancilla Tulip (25)
- Fire of Love Tulip (25)
- Blue Onion (50)

Designer Lauren Springer Ogden

Lauren Springer Ogden designs both public and private gardens. Her book *The Undaunted Garden* is the mountain region's all-time best-selling garden book. She also coauthored the award-winning *Plant-Driven Design* and *Passionate Gardening*. She has also introduced numerous plants to the nursery trade, and Lauren and her work have been featured in national and international publications, and on radio and television.

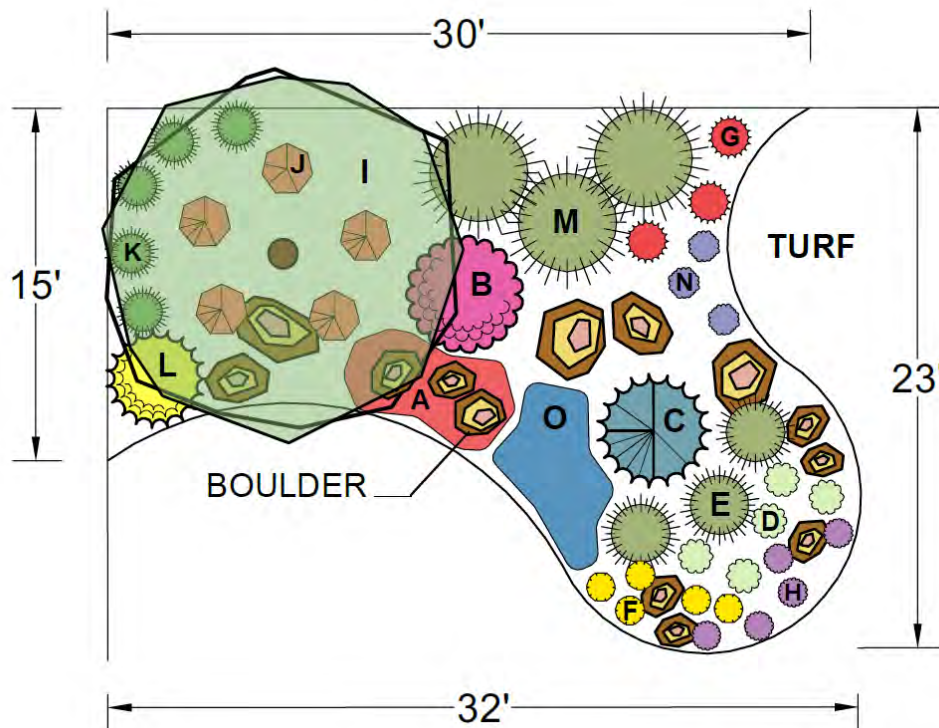
www.plantdrivendesign.com



Find more designs and inspiration at plantselect.org!

FOUR SEASON SENSATION

This garden represents a partial conversion of lawn to garden. Reshaping the existing lawn using a curvilinear approach adds flow and movement. Ornamental and coniferous trees provide height, shade and winter interest without interfering excessively with the views. This once water-hogging space is now a lush garden with plants that provide four season beauty, color and interest; thrive in low-water, clay soil and full sun conditions; and attract butterflies and hummingbirds. Drip irrigation and organic mulch, along with proper plant selection, aid in long-term water conservation.



PLANT LIST:
All plants are Plant Select® plants

- A. Fire Spinner™ Ice Plant -or- Lavender Ice Ice Plant (7)
- B. Ruby Voodoo Rose -or- Redleaf Rose (1)
- C. Weeping White Spruce (1)
- D. Avalanche White Sun Daisy -or- Golden Storksbill (5)
- E. Blonde Ambition Blue Grama Grass -or- Korean Feather Reed Grass (3)
- F. Colorado Gold® gazania -or- Chocolate Flower (5)
- G. Red Birds in a Tree -or- Bridges' Penstemon (3)
- H. Valley Lavender® Plains Verbena -or- Winecups (5)
- I. Russian Hawthorn -or- Hot Wings® Tatarian Maple (1)
- J. Orange Carpet® Hummingbird Trumpet (5)
- K. Korean Feather Reed Grass (5)
- L. Spanish Gold Broom -or- Baby Blue Rabbitbrush (1)
- M. Giant Sacaton (3)
- N. Little Trudy® Catmint -or- Shadow Mountain® Penstemon (3)
- O. Crystal River® Veronica -or- Turkish Veronica (5)



Designer Tanya Fisher

President of Colorado Vista Landscape Design, Inc. since 2003, Tanya Fisher provides high quality and sustainable landscape design plans and horticulture consulting for residential, community and commercial landscapes in the northern Colorado region.

ColoradoVista@comcast.net

www.ColoradoVista.com

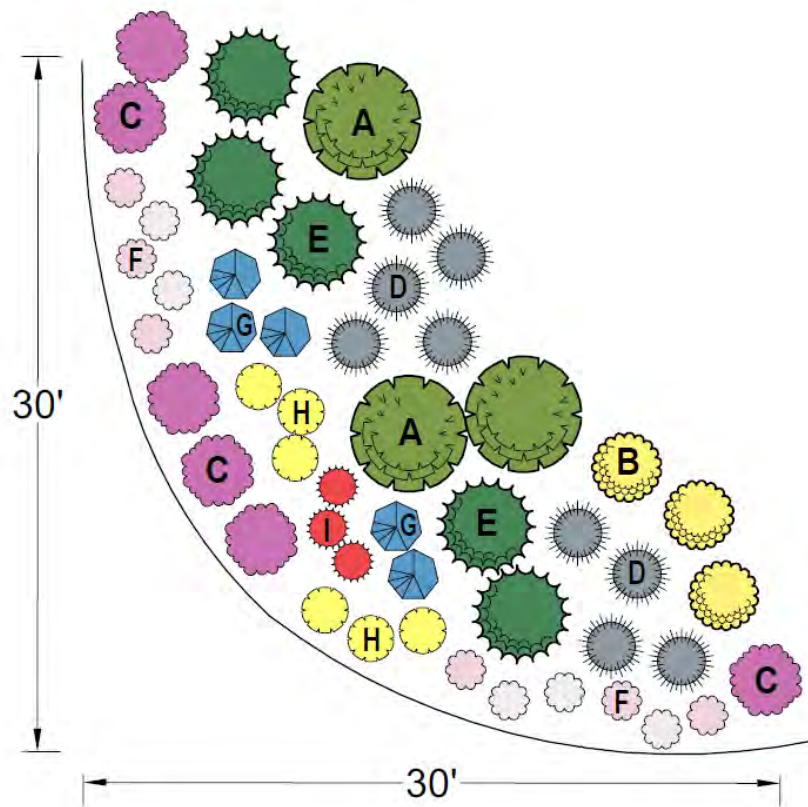
Windsor, CO (970) 231-3088

**Find more and inspiration
at plantselect.org!**

COLORADO WATERSMART NATIVE BORDER

This shrub and perennial border features species and selections of native plants from the drier regions of Colorado. The plants chosen will provide interest in all seasons and evoke the natural beauty of our prairie and foothill habitats.

The water needs of the plants in this border are very low and once established irrigation would only be advised when extended periods of dry and warm weather occur. The design layout can be repeated to cover longer bed areas.



PLANT LIST:

Plant Select® plants are in bold

- A. **Apache Plume** -or- Tall Blue Rabbitbrush (3)
- B. **Baby Blue Rabbitbrush** -or- Dwarf Leadplant (3)
- C. **Winecups** -or- Colorado Four O'Clock (5)
- D. **Blonde Ambition Blue Grama Grass** -or- The Blues Little Bluestem Grass (9)
- E. **Panchito Manzanita** -or- Soapweed Yucca (5)
- F. **Prairie Lode Sundrops** -or- Tufted Evening Primrose (11)
- G. **Grand Mesa Penstemon** -or- Rocky Mountain Penstemon (5)
- H. **Kannah Creek Buckwheat** -or- Prairie Coneflower (6)
- I. **Bridges' Penstemon** -or- Plains Gayfeather (3)



Designer Loretta Mannix

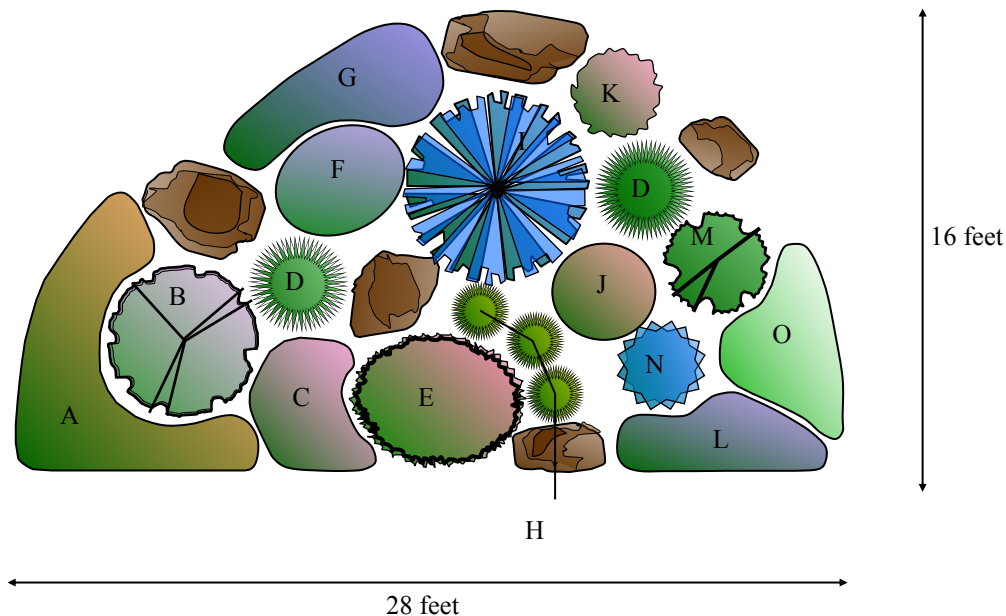
Northern Front Range horticulturist and landscape designer Loretta Mannix specializes in designing water-wise landscapes. She owns and operates The Horticulture Consultant and offers services including landscape design, horticulture consulting and plant problem diagnosis.

www.thehortconsult.com

Find more designs and inspiration at plantselect.org!

ROCK GARDEN

This raised xeriscape garden is in full sun and visible from all sides. The boulders, native grasses and “evergreen” plants, Bluestem Joint Fir, Mock Bearberry and Parry’s Century Plant, give this garden plenty of winter texture and interest. A native Cowboy’s Delight (Sphaeralcea coccinea) meanders thru the garden. Spring bulbs of Tete A Tete Daffodils, Crocus, and small species tulips add extra bloom time, and TABLE MOUNTAIN® ice plant will bloom in November on our warm ‘Indian Summer’ days.



PLANT LIST:
Plant Select® plants are in bold

- A. **ORANGE CARPET®** Hummingbird Trumpet
-or- ‘Angelina’ Sedum
- B. **PAWNEE BUTTES®** Sand Cherry -or- ‘Powis Castle’ Artemisia
- C. **TABLE MOUNTAIN®** Ice Plant -or- **MESA VERDE®** Ice Plant
- D. Stipa Feather Grass -or- Blue Oat Grass
- E. ‘Winter Glow’ Prickly Pear Cactus -or- Colorado hedgehog cactus
- F. Variegated Iris -or- German Iris
- G. **Corsican Violet** -or- **COLORADO GOLD®** Gazania
- H. Colorado Blue Grama Grass -or- ‘Boulder Blue’ Blue Fescue
- I. **Bluestem Joint Fir** -or- **SPANISH GOLD®** Broom
- J. **RED ROCKS®** Penstemon -or- Rocky Mountain Penstemon
- K. **MONGOLIAN BELLS®** Clematis -or- Furman’s Red Sage
- L. **Turkish Veronica** -or- **CRYSTAL RIVER®** Veronica
- M. **Mock Bearberry** Manzanita -or- Crimson Pygmy Barberry
- N. Parry’s Century Plant -or- Pale-leaf Yucca
- O. Lamb’s Ear ‘Helene von Stein’ (Big Ears) -or- **Sea Foam Artemisia**

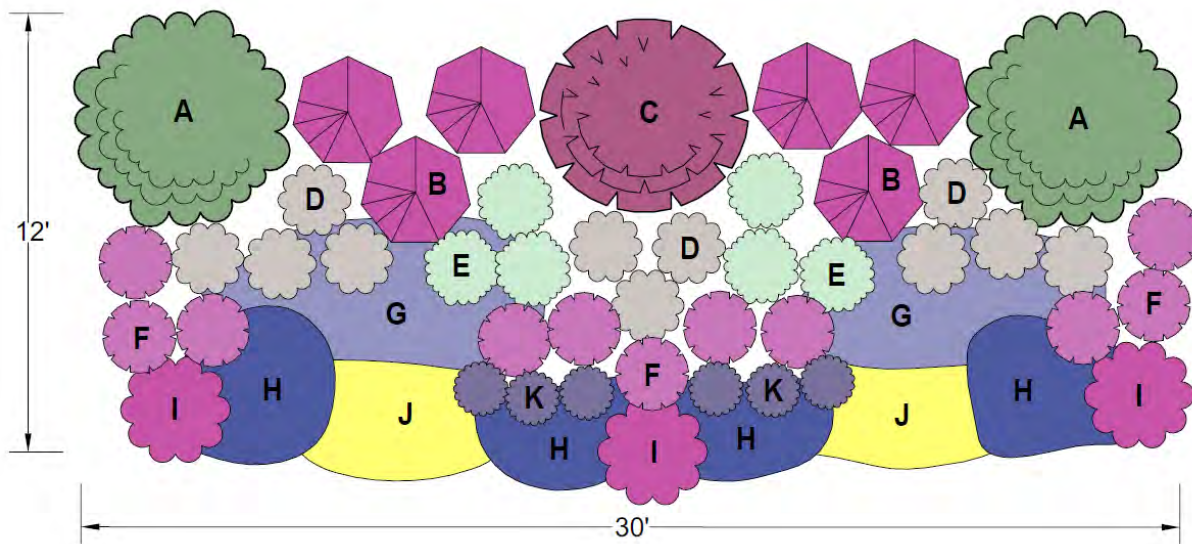
Shalene Hiller received her bachelor degree from Colorado State University Landscape Design Program. She has worked all facets of the industry from design to perennial production to maintenance. She is currently Horticultural Specialist for the City of Westminster. You can see her gardens at Legacy Ridge and The Heritage at Westmoor Golf Courses.



Find more designs and inspiration at plantselect.org!

WATERWISE COTTAGE

This garden features soft colors and textures, blended with silver foliage. Shrubs and easy-care perennials that look equally good out of bloom anchor the planting, while flowers ebb and flow from spring through fall. For additional early color, consider planting the bulbs listed amid the lower-growing plants in the foreground. To add interest the first couple of years in the area where the shrubs are filling in, consider planting the short-lived plants listed for that purpose. This is also a superb bee-attracting garden, and several of the plants offer fragrant flowers and foliage. Most but not all of the plants are deer-resistant. This design can be used as a perimeter planting: just repeat for whatever length is necessary. It can also be widened into a broader bed with the larger plants in the center or spine by planting its mirror image on the other side. All the plants are sun-loving and drought-tolerant, growing best in a well-drained soil and need little or no amendment.



PLANT LIST:

Plant Select® plants are in bold

- A. Cheyenne® Mock Orange -or- Blue Velvet® Honeysuckle** (2)
- B. Sonoran Sunset® Hyssop -or- Blue Blazes Hyssop** (6)
- C. Redleaf Rose -or- Silver Fountain Butterfly Bush** (1)
- D. Silver Sage -or- Giant Lamb's Ears** (11)
- E. Dalmatian Daisy -or- Anthea Yarrow** (6)
- F. Shadow Mountain® Penstemon -or- Red Rocks® Penstemon** (11)
- G. Little Trudy® Catmint** (14) -or- Select Blue Catmint (10)
- H. Platinum® Sage -or- Silverton® Bluemat Penstemon** (20)
- I. Winecups** (3) -or- **Table Mountain® Ice Plant** (15)
- J. 'Shimmer' evening primrose** (10) -or- **Silver Blade® Evening Primrose** (6)
- K. Purple Mountain® Sun Daisy -or- Compact English Lavender** (6)

Additional Plants:

- **Corsican Violet** (12) randomly in front 2' of bed to self-sow year after year

If desired, fill in around shrubs with the following short-lived plants while the shrubs grow to size:

- **Red Feathers** (9)
- **Prairie Jewel® Penstemon** (9)
- **Grand Mesa Penstemon** (9)
- **Moon Carrot** (9)

Bulbs:

- **Star of Persia** (25)
- **Purple Snow Iris** (50)
- **Soft Blue Grape Hyacinth** (50)
- **Grecian Windflower** (50)
- **Lipstick Tulip** (50)

Find more designs and inspiration at plantselect.org!

Designer Lauren Springer Ogden

Lauren Springer Ogden designs both public and private gardens. Her book *The Undaunted Garden* is the mountain region's all-time best-selling garden book. She also coauthored the award-winning *Plant-Driven Design* and *Passionate Gardening*. She has also introduced numerous plants to the nursery trade, and Lauren and her work have been featured in national and international publications, and on radio and television.

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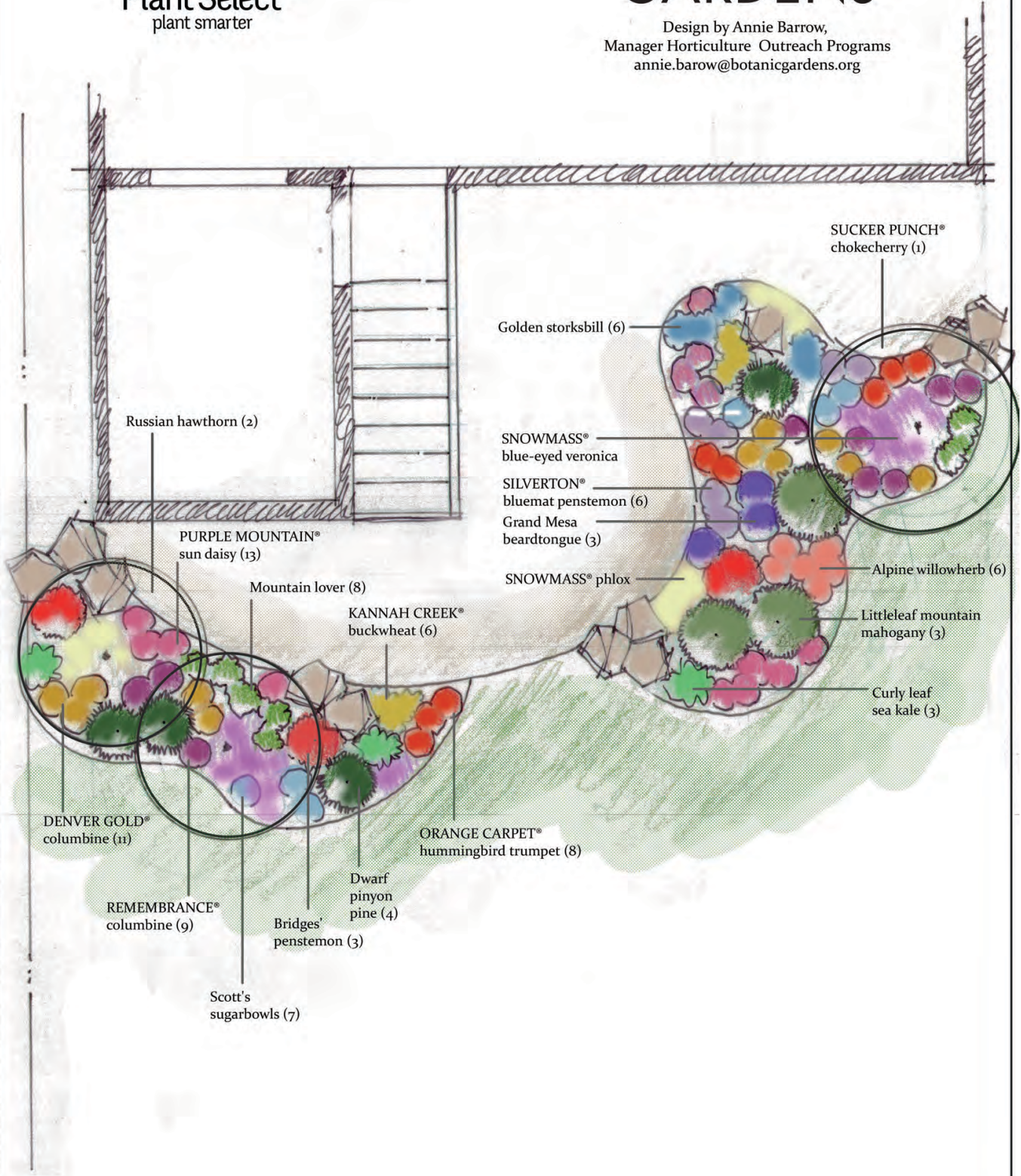




Plant Select®
plant smarter

DENVER BOTANIC GARDENS

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



HIGH ELEVATION PLANTING DESIGN - BACKYARD 11' x 17'

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



PLANT LIST: Common Name

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

PLANT LIST: Botanic name

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

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

An illustration showing several stylized human figures in various poses and colors (teal, blue, brown) working together to paint the words 'THANK YOU' in large, bold, orange letters. Some are on ladders, one is on a rope, and others are using paintbrushes or rollers. The scene is set against a white background with a teal ground line.

More Home Improvement Information

Still have Questions?

Contact: **HRCA Community Improvement Services Department** at improvements@hrcaonline.org or 303-471-8821. Office is located in the Recreation Center at Eastridge, 9568 University Blvd., Highlands Ranch, CO 80126.

Key Phone Numbers

	Phone	Address
Main Number	303-791-2500	
Administration Office	303-471-8958	9568 University Blvd.
<u>Eastridge Rec Center</u>	303-471-8858	9568 University Blvd.
<u>Northridge Rec Center</u>	303-471-8950	8800 Broadway
Tennis Desk	303-471-8996	8800 Broadway
<u>Southridge Rec Center</u>	303-471-7020	4800 McArthur Ranch Rd.
<u>Westridge Rec Center</u>	720-348-8202	9650 Foothills Canyon Blvd