



HIGHLANDS RANCH
COMMUNITY ASSOCIATION

RESIDENTIAL IMPROVEMENT GUIDELINES (RIG'S)



Adopted April 2024

RESIDENTIAL IMPROVEMENT GUIDELINES (RIGS)

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Figure 2: Solid Fences

Figure 3: Open Fences

Figure 4: Split Rail Cedar Fence

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I. 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 ARC APPROVAL BEFORE ANY “IMPROVEMENT TO PROPERTY” INVOLVING A RESIDENTIAL LOT IN HIGHLANDS RANCH.** “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 ARC; (d) attachments for fencing guidelines; and (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.** The ARC consists of not less than 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.

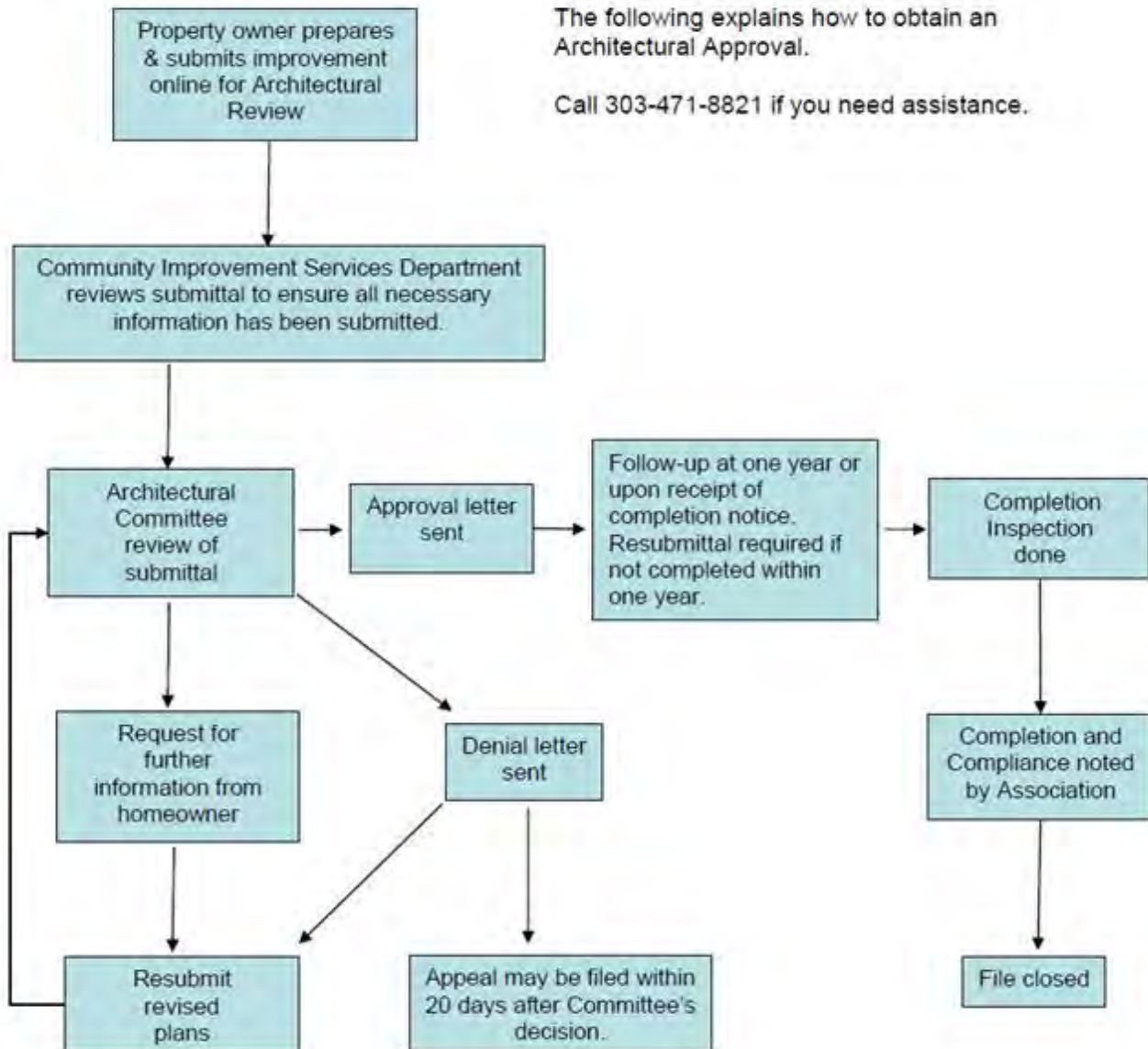
If any provision of these Guidelines and Restrictions is ruled invalid or unenforceable, the remainder of these Guidelines and Restrictions shall remain in full force and effect.

- 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.

Architectural Submittal Process

The following explains how to obtain an Architectural Approval.

Call 303-471-8821 if you need assistance.



PROCEDURES FOR COMMITTEE APPROVAL

- 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 Committee** 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 time 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, in any event, within one (1) year, or re-submittal shall 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.
- 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
- 2.1 **General** 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.**
- 2.2 **Accessory Buildings/Accessory Use** See definition in Section IV. Approval is required. Submitted plans must include a to-scale site plan with dimensions to property lines, building dimensions and roof pitch. 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.

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

- 2.3 **Additions and Alterations/Scrape Lot or Rebuild Construction** 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" = 20'-0" and floor plans and elevations in 1/4" = 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. HRCA 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 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 Planned Community District Development Guide for Highlands Ranch 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** 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. Considerations shall include, but not limited to, location and 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

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.

2. 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.
3. 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** 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, Portable Basketball Goals and Permanent Basketball Backboards**

- 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 leveled 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.

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 back yard 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.

Note: For Sport Courts see Section 2.75.

2.10 **Bee Hives** Requires approval. Plans must include bee hive dimensions, materials, and location within the property. A maximum of two (2) bee hives are allowed per property. Bee hives must be located 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 well maintained at all times. 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** Requires approval. Submitted plans must include chicken coop/hen house dimensions, materials, and the location within the property. Chicken coops/hen houses should not exceed the following dimensions: 4 ft width, 7 ft length, and 4.5 ft in height. Chicken coop/hen houses shall be located in the most unobtrusive location with a minimum of five (5) feet off the side property lines, and eight (8) feet off the rear property line. No chicken coops/hen houses are permitted in the front yard. Adjacent connected chicken runs are not considered part of the structure. Coops will be considered an accessory structure. There is a maximum of four (4) animals allowed per property (i.e., dogs, cats, hens.), no roosters. No other "farm type" animals (goats, ducks, pigs, horses, etc.) are permitted.

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.

- 2.18 **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 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** Composite storage units are permitted in the rear yard provided they do not exceed a height of five (5) feet, are screened from street view and must be 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.** (add) 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. Odors and insects must be controlled. Open air or underground composting is not permitted. Contact CSU Cooperative Extension in Douglas County for additional information, (720) 733-6930.
- 2.22 **Decks (New and Replacement)** Approval is required for new and replacement deck plans. Deck plan submittals shall include the following:
1. Site plan denoting location with dimensions to property lines
 2. Full, to-scale rear and side elevation drawings with
 3. Photos and List of materials
 4. Railing design and materials
 5. Current photos of the area
 6. Aerial view using the Douglas County Assessors page or equivalent

Consideration for decks shall include, but not be limited, to the following criteria:

- A. Location and proximity to neighbor's properties with standard installation being directly behind the house. Alternative locations (i.e., master-level, side-yard, etc.) shall be considered on a case-by-case basis and must be proportionate in size to the overall plan.

Construction materials and finishes (i.e. decking, railing, handrail, posts and caps, stairs, lighting, etc). Finishes shall be complementary to the home.

- B. Size must be in proportion to lot (standard is not more than approximately 25% of backyard area.)

Front/side yard deck shall be reviewed on a case-by-case basis, proportionate to overall site plan

Considerations shall include, but not be limited to, size, location, material, and aesthetics. Color must be similar to, or generally acceptable, as complementary to the house and must be maintained to include necessary repairs, staining, painting, etc. Decks shall not be constructed on or over utility easements.

- 2.23 **Deck/Patio Cover** 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. Considerations shall include, but not be limited to, the following criteria:
- A. Materials shall match the existing house (i.e., painting, staining, siding, roofing, etc.)
 - B. Plan shall denote dimensions and distances from property lines. Side yard applications will be considered on a case-by-case basis
 - C. Shall include full side and rear elevations

- D. Minimum roof pitch is 3:12 (for every 12" of run, roof must rise three inches) but should match existing pitch as close as possible; plan must show how rooflines integrate between the house and cover
 - E. HRCA approval and a Douglas County building permit is required for all applications before work commences (add)
- 2.24 **Disability Accessibility** Approval is required for both temporary and permanent structures. Such items shall include, but not be limited to, ramps, railings, landings, lifts, and hard surface (paving) alterations. Considerations shall include, but not be limited to, integration into the landscape and if the improvement is complementary to the home including materials, colors and screening.
- 2.25 **Dog Runs/Dog Houses** Approval is required. Dog Runs/Dog Houses must be maintained at all times to include timely cleanup/removal of dog waste and elimination of odors.
- A. Dog runs must:
 - 1. abut the house
 - 2. be located in "rear" or "side" yard
 - 3. have an appropriate ground cover (i.e.- rock, mulch, etc.)
 - B. Considerations shall include, but not limited to:
 - 1. proximity to neighbors' windows and primary outdoor living areas
 - 2. adequate visual screening relating to adjacent properties
 - 3. type of cover, if requested
- The size of dog runs is limited to a maximum of 250 square feet for most properties. Wire mesh with wood may be approved when built to the specifications of Figure 6. Chain link may be approved if "concealed" from view and shall not extend above perimeter fencing. Dog runs are limited to one (1) dog run per property.
- 2.26 **Door Replacement and Additions/Garage Doors** Approval is required for the addition of screen/storm or other 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 replacement requires approval. Considerations shall include but are not limited to: neighborhood consistency, window design, color, style, etc. Windows at ground level require a minimum opaqueness of 50%.
- Garage door conversions to enclose a garage by creating a fixed wall on the exterior of the home is not allowed.
- 2.27 **Drainage** 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 shall 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. **The ARC may require a report from a Colorado registered civil engineer as part of landscaping or improvement plan approval.** 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.

- 2.28 **Driveways** 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. All submittals for expansions shall be based upon the following criteria:

- A. Visual impact and consistency within the neighborhood
- B. Maximum additional width is 9'-0" and may not extend closer than 2 feet to adjacent property line
- C. Must be installed adjacent to existing driveway and not extend into the side yard
- D. 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)
- E. Parking/storing equipment or trailers is not permitted within property lines
- F. If the driveway replacement is "like-for-like" in size, materials and finish, ARC approval is not required.

- 2.29 **Evaporative Coolers** 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 Developer or Builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, stained, painted a different color, or altered from existing construction without approval of the ARC. If any such fences constructed by the Developer or Builder, which are located upon a homeowner's property, are damaged or destroyed, the homeowner shall repair, stain, paint or recondition the same at the homeowner's expense. Some fences may already be located upon property owned by the Highlands Ranch Metro District and, if so, the approval of the Highlands Ranch Metro District shall also be obtained before any such fence is removed, replaced, stained, painted, or altered. Requests for new and the replacement of existing gates to open space shall not be approved without the 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 visit <https://www.hrcaonline.org/property-owners/residents/sub-association-info> for more information.
- B. **Theme Fencing:** Fencing installed by the Developer/Builder or Highlands Ranch Metro District along or abutting property lines on residential streets, parks, schools, green belts, or non-urban areas:
 - 1. **Arterial Fencing** (major roadways): Is the property of Highlands Ranch Metro District and no change in this fencing is permitted without its approval. Call 303.791.2710 for further information regarding maintenance and replacement schedules.
 - 2. **Non-Arterial Fencing**

- a. Open fencing that is adjacent to or abuts open space shall not be altered without ARC approval. Welded wire (2" x 4") may be installed, with ARC approval, but the height is not to exceed the top rail (See Figure 3, page 42).
- b. To mitigate damage of residential landscapes from varmints, 1" x 1" galvanized, 14 gauge welded-wire fencing may be used per the Highlands Ranch Metro District guidelines. For additional information, please contact the Metro District at (303) 791-2710 for guidance with installing mitigation fencing.
- c. Pre-approved Fence Designs. Fences (not previously installed by a Builder or Developer) located in the "rear" or "side" yard along property lines shall be constructed in exact accordance with the specifications shown in Figures 1 through 4 require ARC approval. 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 except those properties subject to stricter sub-association fencing requirements. An open fence must be constructed in accordance with Figure 3 or Figure 4. The transition between a shorter fence of any type and a taller "solid" fence must be in accordance with Figure 2 unless approved by the ARC. (See Section 4.2 Attachments)

d. DOUBLE FENCING OF PROPERTY LINES IS NOT PERMITTED.

All fencing/gates in Figures 1 through 5G shall be constructed of rough sawn cedar or as otherwise approved by the ARC. All "solid" fencing must be top capped as illustrated in Figures 1 and 2 (See Section 4.2 Attachments)

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. Homeowners making any repairs or replacement of 25% or more of an existing fence requires Committee approval. Less than 25% must be replaced like-for-like and compliant to the current guidelines.

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 with the "Highlands Ranch Fence Brown" (unless otherwise noted below) solid stain color. 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 any stain color that is 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:

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

Alternative fence types and locations, which require ARC approval include, but are not limited to, the following:

1. **“Front” Yard Fencing:** Committee approval is required. The fence shall be constructed in accordance with the two rail details as shown in Figures 3 or 4. **“Decorative” type fencing will not be approved. (add)**
2. **Interior Fencing in “Side” and “Rear” Yards:** Committee approval is required. Considerations shall include, but not be limited to:
 - Fence Type and Design
 - Material
 - Color
 - Size
 - Location
3. **Wrought Iron Fencing:** Committee approval is required. Highly ornamental wrought iron shall not be approved.
4. **Composite Fencing:** Committee approval is required. Considerations shall include, but not be limited to color, location, design and material. 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. 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. Plastic and vinyl fencing is prohibited.
5. **Retaining Walls/Fencing:** Committee 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:** Fencing installed by the Builder or Developer shall not be removed or modified without ARC approval.

- F. **Notes:** 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 (see Figure 2 Section 4.2 Attachments) The most effective method of avoiding this situation is to construct the entire fence with the “finished” side out.

The ARC may require a transitional section of fencing (see Figure 2 Section 4.2 Attachments), where applicable, for symmetry and aesthetics. No electric fences are permitted, and all wire installed on fences must comply with the wire specified in Figure 3.

Nothing may be attached to a fence to increase the height or screening capability, such as but not limited to, lattice, wire mesh, etc. Sunshade structures, tarps, signs and banners, public facing lighting etc. are prohibited from being attached to a fence. **Lighting of any kind is prohibited to be attached to a fence. Fencing cannot be used for stabilization for an unapproved structure. (add)**

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: Single gates must not exceed four (4) feet in width. Double gates are permitted at 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. (See Figures 5- Single Gates and 5.G- Double Gates for diagrams). (add)**

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

2.32 **Flag Displays**

- A. **Flagpoles** Approval is required based on the following criteria:

- 1. Shall be a minimum of five (5) feet from all property lines
- 2. Must be silver or bronze in color and a residential style, not commercial grade
- 3. Ground-mounted flagpoles may not exceed the roofline of the house; wall-mounted flagpoles may not exceed six (6) feet in length
- 5. May not be illuminated without prior ARC approval

- B. Flagpoles may be ground-mounted or wall-mounted. Ground-mounted flagpoles must be mounted to the ground on property wholly owned by the homeowner, and not on a deck, patio, or retaining wall. Wall-mounted flagpoles must be mounted on property wholly owned by the homeowner.

- 2.33 **Gardens - Flower** Approval is not required unless flower bed(s) will be raised. See Retaining Walls Section 2.62. Plant material must be live, not plastic or silk. All flower gardens must be weeded and carefully maintained. See also Landscaping Section 2.42.

- 2.34 **Gardens - Vegetable** Approval is required for raised beds. Vegetable gardens must be located in the “rear” or “side” yard and must not impact drainage. Vegetable gardens shall not exceed 20% of the “rear” or “side” yard. The garden must be weeded and carefully maintained. Refer to Section 2.42 Landscaping and Section 2.62 Retaining Walls.

2.35 **Gazebo/Pergola and other Shade Structures** Approval is required. Consideration shall include, but not limited to, the following criteria:

A. Gazebos:

1. Materials shall be wood, composite or metal. Other materials such as wrought iron will be considered
2. 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 maintained at all times
3. Setback shall be a minimum of five (5) feet off all property lines
4. Maximum height is 11'-6" from grade and must not be installed on an elevated deck
5. Gazebo must be an integral part of the landscape scheme
6. Proximity to neighbors' windows and primary outdoor living areas

Seasonal gazebos for shade must be approved 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 that are used for the purpose of reducing energy consumption must be submitted for approval and shall be considered on a case-by-case basis. Considerations shall include, but not limited to location and height, whether the structure is complementary to the exterior of the residence and how it fits into the home's elevations. All installations 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. See Solar Shades 2.74.

2.36 **Grading and Grade Changes** See Drainage, Section 2.27.

2.37 **Greenhouses** Approval is required. Typical greenhouse materials for the sides and roof are permitted with approval. Greenhouses are considered accessory buildings. See Accessory Buildings/Accessory Use, Section 2.2.

2.38 **Hot Tubs** Approval is required. Recommendations include that the unit be an integral part of the deck or patio area and/or the landscaping. Hot tubs shall not exceed eight (8) feet x eight (8) feet. Hot tubs must be installed in "side" or "rear" yard with appropriate screening so as not to be immediately visible to adjacent property owners. All hot tubs shall be a minimum of five (5) feet off any property line. Also see Swim Spas, Section 2.80.

2.39 **Inoperable Vehicles** Inoperable vehicles (legally; expired tags etc. and/or mechanically; flat tire) shall not be repaired, constructed, or allowed to remain on any portion of the Annexed Property in such a manner as to be visible from any other property. No vehicles shall be parked in landscaped areas (i.e. rock, sod, mulch, etc.). See IV. Definitions Section 4.1.

- 2.40 **Irrigation Systems** Underground manual or automatic irrigation systems do not require approval of the ARC. See Irrigation, Section 3.10.
- 2.41 **Kennels** Are not allowed for commercial purposes. See Dog Runs/Dog Houses, Section 2.25.
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:
 - 1. Retaining walls or grade changes
 - 2. Hardscapes or paving, which may include, but not be limited to pavers, sidewalks, patios, rock beds, stone paths, etc
 - 3. Less than 50% sod in the "front" and/or "rear" yards (or "side" yards if they are wider than 15 feet)
 - 4. If the lawn area will be seeded
 - 5. If the property adjoins open space (see View and Solar Obstructions, Section 2.87)
 - 6. Xeriscaping plans
 - 7. Artificial/Synthetic Turf
 - C. Xeriscaping is defined as the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance. Xeriscaping is recommended throughout Highlands Ranch to maximize water efficiency and water saving practices. Buffalo grass will be approved as part of a xeriscaping plan but not as a replacement for "front" yard turf. See Section III for Landscaping Suggestions.
 - D. Watering Restrictions: During times of drought emergency, when watering restrictions are imposed by Centennial Water and Sanitation limiting the amount of water that a homeowner may use, it is suggested homeowners continue to irrigate as permitted by the watering restrictions to keep landscape alive. Once watering restrictions are lifted, homeowners shall be allowed a reasonable and practical opportunity, as defined by the ARC, with consideration of applicable local growing seasons or practical limitations, to reseed and revive turf grass before being required to replace it with new sod. For determination of the time period in which HRCA will allow for reseeding and revival of grass, homeowners should contact the

CIS Department staff to submit and obtain approval of the owner's plan for the revival or replacement of damaged or dead grass.

- E. Artificial/Synthetic Turf requires approval and submitted plans will be reviewed on a case- by-case basis for limited use. Artificial/Synthetic turf must be integrated into the overall landscaping plan and must not exceed 50% of the area in the front yard, must remain a minimum of two (2) feet from all property lines, be a minimum of 1.5" pile with straw colored thatch, and must be an American Society of Testing Materials (ASTM) certified material.

Side and rear yards shall be considered at 100% based on approval from the ARC, but not limited to, the appearance from neighboring properties, the placement of appropriate screening and vegetation, and the overall landscape plan.

A sample of the material and drainage plan is required with landscape plan.

Landscape Installation, Maintenance and Seeding: If lawn area will be seeded, please be aware that if the first attempt at seeding is not successful, you may be required to install sod 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, or within such longer period as may be approved in writing by the ARC. Landscape installation extensions should 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 shall install and thereafter 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. Maintenance of landscaping shall include but not be limited to: adequate watering, removal/replacement of dead landscaping materials such as dead trees, removal of weeds, replenishment of mulch, rock, sod and/or ground cover, etc.

*The removal of a dead tree requires the stump to be ground down to ground level.

NOTE: The Highlands Ranch Metropolitan District 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.

- 2.43 **Latticework** Approval is required for any type of trellis or latticework. Considerations to install lattice are:

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

Lattice may not be installed on or attached to a fence to increase the height or screening capability.

- 2.44 **Lights and Lighting** Approval is required for new/replacement exterior lights and lighting including without limitation decorative, security, landscaping, and accent fixtures. Provide image and specs (finish, glass type, dimensions and quantity of bulbs, watts, lumens, or kelvins) for proposed fixtures along with pictures of the home denoting placement. Submission of plan view and/or elevation drawings may be required by the ARC. Installation considerations shall include, but not limited to, style, visibility, and location of fixture.

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

- A. Bulb types shall be white or soft white, including those with integrated bulbs
- B. Any attached equipment, (i.e. motion detector, solar recharging panel, timer, etc) must be submitted for approval
- C. Decorative Fixtures mounted on the home (i.e. near garages and exterior doors) shall not exceed 500 lumens total per fixture
- D. Fixtures shall be located a maximum of 10' above the adjacent walking surface

Security Fixtures are more utilitarian in design and are in addition to a home's decorative fixtures.

- A. Not to exceed 1000 lumens total per fixture
- B. Shall fully conceal the light source from top and sides
- C. Not to exceed 1000 lumens total per fixture
- D. Directed at the ground so that the light cone stays within the property boundaries and no light is-emitted above 90 degrees
- E. Maximum of 10' above the adjacent walking surface
- F. Any and all floodlights shall require approval

Landscape/Accent Fixtures shall be integrated into landscape plan.

Permanent Eave / Trim Lighting: Architectural Committee approval is required for Permanent Lighting Installations, including, without limitation, whole-home, soffit, under-eave, rake, or Trim installations, and fixtures hardwired into the home (including but not limited to Oelo, MyEverlights, Inception, TrimLights, Jellyfish, and Gemstone). Submittal shall include Site plan and photos denoting placement, and manufacturer's spec sheet. The track must match the color of the house where installed.

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.

Installation Requirements:

- A. Lighting must be installed to be very limited from view from the street when the lights are not on. No exposed wires can be visible
- B. Lighting must be installed to be downward facing and not directed at neighboring Properties
- C. Lighting must be installed in a professional manner and be aesthetically pleasing
- D. Individual light fixtures cannot exceed 500 lumens at any time

Holiday Operation:

- A. Holiday lighting is permitted 30 days prior to the holiday and must be removed within 30 days after the holiday
- B. Lighting should be turned off by 11 pm
- C. Colored and patterned lights with running or chasing lights are allowed during the traditional holiday season only

Non-Holiday Operation: Security and Accent Lighting

- A. Security lighting shall have a minimum of 5' between illuminated bulbs and maximum of 10' above the adjacent walking surface
- B. No time can the lights be programmed to strobe, flash, pulse, chase or have any pattern. They must remain static.

Temporary Holiday lighting and decorations: Committee approval is not required for the display of temporary holiday lighting and decorations. Holiday lighting and decorations shall adhere to the same Holiday Operation guidelines listed above under Permanent Eave / Trim Lighting- Styles include, but are 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.

- 2.45 **Motorcycles** All motorcycles shall follow the same restrictions as operable vehicles. Motorcycles shall not be parked on front porches or in the landscaping.
- 2.46 **Motor Homes** See Motor Vehicles/Recreational Vehicles, Section 2.47.
- 2.47 **Motor Vehicles/Recreational Vehicles** The **SUPPLEMENTAL DECLARATION** provides that no "recreational vehicles", "campers", campers on/off a vehicle, "boats", "mobile homes", "horse trailer", "tractors", "motor homes" or "trucks" (other than a pickup truck) may be stored on the property in such a manner as to be visible from any other property for longer than 72 hours in a seven (7) day period. For the purposes of this guideline, the above referenced vehicle types shall be considered "recreational vehicles" or RVs. The application of this guideline shall not be limited to only those types of vehicles listed. The ARC shall review any other vehicle type not listed on a case-by-case basis. Such vehicles may be kept only within garages or enclosed structures approved by the ARC. The purpose of the 72 hours is 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 shall be parked on landscaped areas (i.e., rock, sod, mulch, plants, etc.)

Inoperable Vehicles, see Section 2.39

- 2.48 **Ornaments/Lawn Décor** ARC approval is not required if 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. However, three or more require a landscape plan be submitted to the ARC for approval.
- 2.49 **Outdoor Fireplaces and Firepits/Chimineas** Portable, commercially available firepits/chimineas, located in the rear yard with a minimum of five (5) feet off any property line do not require approval. Front and side yard applications do require approval. Considerations shall include, but are not limited to material, design, size and proximity to neighboring properties. Permanent outdoor fireplaces require approval.

- 2.50 **Painting** 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 shall contain the manufacturer's paint chips or samples indicating a manufacturer's color number (or name) and the respective location the homeowner would like to paint the color (i.e., Sherwin Williams : Base - Urban Putty SW7532, Trim - Pure White SW7005, and Accent - Sun Dried Tomato SW7585, location - Front Door). Paint must be flat or low luster, (i.e., satin).

Painting brick or stone requires approval. Considerations include the amount of brick/stone, maintenance concerns, application (limewash, staining, painting, etc)

- A. Considerations for approval on specific colors shall include, but not be limited to:
1. the home's architecture style
 2. the color and type of any stone or brick accents
 3. roof color

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

HRCA conducts annual paint surveys throughout Highlands Ranch. Paint condition is reviewed by evaluating street aesthetics and effects on the property values based on the condition of a home's paint and curb appeal.

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

- A. Paint review criteria can include, but is not limited to:
1. Peeling and chipping
 2. Fading
 3. Spotting
 4. Thinning and bleed through, which can include a previous paint color or the grain of the wood
 5. Erosion or splash back
 6. Bleaching
 7. Rotting, warping, or buckling of trim boards or siding
 8. Discoloration

- 2.51 **Patio Covers** ARC approval is required. See Section 2.23 Deck/Patio Cover

- 2.52 **Patios** ARC approval is required. Front and Side yard: Considerations shall be a case-by case basis. Rear yard: 25% directly behind the house, proportionate to overall site plan. See Paving/Hardscapes, Section 2.54.

- 2.53 **Patios - Enclosed** ARC approval is required. See Additions and Alterations, Section 2.3
- 2.54 **Paving/Hardscape** ARC approval is required for walks, driveways, patio areas or other hardscape areas. Paving includes applications such as concrete, asphalt, brick, flagstones, stepping-stones, pre-cast patterned, stamping, overlays, or exposed aggregate concrete pavers. All paving shall be a minimum of two feet off all property lines. Considerations are on a case-by-case basis proportionate to overall site plan.
- 2.55 **Pipes** Exterior pipes, gutters, downspouts, conduits and equipment, such as radon pipes, require ARC approved. 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. Consideration should be given to adjacent properties, so as not to create an undue disturbance. The following must be taken into consideration - setback from property lines, with a two-foot minimum, visual “screening”, and for lots adjacent to open space, see View and Solar Obstructions, Section 2.87. Other play equipment is to 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 it is more than 24 square feet and/or over six (6) feet high. See requirements in 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. See Basketball Backboards Section 2.9, Birdbaths, Birdhouses and Birdfeeders Section 2.11, and Flag Displays Section 2.32.
- 2.59 **Ponds and Water Features** ARC approval is required. Considerations shall include, but are not limited to, the following criteria:
- A. Must be integrated into landscape plan
 - B. Setback shall be a minimum of five (5) feet off all property lines
 - C. Must not affect existing drainage
 - D. Must be maintained at all times
- 2.60 **Pools** ARC approval is required. Above ground pools are not permitted. All pool submittals must include the following information:
- 1. Denote placement of pool with dimensions on a site plan
 - 2. Grading plan noting all alterations to grade
 - 3. If a retaining wall is required, include all materials and dimensions
 - 4. Materials such as concrete, cover, liner, etc.
 - 5. Location of pool equipment and an appropriate screening plan
 - 6. Fencing around pool noting any existing fencing

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

- A. Set back shall be a minimum of five (5) feet of all property lines with decking a minimum of two (2) feet from all property lines
- B. Pool equipment to be screened from view of adjacent properties
- C. Noise abatement for pumps when running

One (1) wading pool, if less than 18 inches high and eight (8) feet in diameter, per property, is permitted on a temporary basis without prior 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 and secured properly and always maintained. See Hot Tubs Section 2.37, Swim Spas Section 2.80.

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. Committee considerations for retaining walls include:

- A. Shall not prohibit reasonable fencing of property lines
- B. Must be a minimum of two feet off all property lines
- C. Shall not impact drainage

Builder or Developer installed retaining walls shall not be removed or altered without prior ARC approval. See Section III Landscaping Suggestions, Section 3.5 Retaining Walls.

2.63 **Roofs (Replacement)** Roof replacement requires approval. 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.

Roofs shall be replaced with the same “Level” material or upgraded to a higher “Level” as defined below:

Level 1 - Standard Composition Roofing: This conventional asphalt or fiberglass roofing material includes Three Tab, T-Lock, and a Laminated 2-ply (5 tab) Shingle. It may be replaced with the same standard composition, or one (1) of the following upgrades, with ARC approval.

Level 2 - Wood Shingles and Shakes: These shingles appear in various levels of finish, from relatively smooth finished to the rougher finished hand-split shake. When many of the early neighborhoods were developed, shake roofing was widely used. Please contact Douglas County Building Department, (303)660.7497, for current standards, which may require cedar shakes meet the minimum standard of Class C Roofing. This means the shingles must be treated with fire retardant at the factory, prior to installation. This has increased the cost of shake roofing, and many insurance companies are now charging a premium for shake roofs. Cedar shakes can be replaced with Class C shake roofing, Premium Composition Roofing, or a Level 3 roofing material, after approval.

Premium Composition Roofing: These products have a heavily textured or dimensional appearance. These shingles are an acceptable replacement for homes with wood shingles and shakes. These roofs can be replaced with the same material, Class C shake roofing, or tile, pending ARC approval.

Level 3 - Tile Roofing: These types of roofs are commonly constructed of clay tiles, concrete tiles or a composite of concrete and fiber. Tile roofing varies from manufacturer to manufacturer,

affecting the dead load of the roof structure. You are advised to consult a structural engineer before installing tile roofing. Stone coated steel roofing is also acceptable with approval.

Houses in some neighborhoods were constructed with Woodruff roofing. This material is no longer available. Woodruff must be replaced with a Level 2 or Level 3 roof, pending ARC approval. New roofing products are consistently being developed and available on the market. Systems that will not be approved include metal roofs on the entire house or rolled roofing. Partial metal roofing may be approved for limited applications pending ARC approval for items such as trim/accent areas, tops of towers/turrets, patio/deck covers, gazebos, etc. Considerations for approving changes to existing roof materials, style, and color shall include, and not be limited to, builder themes and neighborhood aesthetics. Certain sub-associations may have more restrictive covenants that require a separate submittal and are subject to their process.

Solar roofs will be considered and need to be submitted for ARC approval.

- 2.64 **Rooftop Mounted Applications and Devices** (Examples include vents, attic fans, and lightning rods). ARC approval is required. Rooftop equipment must be submitted for and if approved must be painted a color similar to or generally accepted as complementary to the exterior of the house. All rooftop equipment shall be installed to minimize its visibility and noise impact on the neighboring residences. For more information regarding solar energy devices see Section 2.73 Solar Energy Devices.

All rooftop mounted applications and devices shall 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.

- 2.65 **Saunas** ARC approval is required. If a structure is more than 24 square feet and/or over six (6) feet high, it shall be considered an accessory building. See Accessory Buildings, Section 2.2.
- 2.66 **Screen Doors** See Door Replacement and Additions, Section 2.26
- 2.67 **Security/Surveillance Cameras** ARC approval is required for security/surveillance cameras other than doorbell cameras. Exterior lighting for security purposes, see Section 2.44 Lights and Lighting.
- 2.68 **Sewage Disposal System** No cesspool, septic tank or other sewage disposal system shall be installed within the Community Association area without the prior written consent of the ARC, except a central sewage disposal system installed and maintained by a water and sanitation district or other sanitation agency providing sewage disposal services to a significant portion of the Community Association Area. Any sewage disposal system installed for property within the Community Association Areas shall be subject to applicable laws, rules, and regulations of any governmental authority having jurisdiction. See Section 9.14 of the Community Declaration.
- 2.69 **Shutters** All exterior fixed, operable, or motorized rolling shutters require ARC approval. Considerations shall include, but not be limited to, the following criteria:

- A. Each window must have its own shutter; one shutter may not be used to cover multiple windows
- B. Materials: Slats should be no larger than two (2) inches (40mm). Housing units should be no larger than 10" square and mounted in the soffit whenever possible. Materials for consideration include wood, vinyl, PVC, composite, etc.

Color palette shall be complementary to the home

- C. For motorized shutters, 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.
- D. Homeowners wishing to install shutters on any primary or secondary egress window or door that is required for egress shall check with authorities for compliance with all applicable building and fire codes.

Approval is not required for replacement of exterior decorative fixed shutters if you are replacing them with same style and color or just removing them altogether.

2.70 **Siding/Exterior Finishes** ARC approval is required. Submittal should include a sample of material and color. Consideration shall 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. **Location** Signs may only be displayed on property wholly owned by the homeowner or in a window of the unit. Flags may only be displayed on ARC-approved flagpoles, in a window, or on a balcony adjoining the unit.
- B. **Quantity** No more than two signs may be displayed on any Privately Owned Site, except during the period commencing 45 days before any state or local election and ending seven days after any state or local election only ("Election Period"), up to fifteen signs may be displayed on any Privately Owned Site. No more than two flags may be displayed on any Privately Owned Site, except during the Election Period only, up to five flags may be displayed on any Privately Owned Site.
- C. **Dimensions** Yard signs and window signs may be no larger than 18" by 24". Flags may be no larger than 3' by 5'. During the Election Period only, five of the permitted yard signs and window signs may be up to 36" by 48".
- D. Unless otherwise required by the Federal Flag Code, Pub.L. 94-344; 90 Stat. 810; 4 U.S.C. secs 4 to 10, flags and signs shall not be illuminated.
- E. 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. 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.

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 the Association encourages the use of energy devices based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore,

consistent with Colorado Revised Statute § 38-30-168, and the terms and conditions of the Declaration, 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. "Solar device" shall mean a solar energy device as defined in Colorado Revised Statute § 38-32.5-100.3(2).

A. Location/Installation In connection with obtaining the ARC's approval of any roof-mounted device or solar device, the Owner shall provide the ARC with the following information: (i) the location where the device is to be installed on the property/structure, (ii) the type of device to be installed, (iii) the dimensions of the device, (iv) the proposed color of device, and (v) 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:

1. To the maximum extent possible, a roof-mounted device or solar device shall be installed so as 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.
2. The preferred location of the device shall be on the back roof of the residence and below the peak of the roof.
3. All devices shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
4. 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 ARC will review other suggested locations/installations if the above are not feasible; provided, 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 (i) substantially interfering with the collection of solar energy, and/or (ii) significantly increasing the cost of the device. In that case, the ARC will 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.

- B. Aesthetics The Association 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. The ARC shall approve 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.
- C. Removal Equipment removal requires restoration of the installation location to its original condition. Owners shall be responsible for all costs relating to restoration.
- D. Effect of Approval. ARC approval in no way should be construed as a representation, guarantee, or warranty, etc. by the ARC or HRCA the collection of solar energy shall 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** All exterior operable or motorized solar shades require ARC approval. Considerations shall include, but are not limited to, the following criteria:

- A. 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.
- B. 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.
- C. 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 shall be subject, but are not limited, to the following criteria:

- A. 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
- B. No more than three colors will be approved; colors must be submitted and approved by the ARC prior to construction
- C. There shall be a minimum of seven (7) feet from all property lines to edge of court
- D. Proximity to neighbor's indoor living area will be a primary consideration
- E. 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.
- F. A maximum of one goal per lot is allowed
- G. Sport courts shall not be illuminated in such a way that interferes with neighboring properties and are subject to ARC approval
- H. A "rear" yard or "side" yard installation of sports equipment, e.g. portable basketball goal, shall be considered a sport court and is subject to the sport court considerations noted above

2.76 **Sprinkler Systems** ARC approval is not required. See Section III Landscaping Suggestions, Irrigation, Section 3.10.

2.77 **Statues** See Ornaments/Lawn Decor, Section 2.48.

2.78 **Storage Sheds** See Accessory Buildings, Section 2.2.

2.79 **Swamp Coolers** See Air Conditioning Equipment, Section 2.5, and Evaporative Coolers, Section 2.29.

2.80 **Swim Spas** ARC approval is required. The swim spa size will be considered on a case-by-case basis but should not exceed 17' x 8'. Requirements include the unit be an integral part of the deck or patio area and/or the landscaping. The swim spa must be installed in the rear yard with

appropriate screening so as not to be immediately visible to adjacent property owners. All swim spas must be a minimum of five (5) feet off any property lines.

2.81 **Swing Sets** See Play/Sports Equipment/Trampolines, Section 2.56.

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 consent 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** See Motor Vehicles/Recreational Vehicles, Section 2.47 and Commercial Vehicles/Trailers, Section 2.19.

2.84 **Trash Containers, Enclosures, and Pick Up**

Section 9.6 of the Community Declaration provides that 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 permitted 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 Board designated day for trash pickup is segregated into five (5) geographic pick-up zones: 1 - Monday, 2 - Tuesday, 3 - Wednesday, 4 - Thursday, 5 - Friday. (Zone Boundaries are available online at hrcaonline.org or available for pickup at any Recreation Center.) Trash and/or recycling containers should not be placed on the street earlier than 7:00 p.m. the evening prior to the scheduled pickup.

All trash and recycling containers placed at the curb for pickup shall be secured with a tightly closed lid, and trash bags placed at the curb for pickup shall 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.

Trash 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.

ARC approval is required for trash enclosures. Considerations shall 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", and odor control. Trash enclosures shall comply with Fencing Guidelines for solid fencing, see Section 2.30 Fences.

2.85 **Treehouses** Shall not be permitted. See Section 2.57 Playhouses.

2.86 **Trucks** See Commercial Vehicles/Trailers, Section 2.19, and Motor Vehicles/Recreational Vehicles, Sections 2.47.

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 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 must be addressed by the affected parties in a separate civil action.

2.88 **Vents** ARC approval is required. For rooftop vents see Rooftop Mounted Applications and Devices, Section 2.64.

- 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. Section 9.15 of the Community Declaration prohibits individual exterior water supply or water softener systems except as approved by the Committee and except if designed, located, constructed, and equipped in accordance with requirements, standards and recommendations of any applicable water and sanitation district or other governmental authorities having jurisdiction.
- 2.90 **Wells** Not permitted. Section 9.10 of the Community Declaration prohibits the use of the property for the 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 or an entity designated by Shea Homes to provide water service to Highlands Ranch).
- 2.91 **Windows, Replacement** ARC approval is required. Considerations shall include, but not be limited to, size, color, window style and style of home. Replacement windows must match any existing windows to remain in exterior color and each elevation must be consistent either 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).

NOTE: Highly reflective or mirrored and/or dark tinting is considered too commercial for residential applications 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, and any other 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 and other governmental regulations and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

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

- 2.94 **Xeriscaping** ARC approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged. A landscape containing less than 50% sod in the “front” and/or “rear” yards, or “side” yards wider than 15 feet, shall be considered xeriscaping. Large expanses of rock and/or mulch are not considered xeriscaping. Please check with the CIS Department staff for additional information and resources. See Landscaping, Section 2.42 and Rockscapes, Section 3.9.

III. 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 in part of a soil 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 are exerted on foundations and other man-made structures, which are placed in the ground, the results of which can cause severe structural problems to your home. Your home's foundation and lot have been designed and engineered according to the latest state-of-the-art procedure for minimizing these problems. A potential hazard exists when proper drainage is not maintained and/or when these "expansive soils" adjacent to your foundation are subjected to excessive amounts of water.
- Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation that exists on their particular site at the time they purchased their home from the Developer. See guidelines under "Drainage" in the listing of specific types of improvements. 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) in order to permit greater ease of mowing and general maintenance.
- 3.4 **Soil Preparations** Soil conditions may vary throughout the Ranch. Individual soils testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand, and fertilizer to optimize plant growth. Soil preparation is very important due to our soil and climate. 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 suggested that a minimum of three (3) yards per 1,000 square feet of organic material be tilled in 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. Timbers for walls or other landscape should be treated to resist decay. Walls should not be located so as to alter the existing drainage patterns and should provide for adequate drainage over or through (by means of weep holes) the wall structure.
- 3.6 **Climate and Soil** Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, and a fairly wide temperature range.

- 3.7 **View and Solar Obstructions** See View and Solar Obstructions, Section 2.87.
- 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, see Section 2.87.
- 3.9 **Rockscapes** Boulders and cobbles present an attractive alternative landscape element if used appropriately within the overall landscape composition. Large expanses or over 25% of any yard area, front and/or back, of this type of material are not permitted. Rockscapes are recommended at 100% if less than 15’ wide.
- 3.10 **Irrigation** Information may be obtained from the Highlands Ranch Metropolitan District, (303) 791-0430 or visit their web site at www.highlandsranch.org. It is recommended that watering be done during the morning or evening hours. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots and on adjacent property owners’ lots caused by over-watering. This can be accomplished by watering in shorter cycles more often during the day.
- 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:
- A. size and shape of areas to be watered
 - B. type of turf or ground cover
 - C. available water supply and pressure
 - D. environment of the area – wind rain, temperature, exposure and grades
 - E. low spraying irrigation devices may help to minimize wasted water due to wind
 - F. installation of an irrigation system directly adjacent to front sidewalks may eventually cause deterioration to concrete and paved areas
 - G. type of soil and its ability to accept water (local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems)
 - H. drip irrigation systems are recommended for tree and shrub areas
- 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 insure proper drainage.
- 3.12 **Shade** Shade trees should be sized and planted so as 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 so as to block designated drainage patterns.

Tree trimming – As between homeowners, the homeowner of the lot upon which trees and other plants are planted may be liable for all damage to neighboring property in connection with such trees and plants, including damages from trimming and removal. Planting trees and other plants a sufficient and appropriate distance from your property line can 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. 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. Large expanses or over 50% of any yard area, front and/or back, of this type of material are 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:

- A. plant with regard to Highlands Ranch's climate
- B. consider ultimate size, shape and growth rate of species
- C. locate plants and irrigation heads out of the way of pedestrian/bicycle traffic and car bumpers
- D. 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
- E. 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
- F. provide good soil mixes with sufficient organic material – 30% per tilled depth is desirable
- G. 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)
- H. provide required fertilization, weed and pest controls, etc. as required for optimum plant growth

- I. prune woody plants when needed; never prune more than 1/3 of foliage;
- J. space groves of trees or single trees to allow for efficient mowing;
- K. 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:

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

Due to their problematic growth habits, the following trees are not permitted: Aspen, Russian Olive, Willow varieties, Cottonwood, Ash

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

3.17 **Recommended Grasses:**

- A. **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)
- B. **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)

IV. 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.

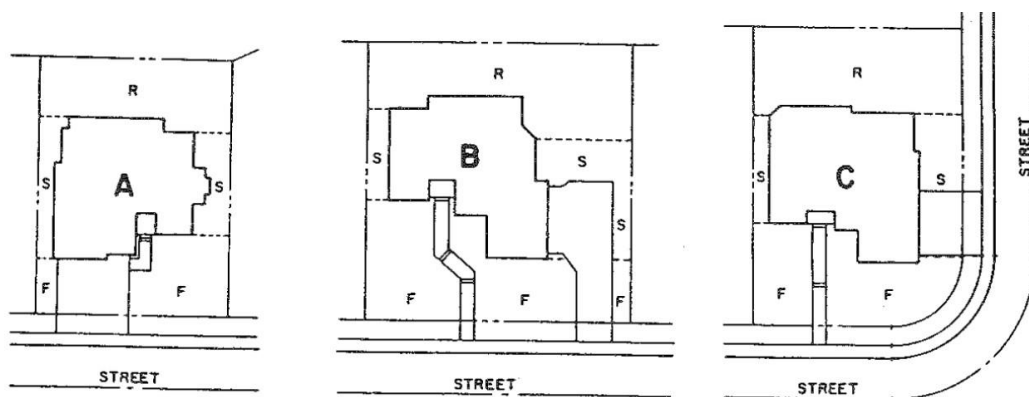
Trailer/Trailer House: A trailer is any vehicle coupled to, or drawn (pulled), by any motor vehicle. A trailer house is a trailer designed to serve wherever parked as a dwelling or a place of business.

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 $\frac{3}{4}$ 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 in order 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.

Yard: (These are illustrated examples only.) F = “front” yard; S = “side” yard; R = “rear” yard

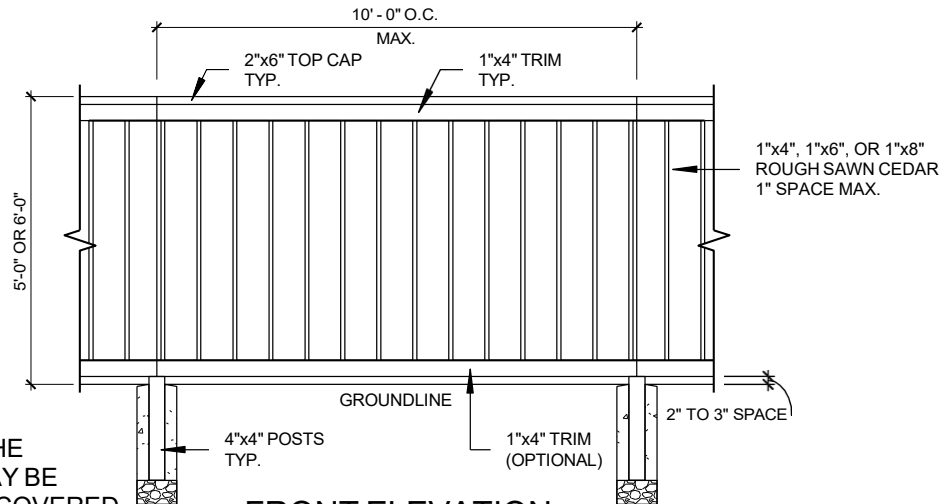


4.2 Attachments.

Figure 1: Solid Fences
Figure 2: Solid Fences
Figure 3: Open Fences
Figure 4: Split Rail Cedar Fence
Figure 5: Gates
Figure 5G: Double Gates
Figure 6: Dog Runs

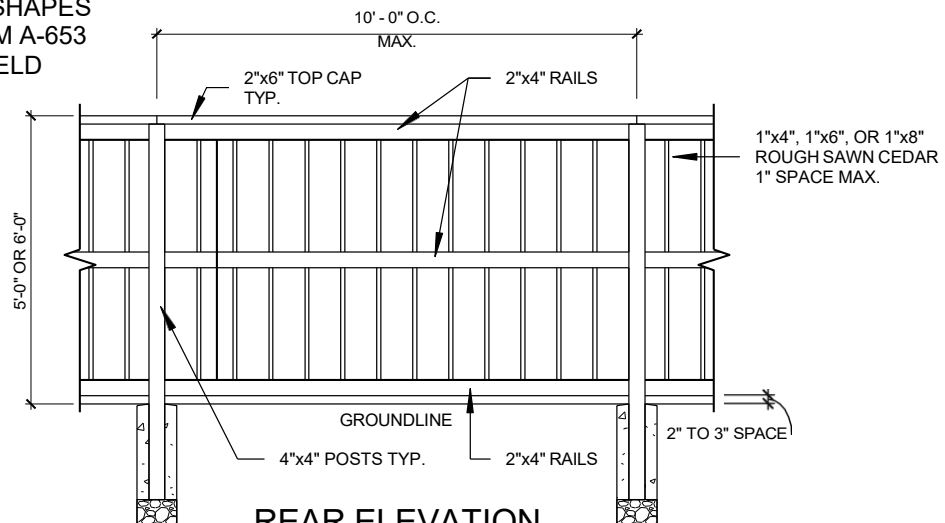
SOLID FENCES

(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.

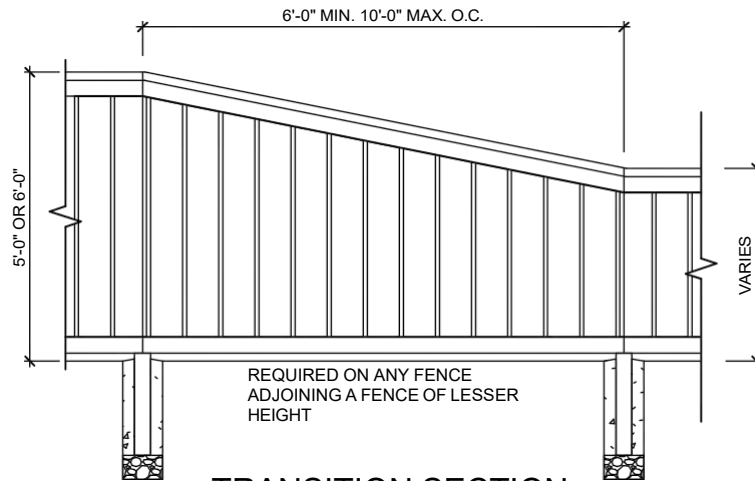


**REAR ELEVATION
(UNFINISHED SIDE)**

FIGURE 1

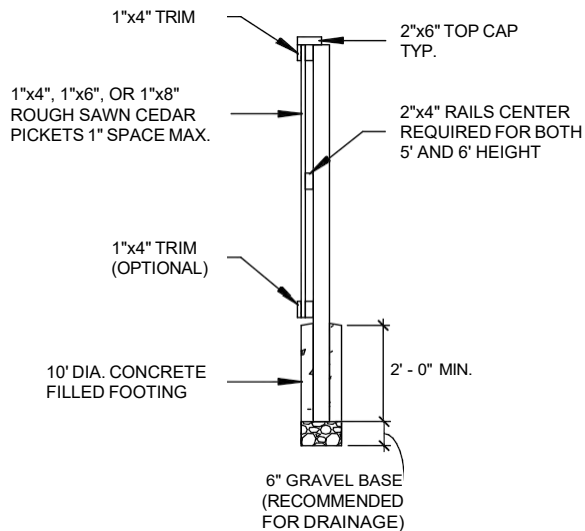
SOLID FENCES

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)

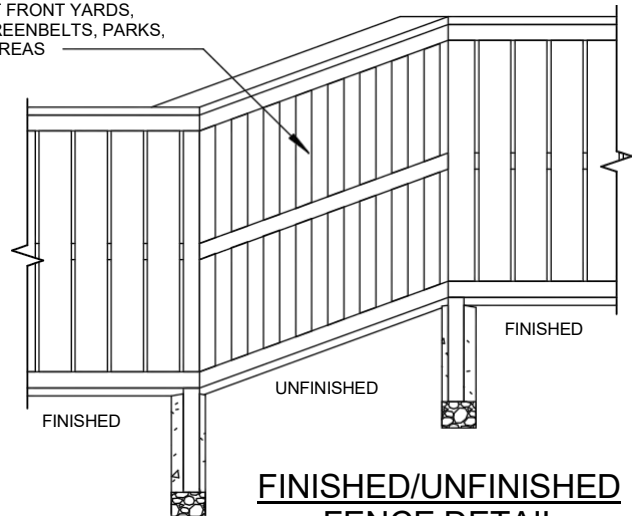


TRANSITION SECTION

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



FINISHED/UNFINISHED FENCE DETAIL

FIGURE 2

OPEN FENCES

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)

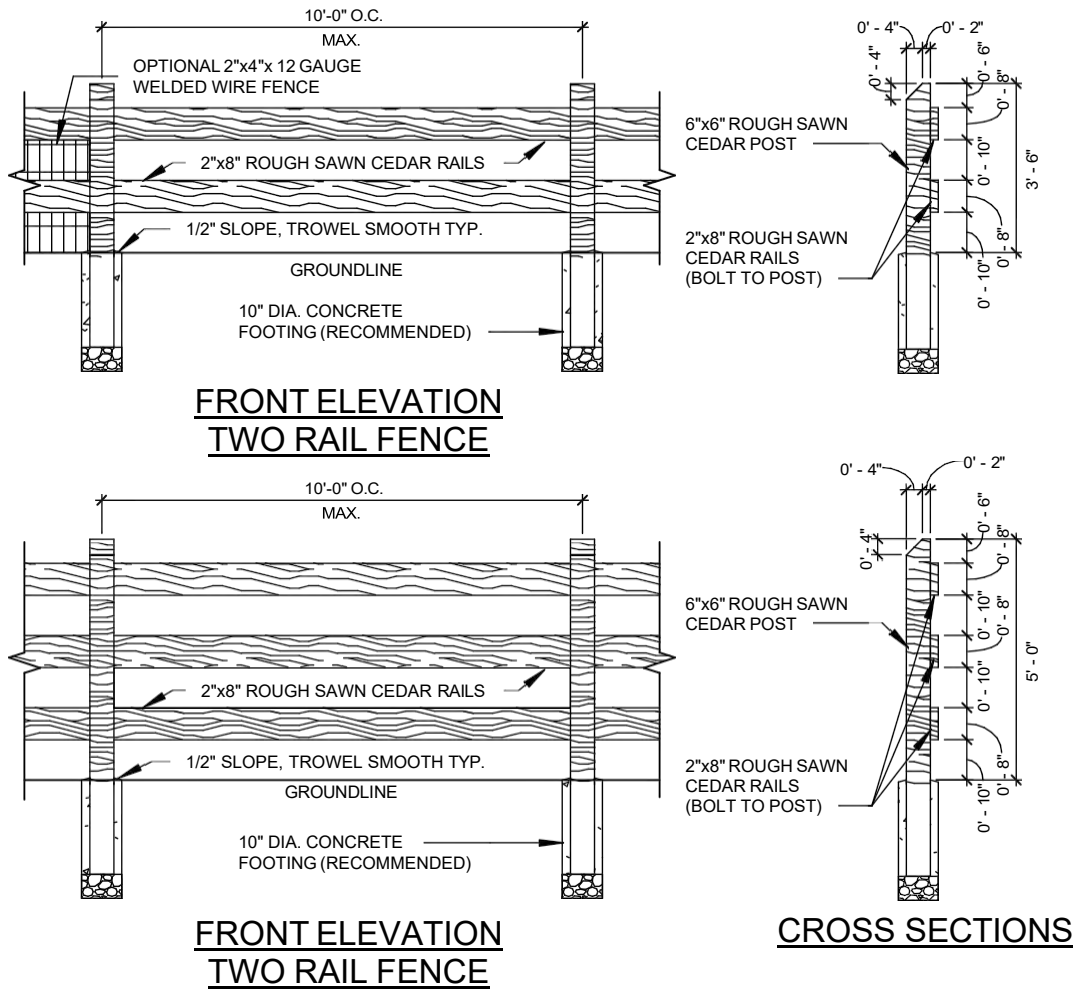
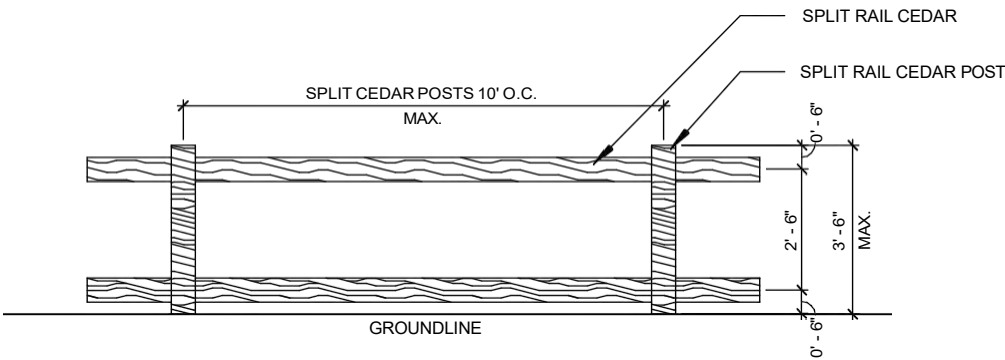
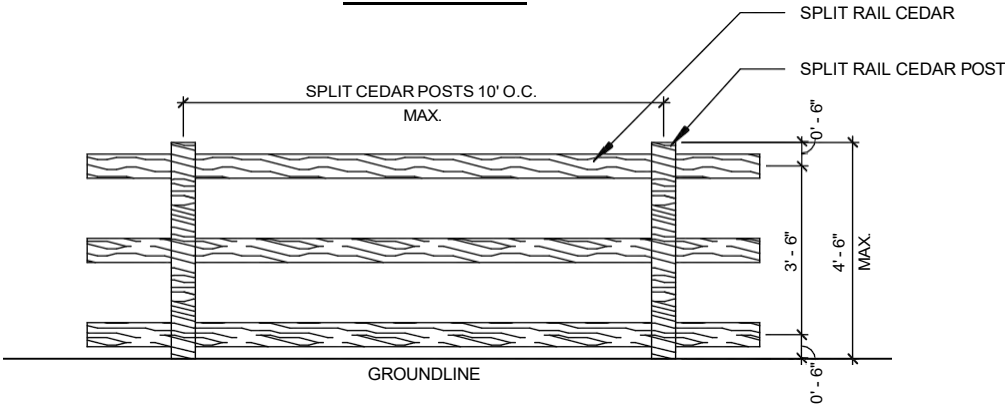


FIGURE 3

SPLIT RAIL CEDAR



TWO RAILS

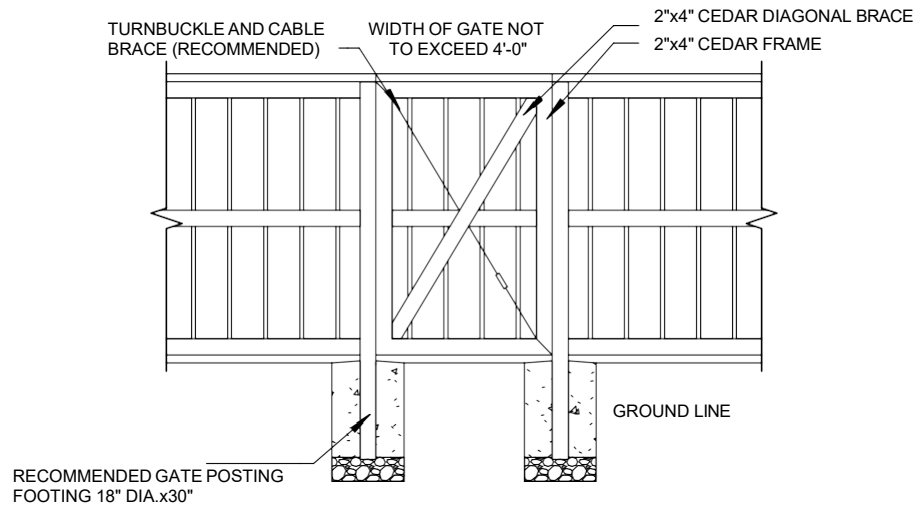


THREE RAILS

FIGURE 4

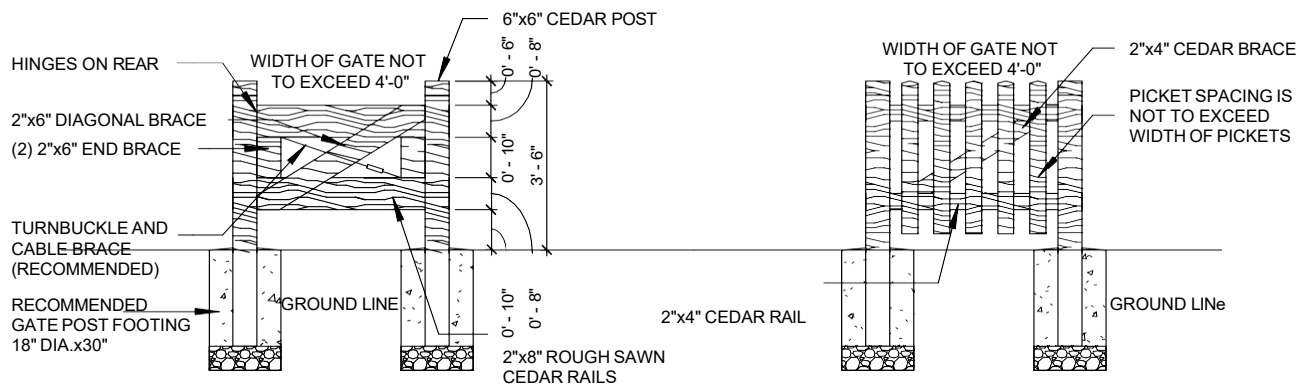
GATES (SINGLE)

(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)



REAR ELEVATION SOLID GATE

(TO BE INSTALLED ON
SOLID FENCES ONLY)



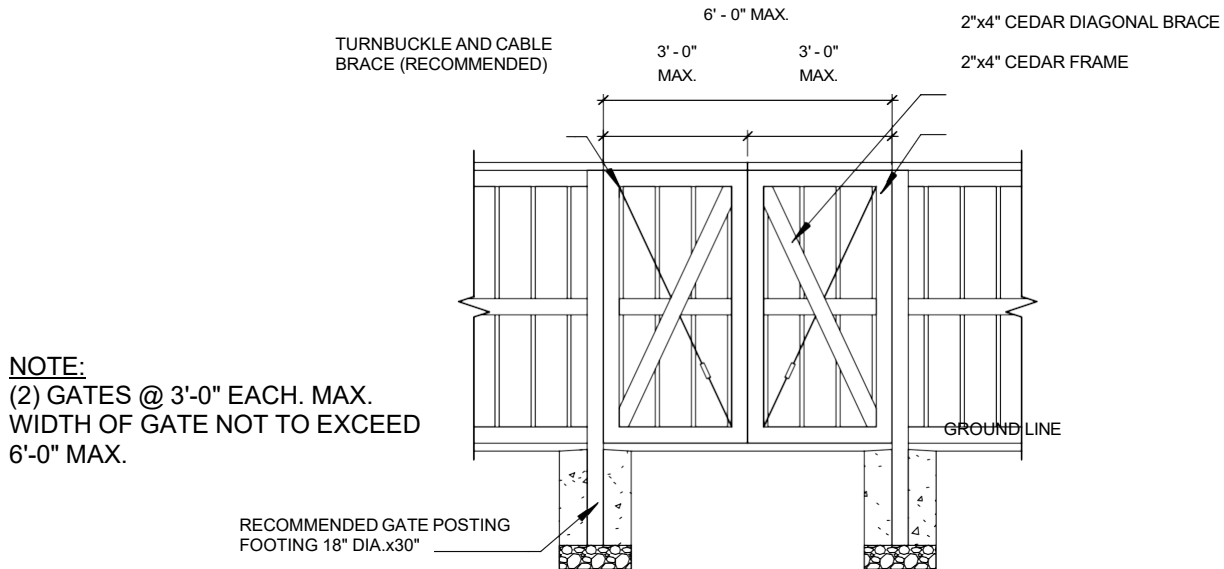
FRONT ELEVATION OPEN GATES

(TO BE INSTALLED ON
OPEN FENCES ONLY)

FIGURE 5

GATES (DOUBLE)

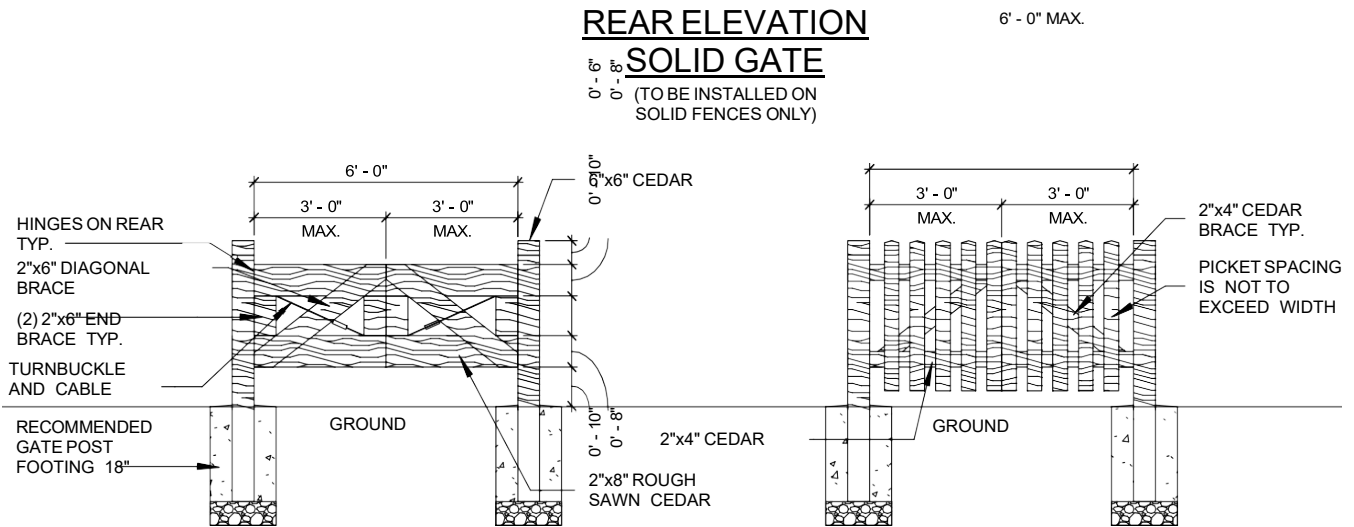
(ALL MATERIALS ARE TO BE ROUGH SAWN CEDAR)



REAR ELEVATION

SOLID GATE

(TO BE INSTALLED ON
SOLID FENCES ONLY)



FRONT ELEVATION

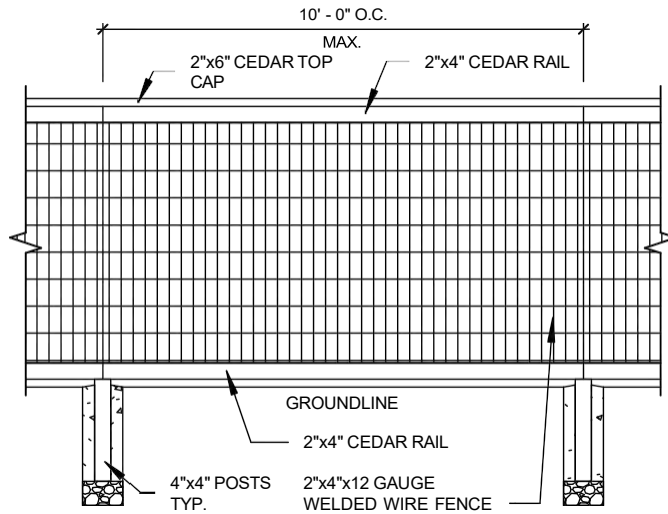
OPEN GATES

(TO BE INSTALLED ON
OPEN FENCES ONLY)

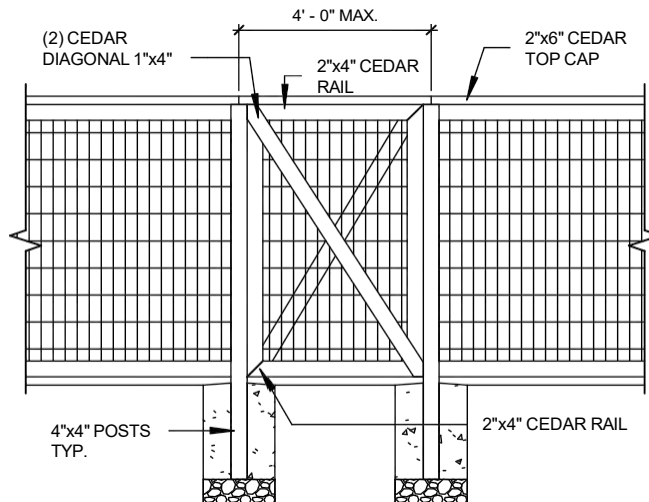
FIGURE 5 G

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