

**SPRING CREEK MEADOWS
HOMEOWNERS DESIGN GUIDELINES AND REGULATIONS**

Adopted by the
Spring Creek Meadows Homeowners Association
and Spring Creek Architectural Control Committee

Revised and Adopted by the Board of Directors
on
March 13, 2023

PLEASE CHECK WITH THE ARCHITECTURAL CONTROL COMMITTEE OR
THE MANAGEMENT COMPANY TO BE CERTAIN THAT YOU HAVE
THE MOST CURRENT VERSION OF DESIGN GUIDELINES

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INTRODUCTION

Welcome to Spring Creek Meadows! These Guidelines have been prepared to assist you and other owners in making improvements to your home and yard. These guidelines have been adopted as rules and regulations governing design review and certain uses within Spring Creek Meadows.

Purpose of Guidelines

To achieve and maintain a community of which we can all be proud. Although there are varying goals and viewpoints, the assistance of all residents will be essential to perpetuate a harmonious community image. These efforts are not without reward however. They include enhancement of both property values and quality of life within the community.

To promote and maintain community image, the following Homeowners Design Guidelines outline procedures, requirements, standards and the design review process. Through this process, congruence may be achieved between individual aesthetic judgment and the broader interest of community standards.

These guidelines are supplemental to, and do not in any way alter, the provisions and requirements contained in other official documents pertaining to Spring Creek Meadows, such as the Amended Declarations, zoning ordinances and recorded plats.

The terms of the Declaration of Covenants, Conditions and Restrictions for Spring Creek Meadows recorded on September 19, 1986, in Book 4893, Page 34 of the Arapahoe County Clerk and Recorder's records (referred to herein as the "Declaration"), the First Amendment to the Declaration, recorded on April 07, 1992, in Book 6430, Page 331 of the Arapahoe County Clerk and Recorder's records, the Supplemental Declaration, recorded February 22, 1994, in Book 7423, Page 037 of the Arapahoe County Clerk and Recorder's records, and any other Supplemental or Amended applicable to a Homeowner's Lot are accepted automatically by every Homeowner when title to the property is conveyed. The Homeowners Design Guidelines have, in turn, been drafted and approved by the Spring Creek Meadows Homeowners Association Board of Directors as rules of the Association and adopted as Design Guidelines by the Architectural Control Committee pursuant to the Declaration.

Please note: If you do not have a copy of the Declarations or the Supplemental or Amended Declarations or a complete copy of the Guidelines or ACC Request Form, please contact the management company for copies. You will be charged the copying and mailing costs only.

The Architectural Control Committee (which also may be referred to herein as the "Committee" or "ACC"), as established by the Declaration, must give prior written approval to any new construction in Spring Creek Meadows and any exterior change to buildings or property in Spring Creek Meadows. The Committee is appointed by Spring Creek Meadows Homeowners Association, Inc. The Architectural Control Committee, comprised of three homeowners, has been created to ensure timely review of and action on architectural approval requests submitted by Owners. In general, the Architectural Control Committee is responsible for maintaining the quality and image of Spring Creek Meadows.

All requests for Architectural Control Committee approval shall be submitted to the management company for Spring Creek Meadows, which will forward the request to the Architectural Control Committee, as appropriate. ACC Requests should be sent to the same address as assessment payments. Requests for additions, improvements or changes to existing homes may be reviewed and acted on by the Architectural Control Committee. ACC Request forms may be obtained from either the management company or a member of the Committee. A copy of the application can be found on the Spring Creek Meadows website. Please contact the management company for names of Committee Members.

Should a Homeowner violate any Spring Creek Meadows covenant, restriction or rule, including these Guidelines, the violation must be corrected within the time period established by the Committee. Failure to do so may result in one or more sanctions adopted and enforced by the Board of Directors of the Association. The sanctions include, but are not limited to, the following: the Property Owner may be fined in accordance with the terms of the Association's Covenant and Rule Enforcement Policy and Procedure, the Property Owner may be sued in court, the Association may correct the violation itself and bill the Property Owner and the Property Owner may lose his or her rights to use Association property. Any unpaid charge or fine may become a lien against the Owner's property.

Before a Homeowner contacts the Association about a violation by a neighbor, the Homeowner should discuss the problem with the neighbor first and attempt to resolve the issue informally. This neighbor-to-neighbor approach will help to foster a sense of community through which all Owners share the responsibility for maintaining the quality and spirit of Spring Creek Meadows.

PROHIBITED USES AND RESTRICTIONS

The following are some of the uses and activities, which are prohibited within the residential neighborhoods at Spring Creek Meadows. The following limitations supplement the specific use restrictions set forth in the Declaration, and the Supplemental and Amended Declarations.

- **Animals** The raising of animals, other than dogs, cats or other common household pets, shall be prohibited in Spring Creek Meadows. Non-domesticated animals including, but not limited to, goats, chickens, horses and sheep shall be prohibited. Also prohibited are kennels for boarding dogs or other animals for commercial purposes. No animals other than domesticated dogs or cats and small domestic pets kept entirely within a residence shall be kept on any Lot without the prior written approval of the Board of the Association. No animal or pet of any kind shall be permitted which, in the opinion of the Board of the Association, might be dangerous or which makes an unreasonable amount of noise or odor or is otherwise a nuisance.

Dogs shall be kept on leashes, except while in a fenced area on the Owner's property. Dogs may not be leashed in front or side yards outside a Homeowner's privacy fence. Animals kept outdoors for any period of time shall be domesticated, limited to two in number and shall not make an unreasonable amount of noise or odor. Pets may not be permitted to run loose in the neighborhood at any time. Additional indoor pets may be kept, provided that they do not create an unreasonable amount of noise or odor. Each Owner shall be responsible for cleaning up after their pet on their Lot and upon other parts of the Properties and shall be responsible for all damage and waste to the Lot of any other Owner or any Common Area caused by any pet in the possession of such Owner.

- **Construction** No construction activities may cause a health hazard or unreasonably interfere with other Lot Owner's use of their Property. No Property may be stripped of natural vegetation unless in connection with construction of improvements or installation of landscaping within such portion of the Property. All steps must be taken to prevent soil erosion, collection of debris, weeds and noxious plants and any other steps or requirements, as the Architectural Control Committee deems appropriate.
- **Drainage** There can be no interference with established drainage patterns over any Property unless approved by the Architectural Control Committee.
- **Garage Sales** No garage, patio, porch or lawn sale shall be held on any Lot, except that the Owner of any Lot may conduct such a sale if the items sold are only owned by the Homeowner, and shall not include items acquired for resale. Garage sales shall be conducted in a manner that does not in any way disturb any other resident of the area. Garage sales must fully comply with all applicable governmental ordinances, statutes, resolutions, rules and regulations, and are not to exceed three per year. No more than six signs, no larger than five square feet each, shall be permitted in Spring Creek Meadows to advertise a garage sale. Signs may be put up not more than 24 hours prior to the sale, may remain up for not more than 72 hours and all signs, together with tape, nails, etc. must be removed within 24 hours after completion of the garage sale.
- **Glass** No reflective glass windows shall be used in any improvement constructed within the Properties.
- **Noxious or Offensive Activity** Activities or uses that create an annoyance or nuisance to others are prohibited at Spring Creek Meadows, particularly those that may potentially detract from residential values and the quality of life within a neighborhood.

Examples of noxious or offensive activities would include, but are not limited to, exterior sound systems that create noise beyond property lines such as speakers, horns, whistles or other sound devices, parking vehicles on lawn areas, exterior lighting that is not screened to avoid annoyance to neighboring Owners, and the accumulation of rubbish or debris of any kind.

- **Unightly Articles** No unsightly articles may remain on any Lot or street if it is visible from adjoining property or public or private thoroughfares. Without limiting the generality of the foregoing, snow removal equipment, garden, maintenance equipment, trash containers and recycle containers shall be kept at all times, except when in actual use, in the garage. No lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials or scrap shall be kept, stored or allowed to accumulate on any property.

Trash and recycle containers should be put out no earlier than noon on the day before collection and taken in no later than noon on the day following collection. Containers should be placed in the street with the handle pointing towards the house and the lid opening toward the street. Please utilize the trash and recycle containers provided by the trash collection vendor for the community. Please notify the management company if the trash vendor has required that you leave your trash/recycle cans out longer than normal for repair or replacement.

- **Traditional Residential Vehicles** Traditional Residential Vehicles means vehicles used primarily for carrying passengers, such as cars, pickups (with two axles), SUVs and mini vans shall be permitted to park on streets or in driveways of residential lots within Spring Creek. No vehicle shall be parked in such manner as to impede or prevent ready access to another owner's driveway.
- **Commercial Vehicles** Commercial Vehicle means a vehicle used for, or is normally associated with; the transportation of materials, products, freight or passengers; or which is used to render services in connection with a commercial activity; or which is used in furtherance of a commercial activity; but does not include non-business use of rental trucks, vans and trailers for moving household possessions. Commercial vehicles may also be parked by occasional visitors in connection with deliveries and services performed at the properties.
- **Oversized Vehicles** Oversized vehicles are not permitted to park within the community. An Oversized vehicle means any vehicle or combination of vehicles and trailers which exceed 7 feet in width, 7.5 feet in height or 22 feet in length.
- **Ancillary Vehicles** Any ancillary vehicle, including (but not limited to) recreational vehicles (RV's), mobile homes, motorcycles, motor scooters, boats, ATVs, golf carts, campers, pick-ups with oversized camper shells, trailers, wagons, or snowmobiles shall be stored in garages, parked out of sight from adjoining properties or in an off-site storage area.
- **Noncommercial Oversized Vehicles** Noncommercial Oversized Vehicles ("NOV") owned by the Resident of a Lot, including campers and boats, are not permitted to remain in driveways or on the street for longer than is necessary to load, unload, or prepare for use or storage, which shall not exceed 48 hours. NOVs must be parked at all times in the driveway or along the street directly adjacent to the owner's residence.
 - An NOV belonging to an out of state guest may be parked directly adjacent to the property of a resident being visited for up to 48 hours.
- **Commercial Oversized Vehicles** Commercial Oversized Vehicles ("COV") are prohibited from parking in the Spring Creek Community. Except they may temporarily parked while rendering services to a property within the Community. It must be parked within 200 feet of the property where services are provided. A Resident may not park a COV within the Community unless it is parked fully within the garage of the property with the door closed.
- **Trailers** Parking Unattended Trailers (trailers not attached to a vehicle capable of moving it) is prohibited on any Lot or on the street within the Community, except when fulling parked within the garage of the property with the door closed.

- **Motorcycles** Motorcycles shall be licensed for travel on the highway and equipped with the most recently approved noise control devices and operated only on the roads and driveways and in a manner not to disturb the occupants of other Lots. Mopeds and bicycles shall be equipped with lights and the most recently approved safety devices, and operated only on street shoulders, and in such a manner as to not obstruct traffic.

Motorized vehicles to include mopeds and scooters are not authorized on the common areas. The only exception is motorized vehicles used for disability.

If any damage is caused to property within the Community by any vehicle including hired and leased moving vans, the owner of the property the vehicle is visiting shall be responsible for any costs to repair or replace the damaged areas, or by legal action as shall be determined by the Association Board of Directors. The Association assumes no responsibility for damage done to automobiles.

No vehicle of any type shall be repaired or rebuilt for longer than 24 hours except inside the garage. Such activity conducted on the driveway shall continue for no longer than 24 hours. Unlicensed or inoperable vehicles (those unable to operate under their own power for at least one week) are not permitted to be parked in the Community, except fully within a garage with the door closed.

DESIGN REVIEW PROCESS

1. **Submittal** The Homeowner is responsible for initiating the review process of proposed site and exterior building improvements by submitting an ACC Request to the Architectural Control Committee through the management company **before beginning construction**. The ACC request form must be completed and submitted to the Architectural Control Committee, with plans, and must be approved **before** commencement of construction, painting, landscaping, or placement of an improvement on a Lot. Prior to submitting the application form, it is suggested that the Applicant review the Declaration of Covenants, Conditions and Restrictions, and the applicable Supplemental or Amended Declarations, as well as these Guidelines. Applicants should also check with agency resources listed within these Guidelines to determine other required reviews and approvals.

An ACC request for approval by the Architectural Control Committee shall be typewritten or printed legibly by hand. The ACC shall contain all the information required by the Architectural Control Committee herein or required after initial review of a request. A request shall not be considered complete and filed until all information required by the Architectural Control Committee has been submitted.

The required ACC Request information with plans and drawings must be submitted in duplicate, with one copy retained on file by the Architectural Control Committee, and one copy to be returned to the Applicant with comments and the decision, including any conditions of approval.

To begin the formal design review process, the Applicant (Owner or Owner's Representative) submits the following required information:

A. Project Information:

- a. Name of Applicant (Owner or Owner's Representative).
- b. Address and phone number of the Applicant.
- c. Description of proposed improvements, including types and colors of materials. Paint chips of the proposed colors must be included.
- d. Construction schedule (start date and completion date).
- e. Names and phone numbers of Owners who's Lots are immediately adjacent to the Applicant's property.
- f. Name, address and telephone numbers of the Applicant's Architect and Contractor (if any).

B. Site Plan Accurately Drawn to Scale Depicting:

- a. Lot lines.
- b. Location/placement of house on Lot.
- c. Proposed improvement layout with dimensions.
- d. Details of construction including applicable colors, materials, sizes and other descriptive information.

C. Building Elevations (as applicable):

D. Landscape Plan: Identify proposed plant materials with species, sizes, quantities, mulch materials, type of irrigation system and any landscape features.

E. Additional information. Any additional information the Architectural Control Committee deems necessary for review shall be submitted upon request by the Committee.

2. **Committee Review** After the Architectural Control Committee receives an application, the Committee shall advise the Applicant if the application is complete or, if it is not complete, what additional information is required.

The Architectural Control Committee will meet to review and Approve or Not Approve requests. The Committee may ask the Applicant to attend the meeting if additional information is needed. Approvals are determined by an affirmative majority vote of the Committee. If the request is not complete, the 30 day period shall not commence until after receipt of a completed application.

Within 30 days after the receipt of a completed request, the Architectural Control Committee shall either Approve or Not Approve the application in writing. Any approval may include conditions. If the Applicant refuses to accept the conditions, the application shall be deemed denied.

Failure of the Architectural Control Committee to Approve or Not Approve a completed request within the time period defined under the Spring Creek Meadows Declarations shall be deemed approval of the application without conditions.

The Architectural Control Committee's role is to ensure a consistent application of the Design Guidelines and applicable provisions of the Declaration, and Supplemental and Amended Declarations. The Guidelines are purposefully directed toward those qualities at Spring Creek Meadows, which contribute to the value of individual properties, foster visual attractiveness, maintain the overall visual harmony and attractiveness of Spring Creek Meadows and promote compatibility within the community and neighborhoods.

These qualities include positive aesthetic interrelationships of buildings, landscape, topography and overall design of the community. The Guidelines identify specific criteria relative to site development and exterior building construction. These criteria are identified to ensure that the following principles are observed and followed.

3. **Standards of Review**

A. Fitness of Concept The design idea of the proposed improvement must be appropriate to the surroundings and of sound construction.

B. Compatibility of Structures and Site Proposed site improvements must be in harmony and aesthetically compatible with adjacent sites and structures with views of the improvements.

C. Design Compatibility Proposed improvements, construction, remodeling, repainting and other exterior work must be compatible with the design character of the site, adjacent properties and the neighborhood. Compatible design character is defined as harmony of architectural style, materials, colors, scale and detail of construction.

D. Consideration of Neighbors The consideration of neighbors and adjacent properties must be sensitively addressed by ensuring reasonable provisions for surface water runoff, access, visual and sound buffer and other aspects of improvements that may impact neighbors.

E. Workmanship The quality of workmanship of approved construction must be no less than that existing on the site and on adjacent properties.

F. **Schedule** Projects which are not completed in a timely manner may be a nuisance, safety hazard and visually unacceptable. Therefore, all applications must include a proposed maximum time of completion for construction. The Committee may deny any application on the basis of an unreasonable time frame.

Should projects not be finished within the approved schedule for completion, the Committee may request the Applicant to complete the construction within 30 days or be subject to Committee action, including removal of incomplete construction, at the expense of the Homeowner. If the Applicant has removed any ground cover from his property, he shall take precautions to ensure that soil does not blow away, erode or wash onto adjacent properties or streets.

The Applicant is responsible for ensuring that any proposed improvements on construction are coordinated and approved, when applicable, by local, state and federal government agencies. The Architectural Control Committee may condition its approval on obtaining all applicable governmental approvals. The Applicant is also responsible for location and avoidance of buried utilities such as power sources, cables, telephone lines, etc. prior to any excavation during construction.

4. **Agency Resources** Proposed improvements may require approval by or coordination with public agencies as well as the Architectural Control Committee. It is recommended that the Applicant check with local agencies, as appropriate, to determine if their review or approval is needed. Agencies might include but are not limited to:

- A. **Arapahoe County** Building permits, zoning issues, variances.
- B. **East Cherry Creek Valley Water & Sanitation District** Water and sewer service and any construction within utility easements.
- C. **Xcel Energy** Electrical services, street lighting and improvements within utility easements, gas lines, and easements.
- D. **Century Link** Telephone lines and easements.

5. **Design and Construction Requirements** This section of the Guidelines outlines those design and construction practices required for improvements to building exteriors and residential properties. The practices and methods discussed and illustrated include those, which are intended only as recommendations, and those approved and adopted as mandatory rules by the Spring Creek Meadows Homeowners Association, Inc.'s Board of Directors and the Architectural Control Committee. The two are distinguishable by the preceding word "should" or "shall" respectively.

Those construction methods that are acceptable are illustrated for clarity to the Applicant. Generally, those applications conforming with design and construction principles herein outlined in the Guidelines are most likely to be approved by the Architectural Control Committee. All requests will be considered on their individual merits.

Owners are required to notify the Committee (through the Management Company) in writing of completion of improvements. The Architectural Control Committee may, but is not required to, inspect the work in progress or after completion for conformity to the approved request. Should the work or improvements not comply with the request, the Committee has the authority to require the Applicant to remedy deviations. Corrections must be completed within 30 days after the Owner is notified of the deviation. Deviations not remedied may be subject to sanctions, including, but not limited to, removal of unapproved construction at the direction of the Committee, and at the expense of the Owner.

Exemptions All improvements, whether exempt or not, must comply with local and state building codes and construction requirements. The following types of improvements or alterations do not require the formal approval of the Architectural Control Committee; however, the Property Owner shall also be expected to comply with any applicable Spring Creek Meadows Guidelines and

Declarations requirements.

- A. Alterations to the interior of a residence when the outside appearance of the structure is not visually affected.
- B. Repairs to a residence in compliance with previously approved drawings and specifications.
- C. Adding plant materials to a residential property in compliance with a previously approved landscape plan.
- D. Seasonal decorations are allowed, if removed within 14 days following the holiday, unless inclement weather prevents safe removal.
- E. Real estate signs no larger than five square feet, with no more than one sign placed on a given Lot. No signs may be placed on fences. Any directional signs are permitted from Friday through Sunday and holidays, only.
- F. Repaint a home the initial color.

6. Guidelines

Antennae "Permitted Antennas" are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Rule.

Permitted Antennas shall be installed in the least conspicuous location available on a Lot which permits acceptable signals, without unreasonable delay or increase in the cost of installation, maintenance or use of the Permitted Antenna. Except as allowed by federal statutes and regulation, no exterior television or any other antennae, microwave dish, satellite dish, satellite antenna, satellite earth station or similar device of any type shall be erected, installed or maintained on a Lot.

Ancillary Structures All ancillary structures, including but not limited to, storage sheds, patio covers, decks, greenhouses and arbors, etc. shall have prior approval by the Architectural Control Committee before commencement of construction or before placement of prefabricated structures on a Lot. These structures shall be designed and located to be compatible in the use of materials and colors and the architectural style of the house, adjacent houses and fencing. The highest point on any structure which is not attached as an integral part of the primary structure should be equal to or less than eight feet above the finished grade of the backyard and no larger than 120 square feet in area. Any increase in the height or area of an ancillary structure will be reviewed by the Committee on a case-by-case basis. All such structures should be placed as close as possible to the residence. The construction of an ancillary structure cannot in any way interfere with the established drainage pattern over any lot.

Backboards Installation of permanent basketball backboards is permitted on posts and shall be original manufacturer specifications. They are subject to prior approval by the Committee. No homemade basketball backboards are permitted and no backboards are permitted on houses. Backboards shall be kept in good repair. Portable basketball hoops

must be stored near the house when not in use.

Colors All homeowners when painting or staining exterior surfaces shall submit an ACC request form. The ACC will approve or deny requests based on colors in the current HOA scheme book and determine if the request is in harmony with the existing residences in the surrounding neighborhood. If the ACC determines that the colors requested were applied during the original construction of the home then formal ACC approval is not required. Paint schemes can be in three colors or two colors. The scheme selected should be different from the homes on either side of the residence and across the street in the front of the home.

In a three color scheme, the base color is the main color of the house. The garage door shall be painted the base color of the house. The trim is the vertical edges, window trim, vent, downspouts and garage trim. The accent color is the front door, gutters, and fascia.

In a two color scheme, the base color is the main color of the house including the garage door. The trim color is used for all vertical edges, window trim, vent, downspouts, garage trim, front door, gutters and fascia.

When requesting to change the paint scheme on the exterior of a residence, the homeowner should choose a scheme from the comprehensive collection in the Spring Creek Meadows HOA Scheme Book. The management company has loaner copies of the Scheme Book and can direct homeowners to a Sherwin Williams store for inspection copies of the Scheme Book. The Schemes can also be found online – see instructions on springcreekmeadows.net.

Variations for front door colors will be considered on a case by case basis, provided it is harmonious with the community. (See Design Compatibility under Standards of Review)

Surfaces originally unpainted, such as stone or brick shall not be painted or stained. Only those areas initially painted shall be painted, and only those areas initially stained shall be re-stained.

The exterior of residences should be repainted every three to five years, depending upon the rate of peeling or other deterioration.

Driveways Modifications to driveways shall not be permitted, including the addition of new vehicular access points or widening of driveways to a width greater than the width of the garage structure. Cracking and spalling of concrete in driveways shall be repaired and oil stains removed. Pressed or stamped concrete is not permitted in driveways. Porches and walkway requests for stamped or pressed concrete will be considered on a case by case basis.

Fencing All fences shall be six feet high above the finished grade at the fence line. Fences abutting streets and landscaping strips shall be constructed with 4 inch pickets in accordance with the perimeter fencing detail and materials installed by the developer or Spring Creek Meadows HOA. Interior lot line fencing pickets can be up to 6 inches in width. Fencing details for construction are available from the Committee.

Chain link fences shall not be permitted, except as part of approved dog runs. Fencing for interior lot lines, patio enclosures, dog runs and screen purposes shall be compatible with the approved perimeter fencing type and with respect to finish, materials, height (six feet in height), grade and color. Chicken wire and other materials may not be placed on fences. All interior fences, dog runs, etc. which may be visible from adjacent properties or streets shall be subject to approval by the Architectural Control Committee.

Fencing shall be installed in such a manner that it does not interfere with established drainage flows. Fencing shall not be permitted in front yards.

Fences placed on Lot lines between two Lots shall be maintained jointly by the Owners

of such Lots.

Fences shall be adequately maintained by the Homeowner who installed the fence or on whose Lot the Builder placed a fence. Broken and leaning pickets and fence posts shall be repaired or replaced.

Gated access from individual backyard residential Lots shall not be permitted along easements or open space, or right of way along a public road. Common access points for neighborhoods are planned and will be available to provide pedestrian circulation to and through the open space network. The maintenance of this area is still the responsibility of the homeowner, therefore, a rock border with proper weed control is recommended.

- **Split Rail:** A split rail fence is never to be used as fencing for the backyard of the property. This type of fence can only run along the sides of the front yard of the property if needed. A split rail fence may not run along the front portion of the yard. These fences should only be used to inhibit trespassers if the property is next to an easement or public walkway. Split rail fencing should be approximately 3 feet high with only 2 rails.
- **Privacy Fence:** Privacy fences are 6 feet high and must be installed on the side or rear property lines and between the house and the property line. Privacy fences that face any public street (front, side or rear) should be installed with all pickets facing the street, so that the rails face the interior of the property. These same properties in question must set the fence 2 feet from any sidewalk as not to encroach on the public walks. This 2-foot area, as mentioned before, must be maintained by the homeowner.
- **General:** There shall be no use of barbed or barb-less wire fencing. No temporary fence of any kind will be allowed. The side wing fence installed by the Builder cannot be moved without prior approval from the ACC. The installation of fencing cannot in any way interfere with the established drainage pattern over any Lot. Fences cannot be stained or painted without prior approval from the ACC. It is recommended that some form of water seal be used to ensure the longevity of the wood. The installation of dog runs, although allowed in the covenants, must have approval by the ACC.

Garages Garages and garage doors shall remain closed when not in use. Closed garage doors present an orderly and harmonious appearance and promote safety by screening storage and utility areas.

Lighting Exterior lighting which creates an annoyance to adjoining properties shall not be permitted.

Play Equipment Play equipment such as swing sets may be installed inside a screened or fenced yard, and shall be approved by the Architectural Control Committee for appropriateness of scale, color and materials. Play houses or tree houses are considered Ancillary Structures and subject to the Guidelines under the Design Review Process. All play equipment shall be kept in good repair.

Retaining Walls All retaining walls shall be subject to prior approval by the Committee. Retaining walls, which adversely affect drainage flow patterns or divert runoff onto other properties, are prohibited.

Roofing All roofs in single-family detached residential areas shall be covered with shingles made of composite asphalt, materials of similar quality to asphalt or other materials as approved by the Architectural Control Committee.

Screening Screening of visually unsightly articles by approved fencing and landscape shall be utilized in the following situations. The intent of this required screening is to

promote a neat and orderly appearance to neighborhoods by eliminating visual clutter, and contribute to property values and community image.

- o **Garbage/Refuse** All refuse, garbage and other wastes shall be kept in covered, noiseless containers within garage areas or within exterior spaces in backyards properly screened from adjacent properties or public view. The enclosure shall conform to color and materials of approved fencing details, and be maintained in a clean and weed-free condition.
- o **Firewood** Firewood shall be neatly stacked in backyards or side yards behind fences.
- o **Outdoor Storage** The storage of vehicles and unsightly materials, including, but not limited to trash, trash cans, building materials, boards, unlicensed vehicles, trucks, RV's, trailers, motorcycles, snowmobiles, garden supplies and shrub or tree clippings shall be prohibited in unscreened areas of a residential site. Such items may be stored in a backyard only if they can be adequately screened from view. Such screening must be approved by the ACC Committee.
- o **Swimming Pools/Hot Tubs** All swimming pools, spas or hot tubs shall be placed in backyards and must be approved by the Architectural Control Committee.
- o **Dog Houses** Doghouses shall be constructed from materials compatible with the house and shall be adequately screened from view of public streets and private property.
- o **Mechanical Equipment** All mechanical equipment, including air conditioning units, swamp coolers, exhaust pipes and heating equipment, shall be installed as an integrated part of the architecture and building. These items shall not be roof mounted or located where they are visible from adjacent properties or public streets and shall be adequately screened from view. No window air conditioning units are permitted.
- o **Clotheslines** Clotheslines shall be prohibited unless they are screened from view from adjacent properties and public streets.

Signage No signs shall be displayed without prior Architectural Control Committee approval, with the exception of house for sale or lease signs or garage sale signs and political signs as permitted by Colorado law. Signs may not be placed on telephone or utility poles, traffic control devices or similar locations. No other boxes or signs shall be attached to the original mailbox or post. No more than one real estate sign per residential Lot shall be permitted at any given time. Permitted sizes for such signs are a maximum of five square feet. No real estate sign may be placed on fences.

Site Grading No changes to final property grades shall be permitted unless approved in advance by the Committee. Extreme care shall be taken to divert water from foundations. No grading may be proposed that diverts water onto adjacent properties or significantly alters existing drainage patterns. Downspouts shall discharge either through downspout extensions or onto splash blocks to prevent moisture saturation at the foundations. Irrigation of plant materials should be kept to a minimum of five feet away from foundations. Planting areas shall be sloped away from foundations to prevent ponding of water.

Solar Panels In general, solar panels and support equipment shall not be visually obtrusive, with construction details to appear as an integral part of the structure and its architectural character using matching materials and colors of the house. The full design and installation plans shall be submitted with the ACC request and approved by the Architectural Control Committee.

Solar panels should be flush with the angle of the roof and mounted no more than 6 inches high. Angled panels are not permitted unless it is required to maximize use of the panels. Panels should be installed so as to minimize exposure when viewed from the street. Preferred location should be on the back of the roof and below the roof line so as not to obstruct the existing view of adjacent properties. The total number of solar panels should not cover more than 75% of any roof section. Electrical equipment and conduit should be installed so that it is minimally visible from the front of the house. Conduit should be installed to be unobtrusive, installed through the eave, and painted to match the roof shingles and/or the color scheme of the house. A heavy panel appearance around the front entrance of the house should be avoided. Panels installed on the front of the house should be at least 3 feet from the edge of the roof. Variances will be permitted as reasonably required to allow the device to function properly and to minimize costs. Installation plans should explain and support any variances from these guidelines. Installation must comply with local building codes and must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

Temporary Structures No tent, shack or other temporary structures shall be placed on private property for more than 48 hours at any one time.

Windows No mirrored glass shall be permitted. All windows shall have painted or stained wood. Metal frames should complement the color scheme of the house. All street facing windows shall have white Colonial grids/dividers. All windows shall be covered with drapes, curtains or similar acceptable coverings within a maximum of six months of occupancy. Any window coverings visible from residential exteriors shall be compatible with its architectural character. Film type window coverings, or reflective shades, are prohibited. Storm windows and doors shall be compatible with the colors of the house and/or trim. Reflective or galvanized metal surfaces are prohibited.

Landscaping Requirements

Taking time to create a landscape plan before you begin a project can result in significant savings of both money and water. There are many resources available to advise you - local water districts, county extension agents, the Denver Botanic Gardens, naturalists and landscape architects.

General All landscaping shall be consistent with front yard landscaping installed by the Builder or shall be done in compliance with a landscape plan approved by the Architectural Control Committee. Additional landscaping, including, but not limited to, plant materials, irrigation systems and walls not a part of the initially approved plan, must receive a separate Committee approval. Retaining walls or tiering must be constructed of durable material such as stones or brick. Vegetable plantings are not allowed in the front yard. A minimum of 50% of the front yard and side yard adjacent to public streets (excluding driveways and sidewalks) is preferred to be sod unless a xeriscaping plan is approved by the ACC. The use of xeriscape turf such as fescue sod or low water blue grass is encouraged. Utilization of an automatic sprinkler system for each installation is recommended. All planting bed areas are recommended to include some type of mulch or rock for weed control.

Foundation Planting Foundation plantings are recommended to be placed more than 3 feet from the foundation of the house. Decorative rock is a far better choice than grass or shrubs in these areas. If shrubs or grass is used within 3 feet of the foundation, all irrigation should be done by "controlled" hand watering and avoid excess watering at all times. If planting occurs in this area, your homeowner's warranty might be voided. Although Spring Creek Meadows soil conditions are not typically expansive, pockets of expansive soil may exist in some areas. In such conditions, it is recommended that gravel mulch be used in the area immediately adjacent to foundations to a minimum width of five feet to prevent possible structural damage to foundations and footings. Each homeowner is advised to check with the local authorities to determine exact soil conditions.

Maintenance Landscaped areas shall be maintained in a neat and healthy condition. Maintenance of landscaped areas in both front and back yards shall include, as a minimum, watering, mowing, pruning, weeding and removal and replacement of dead or dying plant materials. Weeds must be removed regularly and not allowed to exceed six inches in height.

Mulch Natural mulch can be used. Recommended types include Western Red Cedar, Washington Cedar or Idaho Cedar. Pictures of mulch samples must be included with design plans. Mulched areas must be kept free of weeds and debris and weed barriers shall be placed in the mulched areas.

Ornamentation The overall goal of landscaping within Spring Creek Meadows is to develop a visually pleasing and harmonious neighborhood character. Individual expressions of statements of landscape by Owners are permissible to the extent they do not diminish or detract from this goal.

Non-living ornamentation with the prior approval of the Architectural Control Committee shall be allowed in front or side yards or in backyards when visible from adjacent properties and streets. Examples of non-living ornamentation which require prior approval are driftwood, wagon wheels, pots, vases, troughs and animal structures. Ornamentation should be placed close to a residence to minimize visibility from streets and adjacent properties.

Plant Use Plants utilized in residential landscaping shall consist of durable materials, avoiding extensive use of short-lived plantings, such as annual flowers.

Rock The use of gravel as a mulch material is permitted with the exception that it shall not be used to cover large areas of ground. Gravel mulch is encouraged, but other types of mulch may be used. All rock colors must be approved. Pictures of rock samples must be submitted with design plans. Only natural color rock may be used. Rock materials should be in the range of 2" to 4" and ¾" or less (pea gravel) should be used only as an accent. Larger decorative rocks can be sparsely placed and limited to 5% of the landscape.

Trees Trees are a major investment in landscaping, warranting careful design and choice of species. A mix of deciduous canopy trees, evergreens and ornamental trees will create a pleasing streetscape, seasonal shade and color. Nuisance trees, such as cotton-producing cottonwood trees, will not be approved. When considering the placement of trees, please allow adequate spacing for growth between each tree. Other considerations should be spacing from the tree to the sidewalk, driveway, house and between property lines.

Maintenance Tree branches which overhang sidewalks and streets must be trimmed to a height of 7 feet from the sidewalk and 11 feet 6 inches from the street. Branches obstructing street signs or sight lines of traffic should be removed. Obstructions may be reported to Arapahoe County Road and Bridge Department.

Recommended deciduous canopy trees include but are not limited to: Narrowleaf Cottonwood, Skyline Honey locust, Marshall Seedless Ash, Northern Red Oak. Recommended evergreens include: Autumn Pine, Scotch Pine, Colorado Spruce and White Fir. There are many species of ornamental trees to be found at local nurseries. Some suggestions for flowering ornamentals are Crabapple varieties, Hawthorne varieties, Bradford Pear and Canada Red Cherry.

Water Usage Since homes have been sold with front yard landscape in place, the backyard landscaping is recommended to be integrated with a similar or compatible landscape system. The Homeowner should consult with a professional designer or landscape architect experienced with designing irrigation systems. Hoses on outside water faucets should be disconnected at freezing temperatures to prevent broken pipes. It is also advisable to manually drain irrigation systems during the winter months to avoid damage to the system. This period is typically from October to April.

Xeriscaping Xeriscape 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 that result in water use efficiency and water-saving practices. A xeriscape plan should be designed for water conservation, be visually pleasing and harmonious with the neighborhood. The plan could include practical turf areas of manageable sizes, shapes and appropriate grasses. Select low water plants and group plants of similar water need together. Use mulches such as natural woodchips or bark to reduce evaporation. Irrigate efficiently to apply the right amount of water. Maintain the xeriscape properly by weeding, pruning and fertilizing.

Xeriscape plans must be approved by the ACC. A landscape that contains less than 50% live plant material in the front, side or rear yards shall be considered xeriscaping. Xeriscape plans shall include a combination of rock, mulch, ground cover, plants, shrubs and trees. Xeriscape plans shall contain at least 30% drought resistant foliage. Lists of suggested plant material can be found at CSU Extension Service – ext.colostate.edu, Colorado Waterwise – coloradowaterwise.org and Plant Select – plantselect.org.

If planned turf is between 35 – 50% of street facing landscaping area then 1 tree and 5-6 drought resistant plant areas (shrubs, ornamental grasses, or 5 perennials in each area) are required. If planned turf is less than 35% then 2 trees and 8-9 drought resistant plant areas (shrubs etc.) are required. Drip irrigation systems are recommended to maintain foliage.