

**Lochbuie Station
Residential Metropolitan
District**

**RESIDENTIAL
IMPROVEMENT GUIDELINES
FOR ALL LOTS**

**Adopted:
July 21, 2021**

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I. INTRODUCTION

- 1.1 **Basis for Guidelines.** These Residential Improvement Guidelines are intended to assist homeowners living in the **Lochbuie Station Residential Community** in implementing landscaping and other home improvements to their property. The Covenants and Restrictions of **Lochbuie Station Residential Metropolitan District**, require prior approval from the Board of Directors or Architectural Review Committee before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in **Lochbuie Station Residential** shall be made. For instance, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement including changing paint colors must be submitted for prior approval. In order to assist homeowners, the Architectural Review Committee intends to establish certain pre- approved designs for several types of improvements and to exempt certain improvements from the requirement for approval. This booklet contains the guidelines established by the Board of Directors with respect to residential property.
- 1.2 **Contents of Guidelines.** In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements that homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining approval from the Architectural Review Committee; (C) Some helpful landscaping ideas and information.
- 1.3 **Architectural Review Committee.** The Architectural Review Committee consists of at least three (3) members, all of who are appointed by the Board of Directors of the District and are to review requests for architectural approval.
- 1.4 **Committee Address and Phone.** The address of the Committee will be same as the address of the Management Company.

Company Name	Office Phone	Fax	Email Address
Community Resource Services of Colorado c/o Lisa Jacoby 7995 E. Prentice Ave., Suite 103E Greenwood Village, CO 80111	303 381-4960	303 381-4961	Ljacoby@crsofcolorado.com

- 1.5 **Effect of Community and Supplemental Resolutions.** The Covenants and Restrictions of the Metropolitan District is a document governing property within **Lochbuie Station Residential**. Particular areas or groups of lots become part of the Metropolitan District by annexation pursuant to a document entitled Annexation of Additional Land. Copies of the Covenants and Restrictions including amendments are delivered to new home buyers when they purchase their homes

and are available at any time from the District. Each homeowner should review and become familiar with the Covenants and Restrictions including amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants and Restrictions and, if there is any conflict or inconsistency, the Covenants and Restrictions as amended will control.

- 1.6 **Effect of Governmental and Other Regulations.** Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. For general information about the Town of Lochbuie requirements, homeowners may write or call the Town of Lochbuie Building Department at: 703 Weld County Road 37, Lochbuie, Colorado 80603, (303) 990-5773, building@lochbuie.org.

Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.

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

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

- 1.8 **Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Covenants and Restrictions of **Lochbuie Station Residential Metropolitan District** will help preserve the inherent architectural and aesthetic quality of **Lochbuie Station Residential**. It is important that improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Architectural Review Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Committee, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with standards established for **Lochbuie Station Residential**. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Architectural Review Committee interpretation thereof shall be final and binding.

- 1.9 **Completion of Landscaping.** Landscaping must be completed no later than six (6) months from the closing with the exception of closings that occur between April 1 and October 1. Owners with closings that occur between April 1 and October 1 shall be required to complete landscaping before the following October 1. **See Landscaping Section 1V.**

II. SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES

- 2.1 **General.** The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Architectural Review Committee and written approval of the Committee obtained before the improvements commence.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvements without advance approval if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. If you have an improvement in mind that is not listed below, architecture review and approval is required.
- 2.2 **Accessory Buildings.** Will not be permitted. **See Sheds Section 2.62.**
- 2.3 **Additions and Expansions.** Approval is required. Additions or expansions must be constructed of wood, Masonite, glass, brick, stone, or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence.
- 2.4 **Address Numbers.** Approval is required to replace or relocate existing address numbers.
- 2.5 **Advertising.** All trade signs, which includes, but not limited to, landscaping, painting, and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. Realty signs, etc. **See Signs. Section 2.65.**
- 2.6 **Air Conditioning Equipment.** Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimizes any noise to adjacent property owners and must be screened or enclosed with like materials to the home or with approved plant material.
- 2.7 **Antennae.** The Lochbuie Station Residential Metro District has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the Federal Communications Commission Rule, which became effective October 4, 1996:
- A. Notification. Before installation of any direct broadcast satellite (DBS) satellite dish that is one (1) meter or less in diameter, multi-channel multi-point distribution service wireless cable (MMDS) antenna that is one meter or less in

diameter or diagonal measurement, or television antenna is permitted; the Owner of the property where the antenna is being installed must notify the District in writing using an Architectural Request Form.

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

2.8 **Awnings. See Overhangs/Awnings Cloth or Canvas Section 2.43.**

2.9 **Balconies. See Decks Section 2.18.**

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

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

2.12 **Birdbaths.** Approval is not required if placed in the rear yard and if finished height is no greater than five (5) feet including any pedestal. Approval is required if proposed for the front yard. **See Statutes and Fountains Section 2.69.**

2.13 **Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to one foot by two feet. A birdhouse or bird feeder, which is mounted on a pole, may not exceed six (6) feet in height. Approval is required if proposed for front yard.

2.14 **Carpports.** Are not permitted.

2.15 **Clothes Lines and Hangers.** Are not permitted.

2.16 **Cloth or Canvas Overhangs. See Overhangs/Awnings Cloth or Canvas Section 2.43.**

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

2.18 **Decks.** Approval is required. The deck must be constructed of redwood or composite type decking products approved by the **Lochbuie Station Residential Metropolitan District**. The decking material must be either redwood in color or of a color that matches one of the exterior paint colors or the masonry on the home. Maintenance free (composite) decking products may be used if the decking

material is either redwood in color or of a color that matches one of the exterior paint colors or masonry on the home. The deck should be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

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

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

2.19 Dog Houses. Approval is required. Doghouses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Doghouses must be installed at ground level and must not be visible above the fence. Must match exterior of home (wood, brick, stone, etc.) Limit of one doghouse per home/lot. **See Fences, Section 2.26.**

2.20 Dog Runs. Committee approval is required. Dog runs must be located in the rear or side yard, abutting the home and substantially screened from view by planting fast-growing or mature trees or shrubs. Dog runs will be limited to 200 square feet and cannot be higher than 4 feet 6 inches. **The fencing materials and design shall match Attachment A.** The dog run fence should be left natural in color and sealed to prevent weathering. In some cases, written consent from adjacent neighbors may be requested. Tarpaulins and chain-link will not be permitted.

2.21 Doors. Approval is not required for an already existing main entrance door to a home or an accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house. Complementary colors would be the body color of the house.

A. Storm Doors. Approval is required for storm doors. Colors should be complimentary with the color scheme of the home. Homeowners wishing to utilize a different storm door or color must first obtain approval.

- B. Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation. No bar style security doors will be permitted.

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

2.23 **Driveways (Revised 01/01/26).** The width of driveways may be extended by not more than three (3) feet toward the lot line, provided that the extension: (i) doesn't impede drainage; (ii) is constructed using concrete to match the existing driveway; and (iii) does not result in the removal of front lawn or turf landscaping. Residents are advised that any driveway extensions over utility easements are subject to removal by the utility provider, with or without notice to the property owner. Requests for driveway extensions greater than three (3) feet will not be approved.

2.24 **Evaporative Coolers.** Approval is required. No rooftop or window mount installations are allowed. **See Air Conditioning Equipment Section 2.06.**

2.25 **Exterior Lighting.** **See Lights and Lighting Section 2.41.**

2.26 **Fences.** No fences are permitted in the front yards of lots. **See V. Fence Details.** The Board of Directors may issue, from time to time, design guidelines, which address fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing.

2.27 **Firewood Storage.** **See Wood Storage Section 2.86.**

2.28 **Flagpoles.** Approval is required for any freestanding flagpole. Only portable freestanding flagpoles are allowed. Approval is not required for flagpoles mounted to the front of the residence provided that they are temporary in nature and are only used to display holidays or in celebration of specific events. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence with a maximum length of six (6) feet. No flag shall exceed 20 square feet in surface area.

2.29 **Garbage Containers and Storage Areas.** **See Trash Containers, Enclosures and Pickup Section 2.77.**

- 2.30 **Gardens-Flower or Vegetable.** Approval is not required for flower or vegetable gardens that do not exceed 100 total square feet. All flower gardens must be weeded, cared for and maintained. Vegetable gardens should be located in the rear or side yard and screened from view of adjacent homeowners.
- 2.31 **Gazebos.** Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must not obstruct the adjacent property owner's view. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence. Refer to the Town of Lochbuie for any additional guidelines.
- 2.32 Grading and Grade Changes. See Drainage. Section 2.22.**
- 2.33 **Greenhouses.** Approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required and the overall visual impact to neighboring lots. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required.
- 2.34 **Hanging of Clothes. See Clotheslines and Hangers Section 2.15.**
- 2.35 Hot Tubs and Jacuzzis.** Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material, around the hot tub, may be required for screening. **See Gazebos. Section 2.31.**
- 2.36 Irrigation Systems.** Underground automatic irrigation systems will not require approval. All homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment, **See Irrigation Section 4.09.**
- 2.37 Jacuzzis. See Hot Tubs and Jacuzzis Section 2.35.**
- 2.38 **Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited. **See Dog Runs Section 2.20.**
- 2.39 Landscaping.** Approval is required. **The Owner of each Lot (other than Developer or a Builder) shall install landscaping on such Lot no later than six (6) months from the closing with the exception of closings that occur between April 1 and October 1. Owners with closings that occur between April 1 and October 1 shall be required to complete landscaping before the following October 1.** Landscaping plans must be submitted to the Architectural Review Committee of the Lochbuie Station Residential Metropolitan District for review, and the approval of such plans shall be obtained from the governing board prior to the installation of landscaping, except where installed by the Developer or a Builder who is exempt as noted in Covenants and Restrictions for Lochbuie Station Residential Metropolitan District. Each Owner shall maintain all landscaping on such Owner's Lot in a neat and attractive

condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail. Providing material samples is suggested.

- A. Irrigation. All landscaping shall include automatic irrigation. **See Irrigation Sections. 2.36 and 4.09.**

- B. Plant Material Location and Sizes. Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowers, turf grasses, mulches and automatic irrigation. **In the case of shade or ornamental trees (deciduous), plantings cannot be installed closer than 6 feet (6') from the property line. In the case of evergreen trees (conifer), plantings cannot be installed closer than 10 feet (10') from the property line.** A list of recommended plant material can be found in Section 4.15. Select a variety of plant species including deciduous and evergreen trees and shrubs. All plant material shall be installed in the following minimum sizes:
 - 1. Shade trees - 2½" caliper
 - 2. Ornamental trees - 2" caliper
 - 3. Evergreen trees - 6' height minimum
 - 4. All shrubs - 5 gallon container
 - 5. Groundcover, annuals, and perennials - no restrictions

- C. Turf and Plant Material Regulations. Refer to Table A for turf, tree and shrub requirements.

As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires as much or more maintenance as traditional landscaping. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings.

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

FRONT YARD

	Plant Materials and Quantity	Requirements
1.	<u>Turf</u>	<u>Minimum and Maximum Turf per Lot Size:</u> There are no minimum or maximum turf requirements for turf. Any artificial turf request will need to be submitted with a sample of the turf to be installed.
2.	<u>Trees - Minimum of two:</u> (1 Shade tree and either 1 ornamental tree or 1 evergreen tree)	<u>Minimum Sizes:</u> 2½ inch caliper – shade tree 2 inch caliper – ornamental tree 6 foot height - evergreen tree

<p>3.</p>	<p>Shrubs* per lot size: Small (3,700-5,999 SF) - 8 Standard (6,000-8,999 SF) - 16 Large (9,000-14,999 SF) - 26 Estate (15,000 plus SF) – 36</p> <p>*Thorny plants shall not be located within 20 feet of public sidewalks.</p> <p>Note: Perennials and ornamental grasses may be substituted for shrubs at 3 one- gallon perennial or ornamental grasses per one five- gallon shrub.</p>	<p>Shrubs - 5 gallon container Min. - Plant material shall conform with <u>American Standard for Nursery Stock, Ansi Z60.1</u>, current addition.</p> <p>Planting beds should be separated from turf by edging. All shrubs and ground covers shall be located within planting beds.</p> <p>Landscape fabric may be omitted under annuals, perennials and groundcovers.</p>
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SIDE YARD

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

<p>Rear yards at corner lots exposed to public view shall be landscaped according to Table A. Mulch areas or planting beds in rear yards must have plant material cover the ground cover at a rate of 50% coverage at installation and 75% coverage at maturity.</p>
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- D. Treescapes. The area between the sidewalk and street must be landscaped in accordance with the Town of Lochbuie Streetscape Ordinance. If any portion of the landscape dies, it must be replaced in a timely manner. In some instances the builder is required to install the "street trees". However, these trees are the property and maintenance responsibility of the homeowner.
- E. Soil Prep/Mulch.
 - 1. **Compost** - For landscaped areas being completed with sod/turf, soil preparation should be with a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non- toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure's.
 - 2. **Mulch** - Organic mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporation loss and weed growth, and slow erosion. Organic mulches are typically bark chips, wood grindings or pole peelings. The suggested minimum depth for mulch is three inches. Place mulch directly on the soil or on breathable fabric. Avoid using sheet plastic in planting areas. It is important to note

that mulch should be covered by living plants - typically trees, shrubs, and groundcover beds. The use of berms and/or various non-living materials to break up larger planting bed areas is encouraged. Inorganic mulches include rock and various gravel products. Note the following minimum landscaping requirements:

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

2.40 **Latticework.** Approval is required for any type of trellis or latticework.

2.41 **Lights and Lighting.** Approval is not required for exterior lighting if it is installed in accordance with the following guidelines: Exterior lights must be conservative in design and be as small in size as reasonably practical. Exterior lighting should be directed toward the ground and be of low wattage to minimize the glare to neighbors and other homeowners. Lighting for walkways generally should be placed on wooden standards and lighting fixtures should be dark colored so as to be less obtrusive. The use of motion detector spotlights, high-wattage spotlights or floor lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require approval. **Holiday Lighting See Seasonal Decorations Section 2.60.**

2.42 **Microwave Dishes. See Antennae Section 2.07.**

2.43 **Overhangs/Awnings Cloth or Canvas.** Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide swatch of material to be used. See also, Patio Covers Section 2.45.

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

To submit color changes for the home, submit the Architectural Request Form with the color samples painted on a hard surface which is at least 12" x 12", with a general description of the colors of the house on either side of your home to the Architectural Review Committee.

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

- 2.46 **Patios (Enclosed).** See **Additions and Expansions Section 2.03.**
- 2.47 **Patios (Open).** Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material, around the patio, may be required for screening. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.
- 2.48 **Paving.** Paving of all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. **See Driveways Section 2.23.**
- 2.49 **Pipes.** See **Utility Equipment Section 2.80.**
- 2.50 **Play Structures and Sports Equipment.** Consideration will be given to adjacent properties (a min. 5 foot setback from the property line, is recommended for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material, around the equipment, may be required for screening. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and sightly manner. The use of multi- rainbow colored cloth/canvas tarps is discouraged.
- 2.51 **Playhouses.** A structure more than 24 square feet and/or over six feet high requires approval. The structure should match the home in both color and materials.
- 2.52 **Poles.** See **Flagpoles Section 2.28 and Utility Equipment, Section 2.80.**
- 2.53 **Pools.** Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property owners (i.e. screened with plant material). Above ground pools are prohibited. **See Hot Tubs and Jacuzzis Section 2.35.**
- 2.54 **Radio Antennae.** See **Antennae. Section 2.07.**
- 2.55 **Rooftop Equipment.** Approval is required.
- 2.56 **Roofing Materials.** All buildings constructed on the properties should be roofed with the same or greater quality than originally used by the Declarant or participating builder. All materials require prior approval. Repairs to an existing roof using the same building material that exist on the home, do not require prior approval, however, attention should be paid to avoid color fading discrepancies.
- 2.57 **Satellite Dishes.** See **Antennae Section 2.07.**

2.58 Saunas. See Accessory Buildings Section 2.02.

2.59 Screen Doors. See Doors Section 2.21.

2.60 **Seasonal Decorations.** Approval is not required if installed on a lot provided that one is keeping with the Community standards and that the decorations are removed within thirty (30) days of the holiday. The installation of seasonal decorations on any property owned and/or managed by the District must first have written consent of the District. Consideration for consent will be based upon, but not limited to the distance of where the seasonal decorations are being considered to be installed in relationship to the owner's lot, potential access concerns and making sure the seasonal decorations keep with the Community standards.

2.61 **Sewage Disposal Systems.** Are not permitted.

2.62 **Sheds.** Are permitted pending the review process. Sheds are restricted to a maximum size of 8 feet x 10 feet, must be set back from all property lines a **minimum** of 8 feet, cannot be installed within any easements (especially rear yard easements), and are only permitted in the back yard. Sheds must be constructed of wood siding. The roofing and siding colors must match the existing home. Additionally, the roof overhangs must match the home (12 inches is typical), as well as a minimum 6 inch fascia width. The pitch of the shed roof must match the home. Building permits may be required by the Town of Lochbuie and need to be submitted with the Design Review Request in order for the request to be considered.

2.63 **Exterior Shutters.** Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

2.64 **Signs.** One temporary sign advertising a home for sale or lease may be installed in the front yard and must be removed within two (2) days following the closing of the property, termination of the listing agreement, or signing of the lease agreement. All other signs, including address numbers and nameplate signs must be approved. No lighted sign will be permitted unless utilized by the Developer and/or a Builder. One political sign per household may be placed in the front yard of the lot during elections. All political signs must be removed within 48 hours of said election. No signs may be placed on any common or limited common property without the written consent of the District.

2.65 **Skylights.** Bubble style skylights are prohibited.

2.66 **Solar Energy Devices.** Device must be integrated into the design of the house to fit flush with the roof surface of the structure. Frame color of the device must match or blend with the roof surface. Owner must provide a drawing showing location of the device on the house including dimensions and color.

2.67 Spas. See Hot Tubs and Jacuzzis Section 2.35.

2.68 Sprinkler Systems. See Irrigation Systems Section 2.36 and Irrigation Section 4.09.

2.69 Statues or Fountains. Approval is not required if the statue or fountain is installed in the rear yard and are a height not greater than five (5) feet, including the pedestal. If the statue or fountain is proposed for the front yard approval is required, and the statue or fountain location should be located close to the main entrance of the house.

2.70 Storage Sheds. See Sheds Section 2.62

2.71 Sunshades. See Overhangs/Awnings Cloth or Canvas, Section. 2.41 and Patio Covers Section. 2.45.

2.72 Swamp Coolers. See Air Conditioning Equipment Section 2.06, Evaporative Coolers Section 2.24, and Rooftop Equipment Section 2.55.

2.73 Swing Sets. See Play and Sports Equipment Section 2.50.

2.74 Television Antennae. See Antennae, Section 2.07.

2.75 Temporary Structures. No structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other improvements, necessary temporary structures for storage of materials may be erected and maintained by the Declarant or a Person doing such work. The work of constructing, altering, or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. **See Sheds Section 2.62.**

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

2.77 Tree Houses. Are not permitted.

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

2.79 Vanes. See Weather Vanes and Directional Section 2.85.

2.80 Vents. See Rooftop Equipment Section 2.55 and Air Conditioning Equipment Section 2.06.

2.81 Walls. See fences Section 2.26.

2.82 Walls-Retaining. See Retaining Walls Section 4.05.

2.83 Weather Vanes and Directionals. Are not permitted.

2.84 Wood Storage. Is not permitted.

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

III. PROCEDURES FOR COMMITTEE APPROVAL

3.1 General. All exterior improvements to the house and Lot require written approval in advance before the "Improvement to Property" begins. This section of the Guidelines explains how such approval can be obtained.

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

A. In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should indicate materials. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) 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, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, fencing, 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, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking. Natural stain.)
- D. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.
- E. The proposed improvements must take into consideration the easements, building location restrictions and sight distance at intersections.
- F. Homeowners should be aware that many improvements require a permit from the Building Department. The Board of Directors reserves the right to require a copy of such permit as a condition of its approval.

3.3 **Submittal Requirements.** Once a landscape plan has been developed, a plan shall be submitted to the Architectural Review Committee. The plan must contain the following information:

- A. Architectural Review Request Form (Appendix A)
- B. Owner's name, address, email address, and telephone number
- C. Designer's name, address, and telephone number (if applicable)
- D. Scale of 1 inch = 10 feet and north arrow
- E. All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, property lines, and any easements.
- F. All proposed landscape planting improvements and landscape features such as walls, patios, structures, hot tubs, gazebos, water features, shrubs, trees, perennial and annual beds.

3.4 **Review Fee.** The Covenants and Restrictions authorizes the Architectural Review Committee to collect a fee for review the plans of proposed improvements, presently there is no charge for review. The Board of Directors reserves the right to charge a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the District in reviewing any proposed improvement.

3.5 **Action by Board of Directors/Architectural Review Committee.** The Board of Directors or its designated representative will regularly review all plans

submitted for approval. The Board of Directors/Architectural Review Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Managing Agent will contact you by phone, if possible, if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change.

- 3.6 **Prosecution of Work.** A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six months. The Board of Directors reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.
- 3.7 **Rights of Appeal.** A homeowner may appeal to the Board of Directors in the event of adverse action by the designated representative provided such appeals are submitted within thirty days after the applicant received notice of such adverse action.
- 3.8 **Questions.** If you have any questions about the foregoing procedures, feel free to call the Managing Agent at the phone number and address listed in the introductory part of these guidelines.

IV. LANDSCAPING SUGGESTIONS

- 4.1 **General.** The purpose of this section of the Guidelines is to help you prepare an appropriate landscaping plan for your Lot. 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.
- 4.2 **Slopes.** In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are not landscaped severe erosion and silting may occur. Therefore, it is recommended that the homeowner landscape slopes as soon as possible after moving in. Slopes and banks should be planted with drought tolerant plants. Terracing, or surfacing with stone or other free draining materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be seeded with ground covers, shrubs, and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive, interesting part of the landscape.
- 4.3 **Soils/Drainage/Grading.** Your home may be constructed on "expansive soils". The prime characteristic of expansive soils is that they swell when water is introduced. The soil, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures, which are placed in the ground. The result can be severe structural damage to your home.

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

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

- 4.4 **Soil Preparation.** Soil conditions may vary throughout the project. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. A general guide for amendment of all turf area soils is a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure's. Topsoil is not considered an acceptable organic matter.
- 4.5 **Retaining Walls.** New or old creosote treated timber railroad ties are prohibited. Rock, brick or interlocking modular units, that complement the color of the house, are preferred materials for the walls. Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls should **not** be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.
- 4.6 **Climate.** Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, and a fairly wide temperature range.
- 4.7 **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, however, to respect and preserve views of adjacent lots.**
- 4.8 **Rockscapes.** Boulders and cobbles present an attractive alternative landscape

element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock.

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

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

- A. Size and shape of areas to be watered
 - B. Type of turf or ground cover
 - C. Available water supplies and pressure
 - D. Environment of the area-wind, rain, temperature, exposure, and grades
 - E. Low spraying irrigation devices may help to minimize wasted water due to wind
 - F. Installation of an irrigation system directly adjacent to front sidewalks may eventually cause undermining and deterioration to concrete and paved areas
 - G. Type of soil and its ability to accept water. Local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems
 - H. Drip irrigation systems are recommended for tree and shrub areas.
- 4.10 **Paved Areas.** Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete paver. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tones colors. Sufficient slope should be maintained in all paved areas to insure proper drainage. Asphalt is not permitted.
- 4.11 **Shade.** Shade trees should be placed relatively close to the house where they can shade walls or outdoor activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-

leaved deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

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

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

4.13 **Mulches.** Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three inches. Mulches are typically used in shrubs and groundcover beds and may consist of a variety of organic materials such as ground bark, woodchips, pole peelings or chipper chips. Natural wood mulch has environmental advantages to plant material and its use is strongly encouraged. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock.

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

- A. Plant with regard to climate. Consider ultimate size, shape, and growth rate of species

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

4.15 **Suggested Plant List.** For your convenience, the following list of shrubs, trees, flowers and grasses is provided:

Deciduous Trees

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

Evergreen Trees

Bristlecone Pine
Colorado Spruce
Ponderosa Pine
Pinon Pine
Austrian Pine

Grasses

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

Shrubs

American Plum Russet
Buffaloberry Blue Chip
Juniper Bar Harbor Juniper
Broadmoor Juniper
Buffalo Juniper
Blue Mist Spirea
Boulder Raspberry
Blue Stern Willow
Indian Grass
Little Bluestem
Maiden Grass
Compact American Cranberry
Chokeberry
Curl-Leaf Mountain Mahogany
Creeping Mahonia
Hughes Juniper
Whitestem
Gooseberry Golden
Currant Gambel Oak
Isanti Dogwood
Kelsey's Dogwood
Great Plains
Leadplant Mountain
Box Mountain
Ninebark Mugho Pine
Native Potentilla
Red Coralberry
Red-Twig
Dogwood Rock
Spirea
Russian Sage
Saskatoon
Serviceberry Tall Blue
Rabbitbrush Tall
Western Sagebrush
Sagebrush
Threeleaf Sumac
Tam Juniper
Waxflower

V. FENCE DETAILS

**LOCHBUIE STATION RESIDENTIAL GUIDELINES
FENCE SPECIFICATION**

The following fence type is allowed for the property lines interior to the Community that are not otherwise specified by the approved fence plans in the Minor Development Permit (MDP) revised on March 23, 2006:

6' tall Cedar wood privacy fencing with 1" x 4" x 72" pickets placed 2" above grade with no gaps between boards and facing outward to the street, 4" x 4" posts located 8' on center and placed on the interior side of the fence, and three 2" x 4" rails on the interior.

The wing fence on the side of the home **MUST** be located at least 8' back from the front corner of each side home and should be installed perpendicular to the side wall of the home.

The top of the fence should run parallel to grade except where the fence ties into any open rail fence along the property boundary.

Where the privacy fence ties into open rail fence, the top of the privacy fence **MUST** angle down in a straight line to the last 8' of horizontal length to match the height of the top of the upper rail of the open rail fence at the point of connection.

Stain is required and **MUST** be clear or transparent, **NOT** semi-transparent or colored.

LOCHBUIE STATION RESIDENTIAL METROPOLITAN DISTRICT

7995 E. Prentice Ave., Suite 103E • Greenwood Village, CO 80111 • 303-381-4960

For Office Use Only	Architectural Review Request Form	
Date Received	Please contact Lisa Jacoby at Ljacoby@crsofcolorad	
Response		
Date		
Homeowner Name	Email Address	
Address		
Account Number	Phone Number	
My request involves them following type of improvement, please describe:		
Planned Completion Date: _____		
<u>Homeowner Acknowledgement</u>		
I understand that I must receive approval in order to proceed. I understand that approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I agree to complete improvements promptly after receiving approval. I hereby authorize Community Resource Services of Colorado to enter onto my property for exterior inspection.		
<u>Neighboring Property Owner Acknowledgment</u>		
My signature on this form indicates that I have seen the plans for my neighbors proposed improvement. Adjacent property owner's initials or refusal to initial the plans does not and will not indicate approval or disapproval of a project, but only acknowledgement of the scope and concept of the project. Should I have questions and/or concerns regarding this application, I am aware that I may contact the Architectural Review Committee at Community Resource Services of Colorado at 303-381-4960.		
Name	Address	Signature