

Castle Ridge East

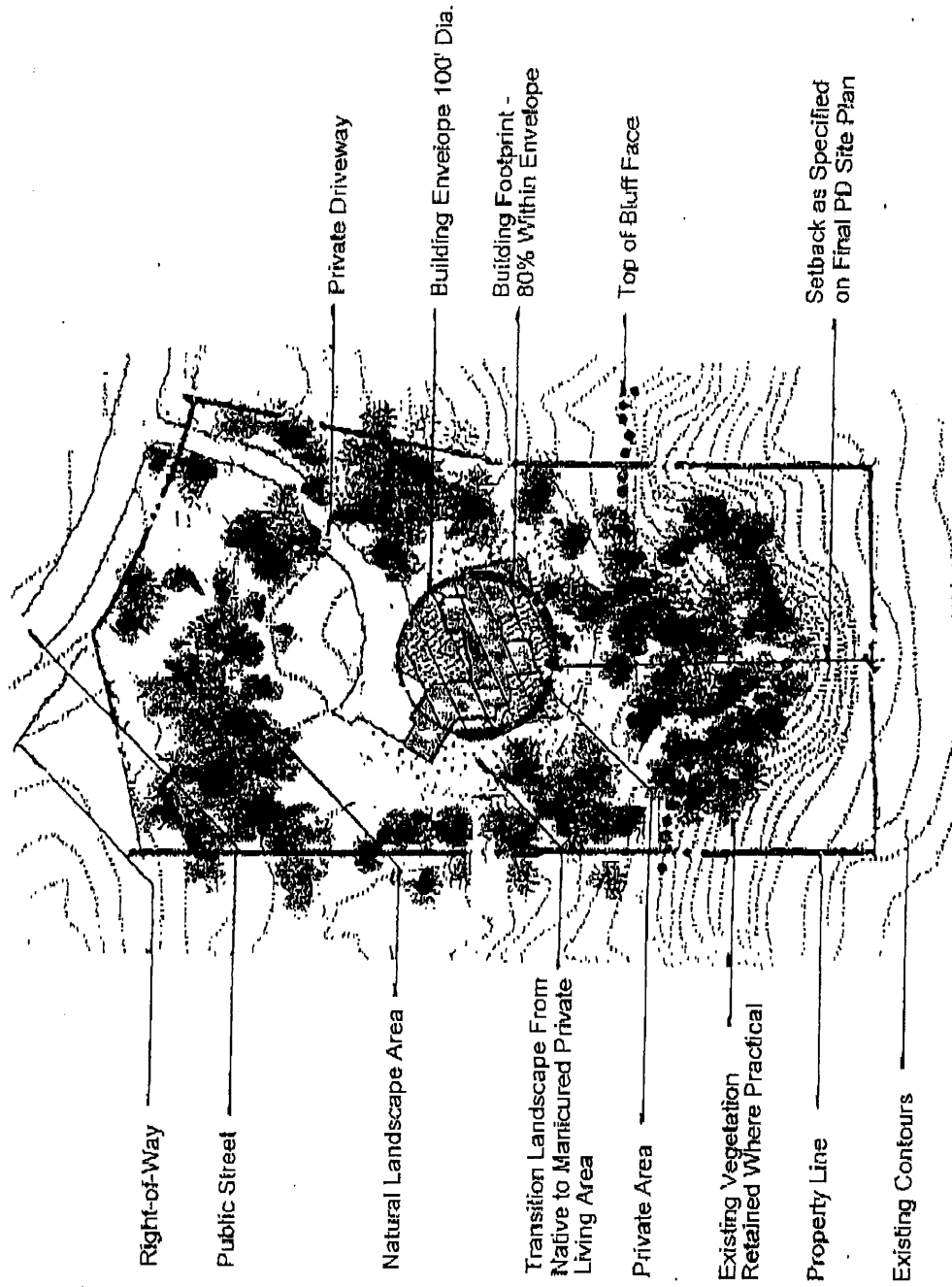
Design Standards and Procedures

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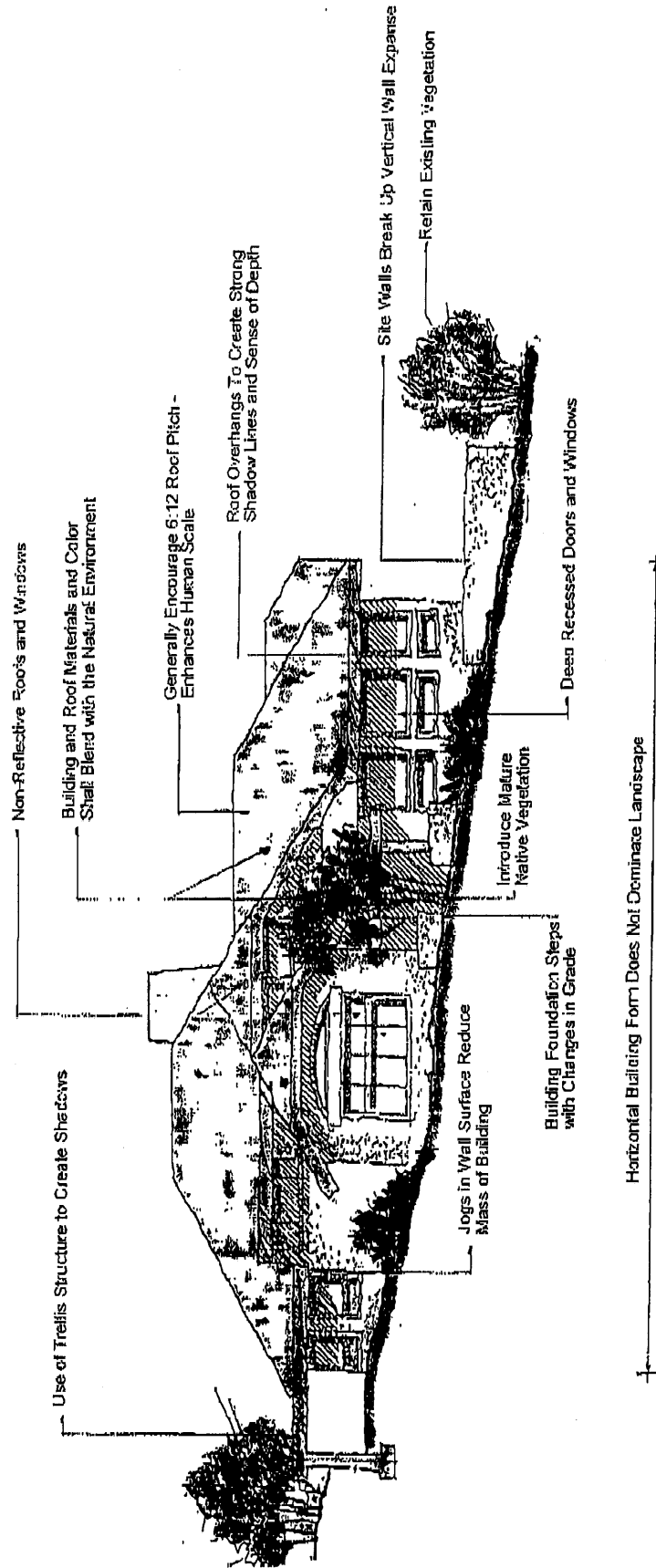
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Siting of Home on Lot



Design Intent



PLANNING AND DESIGN PHILOSOPHY

Castle Ridge East is an exclusive residential community intended to take full advantage of the property's unique location and environment. Located just east of Castle Rock, Castle Ridge East is sited on gently rolling terrain, accented by groves of scrub oaks and pine trees with views from Longs Peak to Pikes Peak. Within Castle Ridge East are 28 lots ranging from about 1 to 2 acres and 22 acres of private community open space of native grasses and canyons. The entire development comprises approximately 62 acres.

The planning and design philosophy of Castle Ridge East is to encourage consistent quality and design expression throughout its boundaries, while allowing for individuality of architectural expression by its Owners. The Design Standards, in concert with covenants, were formulated to assure aesthetically pleasing yet elegant home designs, as well as to provide mountain-view corridors. These guidelines were established to aid the Owners and their architects in designing a home consistent with the Castle Ridge East design theme. These are the criteria for judgment and form the basis of control by the Architectural Review Board. Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of the qualities of Castle Ridge East, and to the preservation of this ruggedly handsome area. The architectural character could be described with words such as resort style, gracious living and rural sophistication.

It is in every Owner's interest and the intent of these Design Standards that all residences constructed on the homesites use responsive and indigenous architecture, incorporate native and natural material, employ sensitive siting of improvements and meet all Built Green design standards. Castle Ridge East seeks to create a residential development with a character that complements a rural landscape of open land, scrub oak, pine trees and homes. Residences should not assert themselves at the expense of neighboring homes, but rather relate to each other to form a harmonious community, which share and supports a common interest and appreciation of the environment.

These Design Standards may change from time to time to reflect new experiences and changing conditions without modifying their overall intent. Owners contemplating activities covered herein should obtain the most recent approved version of the Design Standards.

ADOPTION BY DESIGN REVIEW BOARD

These Design Standards and Appendix 1, 2, 3 and 4 attached here to are hereby adopted by the Design Review Board for Castle Ridge East this _____ day of _____, 1999.

A. INTRODUCTION/GENERAL

1. Granting Clause

Per the Declaration of Protective Covenants for Castle Ridge East (the "Declaration"), the Castle Ridge East Design Review Board (the "Board") hereby exercises its rights and establishes these Design Standards (the "Standards"). Copies of the most recent Standards may be obtained from the management company for the Castle Ridge East Homeowners Association (the Association"). The Declaration will control if there are any discrepancies between the Standards and the Declaration.

2. General Purposes

The Board has adopted the Standards to maintain consistency in the use and development of Castle Ridge East (the "Property"), and to guard against fires and unnecessary and unreasonable interference with the views, natural beauty, and ecological integrity of the Property and the homesites therein. The Standards are subject to the Board's supervision and approval, and to the zoning and planning regulation of the town of Castle Rock, Colorado, and applicable federal and state statutes, rules and ordinances.

3. Definitions

- a) "Declarant" is CRO Company, LLC, and its successors, assigns, and grantees.
- b) "Improvements" or "Development" shall mean the construction of any building, outbuilding, shed, pen, doghouse, tennis court, porch, gazebo, excavation, landscaping, pit, cave, bridge, dog run, fence, wall, or any other structure of any kind, and exterior additions to or changes or alteration thereto.
- c) "Utility Lines" or "Utilities" shall mean all water and sewer pipelines which lie beneath the surface of the ground and also all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.
- d) "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any site as define in Article I of the Declaration.
- e) "Lot" or "Site" means any numbered lot shown on the recorded subdivision map of Castle Ridge East, but shall not include the Common Areas.
- f) "Built Green" means each Home is required to be registered and receive a "BUILT GREEN" designation.

4. Design Review Board

The Board shall consist of three members, initially designated by Declarant, to review, study, and approve or reject proposed Improvements upon the Property. The terms of the members shall be at Declarant's discretion. The Board shall consist of a chairman, a secretary, and one other Board member who may be an accredited architect.

The Chairman shall preside over all Board meetings and be responsible for the coordination and direction of the Board's work, and for the promulgation of the Standards and any amendments to it. The Secretary shall keep the minutes of the Board's proceedings and its records, and shall publish and disseminate such materials as may be necessary for the guidance of Owners and the enforcement of these provisions.

The Board shall meet at the convenience of its members or may utilize the mail or phone as necessary to transact its business. Applicants for Board action are encouraged to attend any Board meeting addressing their application, but an Owner or his representative need not be present for the Board to act upon such application.

a) Right of Waiver

The Board maintains the right to waive or vary procedures or standards and criteria when conditions such as topography, location of property lines, trees, the river, vegetation, and other physical limitation or architectural appropriateness require it.

b) Enforcement and Non-Liability of Board and Declarant

The Board as provided in the Declaration may enforce these standards. Neither the Board nor Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgement, negligence or non-feasance arising out of or in connection with the approval or disapproval of failure to approve any plans and specifications. Every Owner or other person who submits plans to the Board for approval agrees, by said submission, that he will not bring any action or suit against the Board or Declarant to recover damages or otherwise. Approval by the Board shall not be deemed to constitute compliance with the requirements of any local building codes and development regulations, and it shall be the responsibility of the Owner to comply therewith.

c) Information Submitted by An Owner

Any Owner submitting plans for Board approval shall be responsible for the verification and accuracy of all dimensions, grade, elevation and the locations of key natural terrain features for the Site.

d) Re-submittal of Plans and Appeal

Should the Board deny any Review Process submission, any re-submission shall follow the same procedures as the rejected submittal. The Owner shall reply in writing to Board concerns during the Review Process. Any proposed exterior additions or changes to a residence not part of the original Contract Document Review approval shall be submitted for Board review and approval.

e) Owner Representation

The Owner shall advise all his representatives, including, but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the Declaration and these Design Standards, including the Appendixes, and all such representatives shall abide by said documents.

B. DESIGN STANDARDS

All requirements noted within this section which are pertinent to the development of an Owner's Site shall be incorporated into the Final Plan Submittal in the form of general notes, details or drawings

1. Professional Design Assistance

Owners must utilize a registered and accredited architect to design their residence. The architect should personally visit the Site prior to the Schematic Design Statement of Intent submittal. "Off the Shelf" or stock plans which do not meet the expressed intent of these Design Standards are not acceptable design solutions for Improvements on a Site. The Board encourages individuality in exterior appearance.

2. Design and Configuration

a) Special consideration will be give to the siting of a residence with emphasis on the relationship to existing grades, preservation of natural site features trees, plants and the relationship to neighboring Sites and vistas.

b) Residences will have exterior elevations, roofs, and details that are coordinated and consistent in their architectural treatment. Care should be given to proportion, scale and massing qualities.

c) "Street-oriented" façade design or "theme" design transplanted from another time or area (e.g., Chalet, hacienda, colonial, Tudor) are not acceptable.

3. Building Height

Building height limits promote building in harmony with the surrounding natural features. Considerations must be given to views from neighboring Sites. Building height limits are 26 feet as defined by the zoning and development requirements for Castle Ridge East.

4. Massing

In reviewing overall building forms, the Board will consider massing, proportions and overall scale of the building in relation to the site. Designs that balance the desire for distinctive form with a subtle impact on the immediate environment will be encouraged.

Multiple axis rooflines help reduce building scale and increase individuality and diversity. Eave lines that vary vertically can improve visual quality and breakup building mass. Large unbroken planes do not foster a sense of human scale. Accordingly, wings, courtyards, stepped walls, integrated decks with proportioned railings, and covered entries are encouraged to develop well-balanced massing and avoid a negative "three-story look". Upper levels should be smaller than lower levels to reduce overall building scale. The scale of organizations of window and door punctuations and specific surface detailing will be carefully reviewed for atheistic impact. Small or under scaled windows or groups should be avoided.

5. Exterior Materials and Finished

Homes should embody a high level of detail and a sophisticated combination of quality materials. Natural stone and brick masonry, acrylic-based stucco, and selected use of natural wood will be encouraged to maintain the upscale image of the community and the desire for visual harmony.

When masonry is the primary material, 60% of the non-window elevation must be of that material, whether natural or cut stone, brick, or similar masonry units. Exposed concrete or concrete block will be considered at the Board's discretion when stained, sand blasted, and/or textured. Stone masonry joints shall be raked clean where appropriate, and held to a maximum of 1" in width.

Synthetic stone materials require specific review and approval by the Board. The Board may require that a sample 4' x 4' on-site lay-up of all stone masonry be provided for its review and approval prior to installation to ensure consistency of overall look. The use of large flat slabs of stone shall be discouraged. The Board may reject samples that appear out of character and quality with the Community.

Brick masonry should include liberal use of special details such as coining, soldier, and other decorative coursing, patterned lay-up, articulated window headers and sills, and special chimney statements. Concrete foundation walls should not be exposed, but rather faced or finished to blend with the general architectural design of the building.

Stucco use, as a secondary material must exhibit a natural fit with the balance of the building. Half timbering should be constructed by setting the timbers first and filling with stucco. Applied wood boards or prefabricated stucco panels are not allowed. A stucco-based house must reflect careful consideration of detailing, color, and massing. A high level of articulation to the wall surfaces through the use of detail and reliefs will be required, together with careful color blending.

Wood is allowed when accompanied by the required amount of masonry. Knotty species and other "rustic" textures are generally discouraged. When lap siding is used a distance of no greater than 6" between boards is required with a preference toward shorter distances. Stains and paints are acceptable finishes. Plywood siding will not be approved except for use in building soffits.

The Board shall review material not addressed in these Standards on an individual basis. These include, but are not limited to, manufactured, artificial, simulated, or imitation siding. No bright, unfinished or mirrored surfaces will be allowed. All finishes should be subdued in nature, although brighter accent colors will be acceptable for occasional highlights when approved by the Board.

6. Finishes

Transparent finishes, which enhance the natural materials, are preferred. Semi-transparent stains, which relate to the surrounding natural coloring, are acceptable. Color samples must be submitted for Board review at Final Plan Review.

7. Roofs

A building's roof is integral to a home's architectural character. In order to establish certain design consistency, flat, mansard, gambrel and A-frame roof styles will not be allowed. Creative and

harmonious use of hips, clipped hips, gables, multiple ridges and roof axis dormers and lower eave heights are encouraged. Roof slopes should generally meet or exceed a 4/12 pitch for non-ridge lots. Well-defined eave detailing with strong shadow lines and articulation is required, as is careful consideration of gutter and downspout location and detailing. Roof overhangs of less than 12 inches are discouraged. Roofing material color and texture should reflect other materials on the home and adjacent properties. Concrete tile, slate, and high quality 40-year premium asphalt shingles are the materials of choice, while consideration may be given to copper roofs. Unfinished or standing-seam metal roofs will generally be discouraged.

Plumbing stacks should be grouped to minimize roof penetrations. Metal roof vents shall be discouraged in lieu of gable vents or concealed ridge venting. Furnace and fireplace flues shall be enclosed within a masonry chimney where possible, and chimney caps shall be finished to blend with the architecture. At least one chimney per home is required. Exposed vents or "belly button" fixtures for gas fireplaces are prohibited. Skylights shall be flat glazed glass units. Solar collectors must be integrated with the roof design and not on raised platforms. All roof furnishings, with the exception of valley flashing, shall be painted to match the roof or shall be of copper construction.

8. Windows

Insulated glass windows (double-paned glass) are recommended. Wood and wood clad windows are recommended, and metal windows are prohibited. Material such as anodized metal, bake enamel, or plastics of approved color will be approved at the discretion of the Board. Reflective glass is not acceptable.

9. Garages

Garage entries must be oriented away from the street frontage unless otherwise approved by the Board. Multiple openings should be designed around courtyards or with openings on separate planes or axis to minimize perceived size, and proportioned in relation to the rest of the house and Site. Guest Parking should be located away from the front of the garage doors where possible. Garage doors should evoke a sense of quality with attention to jamb details and shadow lines.

10. Entries

The Board encourages a defined entry hierarchy with good visibility from the drive and guest parking, attractive curb appeal, a well thought-out design with quality material, and good articulation. Elegance and grace at a human scale are desired entry elements.

11. Doors

Solid core wood, plank, or hollow metal doors are acceptable for exterior doors. Any painted materials must be of an approved color. Door designs complementary to the overall residence design are preferred. Overly ornate, gaudy or period designs are discouraged.

12. Character and Size

The nature of Castle Ridge East as an exclusive residential community require that any residence proposed be acceptable with the community and demonstrate a clear sense of prominence, substance and gracious detail in its design, siting, materials and workmanship. Minimum square footage standards for residential construction on the Sites, excluding garage, decks, and basements (including walkout) are as follows:

Ranch style (1 level) homes	2500 square feet
Multi-level homes (includes walkouts)	3000 Square feet

13. Color

Exterior residence colors shall generally be muted in tone, low in contrast, and complementary to the natural surrounding. The board will consider all coloration schemes based on their architectural merit and compatibility to the community as a whole.

14. Changes

No material changes in plans or materials previously approved may be undertaken without approval of the Board. No work shall be undertaken (other than routine maintenance and repair) which will result in material changes in the exterior appearance of an approved residence, including painting or re-staining without prior written approval of the Board.

C. SITE STANDARDS

These Site Standards, together with the Design Standards, form the basic visual and planning direction necessary to integrate the natural setting with residential construction. The preservation of open space, common areas and indigenous vegetation, combined with sympathetic residential design and site planning, are overriding Board goals.

Plans should minimize disturbance of existing terrain and drainage patterns, while taking full advantage of short and long views and solar exposure. Respect for adjacent residences is stressed, as is coordination of building massing, material compatibility, sun/shade patterns, indoor/outdoor relationships, drainage, and access.

Submittals should use existing vegetation and topographic features to enhance building design and site improvements. The Site should be an extension of the home, including outdoor living spaces. The design of such spaces should coordinate with the building construction and design, extending similar materials where feasible, and using creative paving compatible in color and texture to the residence (e.g., brick, concrete pavers, slate, and treated wood).

1. Setbacks and Side Yards

Building envelopes and minimum setbacks are defined for each Site. Eighty percent (80%) of the gross floor area of the principal structure shall be located in the building envelope designated on the Design Guideline Site Plan. No structural improvements shall be permitted in the minimum building setbacks designated on the Final PD Site Plan. The purpose and intent of the building envelopes is to ensure that development within the individual Lots occur in a sensitive manner. The location of each building envelope was based on the location of existing vegetation, view corridors, steep slopes, rock, Lot access, and visual mitigation of structures. In no case may the structures encroach the minimum setbacks designated on the Final PD Site Plan for all lots.

2. Garages and Parking Spaces

Garages should be integrated with the home design. A minimum for five permanent parking spaces, three of which must be garage spaces, must be provided on the Site. The Board may grant an exception to these parking requirements if parking cannot be provided on the Site due to its physical constraints. Parking along any roadways and cul-de-sacs in the property shall not be allowed except in extenuating circumstances.

3. Electric Meters and Garbage Areas

These and other related utilization features will be screened, buried, or enclosed from view, planned as a part of the total design, and subject to Board approval. With gas readily available, propane tanks are prohibited.

4. Revegetation and Landscaping (See Appendix 4: Landscape Design Standards & Procedures)

The Board encourages the "natural condition" except where there is an extension of the living area. This

"natural condition" is defined as a combination of indigenous plant material, trees, topsoil, rock formations and natural terrain, and features that existed before construction on and around the Site and the Property. An Owner must submit a complete landscape plan and schedule per the Design Process. Installation and maintenance of plant material and other landscape related improvements are an Owner's responsibility. More specific standards and the review process for landscaping are set forth in Appendix 4 herein.

5. Retaining Walls

Retaining walls should be as low as possible and integrated into the entire landscape plan. Terracing should be no greater than a maximum height of 4' wherever possible. Walls exceeding 4' must be approved by the Board and designed by a registered, professional engineer. Walls should complement the natural surrounding, and the building structure. Flagstone, moss rock, rhyolite, brick or compatible stucco are encouraged.

6. Erosion Control

During and subsequent to all Site construction, techniques to control Site erosion and protect adjacent properties are mandatory and must conform to Town of Castle Rock requirements. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

7. Driveways

Access to each residence shall be via the public street as shown on the project plat. The drive should be situated to minimize earthwork, without overly emphasizing the parking area or garage. Circular drives are acceptable if appropriate to the site and architectural design. Driveways should be curvilinear drives with gentle curves allowing for the integration of landscape pockets. Parking areas should be located out of major sightlines and screened with planting. Garage doors must be oriented away from the street whenever possible. Driveways should intersect the street at no less than 60° for maximum visibility and not exceed 10% slopes, except where use of short pitches of greater percentage would lessen Site impacts. Aprons must be of the same color, patterns, and material as borders.

All driveways shall have a paved, hard surface of including at least one of the following:

- exposed aggregate;
- concrete with color detailed border treatment;
- color textured or stamped concrete;
- stone or masonry pavers;
- asphalt.

8. Trenches

Insofar as possible, trenches shall be located to avoid damaging tree roots. Where this is not reasonably

possible, the contractor shall exercise great care to minimize root damage. Where roots have been damaged or exposed, trenches shall be backfilled with loose soil suitable for plant life in order to stimulate new feeder growth. Backfill should be kept moist until the beginning of the rainy season.

9. Trees

Improvements should be sited to avoid unnecessarily altering the natural terrain and tree cover. Trees adjacent to the construction area shall be fenced and protected during the construction period. Such fencing shall also remain in place until the major part of the outside work is completed. There shall be no storage of any building materials outside the fenced-in areas. Trees and other vegetation are valued and should be preserved whenever reasonably possible. The specifications and contract agreement between and Owner and his contractor shall clearly define the intent of preserving plant life. All trees felled for construction shall be promptly removed. Nailing to trees is not allowed.

10. Drainage

No owner shall interfere with or redirect the natural course of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern or runoff from its natural flow into or across the land or another, except to the extent such alteration is approved in writing by the Board, and any other public authorities having jurisdiction.

Standards for grading and drainage are general, minimum standards only and shall not constitute a representation or warranty that adherence to such minimum standards will result in a residence or landscaping which is free from any defects. **Owners are responsible for having a soils test, a soils engineering report prepared by a registered professional engineer, and other necessary inspections completed to assure adequate design for construction of a residence and installation of landscaping and a septic system.**

A. Grading

All Site Improvements should be designed to minimize grading. Techniques to do so include "stepping" buildings down slopes, providing access across instead of down slopes and the use of low retaining walls where necessary. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3 horizontal to 1 vertical. All graded slopes should be "rolled" back into existing slopes, so that no sharp contrast exists between existing and disturbed slopes. No final grading shall extend beyond existing lot lines without consent of the adjoining Site owner, but coordination of grades at lot line is strongly encouraged.

B. Drainage

Upon completion of any residence or associated structure, the lot shall be final graded to ensure positive drainage away from the structure's foundation. Drainage swales shall have a minimum grade of 2½ percent. As a general rule, swales shall be no closer than 5' from any foundation wall. Minimum slopes away from the foundation should be 5% for the first 5' or in accordance with the Owner's soils engineering report, whichever is most restrictive. At completion of construction, an updated improvement survey must be submitted to the Board.

Disruption to existing drainage courses should also be limited. Where disruption or realignment must occur, reconstruction should occur in a naturalized manner to allow water to percolate instead of concentrate, and flow in a non-destructive course. Required culverts or structural channels should be detailed so that contrast with the existing environment is minimized.

11. Screens and Enclosures

To allow a more open, spacious feeling for the community and the project's open space, perimeter lot fences are strictly prohibited. In order to further define the open character of Castle Ridge East, individual residential Sites, and outdoor use areas, a system of fencing and privacy screens is outlined.

A. Full Enclosure

A full enclosure shall be restricted to the side and/or rear building envelopes of Sites and shall typically not exceed 1,000 square feet in coverage. These areas should be integrated with the overall landscape plan, and fencing must have appropriate screening from visibility. A combination of landscape hedges, earth forms, retaining walls, or other compatible landscape components must be utilized in the overall fence/enclosure plan. Compatibility and integration with the overall design of the home will also be considered a part of the enclosure approval. Total lineal footage of the actual fence material shall not exceed 100 lineal feet on any Site. Fences outside the building envelopes are prohibited and will be upon special review only. These areas may be enclosed with one of the following:

1. Two or three rail jumbo split rail fences not to exceed 4' in height. Limited visibility wire mesh fence may be fastened to the inside of a split rail or rail fence to improve containment. All fence posts, rails and/or pickets must be painted or stained to compliment the structure, and maintained by the Owner.
2. Architecturally detailed wrought iron fences not to exceed 4' in height.

B. Privacy Screens

Privacy screens may be used to screen privacy areas, including decks, patios, and hot tubs. These areas may not be fully enclosed. Screening of these privacy areas requires use of materials and finishes taken from the building palette itself, with overall harmony and compatibility between the physical structure and the landscaping encouraged. These screens shall be limited to the building envelope and not exceed 6' in height.

C. Swimming Pool Enclosures

1. No solid fences will be allowed.
2. Privacy screens may be incorporated within the pool enclosure.
3. Architectural detailed wrought iron with columns to match the building material with a minimum spacing of 20' between columns at the enclosure corners.

4. Substantial vertical landscape screening will be required at the pool's entrance.
5. Maximum enclosure size will be 4,500 square feet and must be contained within the building setbacks unless otherwise approved by the Board. Area increases may be possible when utilizing retaining walls or earth forms that are not in violation of code requirements.
6. All Pool equipment is encouraged to be below grade or completely screened and incorporated into the overall landscape plan or in the residence.
7. The Board must specifically approve any cabana or "out building".

D. Tennis Court Enclosure

Tennis courts may be allowed, where appropriate, and must be enclosed with vinyl clad, chain-link fencing. Vinyl clad, chain-link colors will be black or dark brown and all posts, support rails, gates and associated hardware shall be vinyl clad or painted to match. Tennis court fence height shall not exceed 12' on end enclosures, and 4' on side fencing. No tennis court lighting will be allowed.

E. Dog Runs

Dog runs shall be restricted to the side and/or rear building envelopes of lots, and shall not exceed 300 square feet in coverage. These areas should be enclosed with wrought iron as the preferred material or with vinyl clad chain-link fence framed with 4x4 posts, 2x4 top rail, and lower tension wire. Enclosures must not exceed 6' in height and must be adequately screened from adjoining residences and streets with landscape buffers, hedges, berms, etc.

F. Invisible Pet Fence

Homeowners with outdoor pets are required to install and "invisible electric pet fence" on their Site. This regulation is in addition to and not in lieu of other pet enclosures installed by the Owner.

12. Outdoors Lighting

All outdoor lighting is subject to Board approval. Lighting of parking areas or walkways to houses may be necessary. Lights must be functional and enhance the overall appearance of a residence, but not disturbing to neighbors or motorists. No lights shall be emitted from any Site, which are unreasonably bright or cause unreasonable glare.

All exterior lighting shall be of a "sharp cut-off" or low wattage design, minimizing light spill onto adjacent Sites. "Flood lights" are prohibited unless specifically activated by a security monitoring system and concealed and pointed away from view. The color shall match the building colors. Such fixtures used for illumination of driveways, walks, address signage, and general landscape purposes, shall be compatible with the design of the structure(s). A minimum of one driveway light per driveway and one standard address light shall be required in the street corridor, both of which must be activated by electric photocells. Exterior light fixtures are required to have either frosted bulbs or frosted lenses. Selective non-glare landscape lighting is strongly encouraged to achieve a unique and unusual

streetscape effect during the evening hours.

13. Signs and Mailboxes (See also Appendix 3)

Board approved house numbers and/or Owner name signs are permissible on Sites. Freestanding construction signs with a 6 square foot maximum face are also acceptable. These signs may be placed on-site at groundbreaking at a location approved by the Board and shall be removed immediately upon issuance of the Certificate of Occupancy for a residence on a Site.

Real estate sign or medallions will be of uniform color, typeface and message, and mounted on Board approved freestanding address signs near the road frontage of the Site. Address signs are permanent improvements and are required for the real estate sign system.

In the case of a realtor or Owner open house, Board approved "Open House" medallions may be placed on appropriate road signage and in place of the "For Sale" medallion for the day of the open house. The uniform color, typeface and message are determined solely by the Board and may be changed from time to time for design purposes. No other homeowner or property identification signs, real estate sale signs, temporary road signs, or other devices to attract attention are permissible without Board approval. Mailbox design and location shall be reviewed and approved by the Board.

No other signs whatsoever shall be permitted within any lot, with the exception of signs required by legal proceedings, and signs identifying security alarms. In addition, no sign shall exceed a height of 4' from grade. No signs whatsoever shall be attached or fastened to any fences or natural features, including existing trees.

14. House Address Numbers

There shall be not more than two (2) sets of house address numbers on each residence, placed at the lot entrance and on the residence. The address numbers shall not exceed one square foot for each number. Address numbers at the driveway shall be on a fixture approved by the Board, at least one with a photocell.

15. Stakeout

The location of each improvement within the buildable area must be approved per the Design Process consistent with applicable regulations of Castle Rock. In determining the proper location for each improvement, the Board shall consider the location of existing and future improvements on adjacent Sites and other monetary or aesthetic considerations. Four-foot (4') wood or steel stakes shall be used to identify all significant corners of a planned improvement. The Board may require that side and front parcel lines be similarly marked. The main floor elevation of the structure shall be clearly marked on the stakes. All property corners shall be clearly marked by the Owner. All trees proposed for removal shall be tagged with orange plastic tape. No trees, shrubs, or groundcover shall be removed before the Board's stakeout inspection, which shall generally be conducted when the Site is relatively free from snow. Driveway locations shall be staked at each side of the drive at 10' intervals from the access road or driveway to the residence. All other improvements shall also be staked at this time. Preservation fencing or rope shall define the proposed fencing.

16. Antennas and Satellite Dishes

All TV, radio, communications antennae, and aerials shall be screened from view. Rooftop mounted antennas are prohibited. Satellite dishes must be screened from the building structure, and from the streets and adjacent homes. Unless otherwise approved, satellite dishes may not exceed 24 inches in size.

17. Accessory Buildings

Accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, cabanas, hot tubs, etc. shall adhere to the standards for buildings and site planning. Massing and scale, as well as forms, materials, and other detailing should be coordinated with the main structure(s) on the Site. No temporary or permanent sheds will be allowed.

18. Utility Equipment

Exterior utility equipment, where possible, must be incorporated into the main building or, along with other detached structures, be architecturally compatible with the residence. All utility equipment shall be painted to match the color of the wall to which it is mounted. Air conditioning, electrical and gas meters shall be fully screened from view of the streets within practical limits determined by the Board. Air conditioning units shall be installed at ground level and fully screened from adjoining residences and streets. Utility connections shall be carefully coordinated to minimize Site disruption.

19. Decks

Columns supporting decks must be constructed from the building materials of the home. Wood posts are prohibited. Railing design must be included with required submittals.

20. Wildlife Considerations

The Division of Wildlife has recommended that the following items be considered:

1. No trash containers may be stored outside the structure.
2. All pets must be contained on the Owner's Site.
3. Common open space areas designated on the Preliminary PD Site Plan and Preliminary Plat should freely accommodate wildlife travel routes.
4. Transplanting or replacement of gambel oak removed during the development process is recommended.
5. The Colorado Division of Wildlife has information for all Owners on how to coexist with wildlife and limit the potential dangers of wildlife.

21. Miscellaneous

Awnings, shutters, screens, and other such exterior elements require Board approval, as does the location of children's play equipment. Appropriate screening and integration into the overall landscape plan will be required.

D. REVIEW PROCESS

These Design Standards provide a framework for the Board to review, process and approve residential construction in Castle Ridge East. An Owner (inclusive of the Owner and his architect, contractor, and/or other representatives) must follow these procedures to secure the necessary approvals. Submittals should use the same sheet size (preferably 24" x 36").

Please address all written submittal to the Castle Ridge East Design Review Board, 7475 Dakin Street, Suite 201, Denver, Colorado 80221. The Board will respond to all written submittals within 30 days of their receipt.

1. Schematic Design Statement of Intent

Purpose: To communicate the Owner's design intentions to the Board and ensure familiarity with the Design Standards.

Form of Submittal:

- a) Two (2) copies of a written and/or graphic explanation to include the design approach, siting philosophy, and materials to be used.
- b) Two (2) copies of a site plan (Scale 1/8"=1') to include building location, driveway, parking, grading, and existing tree locations.
- d) Two (2) copies of any other explanatory material the owner may submit.

2. Preliminary Plan Review

Purpose: To communicate to the Board through drawings and related materials the Owner's design and conformance to standards.

Form of Submittal: Two (2) copies of the following items:

- a) A professional survey of existing conditions, including streets, utilities, topography at 2' intervals, drainage and other material features. All building restrictions, including rights-of-way, easements, property lined, setbacks, and the recommended building envelope for the Site, shall be included.
- b) Site plan (Scale 1/8"=1'), to include, but not be limited to, building location, driveway, parking, grading, tree locations marking those to be protected, enclosures, designated storage areas for excess fill and construction debris, a designated parking area for construction vehicles, other temporary structures to facilitate construction, proposed contour lines at 2' intervals, decks, utilities and accessory development of any kind. Square footage of all improvements, including pools, patios, tennis courts, gazebos, etc., shall be included.
- c) Floor plans, roof plans, building sections (1/4"=1'), and exterior elevations (1/4"=1') to indicate existing and proposed grade levels, material and color indications.
- d) At Board discretion, a model or sketches to explain building form and character.

3. Final Plan Review

Purpose: To ensure document conformity with the approved Preliminary Plans. Material changes from the Preliminary Plans must be identified.

Form of Submittal: Two (2) copies of the following items:

- a) Final Site Plan at 1/8" = 1'; lot plan and roof plan at 1" = 100'; floor and roof plans, exterior elevation details, and building sections at 1/4" = 1'.
- b) A 24" x 36" color board 1/8" thick with samples of all exterior materials and colors, with window and glass specifications. Cut sheets for exterior lighting is also required. A typed schedule of samples or specifications of exterior materials and colors must be included on the Final Plans.
- c) A site staking of building corners, driveways, and other improvements.
- d) A construction schedule to include construction start and completion dates, including revegetation work. **Contract documents must be approved in writing by the Board prior to submission to the Castle Rock Building Department for a building permit.**

4. Construction Progress Review

A Board member or its agent may periodically visit the construction site to monitor compliance with the Final Plans and Construction Period Regulations. Items of non-compliance must be immediately corrected or removed by the Owner. Absence of such inspection or notification during the construction period does not constitute either Board approval of work in progress or compliance with these Standards.

5. Project Completion Review

The Owner shall inform the Board in writing 10 days prior to the occupancy permit inspection so it can meet with the Owner to review the final construction and ensure the final exterior building form is substantially in accordance with the approved Final Plan. Non-conforming improvements shall be promptly removed or corrected by Owner.

6. Review Fees

The Developer has initiated a program of "Approved Builders". Because these builders have a thorough understanding of the design review process, there will be no review fee charged to Approved Builders for either the Preliminary or Final Plan Submittals. However, any re-submittals and/or problematic submittals requiring significant additional review time by the Board will be charged a review fee of \$500.00 for each re-submittal. This fee will be assessed on any Preliminary or Final Plan submittals beyond the second disapproval.

7. Construction Timeframe

Construction must begin within 90 days from the date of Board final approval. All construction must be completed within eighteen months from commencement of construction. A facsimile notice of commencement is required to the Board.

8. Certificate of Accuracy

A licensed, registered Surveyor (hired by Owner) shall provide a Certificate of Accuracy attesting that the building foundation is located as approved (+/- 6' tolerance) by the Board in the Final Plan Submittal and that the building foundation elevation is as approved (+/- 3" tolerance) by the Board in the Final Plan Submittal.

The certificate must be in the form of an improvement survey showing dimensions of foundation to property lines and elevations (related to USGS datum or equivalent benchmark) of top of foundation walls. Points at which elevations are taken must be clearly identified and correlated with location of top of foundation as shown in the Final Plan Submittal. The Certificate of Accuracy must be filed in the Board office prior to commencement of framing.

9. Other Conditions

Approval of plans by the Board shall not be deemed to constitute compliance with the requirements of any local building, zoning, subdivision, sign, safety, health, public works or fire codes and regulations, nor shall approval waive any requirements on the part of the Owner to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and granted by the Board and local jurisdictions, where applicable. The covenants, conditions and restrictions as established by the Declarant shall remain in force as the legal restrictions governing all construction.

Neither the Board nor its assigns shall be liable in damages to anyone submitting plans for approval, or to any Owner by reason of mistake in judgement, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any plans for specifications. Every Owner or other person who submits plans to the Board for approval agrees, by submission of such plans and specifications, that they will not bring an action or suit against the Board or its individual members to recover damages.

Final approval of plans is valid for twelve (12) months. A submittal of a different dwelling on the same lot requires the review process begin with the Schematic Design Statement of Intent and a submittal fee of \$350.00.

The Board reserves the right to waive or vary any of the procedures of Design Standards at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

10. DESIGN PROCESS

STEP 1	STEP 2	STEP 3	STEP 4
Selection of Design Professional	Prepare Preliminary Plans	Prepare Final Plans	Begin Construction Fax Notice
			Submit Certificate of Accuracy
			Periodic Site Inspections
Set Meeting 7 days in advance	Submit 7 days in Advance	Submit 7 days in Advance	Notice of Completion
DESIGN STATEMENT OF INTENT	PRELIMINARY PLAN REVIEW	FINAL PLAN REVIEW	PROJECT COMPLETION REVIEW
	Site Staking Review	Site Staking Review	
	Resubmittal if Necessary	Resubmittal if Necessary	Remedy as Necessary
	Approval	Approval	Approval
		Application for Building Permit	

APPENDIX 1: INFORMATIONAL MATERIAL

The following is a guide to Owners, architects, and contractors doing residential design and construction at Castle Ridge East.

1. Applicable Codes and Regulations

The following documents are administered by the Castle Rock Building Department or other regulatory agencies and should be verified for amendments, corrections, and applicability before construction.

- ◆ Uniform Fire Code and National Life Safety Code.
- ◆ Uniform Building Code (with Castle Rock amendments).
- ◆ Uniform Plumbing Code.
- ◆ Uniform Mechanical Code.
- ◆ Occupational Safety and Health Act (OSHA)

2. Permits, Approvals and Inspections, Including, but not limited to:

- ◆ Castle Ridge East Review Process, Section D
- ◆ Submission by the Owner of all documents necessary to procure a Castle Rock building permit.
- ◆ Castle Rock Building Department Inspections.
- ◆ State Electrical Inspector – electrical inspection.
- ◆ Certificate of Occupancy, Castle Rock Building Department.
- ◆ Approval from Tri-County Health Department for any septic system.

3. Soil, Drainage and Geology

General geotechnical information is available for lots 4-7, and 28. This is by no means a comprehensive study. All Owners should verify their Site and soils conditions. Soils reports and legal surveys are recommended.

An On-Site Sewage Treatment Feasibility report for Lots 4-7, and 28 is available. The reports evaluate the suitability of subsurface conditions with respect to on-site sewage disposal systems (OSDS) for those lots. All owners should verify their Site and soils conditions for OSDS.

APPENDIX 2: CONSTRUCTION PERIOD REGULATIONS

These regulations shall be a part of the construction contract document specifications for each residence, and all contractors and Owners shall abide by these regulations. The contractor should be familiar with and abide by applicable sections of the Castle Ridge East Declarations and Design Standards and Procedures with respect to construction on a Site.

1. Construction Limits

The architect shall provide a detailed plan of construction limits on the site plan prior to construction. The plan shall be implemented with snow-fencing, transportable black plastic fencing, or like material prior to construction. The plan shall include size and location for a construction material storage area, limits of excavation, drive areas, parking, chemical toilet location, temporary structure, dumpster, fire extinguisher, utility trenching, and construction design.

2. Construction Trailers, Sheds or Temporary Structures

The Board prior to installation on the Site shall approve use of construction shelters in writing. Request for approval must address structure's size, configuration and location. All temporary structures shall be removed after the occupancy permit issuance.

3. Daily Operation

Daily construction working hours shall be 7:00 a.m. to 7:00 p.m.

4. Excavation

Excess excavation material may be stored within a snow-fenced area for up to two weeks before being removed from the Site. Excavation material shall not be placed in common areas, roads, or other Sites. Any excess excavation material should be disposed in an authorized location. Excavation, except for utility trenching, shall be on the Owner's Site.

5. Debris and Trash Removal

Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage material is of prime importance and is the contractor's responsibility. A trash container shall be located on the Site at all time for construction debris. Debris and trash shall be removed on a weekly basis by being hauled, covered or enclosed to a designated dump area. Burning of trash or construction debris is prohibited.

6. Storage of Construction Material, Trash and Equipment

Storage areas shall be fenced according to approved "construction limits" areas designated on the site plan. The contractor shall maintain and store construction material, trash and equipment in these areas, which, as applicable, shall be neatly stacked, properly covered, and secured.

7. Chemical Toilets and Fire Extinguishers

The contractor shall provide chemical toilets in an approved location. A serviceable 1016 ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

8. Vehicles, Parking and Construction Access

All vehicles will be parked in the designated area shown on the site plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on the Property's roads overnight. The only approved construction access during home construction will be over the approved driveway for the Site unless the Board approves an alternative access point.

9. Blasting and Restoration

Blasting plans must be reviewed and approved by the Board before commencement. Proper safety and protective action shall be used. The contractor shall be responsible for informing all affected parties, including neighboring residents, of such plans. Damage to any property other than the Owner's shall be promptly repaired at the expense of the person or entity causing the damage.

10. Dust, Noise and Odor

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices must be played at a volume, which does not disturb adjacent Owners. The contractor will be responsible for watering, screening or oiling dust problems areas and controlling noise and offensive odors from the Site.

11. Signage

One freestanding construction sign is allowed per Site, up to 6 square feet of total surface area. No signs shall be placed on or nailed to trees.

12. Driveway Base Course

In order to minimize mud and dirt tracking on streets, the appropriate driveway location shall be excavated and 4" of base course placed on the access.

13. Prohibitions

The following items are prohibited in the Property: (a) oil changing of vehicles and equipment without proper receptacles and removal procedures; (b) concrete equipment cleaning or dumping without proper cleanup and restoration; (c) careless treatment of trees or preservation areas; (d) removing any rocks, trees, plants, topsoil, etc., from Property other than an Owner's; (e) exceeding 20 miles per hour on roads or driveways in the Property; (f) careless use of cigarettes or flammable items; (g) burning of trash or construction debris; (h) firearms; (i) signs other than approved construction or real estate signs; and, (j) use of spring, surface or irrigation water for any purposes.

APPENDIX 3: SIGN STANDARDS

APPENDIX 4: LANDSCAPE DESIGN STANDARDS AND PROCEDURES

The land plan for Castle Ridge East captures the unique natural beauty of Colorado's Front Range high prairie and recognizes the sensitivity of the landscape. Castle Ridge East offers a variety of magnificent homesites, maximizes open space, and provides infrastructure in ways that foster a high quality community, with minimal impact on the natural terrain.

The landscape plan for each Lot is the responsibility of its Owner, and is subject to these Landscape Design Standards and Procedures (the "Landscape Standard"). Because individual homesites vary in landscape character, terrain, views and features, the Landscape Standards are written in general terms that define design principles, offer site-planning guidelines, and clarify the Owner's responsibilities. Owners are encouraged to retain the services of a professional Landscape Architect experienced in site analysis and planning, landscape design, installation and plant materials.

The intent of these Landscape Standards is to assist Owners to landscape their Lots in way that are consistent with the spirit of the Castle Ridge East land plan and the overall Design Standards and Procedures. Owners are encouraged to landscape their Lots in ways responsive to the inherent beauty and integrity of the natural landscape.

Consideration include:

- Providing space to accommodate outdoor living requirements.
- Preserving natural site features and avoiding unnecessary disruption of the Site.
- Minimizing requirements for irrigation.
- Planting trees, shrubs, grasses and flowers compatible with the existing ecosystem.
- Enhancing the overall appearance of the community.
- Maximizing consideration of safety and security for residents, visitors, and wildlife.
- Monitoring construction to avoid erosion, ponding, sliding or other damage to the Site or adjacent Site.

As a general rule an Owner should budget at least 4% of the total cost of the finished residence for landscaping, which could include plants, turf, irrigation, patios and walkways.

The process for establishing the Design Review Board and defining the specific duties and powers conferred on it is defined in the Declaration of Castle Ridge East. The Design Review Board reserves the right to revise these Landscape Standards as changing conditions and priorities dictate, in order to maintain maximum aesthetic benefits to the community, while enhancing property values.

A. LANDSCAPE REVIEW PROCESS

1. Pre-design Meeting

Prior to preparing the landscape plan for a residence, the Owner and/or designated designer shall meet with the Landscape Specialist for Castle Ridge East to discuss plans, requirements, and existing conditions of the Site, which will help minimize changes and delays. Existing conditions and concerns will be noted and desirable outside functions, such as eating areas, gardens, play areas, water features, etc, and their location will be discussed.

Notes from the pre-design meeting will be sent to the Owner and Landscape Architect and kept in the Board office. An appointment for a pre-design meeting should be made by calling the Design Review Board office at 303-427-1363. If possible, a pre-design meeting should occur after the builder has completed the house, grading and exterior details such as decks, walks, driveways, etc.

2. Plan Submittal

Following the pre-design meeting, a landscape plan may be developed. Three copies of the plans shall be submitted containing the following information:

- a) Lot, Block, Filing number, Owner's name and address, and Designer's name, address, and telephone number.
- e) Scale of 1" = 10' and North arrow.
- f) All existing conditions, including house, walks, driveways, patios, decks, walls, topography with a minimum 2 foot contour interval, drainage ways, neighboring landscape plantings along the property lines, natural features, easements, property lines, and other legal restrictions that may exist.
- g) All proposed improvements designed in accordance with the Landscape Standards including drainage ways, proposed grading with minimum contour intervals of 2 feet, trees and shrub beds with botanical and common names of all plant material including perennials and ground cover beds; sizes (WIDTH, CALIPER AND HEIGHT), all landscape feature, such as walls, fences, gardens, hot tubs, pools, tennis courts, walks, patios, decks, gazebos water features, boulders, structures, play equipment, lighting, etc. All plants shall be drawn in indicate 75% of the mature size of the plants on the plan.
- h) At the Owner's option, a perspective sketch or elevation can be submitted.
- i) The Board will review the plan and will provide a written response no later than 14 days after the review, indicating approval of the plan, approval with modifications, or denial. If the plan is denied, a written response will be give explaining the reasons for denial. A re-submittal shall follow the submittal procedures and address the areas of concern.
Construction must not begin prior to receiiving a written approval from the Design Review Board.

B. LANDSCAPE DESIGN

1. Grading and Drainage:

- a) Standards for grading and drainage are general and do not constitute a representation, warranty or agreement by the Developer, the Design Review Board, or the Association that adherence shall result in a residence and/or landscape which is free from any defects. Owners are responsible for having a soils test, soils engineering report prepared by a

registered professional engineer and other necessary inspections completed to assure adequate design for construction of residences and installation of landscaping. Neither the Developer, the Design Review Board nor the Association shall be liable for any damages resulting from the design or construction of any home or landscaping which has been approved by the Board pursuant to these guidelines or for any damages resulting from an Owner's failure to meet or exceed the minimum Landscape Design Standards set forth in these guidelines when necessary for the proper design and completion of residences or landscaping.

- b) Drainage for each Lot must occur within the Lot. The final drainage pattern should take the water from the Lot out to the street or along the back property line. If drainage occurs down the side of the Lot near the property line, grading should be done so that the water does not run onto neighboring properties.

2. Tree Planting Requirements:

On Lots with limited existing gambel oak (as determined by the Board) Owners shall plant a minimum of 5 trees in the front/entry area of their Lot in order to enhance the front appearance of the residence. Evergreen trees shall be 8-12' tall. Deciduous trees shall be a minimum 2½" caliper, except that the 5-front/entry trees shall be a minimum 3½" caliper. Additional trees are encouraged for the remainder of the Lot. *Note: Care should be taken on planting new trees within close proximity of existing trees or shrubs as water requirement may differ. Professional plant authorities should be consulted.*

A list of recommended trees, shrubs and ground covers is attached.

3. Turf:

Owners are encouraged to give considerable thought to the area and location of turf planted on their Lots due to irrigation requirements (consumption), impacts of turf irrigation on existing native vegetation, and maintenance of the natural visual character of the community.

Bluegrass, associated with traditional residential developments are not indigenous to this area. It is therefore suggested that turf areas be restricted to specific outdoor use areas within close proximity of the house (e.g., the backyard). Grass types and ground covers with much lower water requirements should be considered. A list of recommended grasses, wildflowers and ground covers is attached.

4. Landscape Features:

Owners are encouraged to include landscape features such as patios, walks, ponds/water sculpture, planting areas, decks, gardens, and other such landscape amenities. Plans for these features must be submitted with the Landscape Plan to the Design Review Board.

5. Exterior Lighting:

Lighting for landscape development shall comply with specified Site Standards published for

Castle Ridge East.

6. Landscape Installation:

- a) All plant materials should conform to the American Association of Nurserymen and the State of Colorado standards and should be installed per industry standards.
- b) All landscaping must be installed within 120 days of occupancy during April through September or within 180 days of occupancy during October through March. Exception for certain plant materials are subject to Board review.
- c) Material staging and holding area must only occur on the Site where installation occurs.
- d) After installation, all materials must be cleaned up from the Site and surrounding area. If any material is left on Site, it will be disposed of and charged to the contractor.
- e) Landscaping must conform to the approved plan and meet the requirements of these guidelines. All stipulations and changes made during the approval process must be followed.
- f) The Design Review Board reserves the right to inspect the Site during and/or after installation to insure conformance to the approved plan. If the installed landscape does not meet the required design standards and does not follow the approved plans, the Board reserves the right to require the contractor/Owner to correct any problems at the contractor/Owner's expense. The contractor/Owner shall immediately correct any installation that is not in conformance with the approved plans.

7. Landscape Design Suggestions:

- a) Use plant materials that produce unusual effects at different time of the year so that the landscape will have interest during each season.
- b) In large shrub beds, plant groups of shrubs and perennials. Plant a minimum of 3 of the same shrub together in a cluster and 5 of the same perennial. This will create more of an impact on the landscape.
- c) Design in elevation as well as plan view. Use the architectural elevations or pictures of the house to determine what plant massing, height, and density would work best to enhance and compliment the architecture.
- d) Group plants with similar water requirements so that the irrigation system can be adjusted by specific zones.
- e) Place spruce and pine trees at least 15 feet from the house.

LANDSCAPE APPROVAL PROCESS

STEP 1 - PRE- DESIGN MEETING	STEP 2 - PRELIMINARY REVIEW	STEP 3 - FINAL APPROVAL	STEP 4 - LANDSCAPE INSTALLATION	STEP 5 - COMPLIANCE CHECK
SELECT LANDSCAPE PROFESSIONAL	SUBMIT PLAN TO THE DIAMOND RIDGE ESTATES LANDSCAPE PROFESSIONAL FOR SUGGESTIONS AND PRELIMINARY APPROVAL	AFTER APPROVAL IS GIVEN BY THE LANDSCAPE SPECIALIST, THE PLAN MAY BE SUBMITTED TO THE DESIGN REVIEW BOARD FOR FINAL APPROVAL	MAY COMMENCE AFTER WRITTEN APPROVAL IS RECEIVED	THE LANDSCAPE SPECIALIST WILL REVIEW PLAN AND PLANTINGS FOR COMPLIANCE
LANDSCAPE PROFESSIONAL MEET ONSITE WITH THE LANDSCAPE SPECIALIST	RESUBMIT IF NECESSARY			YOU WILL RECEIVE A LETTER IF YOUR LANDSCAPING IS ADVERSE TO YOUR PLAN WITH SUGGESTIONS OF HOW TO CONFORM.
THIS SHOULD BE DONE WITHOUT A PLAN				

Recommended Plant List

Evergreen Trees:

Juniperus virginiana
Picea pengens
Pinus aristata
Pinus edulis
Pinus nigra
Pinus ponderosa
Pinus sylvestris

Upright juniper
 Colorado Green Spruce
 Bristlecone Pine
 Pinyon Pine
 Austrian Pine
 Ponderosa Pine
 Scots Pine

Deciduous Trees:

Acer ginnala
Acer glabrum
Alnus tenuifolia
Amelanchier grand 'Autumn Brilliant'
Celtis occidentalis
Crataegus spp.
Populus sargentii
Populus tremuloides
Prunus maackii
Quercus macrocarpa

Ginnala Maple
 Rocky Mountain Maple
 Thin Leaf Alder
 Autumn Brilliant Serviceberry
 Western Hackberry
 Hawthorns
 Plains Cottonwood
 Aspen
 Amur Chokecherry
 Bur Oak

Shrubs:

Amelanchier alnifolia
Artemisia spp.
Caragana arborescens
Caryopteris x clandonensis
Cercocarpus spp.
Chamaebatiaria millefolium
Cotoneaster spp.
Cowania mexicana
Cytisus x 'Lena'
Mahonia aquifolium
Potentilla spp.
Prunus americana
Prunus besseyi
Quercus gambelii
Rhus aromatica "Grolow"
Rhus glabra
Rhus trilobata
Ribes spp.
Juniperus monosperma
Juniperus sabina

Saskatoon Serviceberry
 Sage
 Siberian Peashrub
 Blue Mist Spirea
 Mountain Mahogany
 Fernbush
 Cotoneaster
 Cliffrose
 Lena Broom
 Oregon Grape Holly
 Cinquefoil
 Wild Plum
 Sand Cherry
 Gambel Oak
 Dwarf Fragrant Sumac
 Smooth Sumac
 Three-leaf Sumac
 Currant
 One-Seed Juniper
 Juniper



BUILT GREEN. GREEN BUILDER PROGRAM OF COLORADO

Green building is a growing trend in residential home building, receiving increasing attention in a wide range of publications from local newspapers, to trade publications, to magazines with national and international readership. Far from just a fad, green building has spurred such industry changes as the reformulation of paints and finishes, a strong emergence of engineered lumber products, and new building systems that replace traditional wood frame - ("stick-built") - homes, as well as increased focus on energy and water efficiency. Because of the impact that home building has on resources, both during and after construction, even small changes in standard building practices can significantly reduce the impact of buildings on energy, water and other natural resources.

Introduced in 1995, the Green Builder Program of Metro Denver was created through the joint efforts of the Home Builders Association of Metro Denver (HBA), The Boulder Chapter of the HBA, The Governor's Office of Energy Conservation (OEC), The E-Star Home Energy Rating Program (E-Star) and Public Service Company of Colorado (PSCo).

Due to the success of the program, in July 1998, with the support and endorsement of the Colorado Association of Home Builders (CAHB), the program began its expansion to cover the entire State of Colorado and was renamed the Green Builder Program of Colorado (GBPC).

The GBPC is a voluntary, non-profit program. Its primary funding source is the Governor's Office of Energy Conservation supplemented by builder enrollment dues, home registration fees, and sponsorship dues.

The goals of the program include:

- Create market distinction for builders who implement the encouraged practices
- Create market demand for green and energy efficient building practices and products
- Utilize market pressure to change industry practices
- Discourage implementation of federal or local codes or regulation by demonstrating that an industry-initiated voluntary program utilizing market pressures can positively affect energy and environment related practices
- Educate builders and the home buying public

The Green Builder Program of Colorado encourages home builders to use technologies, products, and practices which will:

- provide greater energy efficiency
- reduce resource depletion and pollution
- protect indoor air quality
- conserve water
- protect the natural features of the building site
- result in a more durable, comfortable home

When a builder enrolls in the program it is not required to build every home to meet the program's criteria; rather it may choose to participate at whatever level best suits its market. A builders pays annual enrollment dues of \$150 if it is a member of a home builders association, or \$500 if it is not. Some builders register every one of their homes with the program, others offer Built Green as an option, other builders are somewhere in between.

Each builder is required to register at least one home per year to maintain their Green Builder status. Only those homes registered in the program receive the Built Green designation. Builders pay a home registration fee of \$50 or \$75 for HBA members or non-members, respectively, which price includes a yard sign. If no yard sign is requested, registration fees are \$20 or \$45 respectively.

Every home registered with the program must meet the program's criteria. These criteria, known as the Built Green Checklist, include an energy efficiency requirement, and a menu of options addressing a range of "green" items from which the builder must select a minimum number.

The energy requirement can be met one of two ways; either the home receives an energy rating of at least four-stars (80 points) as certified by the E-Star Home Energy Rating Program; or, the home meets the CABO MEC (Model Energy Code) 1993.

Beyond the energy requirement, the Checklist consists of 20 categories of options, six of which further address energy, with the balance addressing such issues as land use, waste management, materials use, indoor air quality, and water efficiency. Because of the range and number of options available under The Checklist, every builder may comply with the Checklist a little differently.

Additionally, there are two ways a builder can comply with the options portion of the Checklist. Each category indicates a suggested number of selections to make from within that category. If the builder selects the suggested number, the minimum number of options required is 35 plus the energy requirement. If the builders selects fewer than the suggested number from any category, the minimum number of options required is 38 plus the energy requirement.

The program provides a range of technical support and training opportunities to assist builders in making their Checklist choices, as well as follow up support. As a quality control for the builders and the program, five percent of all registered Built Green homes are inspected on a random basis by certified raters of the E-Star Home Energy Rating Program who have also been trained to verify the Checklist selections. This third-party verification is an extremely important component of the program, bringing enhanced credibility to the program, as well as meaningful educational and technical support to the builders.

The program also enrolls sponsors of the program by invitation. Sponsors are manufacturers or suppliers of products or services which comply with one or more of the Checklist options. Sponsors provide valuable technological and product information to the builders and the program. Annual sponsorship dues are \$500.

The program undertakes a variety of public relations and marketing efforts to inform and educate the home buying public on the value of a Built Green home. In the case where the traditional priorities of price and location are met, we believe the informed home buyer will prefer the Built Green home for its comfort, durability, energy savings, and reduced maintenance. But perhaps most importantly, the home buyer will appreciate knowing that their Built Green purchasing decision is a demonstration of their concern for the environment, the future, and improving the way we live.

If you have any questions about the program please call:

Kim Calomino, Green Builder Program Administrator, at 303-778-1400, or
Doug Seiter, Green Builder Program State Coordinator, at 303-421-4889, or
visit our web site at www.builtgreen.org



BUILT GREEN.

GREEN BUILDER PROGRAM OF COLORADO HOME BUILDERS ASSOCIATION OF METROPOLITAN DENVER

Here's how it works...

Having joined the Green Builder Program, the builder registers individual homes to receive the "BUILT GREEN" designation.

Each registered home must meet certain criteria.

A. Each registered home MUST receive an energy rating of at least four-star as certified by Energy Rated Homes of Colorado OR be built to CABO Model Energy Code 1993 (MEC 93) standards.

B. Each registered home must include a minimum number of the options set forth in the Checklist. This can be accomplished in one of two ways:

1. Choose from each category no fewer than the number of options indicated below each category title, for a minimum total of 35 options plus the energy requirement; OR,

2. Choose a minimum of 38 options from any combination of categories, plus the energy requirement.

Effective on homes started after March 1, 1999.

CHECKLIST

I. ENERGY REQUIREMENT

(One of the following must be included in each home)

- ☐ Home receives energy rating of at least four-star as certified by Energy Rated Homes of Colorado or,
- ☐ Home meets CABO MEC 93.

II. LAND USE: LOT

(Choose 2)

- ☐ Trees and natural features on site protected during construction.
- ☐ Save and reuse all site topsoil.
- ☐ Home placement saves east and south lot areas for outdoor use.
- ☐ Home oriented on lot such that the long dimension faces within 30 degrees of south.

III. WASTE MANAGEMENT

(Choose 1)

- ☐ Built in kitchen recycling center with two or more bins.
- ☐ Minimize job site waste by using materials wisely and prohibit burying construction waste.
- ☐ Recycle job site waste (>50%).

IV. ENERGY USE: ENVELOPE

(Choose 2)

- ☐ South glass area is between 5-7% of total finished floor area.
- ☐ Advanced sealing package in addition to basic sealing practices (advanced package adds sealing at top and bottom plates, corners and between cavities at penetrations).
- ☐ Provide south roof area designed for future solar collector use (20° of south).
- ☐ Home designed for passive solar heating (>20%).
- ☐ Energy heels of 6" or more on trusses.
- ☐ Two-foot overhang, between one and two feet above south windows.
- ☐ Blower door test with 0.35 ACH or less.
- ☐ House is wrapped with an exterior air infiltration barrier to manufacturer's specifications.
- ☐ House meets EPA 5-Star Program criteria.

V. ENERGY USE: MECHANICAL SYSTEMS

(Choose 4)

- ☐ Furnace centrally located, all duct runs reduced as much as possible.
- ☐ No ducts in outside walls or attics unless ducts have minimum R-13 value.
- ☐ Thermostat with on switch for furnace fan to circulate air.
- ☐ Two properly supported ceiling fan prewires.
- ☐ Sealed-combustion gas fireplace or sealed wood-burning fireplace or stove with outside combustion air.
- ☐ Set-back thermostat.
- ☐ Furnace ductwork joints sealed with low toxic mastic.
- ☐ Whole house fan installed.
- ☐ Return-air ducts in every bedroom.
- ☐ 90% or higher energy efficiency furnace.
- ☐ Active solar heating system (solar fraction >20%).
- ☐ Two or more thermostats controlling separate heating and cooling zones from a single furnace (not an attic furnace).
- ☐ Geothermal heating, cooling and water heating system.

VI. ENERGY USE: INDOOR AIR QUALITY

(Choose 2)

- ☐ Sealed-combustion furnace or boiler.
- ☐ Sealed-combustion domestic water heater.
- ☐ Exhaust fan in garage on timer or wired to door opener.
- ☐ Heat recovery ventilator or air-to-air heat exchanger.
- ☐ Radon mitigation installed or vent pipe laid under slab for retrofit.
- ☐ Mechanical room enclosed and insulated to R-11.
- ☐ Provide rangehood vented to outside.
- ☐ Furnace and/or duct-mounted electronic air cleaner or HEPA filter.
- ☐ House meets American Lung Association Health House Standards.

VII. ENERGY USE: WATER HEATING

(Choose 2)

- ☐ Gas water heater with energy factor of 0.60 or greater.
- ☐ Insulate hot water pipes to R-6 in unconditioned spaces.
- ☐ Water heater within 20 pipe feet of dishwasher and clothes washer.
- ☐ Insulate all hot water lines to all locations to R-6.
- ☐ Rough-in for future solar hot water heating.
- ☐ Gas water heater with insulating blanket installed to manufacturer's specifications.
- ☐ Insulate hot and cold water pipes 3 feet from the hot water heater.
- ☐ Solar water heating system.

VIII. ENERGY USE: APPLIANCES

(Choose 2)

- ☐ Dishwasher with energy-saving cycle.
- ☐ Gas clothes dryer with electronic ignition.
- ☐ Gas range, cooktop and/or oven with electronic ignition.
- ☐ Refrigerator less than \$66 estimated annual electric cost per year.
- ☐ If appliances are not included, a list of energy efficient appliances is provided.
- ☐ Provide gas rough-in for clothes dryer, range, cooktop and/or oven when those appliances are not included with the home.
- ☐ Solar electric system provides 20% or more of the home's electricity.

IX. ENERGY USE: LIGHTING

(Choose 2)

- ☐ Light-colored interior walls, ceiling and soffit.
- ☐ Light-colored carpet.
- ☐ Furnish four compact fluorescent light bulbs to owners.
- ☐ Halogen lighting substituted for incandescent down-lights.
- ☐ Extended-life incandescent bulbs greater than 2000 hrs (e.g., traffic signal bulbs).
- ☐ No can lights in insulated ceiling or Insulation Contact-Rated (IC Rated) can lights are used.

CHECKLIST

- ☐ No can lights used in insulated ceiling or airtight can lights are used.
- ☐ Solar-powered walkway or outdoor area lighting.

X. MATERIALS: STRUCTURAL FRAME

(Choose 3)

- ☐ Large dimension solid lumber (2x10 or greater) avoided in floors and roofs wherever possible.
- ☐ Dimensional lumber from 3rd party certified sustainably harvested sources.
- ☐ Engineered wood "I" joists used for floors.
- ☐ Trusses or "I" joists used for roofs.
- ☐ Structural insulated panels used for walls or roofs.
- ☐ Reinforced cementitious foam-formed walls using flyash concrete.
- ☐ Engineered lumber products for beams, or joists.
- ☐ Engineered lumber products for window or door headers.
- ☐ Reduced framing package (24" O.C. studs at interior non-bearing walls, and 3 stud corners).
- ☐ Finger-jointed or engineered plate material.
- ☐ Finger-jointed studs or engineered stud material.
- ☐ Engineered alternatives to wood framing.
- ☐ Outdoor structures, decking and landscaping materials made from pressure treated engineered lumber or non-CCA (chromated copper arsenate) dimensional lumber.
- ☐ Outdoor structures, decking and landscaping materials made from recycled materials.
- ☐ Outdoor structures, decking and landscaping materials made from 3rd party certified sustainably harvested lumber.

XI. MATERIALS: FOUNDATION

(Choose 1)

- ☐ Non-asphalt based damp proofing (seasonal application).
- ☐ Regionally produced block or brick.
- ☐ Western coal flyash concrete (minimum 15%, seasonal application).
- ☐ Frost-protected shallow foundation.
- ☐ Aluminum foundation forms used.
- ☐ Rigid insulation forms that provide permanent insulation to the foundation.
- ☐ Insulated foundation with rigid R-10 foam insulation to footer.
- ☐ Foam insulated reinforced structural concrete slab.

XII. MATERIALS: SUB-FLOOR

(Choose 1)

- ☐ Urea formaldehyde-free subfloor and underlayment material.
- ☐ Oriented strand board (OSB) made from fast growth material.

- ☐ Recycled-content underlayment.
- ☐ No Luan underlayment used.

XIII. MATERIALS: DOORS

(Choose 2)

- ☐ No Luan doors (tropical hardwood).
- ☐ Exterior doors insulated to R-5, or greater.
- ☐ Reconstituted or recycled-content doors (hardboard) with least toxic binders.
- ☐ Solid, domestically-grown interior wood panel doors.

XIV. MATERIALS: FINISH FLOOR

(Choose 2)

- ☐ Recycled-content carpet pad.
- ☐ Recycled-content carpet (tacked not glued).
- ☐ Natural linoleum with low toxic adhesives or backing.
- ☐ Ceramic tile installed with low toxic mastic and grout.
- ☐ Recycled-content ceramic tile.
- ☐ Natural material carpet (domestic cotton, wool) tacked not glued.
- ☐ Domestic wood flooring made from 3rd party certified sustainably harvested sources.

XV. MATERIALS: EXTERIOR WALLS

(Choose 2)

- ☐ Recycled-content sheathing (minimum 50% pre- or post-consumer) or OSB.
- ☐ Reconstituted or recycled-content siding (minimum 50% pre- or post-consumer).
- ☐ Regionally produced brick.
- ☐ Indigenous stone.
- ☐ Natural stucco and/or synthetic plaster.
- ☐ Cementitious siding.
- ☐ Reconstituted or recycled-content fascia, soffit or trim (minimum 50% pre- or post-consumer).
- ☐ Molded cementitious "stone".
- ☐ R-3.5 or better insulated exterior wall sheathing.

XVI. MATERIALS: WINDOWS

(Choose 2)

- ☐ Windows double glazed with 1/2" airspace.
- ☐ Finger-jointed wood windows.
- ☐ Low-E windows NFRC rated at U= 0.37 or lower.
- ☐ Exterior environmental/insulated window coverings.
- ☐ No metal-frame windows in house, including basements.

XVII. MATERIALS: CABINETRY AND TRIM

(Choose 1)

- ☐ Any exposed particleboard is painted with water-based sealer inside cabinets, underside of countertops.
- ☐ Tropical hardwood trim or cabinets only if from 3rd party certified sustainably-managed forests.
- ☐ Finger-jointed trim.

- ☐ On-site application of cabinet finishes done with least toxic finishes.
- ☐ Domestic hardwood trim.
- ☐ Cabinets made with formaldehyde-free particleboard or MDF (medium density fiberboard) or recycled agricultural product

XVIII. MATERIALS: ROOF

(Choose 1)

- ☐ Recycled-content roof material.
- ☐ Minimum 30-year roofing material including concrete, slate, clay, composition, metal or fiberglass.

XIX. MATERIALS: FINISHES AND ADHESIVES

(Choose 1)

- ☐ Paints and finishes that have minimal VOC content. Standard is less than 250 grams/liter of VOCs.
- ☐ Paints or finishes with recycled-content.
- ☐ Only low toxicity, low solvent adhesives used throughout.
- ☐ Water-based urethane finishes on wood floors.
- ☐ Water-based lacquer finishes on woodwork.

XX. MATERIALS: INSULATION

(Choose 1)

- ☐ Recycled-content (minimum 25%) insulation.
- ☐ Home has wet blown wall insulation such as cellulose or fiberglass.
- ☐ Cellulose insulation with UL-rated fire retardant.
- ☐ HCFC-free rigid foam insulation.
- ☐ Formaldehyde-free insulation.
- ☐ Non-toxic spray foam insulation.

XXI. WATER

(Choose 1)

- ☐ Permeable materials (40% of areas for all walkways, patios and driveways).
- ☐ Grass that uses less water such as blue gramma or fescue in turf areas.
- ☐ Xeriscape that is more than 60% of non-paved area.
- ☐ Rainwater recovery from roof for waterin
- ☐ Xeriscape with native drought resistant plants.
- ☐ Provide a list of native drought resistant plants to homebuyers.
- ☐ 1.5 gpm faucets in bathrooms, installed to manufacturer's specifications.
- ☐ 2.0 gpm faucets in kitchen, installed to manufacturer's specifications.
- ☐ Front loading, horizontal axis, clothes washer.
- ☐ Passive or on-demand hot water delive system installed at farthest location fro water heater.