# Table of Contents

**Introduction to the Architectural Guidelines**................................................................. 5

**Architectural Review Application**...................................................................................... 6

**The Architectural Review Process**.................................................................................. 7

**Architectural Application Checklist**.................................................................................. 9

**ARC process**.................................................................................................................... 13

**Architectural Guidelines**

- Accessory Buildings........................................................................................................... 14
- Additions and Expansions.................................................................................................. 14
- Address Numbers............................................................................................................... 14
- Air Conditioning Equipment.............................................................................................. 14
- Antennae........................................................................................................................... 14
- Arbors................................................................................................................................. 15
- Artificial/Synthetic Turf.................................................................................................... 15
- Awnings............................................................................................................................. 16
- Balconies........................................................................................................................... 16
- Basketball Backboards...................................................................................................... 17
- Birdbaths, Birdfeeders, Birdhouses.................................................................................. 17
- Carports............................................................................................................................. 18
- Clotheslines and Hangers................................................................................................. 18
- Composting....................................................................................................................... 18
- Decks................................................................................................................................. 18
- Deck Covers and Patio Covers........................................................................................ 19
- Disability/Universal Accessibility..................................................................................... 19
- Dog Houses....................................................................................................................... 19
- Dog Runs............................................................................................................................ 19
- Doors – Exterior................................................................................................................ 21
- Drainage............................................................................................................................ 21
- Driveways/Sidewalk Extensions....................................................................................... 21
- Dumpsters........................................................................................................................ 21
- Easements........................................................................................................................ 21
- Enclosures – Trash or Storage......................................................................................... 21
- Energy Efficiency Measures............................................................................................. 21
- Exterior Finishes............................................................................................................... 21
- Fencing – Property Line................................................................................................... 21
- Fencing – Screen Fencing............................................................................................... 21
- Fire Pits............................................................................................................................ 21
- Fireplaces/Kitchens – Outdoors....................................................................................... 21
- Firewood Storage............................................................................................................. 21
- Flags and Flagpoles........................................................................................................ 21
- Front Porch...................................................................................................................... 22
<table>
<thead>
<tr>
<th>Service Type</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Doors</td>
<td>22</td>
</tr>
<tr>
<td>Garbage Containers</td>
<td>22</td>
</tr>
<tr>
<td>Gardens – Flower</td>
<td>22</td>
</tr>
<tr>
<td>Gardens – Vegetable</td>
<td>22</td>
</tr>
<tr>
<td>Gazebos – Permanent</td>
<td>22</td>
</tr>
<tr>
<td>Greenhouses</td>
<td>23</td>
</tr>
<tr>
<td>Holiday and Seasonal Decorations</td>
<td>23</td>
</tr>
<tr>
<td>Hot Tubs – Exterior</td>
<td>23</td>
</tr>
<tr>
<td>Irrigation Systems – Underground</td>
<td>23</td>
</tr>
<tr>
<td>Landscaping – Installation</td>
<td>24</td>
</tr>
<tr>
<td>Landscape – Maintenance</td>
<td>25</td>
</tr>
<tr>
<td>Landscape – Xeriscape™ Plans</td>
<td>25</td>
</tr>
<tr>
<td>Lighting – Exterior</td>
<td>26</td>
</tr>
<tr>
<td>Lighting - Mood</td>
<td>26</td>
</tr>
<tr>
<td>Mailboxes</td>
<td>26</td>
</tr>
<tr>
<td>Outdoor Privacy Walls/Screening for Outdoor Living Spaces</td>
<td>27</td>
</tr>
<tr>
<td>Paint – Exterior</td>
<td>27</td>
</tr>
<tr>
<td>Patios - Open</td>
<td>27</td>
</tr>
<tr>
<td>Pavilion</td>
<td>27</td>
</tr>
<tr>
<td>Paving</td>
<td>27</td>
</tr>
<tr>
<td>Pergola</td>
<td>28</td>
</tr>
<tr>
<td>Pet Containment Systems</td>
<td>28</td>
</tr>
<tr>
<td>Pipes</td>
<td>28</td>
</tr>
<tr>
<td>Play and Sports Equipment</td>
<td>28</td>
</tr>
<tr>
<td>Play and Sports Equipment – Sports Courts</td>
<td>28</td>
</tr>
<tr>
<td>Playhouses</td>
<td>28</td>
</tr>
<tr>
<td>Ponds and Water Features</td>
<td>29</td>
</tr>
<tr>
<td>Pools – Decorative</td>
<td>29</td>
</tr>
<tr>
<td>Pools – Swimming</td>
<td>29</td>
</tr>
<tr>
<td>Port-a-Potty/Portable Toilets</td>
<td>29</td>
</tr>
<tr>
<td>Radon Mitigation Systems</td>
<td>29</td>
</tr>
<tr>
<td>Rain Barrels</td>
<td>29</td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>30</td>
</tr>
<tr>
<td>Roof Replacement</td>
<td>30</td>
</tr>
<tr>
<td>Satellite Dish Systems and Wireless Antennae</td>
<td>30</td>
</tr>
<tr>
<td>Saunas</td>
<td>30</td>
</tr>
<tr>
<td>Screen Doors – Security Doors</td>
<td>30</td>
</tr>
<tr>
<td>Security Equipment</td>
<td>30</td>
</tr>
<tr>
<td>Sheds</td>
<td>31</td>
</tr>
<tr>
<td>Signage</td>
<td>31</td>
</tr>
<tr>
<td>Solar Energy Devices</td>
<td>31</td>
</tr>
<tr>
<td>Spas</td>
<td>32</td>
</tr>
<tr>
<td>Speakers and Sound – Exterior</td>
<td>32</td>
</tr>
<tr>
<td>Statues and Works of Art</td>
<td>32</td>
</tr>
<tr>
<td>Storage – Outside</td>
<td>32</td>
</tr>
<tr>
<td>Storage Sheds</td>
<td>33</td>
</tr>
<tr>
<td>Sunshades/Sunscreens</td>
<td>33</td>
</tr>
</tbody>
</table>
Swamp Cooler.................................................................................................................................................. 33
Swimming Pools.............................................................................................................................................. 33
Swing Sets....................................................................................................................................................... 33
Synthetic Turf.................................................................................................................................................. 33
Television Antennae....................................................................................................................................... 33
Temporary Shade Structure............................................................................................................................ 33
Trampolines.................................................................................................................................................... 34
Treehouses....................................................................................................................................................... 34
Tree Lawns – Filing 20 .................................................................................................................................... 34
Trellis/Lattice.................................................................................................................................................. 34
Walkways.......................................................................................................................................................... 34
Window Coverings – Exterior............................................................................................................................ 34
Window Coverings – Interior............................................................................................................................. 34
Windows- Replacement.................................................................................................................................... 34
Wind Turbines, Directional, Wind Driven Devices or Electric Generators.................................................. 34
Xeriscaping...................................................................................................................................................... 35

Appendix
A - Full Size Arbor/Pergola Design Specifications....................................................................................... 37
B - Artificial Turf Detail Specifications........................................................................................................... 41
C - Deck Vertical Surfaces & Deck Cover....................................................................................................... 43
D - Screen Fence Design Specifications......................................................................................................... 46
E - Landscape and Xeriscape™ Example Submittals.................................................................................... 51
F - Recommended Landscape Maintenance Schedule.................................................................................... 56
G - Landscaping.............................................................................................................................................. 58
H - Mailbox Specifications............................................................................................................................... 61
I - Full Size Trellis/Lattice Design Specifications........................................................................................ 63
Introduction to the Architectural Guidelines

Welcome to The Meadows Neighborhood Company! As a resident of The Meadows community, you and your neighbors are part of a unique homeowners association called The Meadows Neighborhood Company, commonly known as the “MNC.” The MNC’s vision is to maintain a small-town, close-knit-community atmosphere while providing quality living for all residents and neighbors.

While the social aspects of the MNC are flexible and can grow and change with The Meadows community, architectural guidelines, restrictions, and maintenance responsibilities have been established to make sure that everyone gets the most out of this special place. Residential Properties within the MNC Area are subject to the terms and conditions of the Community Declaration for The Meadows Neighborhood Company (the “Community Declaration”). The Community Declaration was created by the MNC to establish the basic framework for the day-to-day operations of the MNC. A copy of the Community Declaration should have been provided to you by your builder or the title company at the time you bought your home.

In addition to the Community Declaration, some improvements to property may be determined or restricted by a Final PD Site Plan or an Easement. A Final PD Site Plan is the detailed development plan required for property located within planned developments (like The Meadows), which generally indicates the final planned use of the property (i.e. residential, park, etc.), landscaping & certain required fencing and other important site improvements. A copy of the approved Final PD Site Plan for your neighborhood is available for review at the Town of Castle Rock. An Easement shall mean the right of an entity to use lands owned by other parties for the purposes of maintenance, access, drainage or other use, as specified in an agreement between the parties.

Section 10.1 of the Community Declaration states that any “Improvement to Property” in the MNC Area requires the prior approval of the Architectural Committee. Section 10.7 of the Community Declaration outlines a general set of guidelines to be used by the Architectural Committee when reviewing plans for proposed improvements. In addition to the general guidelines in Section 10.7 of the Community Declaration, these Architectural Guidelines have been issued by the Architectural Committee as a way to give you additional guidance when you are considering improvements to your property. They are not, however, comprehensive, and you will not find every improvement that requires approval detailed in these Guidelines. The Architectural Committee may make exceptions in the approval process for special or unique circumstances. Equally, the Architectural Committee is not bound by decisions made regarding other homes. Each home and the improvements located on that property are unique and may be treated differently by the Architectural Committee.

As a homeowner, you should be aware that the Architectural Committee’s review is limited to a determination of whether the proposed improvement complies with the requirements of these Architectural Guidelines and the Community Declaration. The Architectural Committee’s approval does not imply that any improvement is consistent with applicable safety, building or other governmental requirements, or that the proposed improvement is suitable or appropriate for its intended use. It is your responsibility to determine if the improvement you are proposing complies with applicable governmental codes and regulations. You are also responsible to have all of your underground utilities located before you start digging on your property. You may call the Utility Notification Center of Colorado at 811 to obtain information on locating your utilities. You may also access the information on-line at www.uncc.org.

These Architectural Guidelines are only intended to apply to residential sites within the MNC area. Other architectural guidelines may apply to properties located in sub-associations, commercial properties, multi-family projects, and builder-owned properties. These Architectural Guidelines, and any other guidelines that may be issued in the future by the Architectural Committee, are subject to revision, repeal or amendment at any time.
Please return this form with all supporting documentation to:
The Meadows Neighborhood Company
Architectural Review Committee
3570 Celestial Ave or 3692 Meadows Blvd.
Castle Rock, CO  80109 Email:  ARC@MeadowsLink.com

Owner's Name: ___________________________________ Email__________________________________________
Owner's Address:_____________________________________Phone:______________________________________
Preferred Method of Contact for any necessary follow-up:    Phone:  Email:                
Neighborhood Name or Filing Number: _________________________ (e.g. “Harris Grove” or “Filing 11”)

I request approval for the following improvement(s) (check all applicable):
                                                Painting  Landscaping      Fencing     Pergola        Patio     Addition/Expansion
                                                  Deck  Sports/Play Equipment    Storm/Security Door             Patio Cover             Deck Cover
                                                Other____________________________________________________________________________

The Community Declaration (Section 10) for The Meadows Neighborhood Company (MNC) requires that you obtain written
approval from the Architectural Review Committee (ARC) for most exterior alterations or additions (“improvements”) to your
home or property prior to implementing any such improvements. The Architectural Guidelines and submittal checklist can be
found on the Association’s website, www.MeadowsLink.com. The Application must be accompanied by supporting
documentation, which clearly describes the requested improvement, which includes a complete listing and description of
materials to be used and overall dimensions-height, length, width, type, style, colors, etc. Supporting documentation can be in
the form of photographs, drawings, color samples, and any other information that shows what your proposed improvement is
and how that improvement fits with your home. The Architectural Committee reserves the right to request additional
information before rendering a decision on the requested improvement(s).

Describe Improvement(s) (Attach additional documents as required):


Anticipated Start Date: ___________________ Anticipated Completion Date: _____________________
(Allow 30 days for review process)

I understand that I must receive written approval from the Meadows Neighborhood Company in order to proceed with any
improvements requiring approval. I understand that the MNC’s approval does not constitute approval by the local building
department, that I must adhere to local building codes, and that I may be required to obtain a building permit. I understand that
my improvements must be completed in accordance with the specifications/stipulations outlined in my submittal, as well as any
directions identified in the ARC approval letter. Failure to comply with these specifications and directions automatically revokes
the approval. Further, I understand that I must diligently pursue completion of the any approved Improvement to Property and,
as such, must commence work within three (3) months from the date of approval or within any additional time allowed by the
ARC. Failure to complete any proposed improvement to Property within one (1) year after the date work is commenced or to
complete the Improvement to Property in accordance with the description and material furnished to, and the conditions
imposed by, the Architectural Committee, shall constitute a violation of Article 10 of the Community Declaration. This paragraph
does not supersede any covenant compliant requirements.

Owner's Signature: _______________________________________  Date: ________________________


Describe Improvement(s) (Attach additional documents as required):


Anticipated Start Date: ___________________ Anticipated Completion Date: _____________________
(Allow 30 days for review process)

I understand that I must receive written approval from the Meadows Neighborhood Company in order to proceed with any
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does not supersede any covenant compliant requirements.

Owner's Signature: _______________________________________  Date: ________________________


Describe Improvement(s) (Attach additional documents as required):


Anticipated Start Date: ___________________ Anticipated Completion Date: _____________________
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Owner's Signature: _______________________________________  Date: ________________________


Describe Improvement(s) (Attach additional documents as required):


Anticipated Start Date: ___________________ Anticipated Completion Date: _____________________
(Allow 30 days for review process)

I understand that I must receive written approval from the Meadows Neighborhood Company in order to proceed with any
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ARC. Failure to complete any proposed improvement to Property within one (1) year after the date work is commenced or to
complete the Improvement to Property in accordance with the description and material furnished to, and the conditions
imposed by, the Architectural Committee, shall constitute a violation of Article 10 of the Community Declaration. This paragraph
does not supersede any covenant compliant requirements.

Owner's Signature: _______________________________________  Date: ________________________
The Architectural Review Process

Before starting work on any external improvements to your home or yard, you should first check the Architectural Guidelines to see if the improvement you would like to make requires approval. **If your improvement requires approval, or if you do not see your improvement listed in the Architectural Guidelines, the following steps must be taken:**

1. Please fill out the Architectural Review Application found in the ARC Guidelines or online at www.MeadowsLink.com. Copy or print the Application and fill it out completely. Be sure to not leave out any information, as this may slow down the processing of your Application.

2. Gather clear photographs, drawings, manufacturer’s data, color samples, and any other information that shows what your proposed improvement is and how that improvement fits with your home (collectively your “Supporting Documents”). Include the property survey or plot plan showing proposed improvement with submission (Plot plan commonly provided at closing, if not please email buildingcounter@crgov.com). Please keep in mind that some improvements require more detail than others, and the Architectural Committee reserves the right to request additional information before issuing any approvals for improvements. **Additionally the next page is a cheat sheet for what you may need to provide depending on improvement being made.** If you have questions about how to put your submittal together, what to include as backup, or questions about the guidelines contact the Community Standards Specialist at ARC@Meadowslink.com or (720) 476-4007.

3. Submit your Application and Supporting Documents to the Architectural Committee, by mailing it to:

   The Meadows Neighborhood Company  
   Architectural Review Committee  
   3570 Celestial Ave  
   Castle Rock, CO 80109  

   OR email the completed Application and Supporting Documents to: ARC@MeadowsLink.com.

Once you have made a complete submittal to the Architectural Committee, they will make every effort to respond to your request via mail in thirty (30) days or less. **Per Section 10.12 of the Community Declaration, the absence of a reply from the Architectural Committee does not constitute approval of proposed work.**

Fee Structure:
Applications submitted prior to any exterior modification shall be processed **without cost.**

Post-Violation Applications, shall include a **$150 Post Violation Application Fee,** if/when they meet certain conditions of non-compliance with the Covenants. Fee is due at the time of submission.

The Architectural Review Committee meets on the second and fourth Wednesday of the month during peak season (March through October) and the second Wednesday of the month the remainder of the year. Complete submittals are due the Wednesday prior to the meeting in order to be considered for inclusion on the agenda.
Exterior Painting Procedures

Things to know before you get started:
1. Approval is required for new and existing house painting projects. (Yes, even if you are using the same colors to paint your house pre-approval is required)
2. The colors you choose must coordinate with the stone, brick, stucco or other exterior materials on your home and must be compatible with the color palette in your neighborhood.
3. The main body color cannot be the same as homes adjacent to yours or the homes located directly across the street from yours. (Note - more than one home may be “across the street from” your home.) This may not be applicable to all neighborhoods.
4. The color matrix of the home must be maintained. For example, if you have a home with two body colors, you are not permitted to change to one body color.

Choosing your paint colors:
1. The MNC may be able to provide you with the original paint colors of your home. Please note these are the original colors of your home and may have changed.
2. The MNC does not have set colors you must choose from. Exterior colors trend and therefore the MNC allows homeowners to select colors other than what currently exist. However, color selections must be compatible with your streetscape and specific neighborhood.
3. If you are finding choosing a new color palette difficult, the MNC recommends that you consult an exterior color consultant. You may also find pre-selected color schemes suggested by paint manufacturers helpful.

Your application must include:
1. The Architectural Review Application form which can be found at www.meadowslink.com. Copies are also available at The Grange or the Administrative office.
2. The paint manufacturer, paint color name and number and color cards or painted samples of each color. Sample size must be a minimum of 1” by 2”.
3. A diagram of your home indicating where each of the new colors will be painted on the home-the matrix. For example - main body, secondary body, trim, accent (door and shutters).
4. Developed color photographs of the current exterior colors on your home front and back, current deck, if applicable, and photos of the homes adjacent to, of the property behind your home and across the street, indicating where each of the homes exists in relationship to yours.
5. Electronic paint submittals will not be accepted, as the color quality is not always accurate.

Submittals can be dropped off or mailed to The Grange at 3692 Meadows Blvd., Castle Rock, CO 80109 or Taft House 3570 Celestial Ave., Castle Rock, CO 80109

Lastly, the MNC staff are here to guide you through the process. Please feel free to contact the Community Standards Specialist at ARC@meadowslink.com or by phone at 720.476.4007.
ARC APPLICATION CHECKLIST

The following items must accompany all applications. The Meadows Neighborhood Company Architectural Review Committee may require additional information as necessary to make a decision. Incomplete applications will be returned to the applicant.

- ARC Guidelines/Fence Guidelines can be found at MeadowsLink.com-MNC Info-Architectural Review Information.
  - Completed Application (every page must be completed)-Please note this includes signatures from all neighbors who will be affected by the change (i.e. those in direct view and/or adjacent to your lot);
  - Detailed description of the alteration or improvement. This includes a complete listing and description of materials to be used and overall dimensions-height, length, width, type, style, color;
  - Photographs of the existing condition (as applicable), marked to show the location of the proposed change;
  - Brochures, catalogues, photos, or manufacturer’s cut sheets of all exterior materials/items;
  - Samples of all exterior proposed colors, as well as photos of neighbors’ homes and adjacent homes;
  - A plot plan of your property that can be obtained through the Town of Castle Rock by emailing buildingcounter@crgov.com. A landscape plan, as applicable/or required, indicating the proposed type and location of existing and proposed vegetation;
  - If fence/screening is proposed, include drawings indicating dimensions, details, materials and proposed colors;
  - Details of any associated lighting, specify the direction of light projection for any spotlighting;

After the Fact Application Fee-$150 for projects started or completed prior to receiving approval form the MNC.

Neighbors Awareness:
I understand that if my project is a deviation from current architectural guidelines, requires a variance on behalf of the Architectural Committee or directly affects the neighboring properties, The Meadows Neighborhood Company will notify all neighbors that could be affected by the project so that they are given an opportunity to provide input to the Architectural committee prior to the project being approved or completed.

Below is a listing of typical submittals and the information that is required for each. If you have questions about your specific Architectural submittal and what information is needed, please call 720-476-4002. The Architectural committee may request additional information before approving your specific submittal.

Fencing
- Plot plan indicating location of fence
- Proposed fencing description including style, dimensions, materials
- Photo of where proposed fence will go
  - Please note each neighborhood has its very own Fence Guidelines

Deck
- Plot plan indicating location of deck
- Drawing with dimensions, color, materials for deck and vertical surfaces, height from grade, whether there will be a railing
- Color photo of back of home, existing deck, and open space/view photo if applicable
  - Please note per ARC Guidelines, all vertical surfaces must match body or trim color of home

Patio/Walkway
- Plot plan indicating location of patio/walkway/retaining wall
- Dimensions, material to be used and color
- Picture of where proposed patio/walkway will go

**Patio Cover/Pergola**
- Plot plan indicating location
- Drawing with dimensions, color, materials
- Color photo of back of home, existing deck, and open space/view photo if applicable

**Retaining Walls**
- Plot plan indicating location
- Drawing with dimensions, color, materials
- Photo of location

*Per Section 9.12. Maintenance of Drainage. There shall be no interference with or modification to the established drainage pattern over any property within the Neighborhood Company area. Such approval shall not be granted unless provision is made for adequate alternate drainage in accordance with a certified engineer set forth in an engineer’s report obtained by the person desiring to interfere with or modify such established drainage pattern, at such person’s expense, and submitted by such person to the Architectural Committee with the request by such person for such approval.*

**Outdoor Kitchen/Fire Pit**
- Plot plan with location of kitchen/ fire pit drawn in
- Photo or brochure of proposed kitchen/fire pit
- Manufacturer, dimensions, color, style
- Photo of current backyard where kitchen/fire pit will be located and open space/view photo if applicable

**Front Landscaping**
- Plot plan
- Landscape plan indicating features including location
- Photo of current front yard

*Please see additional checklists for other proposed features (ex: walkways)*

**Shed**
- Plot plan indicating proposed location
- Photo or brochure of proposed shed and open space/view photo if applicable
- Manufacturer, dimensions, color, style

*Please note all shed surfaces must match home body or trim color(plastic sheds must also)*

*Sheds must not be visible from front of home and must be placed against back of home when at all possible to avoid view from common areas*

**Hot Tub**
- Plot plan indicating proposed location
- Photo or brochure of proposed hot tub
- Photo of where hot tub will be placed and open space/view photo if applicable

**Play Structures**
- Plot plan indicating proposed location
- Color photo of home and open space/view photo if applicable
- Color photo of playhouse
- Construction plan including dimensions, design, materials, color of walls, trim, roof
- Please note playhouses and trampolines must be placed at least 8 feet from property line.
- Per Section 9.12 Maintenance of Drainage, There shall be no interference with or modification to the established drainage pattern over any property within the Neighborhood Company area. Such approval shall not be granted unless provision is made for adequate alternate drainage in accordance with a certified engineer set forth in an engineer’s report obtained by the person desiring to interfere with or modify such established drainage pattern, at such person’s expense, and submitted by such person to the Architectural Committee with the request by such person for such approval.

- Per Section 10.6 Submission of Plans, Prior to commencement of work to accomplish any proposed Improvement to Property, the Person proposing to make such Improvement to Property ("Applicant") shall submit to the Architectural Committee at its offices such descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors as the Architectural Committee shall reasonably request, showing the nature, kind, shape, height, width, color, materials, and location of the same from the Architectural Committee or its authorized agent. The Architectural Committee may require submission of additional plans, specifications or other information prior to approving or disapproving the proposed Improvement to Property. Until receipt by the Architectural Committee hereunder to review and approve all such plans, specifications and other materials with respect to a proposed Improvement to Property (but not the Applicant’s obligation to obtain the Architectural Committee’s approval thereof) shall be suspended during the period of time in which the Applicant shall be in default under the provisions of Articles 9 or 10 of this Declaration, and such default shall remain uncured by the applicant, with respect to such Privately Owned Site.

**Review**

The Staff will review each application and accompanying materials and information for completeness. Submissions that do not have the necessary information for review shall be deemed incomplete and will be returned to the Owner with a statement of deficiencies. Only completed submissions that are received timely will be reviewed at the next scheduled Committee meeting.

The Committee, or Staff evaluates all completed submissions on the individual merits of the Application, including the consideration of the characteristics of the housing type and model and the individual lot. What may be an acceptable design in one specific section of the neighborhood may not be for another section.

Each properly and completely submitted Application must be acted on within thirty days (30) after submission of a completed application in the form prescribed by the Committee or the application is deemed denied.

**Basis for Overall Review Criteria**

Decisions made by the Committee are judgments of acceptable design based on the following Criteria:

1. **Relation to the Meadows Neighborhood Community Open Space Concept** – Fencing, in particular, can have damaging effects on open space. Other factors, such as removal or addition of trees, disruption of the natural topography and changes in rate or direction of storm water run-off, also adversely affect the MNC’s open space and are thereby prohibited. Site development plans on fences cannot be changed.

2. **Validity of Concept** – The basic idea must be sound and appropriate to its surroundings.

3. **Design Compatibility** – The proposed improvements must be compatible with the architectural characteristics of the applicant’s house, adjoining houses, the neighborhood setting or particular section of the community. Compatibility is defined to include but not be limited to similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.
4. **Location** – The proposed alteration should relate favorably to the landscape, topography, the existing structure, neighboring structures and the neighborhood. The primary concerns are access, sunlight, ventilation, overall appearance and drainage.

5. **Scale** – The size (in three dimensions: length, width and height) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

6. **Color** – Color may be used to soften or intensify visual impact. Parts of an addition that are similar in design to an existing house, such as roofs and trim must match in color and composition.

7. **Materials** – Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal vinyl siding on the original house must be retained in an addition. Or, an addition with wood siding may or may not be compatible with a brick house.

8. **Workmanship** – The quality of work should be equal to, or better than, that of the surrounding area. Poor work quality and poor construction practices, besides causing the owner problems, can be visually objectionable. The Meadows Neighborhood Company, Board and the Committee assume no responsibility for the safety or structural validity of new construction by virtue of an approved design. It is the responsibility of each applicant to obtain a Building Permit where required and comply with Town of Castle Rock and Douglas County codes and regulations.

9. **Timing** – Projects that remain incomplete for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and community. All projects obtaining approval shall be completed as approved within twelve (12) months after the date of approval or within such other period as specified in the approval. If any such project is not completed as approved within twelve months after approval, or such other time period determined by the Covenants Committee, the approval shall lapse.

10. **Site Appearance** – A daily cleanup of construction materials is required. Debris must be secured in a container and materials neatly and securely stored.

**Approval**

Approval by the Committee does not relieve the Owner of the responsibility of obtaining all other necessary approvals and permits required by Town of Castle Rock or Douglas County and other agencies having jurisdiction over the project or improvement. The Applicant should contact all local, county and state agencies before beginning any work to verify what additional approvals or permits are required. Approval is automatically withdrawn if the project is not completed in 12 months. Application submittal must be resubmitted, and re-approval is not guaranteed.
ARC PROCESS

Submit
- Fill out ARC Application completely
- Please refer to ARC Application Checklist
- Homeowner may request a pre-submittal meeting with staff to review proposed Application

Agenda
- If Application is complete it will be placed on the next ARC meeting’s agenda

Reviewed
- Architectural Review Committee reviews Application
- A decision is rendered

Notified
- Homeowner is notified via formal letter sent by US mail

Rejected Application
- If Application is denied, homeowner may re-apply with changes to the project Application OR homeowner may appeal to a Tribunal within twenty (20) days of Application denial
- If Application is rejected by the Tribunal, homeowner may appeal to the Board of Governors

Completion
- *It is the homeowner’s responsibility to notify the MNC when project is completed per section 10.15 of the Declaration*

Inspection
- An inspection will be scheduled within sixty (60) days of the MNC’s receipt of Notice of Completion to ensure project completion in compliance with approved Application
1) **Accessory Building**: Approval is required. An Accessory Building is any detached structure, such as a shed, playhouse, storage building, or greenhouse. See specific types of improvements, as applicable, for more details. No Accessory Building may be used as a dwelling unit or for storage by a third-party.

2) **Additions and Expansions**: Approval is required by the ARC Committee and the Town of Castle Rock. Any Improvement to Property not specifically covered under these Guidelines shall fall within this category. Application must be accompanied by construction drawings, elevations and specifications showing all proposed colors, materials, and dimensions of both the existing home and the proposed addition or expansion. The Addition or Expansion must integrate with existing Improvements. Application must include plot plan and addition/expansions cannot encroach on setback or utility easements.

3) **Address Numbers**: Approval is not required if replacing existing numbers with numbers of the same size, location, and color. Otherwise approval is required.
   a) May not exceed 6 inches in height.
   b) May have one set of numbers horizontally above the garage, or vertically on the columns/trim on the front of the home consistent with the neighborhood or if property is located in an alleyway, resident may install a second set of address numbers above the garage in the alleyway, or vertically on garage trim.
   c) Must be placed in a location on your home where they are clearly legible from the street.
   d) Must be either black or a contrasting color compatible with the color scheme of your home.
   e) Numbers painted on the sidewalk curb do not require Committee approval if they are six (6) inches in height, or smaller and are black and white or glow-in-the-dark yellow on a black background. Curb numbers are not required. Note: Curb markings DO NOT replace the requirement for numbers on the house.

4) **Air Conditioning (“AC”) Equipment**: Approval is required.
   a) Ground-mounted equipment must be installed in your rear or side yard and every effort should be made to locate it away from your neighbors’ bedroom and living areas.
   b) Roof mounted AC units are not allowed.
   c) Window-mounted AC equipment is not allowed.
   d) In order to minimize noise, it is encouraged to screen all equipment with landscaping or with approved screen fencing. See “Fences — Screen Fencing” for details on approved screen fencing.

5) **Antennae**: Approval is required. Exterior antennae are not allowed except as permitted by the FCC Telecommunications Act of 1996. For more information, refer to section 9.9 of Community Declaration which can be found at www.MeadowsLink.com. Also see “Satellite Dish Systems and Wireless Antennae” for guidelines on location and criteria for satellite dishes and wireless antennae.

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**ARCHITECTURAL GUIDELINES**

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6) **Arbors:** Approval is required.
   a) Arbors are typically freestanding structures that act as an entryway or are constructed over a path and must have and provide for the growth of vine-type plantings in landscape design.
   b) Arbors must be integrated into the overall landscape plan. Arbors may be made of wood, iron, copper, or other acceptable product such as composite material. No plastic arbors are acceptable.
   c) Lattice is not an acceptable material for Arbors.
   d) Arbors must be maintained or removed upon deterioration or when beyond repair.
   e) Arbors must not exceed 8 feet high and 5 feet wide (except that a 12 inch overhang may be permitted.)
   f) Arbors cannot be used as screening.
   g) Permanent Arbor structures may not be placed in setback or utility easements.
   h) Arbors must be painted to match the main body color or trim color of the home if installed within 6’ of the home.
   i) Refer to Appendix A for examples of acceptable arbor designs and sizes.

7) **Artificial/Synthetic Turf:** Approval is required.

Artificial/Synthetic turf requires Committee approval and submitted plans will be reviewed on a case-by-case basis for use in front yards.

Artificial/Synthetic turf must be integrated into the overall landscaping plan and must not exceed 50% of the area, and must be an American Society of Testing Materials (ASTM) certified material. Approval for the front yards will be based on, but not limited to, the appearance from neighboring properties, the placement of appropriate screening, plantings, and the overall landscape plan. Synthetic turf in the front yard requires use of a professional installation company and professional grade materials. Synthetic turf shall be designed, installed in a uniform manner, and maintained in such a manner as to effectively simulate the appearance of a well-maintained lawn. Artificial turf may be installed in the front yard of a homeowner’s lot with the following conditions and restrictions.

All installations must be approved by the Architectural Committee and all submittals must include: Plot plan of the lot being improved, a detailed description of the grass being installed including the total lead content of the yarn fibers, type and depth of aggregate base materials, a description and proposed plan for drainage of the affected area; including materials and site plan, as well as a sample of the exact artificial grass to be used.

a) ARC Committee has the discretion to approve or deny any artificial turf application based on the neighborhood and if the plan integrates the turf with the remainder of landscape plan.

b) The color of the artificial/synthetic turf will be compatible with natural turf and be a tri or quad color, with varying degrees of color. The color must have a color of natural turf, including a secondary blade color in brown, tan or alternating green tone. Turf shall have a low luster finish that is comparable to natural turf. Acceptable surface fibers include: Polyethylene (PE), Polypropylene (PP), Nylon (PA), with a minimum of 8 year manufacturer warranty against UV degradation and the style and color selection must compliment other natural lawns within the neighborhood.

c) Artificial/synthetic turf and real turf grass may not be used together within the front yard.

d) When artificial turf is installed, it cannot replace natural turf footprint. Plantings, edging, boulders and other hardscapes must be planted to cover 65% of the entire area so the artificial turf is integrated into the landscaping plan and neighborhood. No rectangular/square artificial turf installation will be approved as it needs to have an interesting design and provide curb appeal. Plantings should be planted to cover 65% of the entire area, with growth at 85% coverage in two years, which is the same as the xeriscape plantings.

e) Turf material shall be water permeable, and include backing materials that allows for appropriate draining.
f) Surfaces must appear seamless and edges must appear natural and well-groomed. Edges must be against concrete, composite, or metal edging. The artificial grass must be installed so that the backing is ½” below any concrete surface.

g) Although considerably less than natural grass, in order to maintain artificial/synthetic turf in an acceptable condition it does require maintenance, such as sweeping/vacuuming/rinsing, rolling, infill replenishment, cleaning and disinfecting, spraying for static, carpet repairs and drainage monitoring. The artificial/synthetic turf does have a lifespan and must be replaced at the end of its life or an approved landscape must be re-installed in the front yard.

h) Product specifications and a sample must be submitted with your application. The exact product provided as a sample that is installed must be the product installed or removal could be required.

i) Artificial/synthetic turf is a more extensive subgrade preparation and must be installed over compacted and porous aggregate/road base material (sand/rubber/combo) and anchored on all edges and seams. Seams may be glued or sewn.

j) Any repairs that are required must be uniform in installation and of the same material. Repair work must match existing exactly or with minimal varying differences, or all synthetic turf must be replaced.

k) The edges must be anchored with concrete curb, treated wood header, trench drain or composite material. The turf system shall be securely fastened to this edge so as to prevent any lateral movement of the backing material.

l) The installation of Artificial Turf on slopes greater than 6% will require review and approval by an engineer (homeowners responsibility) prior to submission to the Architectural Committee to ensure the material and it’s subgrade will be stable and able to withstand environmental conditions for as long or longer than the manufacturer’s warranty period. Engineer report must be submitted with architectural application.

m) Synthetic turf must be well-maintained with a clean and attractive appearance. Proper maintenance, including, but not limited to, keeping turf surfaces free of trash and organic debris as well as invasive grasses or weeds at all times.

n) Ensure irrigation to lawn area is properly capped off or modified to continue to irrigate surrounding trees and/or plant material. Any drip lines running to existing trees in the lawn area must be run under the artificial turf.

o) All installations must appear natural at all times. Any deviation from the original approved look due to improper installation or lack of maintenance will be a violation of these guidelines and be required to be corrected back to the approved look or regular landscaping re-installed. Product improvements may occur at any time, and the Architectural Committee will review new products and specifications as they come available and may modify these guidelines from time to time.

p) Once the installation of artificial turf has occurred, the maintenance, replacement and/or repair of the artificial turf is considered a covenant violation.

q) See Appendix B for detailed specification requirements for Artificial Turf.

8) Awnings: Approval is required.
   a) An awning is a roof-like structure permanently attached to the home stretched on a frame, used to keep inclement weather or sun off a window, deck, or door.
   b) Awnings may only be installed on the sides and rear of homes.
   c) Colors, materials, mountings and supports must be compatible with the material, style and scale of your home.
   d) Retractable awnings must be closed when not in use.

9) Balconies: Approval is required.
   a) A balcony is an upper deck platform enclosed by a railing with access from an upper floor window or deck.
   b) See “Decks” for general approval criteria.
   c) Any horizontal surface higher than twenty-four inches (24”) above grade must have railing enclosures.
d) Any balcony must integrate with existing Improvements.
e) May be installed in the front, back or side of a home.

10) Basketball Backboards: Approval is not required if the following guidelines are met:
There are three types of Basketball Backboards that may be permitted:
   a) Mounted to House — basketball backboard mounted on the house, most commonly above the garage
door. **Guideline:** the unit is (i) centered over the garage door of the home; and (ii) the unit matches the
background color of the house or is clear. Any other mounting of a unit to the house requires approval.
   b) Fixed, Freestanding — basketball backboards that are fixed and freestanding usually embedded in
concrete near the driveway. **Guideline:** the unit is (i) installed on your property; (ii) located within 2 feet
of the edge of your driveway; (iii) is at least half (1/2) of the length of the driveway from the inside edge
of the sidewalk; (iv) the backboard and pole is gray, black, white or clear; and (v) if the unit does not
impede or obstruct the use of your neighbor’s property. Any other installation of a fixed, freestanding
unit requires approval.
   c) Portable, Freestanding — basketball backboards that are portable and freestanding. The portable and
freestanding basketball backboards have large bases for counter-balance and/or wheels for mobility.
**Guideline:** the unit is (i) installed on your property; (ii) located within 2 feet of the edge of your
driveway or is on your driveway; (iii) is at least half (1/2) of the length of the driveway away from the
inside edge of the sidewalk; (iv) does not impede or obstruct the use of your neighbor’s property; (v) the
backboard is gray, black, white or clear and the pole is black; and (vi) is kept leveled at all times so the
unit is balanced and standing upright. The base of all portable, freestanding units must be filled with
water, sand or some other appropriate material to provide counter-balance. Material used on the
exterior of the base to provide counter-balance must be maintained of the same color as the base and
in good condition (e.g. placing concrete blocks or sandbags on top of the base.) Portable, freestanding
units are not permitted on or next to streets or sidewalks.

11) Birdbaths, Birdfeeders, Birdhouses: Approval is required.
   a) Birdbaths may not exceed 2 feet wide x 2 feet long x 3 feet high in size.
   b) Birdhouses and/or birdfeeders may not exceed 1 foot wide x 1 foot long x 2 feet high in size.
   c) Birdfeeder, birdbath or birdhouse shall be located in your side yard or rear yard.
   d) If mounted on the house or deck, birdhouse and/or birdfeeder is to be no higher than 6 feet. Any post-
mounted birdhouse or birdfeeder cannot exceed 6 feet.
   e) Only two (2) total birdbaths, birdfeeders, and birdhouses, in any combination, shall be permitted on a
property.

12) Carports: Carports are not allowed.

13) Clotheslines: Permanent devices are not allowed. Temporary or retractable clotheslines must be taken down
after each use and do not require approval.

14) Composting: Container shall not be immediately visible from streets and odor must be controlled.
Underground composting is not permitted. For more information about composting contact the CSU
Cooperative Extension of Douglas County at (303) 688-4862.

15) Decks: Approval is required.
   a) A Deck is an above-grade, flat-floored platform extending horizontally adjacent (“walking surface”) or
attached to a house and located in the rear yard. Depending on the property lot details, a Deck could be
placed in the side yard with approval.
   b) Must be installed as an integrated part of the home, landscape design or patio area. Must not be
installed within setback or utility easement.
   c) The Application submittal must include a plot plan showing the location of the deck in relation to your
home and property lines, the dimensions, height from grade, whether there will be a railing and the color of all components of the deck. Include a color picture of your home as well.

d) Acceptable materials for decks (walkable surfaces) are wood and composite decking (commonly known as Trex™). Horizontal walkable surface must be a complimentary color and integrate into the other components of the home.

e) All composite decking including a mixed deck with composite and wood components must be one color only. The composite deck color must match either the main body or trim color of the home as closely as possible and must be complimentary. If any vertical surfaces of the deck are wood they must match either the main body color or trim color of the home exactly. Any other product used should be integrated and complimentary to the home.

f) All visible wood decking material must be painted.

g) All wood vertical deck component surfaces, including but not limited to the fascia, posts, deck rails, balusters, all elements of arbors covering decks, deck skirting, stair stringers and the top of rails (refer to Appendix D for detail of vertical surfaces) must be painted or stained with a solid stain (transparent or semi-transparent stains are not permitted) to match either the main body color or trim color of the home (one color only). The array of colors for composite decking are limited in comparison to stains and paints and composite decking typically fades. If a deck is constructed from composite decking, a sample of the proposed decking material must be submitted in the original color and in the ultimate faded color. If a sample is not available of the faded color, a color brochure or photograph must be submitted. Samples are usually available from the material manufacturer. Requests for alternative metal components must include a color brochure and indicate what style and color of metal components is desired as part of application.

h) Deck skirting is not allowed on decks that are more than 2 feet above adjacent grade. All deck skirting must comply with items a) — e) above and must be approved.

i) If the deck is more than 2 feet above adjacent grade, no part of the deck, including the stairs, may extend beyond the sides of the home.

16) Deck Covers and Patio Covers:

a) A Deck Cover or Patio Cover is an overhang connected to a house that provides shade or rain coverage for a Patio or Deck.

b) A Deck Cover or Patio Cover may have an open, slatted, or solid roof.

c) Colors, materials, mountings and supports must be compatible with the material, style and scale of your home and the neighborhood.

d) Patio Covers or Deck Covers (see Appendix D for an example of a commonly constructed Deck Cover) must be stained with a solid stain or painted to match the main body color or trim color of the home, with one color construction must be the exact existing approved deck color.

e) Deck Covers and Patio Covers cannot extend beyond the side of the home.

f) Structures must be maintained to include necessary repairs and painting as needed.

17) Disability/Universal Accessibility: Approval is required for both temporary and permanent structures, including, but not limited to, ramps, railings, landings, lifts and hard surface paving.

18) Dog Houses:

Pre-Manufactured Structures:

a) Approval is not required if structure is less than 3 feet wide x 4 feet long x 3 feet high and located in the rear yard. Structure must be located at least 8 feet from side and rear property lines.

b) Approval is not required if structure is larger than 3 feet wide x 4 feet long x 3 feet high and smaller than 6 feet wide x 6 feet long x 7 feet high and meets the following guidelines:

i) The structure must be located in the rear yard at least 8 feet from side and rear property lines. The
structure is not permitted to be attached to property line fencing.

ii) Color of the walls, trim and roof must match the color scheme of your home.

iii) Any utilities must be located underground.

iv) Any structure which does not meet these guidelines requires approval.

**Hand-Made Structures:**

c) Approval is not required for structures larger than 3 feet wide x 4 feet long x 3 feet high and smaller than 6 feet wide x 6 feet long x 7 feet high provided guidelines i) through iv) above are followed.

d) Structures smaller than 3 feet wide x 4 feet long x 3 feet high must be painted or stained and maintained in an attractive condition. Structure must be located at least 8 feet from side and rear property lines. Structure is not permitted to be attached to property line fencing.

**19) Dog Runs:** Approval is required. Only one (1) dog run permitted per property.

a) Must be constructed from one of the following: (i) an approved property line fence design for your neighborhood; (ii) 3-Rail Open-Rail; (iii) or 2-Rail Open-Rail Fence. Refer to the MNC Fence Guidelines document for detailed fence specifications.

b) 2 inch x 4 inch, 14-gauge galvanized woven wire can be applied to the interior of any approved fence design for animal control.

c) Dog runs located in the rear yard must abut the rear of your home. Dog runs are not permitted in the front yard.

d) Dog runs are discouraged in the side yard between homes and adjacent to open space and parks. However, if a side yard location is proposed, the submittal must include an approval of the location signed by the adjacent property owner.

e) Proximity to and screening from your neighbor’s view is considered by the Architectural Committee when reviewing the Application.

f) Must be located a minimum of 8 feet from your rear property line.

g) Facilities for the breeding of animals are not allowed.

h) Covers over the dog runs are not permitted.

i) Must be maintained at all times to include timely clean up/removal of waste and elimination of odor.

j) See diagram on next page.

![](THIS.png)

20) **Doors — Exterior:** Approval is required for the replacement or addition of storm or security doors to the exterior of your home or accessory building.

a) Must be compatible with the style and color of your home and neighborhood.

b) Stained wood front door and garage door may be approved if it matches the style of home. If doing both front door and garage door, they must be the same type of wood, and the stain color must be complimentary and integrate into the home and neighborhood. Must provide samples of any other wood products on the garage or home. This applies to wood or wood-like materials.

c) Any stained wood product separate from the structure on any portion of the house must match all other stained products on the house exactly.

d) Considerations include, but are not limited to: neighborhood consistency, material, color and design.

e) Front door may be painted outside of the matrix, if approved in advance by the Architectural
21) **Drainage**: Homeowners must not interfere with or modify, established drainage patterns. See Section 9.12 of the Community Declaration for more details, which can be found at [www.MeadowsLink.com](http://www.MeadowsLink.com).

22) **Driveways/Sidewalk Extensions**: Approval is required.
   a) Extensions or expansions greater than 3 feet of driveways are not allowed. Only one 3 foot driveway extension will be permitted.
   b) All extensions or replacements shall be of concrete, brick or stone pavers.
   c) Concrete pathways connecting to stained patios must be stained to match patio color.

23) **Dumpsters**: Approval is required.
   a) Dumpsters are allowed during construction and moving only.
   b) Dumpster placement should be on the driveway whenever possible rather than on roadway.
   c) Homeowner is responsible to secure/cover Dumpster whenever not in use to prevent flying debris.
   d) Dumpster bags must be emptied when full.

24) **Easements**: 
   a) Be mindful of utility, cable easements and property setbacks when making any changes to your property. You may request a plot plan of your property by emailing buildingcounter@crgov.com.
   b) Any installation on an easement is the homeowner’s responsibility and the Architectural committee or the Board of Governors will not assume any liability or responsibility for any issues the homeowner may experience due to the installation completed.

25) **Enclosures - Trash or Storage**: Approval is required.
   a) **Tyler Park and Stewart Park Carriage Homes**: All enclosure fencing must be stained on both sides with a semi-transparent stain Sherwin Williams Mountain Ash SW 3540, or a color judged to be substantially the same as the Sherwin Williams Mountain Ash SW 3540 by the Architectural Committee. Enclosure shall be no larger than 5’ tall by 5’ wide by 4’ deep. Only shared driveway homes are permitted to construct an enclosure. Only one enclosure per property.
   b) **Only Upland Park Lokal Homes**: All enclosure fencing must be horizontal in design, match existing siding and cannot exceed the width or length of the current concrete pad to the side of the home, and may not exceed 5’ height. Enclosure must conceal trash carts. Enclosure must be painted to match main body siding of the house exactly.
      i) Enclosure must be integrated into the design, character, and style of home.
      ii) Trash or other materials may not exceed the height of the enclosure and be visible to neighboring properties, street or alleyway.
      iii) Only one enclosure per property is permitted.
   c) Enclosure must meet the standards stated in the Declaration, Section 9.7, and trash carts must be appropriately screened if not stored in the garage or behind an approved fence.

26) **Energy Efficiency Measures**: Approval is required.
   a) “Energy efficiency measures” include the following:
      i) An awning, shutter, trellis, ramada, or other shade structure that is marketed for the purpose of reducing energy consumption;
      ii) A garage or attic fan and any associated vents or louvers;
      iii) An evaporative cooler; and
      iv) An energy-efficient outdoor lighting device, such as any solar recharging panel, motion detector, or other equipment connected to the lighting device.
   b) Locations screened from view of neighboring properties are preferred.
   c) The ARC will apply reasonable aesthetic requirements concerning the dimensions, placement, and
external appearance of these devices.

d) Per state law, the ARC will not impose aesthetic conditions that significantly increase the cost or decrease the efficiency of the device but may require compliance with certain safety standards.

27) **Exterior Finishes:** Approval is required for replacement of any exterior finish of your home, including, but not limited to, brick, stucco, siding, and stone facades. Exterior finishes must integrate with style and colors of your home and the neighborhood.

28) **Fencing – Property Line:** Refer to The MNC Fence Guidelines document at www.MeadowsLink.com for all property line fencing guidelines and specifications.

29) **Fencing - Screen Fencing (for hot tubs, patios, storage areas, etc.):**

   Approval is required unless you are replacing an existing screen fence with a fence in the same location and of the same design, color, size, and material.

   a) Screen fencing is limited to locations in the side yard and rear yard and 8 feet from property lines. Screen fencing is not allowed in front yards. Screen fencing may not be used on decks. Screen fencing must be integrated into the overall landscape plan.

   b) Screen fencing cannot exceed a total of 50 linear feet on your lot.

   c) If the screen fencing abuts a deck then it must be stained/painted the same color as the deck.

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

   e) Screen fencing must be a Clerestory Fence design, a Lattice Fence design, or a Shutter Fence design. The approved screen fencing designs can be modified/shortened for use around air conditioning equipment. Screen fencing may not be raised above ground level. Refer to Appendix E for fence design specifications.

30) **Fire Pits:** Approval is required for permanent fire pits. Portable fire pits do not require approval.

   a) Fire pit must be integrated into outside living design.

   b) Materials must be compatible with surrounding landscape design.

   c) Must be located at least 8 feet from rear and side lot property lines.

31) **Fireplaces/Kitchens – Outdoor:** Approval is required. Portable grills/BBQs do not require approval.

   a) Must be integrated into outside living design.

   b) Materials must be compatible with surrounding landscape design.

   c) Must be located at least 8 feet from rear and side lot property lines.

   d) If built into deck or patio addition, materials must coordinate with the color scheme and materials used on the house.

32) **Firewood Storage:** Wood can only be stored in the side or rear yard, so as to not block established drainage patterns. Limited to one-half cord or less. (2’x2’x4’ or combination thereof).

33) **Flags and Flagpoles:** Approval is not required if the following guidelines are met:

   a) Flags must be displayed in a manner consistent with the Federal Flag Code.

   b) Must be attached to structure of your home and must have a removable pole.

   c) Height may not exceed 20 feet above the ground.

   d) Freestanding poles are not allowed.

   e) Poles are no longer than 6 feet and flags no larger than 3 feet by 5 feet.

   f) Flags displayed in a window may not exceed 50% of the area of the window. Flags displayed off a balcony shall follow the dimensions set forth in the above guidelines.
34) **Front Porch:** Approval is required.
   A Front Porch is a walkable surface attached to the front and potentially one or more sides of the home with a continuous walkway and roofline integrated into the structure.
   a) Detailed plans must show structural changes to the home, all components of railings, any surface coverings and skirting, and step finishes.
   b) Railings must be one material and consistent with the neighborhood and the home. Decking rules apply for vertical wood and composite surfaces apply for railings installed on front porches. Outdoor living furniture must be aesthetically pleasing and integrated with the neighborhood.

35) **Garage Doors:** Approval is not required if the following guidelines are met:
   a) Replacement of the garage door is the same style and color as the original door.
   b) A change in style, size and color of garage door requires approval. Considerations include, but are not limited to: neighborhood consistency, material and window design.
   c) All windows must match on each garage door, wood stained doors are allowed if considered complimentary to the style of the home, and neighborhood. This applies to wood or wood-like look synthetic features.
   d) Any stained wood product separate from the structure on any portion of the house must match all other stained products on the house exactly.
   e) Considerations include, but are not limited to: neighborhood consistency, material, color and design.
   f) Front door may be painted outside of the matrix, if approved in advance by the Architectural Committee. Door frame trim must maintain matrix consistency. Stained wood front door and garage door may be approved if it matches the style of home/neighborhood. If doing both front door and garage door, they must be the same type of wood, and the stain color must be complimentary and integrate into the home and neighborhood. Must provide samples of any other wood products on the garage or home.

36) **Garbage Containers:** In accordance with Section 9.7 “Restrictions on Garbage and Trash” of the Community Declaration, trash containers are to be placed at the curb, wheels against curb. Not on sidewalks; which may impede use of sidewalk. Street placement no earlier than the evening prior to trash collection. Trash containers must be properly stored; inside the garage, in the back or side yard of the house, behind the fence. All trash must be placed inside the garbage containers for pickup.

37) **Gardens — Flower:** Approval is not required.
   Gardens must be maintained, weed free and well cared for. Note: Artificial flowers/plants are not permitted in front yard landscaping.

38) **Gardens — Vegetable:** Approval is not required.
   a) Must be maintained, weeded and well cared for and substantially screened from view of adjacent neighbors and streets.
   b) May only be placed in your side or rear yard. Vegetable gardens are not allowed in front yards.
   c) Non-permanent fencing up to 2 feet tall is allowed.

39) **Gazebos - Permanent:** Approval is required.
   a) A Gazebo is a freestanding, unattached structure with open view sides and a solid roof.
   b) Must be an integral part of a landscape plan.
   c) Gazebo cannot exceed 10’ in height, or be larger than 12’ x 12’ roofline to roofline.
   d) Must be compatible with the color of your home if immediately adjacent to your home or compatible with your landscaping if located otherwise.
   e) Gazebos are not allowed in your front yard or side yard.
   f) Side yard is defined as anything from the side of the home to the side property line to the back of house. (Black line to side property line on both sides of home. The back yard is anything back of house
40) **Greenhouses**: Approval is required.
   a) Must be single story.
   b) Size is limited to 8 feet wide x 10 feet long x 10 feet high.
   c) No white or clear anodized aluminum finish is allowed.
   d) Location is recommended next to your home in the rear yard.
   e) Greenhouses are not allowed in the front yard.

41) **Holiday and Seasonal Decorations**: Approval is not required. It is recommended that lighting and decorations not be installed more than thirty (30) days prior to the holiday and must be removed within one (1) month of the end of the season or holiday. Permanent or year-round installation of holiday and seasonal decorations is not permitted.

42) **Hot Tubs — Exterior**: Approval is required.
   a) Must be an integral part of your deck, patio area or landscape plan.
   b) Must be in your rear yard.
   c) Every effort must be made to locate the hot tub in a way to minimize views and noise to your neighbors. The hot tub may also be screened with landscaping or screen fencing. See “Fences – Screen Fencing” for details on approved screen fencing.
   d) Screening is not a requirement for a hot tub to be installed.

43) **Irrigation Systems — Underground**: Approval is not required.
   Underground irrigation system must not water adjacent properties, street or sidewalks and must not cause over-watering or drainage issues for adjacent properties.
44) Landscaping – Installation:
Landscaping is an integral part of the overall appearance and character of The Meadows Neighborhood Company. It should enhance the architecture of the house, the natural beauty of the environment and the overall quality of the neighborhood. Well maintained turf, low ground cover, flowerbeds, evergreens, small flowering trees and the use of native materials are encouraged.

Care must be exercised in selecting plant materials which, upon maturity, will be an appropriate size in height and breadth for the intended location. Mature size, in height and diameter, should always be considered especially when planting close to property lines, walkways, and houses. Consideration will not be given to the effect plantings will have on views from neighboring properties.

Rear yard landscaping consisting only of grass, live plants, and rocks does not require approval. Approval is required for rear and side yard landscaping that includes anything in addition to grass, live plants or rocks, including, but not limited to, pools, fountains, and landscaping walls over four (4) feet high. All front yard landscape plans must be approved.

a) Landscaping of the entire property must be complete within six months after the first closing of the home.
b) The entire property must be maintained in a weed-free and dust-free condition at all times. Any dead or dying vegetation/plantings must be removed.
c) Mulching of all landscaped areas is required as no bare earth may be visible. Wood mulch should be a minimum of 3” deep to hold soil moisture and to help prevent weeds and soil compaction (rock raises the temperature in beds).
d) Per the Town of Castle Rock Landscape Performance standards, Kentucky bluegrass is not permitted; Texas hybrid, Blue grama grass or other low water use turf is acceptable.
e) Attention must be given to ensure there is minimal water waste, including irrigation of plant material that is inconsistent with plant material supplemental irrigation requirements, run-off, over-spray on to impervious surfaces, and over saturation of irrigated areas. Erosion must be controlled.
f) Total landscape area may include up to 60% of irrigated turf.
g) Landscaping plans that do not include grass/turf, must comply with the landscape Xeriscape™ guidelines.
h) Each homeowner is responsible for the maintenance and replacement of landscape elements required by the applicable PD Site Plan.
i) Plant materials should be appropriate in character, habitat, species, size, number and arrangement for their purpose and surroundings (both at installation and maturity).
j) Per the approved landscape plan for each property, a minimum of one (1) tree shall be maintained in the front yard. The following species are not allowed: Ash, Box Elder, Mulberry, Russian Olive, Siberian Elm, and Silver Maple. (Due to their problematic growth habits, we do not recommend planting of Aspens, Willow varieties, Cottonwoods, etc.)
k) The color of any rock, river stone, mulch or gravel used in landscaping shall be neutral or earth tones (such as gray, blue-gray, brown, brownish red, tan or a mixture of these colors), and should be a minimum of 1 ½’ in size, and blend into the landscaping. All rock color should create interest and be complimentary in color scheme of the landscaping. The use of any rock, river stone, mulch or gravel that has been painted, dyed or otherwise treated to appear a bright or unnatural color is specifically prohibited. Stone used as accent elements or paving material should be chosen so that its color, size and installation complement the architecture of the house, the natural environment and associated plant materials. Crusher fines, breeze and pea gravel are for walking paths and cannot be used as ground cover.
m) Refer to Appendix F for examples of thorough and complete landscape plan submittals.
n) See also “Drainage”, “Landscape – Xeriscape™ Plans” and “Retaining Walls.” Any alteration, including re-grading, which changes the existing flow of water must be approved by the Town of Castle Rock and
must not detrimentally affect neighboring properties or open space/common areas.

o) Artificial flowers/plants are not permitted in front yard landscaping.

45) Landscape - Maintenance:

a) In accordance with Section 9.2 “Maintenance of Property” of the Community Declaration, Owners are expected to maintain their property, front, side and back yards in a clean, safe and attractive condition, throughout the year. Owners with weeds, untrimmed bushes, missing rocks or mulch, exposed bedding fabric, dead or dying plants, grass or trees or other unkept landscaping material may be found in violation of Section 9.2.

b) Refer to Appendix for a Recommended Landscape Maintenance Schedule developed specifically for the MNC. The Schedule is also available on www.MeadowsLink.com.

c) Owners are encouraged to follow the Town of Castle Rock water budgets when applying water to their private landscaping. The Town of Castle Rock provides “Water Wiser” courses throughout spring and summer. Visit www.crconserve.com for more information.

d) Watering Restrictions: In the event of drought emergency or Town of Castle Rock residential water restrictions are imposed which limits the amount of water a homeowner may use, it is suggested that homeowners continue to irrigate as permitted by the water restrictions to keep landscape alive. Once watering restrictions are lifted, homeowners shall be allowed a reasonable and practical opportunity, as provided by the covenants with consideration of applicable local growing seasons or practical limitations, to reseed and revive turf grass before being required to replace the yard with new sod.

46) Landscape – Xeriscape™ Plans: See Appendix G for suggested Landscape materials, trees, shrubs, groundcovers, and other acceptable plantings for Colorado.

Xeric shall refer to requiring only a small amount of moisture and adaptable to a dry environment, as in xeric plants that are require low water usage to survive. Xeriscape shall refer to the landscape concept that requires less water on vegetation that is suited to soils and climate. Xeriscape plan shall refer to a plant that is used appropriately in a xeriscape design, and usually refers to a low water use plant material that requires minimal or under specific circumstances, no supplemental irrigation.

a) The principles of Xeriscape™ must be incorporated throughout the plan-which refers to sound horticultural, landscaping, and irrigation methods. Xeriscaping is not zero landscaping and no maintenance. Xeriscaped yards do require care, maintenance and water. When deciding if xeriscaping is appropriate for your yard, there are 7 principles of Xeriscape that should be followed, which are:

i) Planning and design for water conservation-Good landscaping does have a theme. Whether going for a mountain scene or cottage feel, xeriscaping should be more than a spattering of plants in a sea of rocks.

ii) Soil analysis and improvement- Most plants will do better if organic matter is added to the soil. We recommend adding 4 inches of organic compost and tilling down 6 inches.

iii) Efficient irrigation that groups plants to their watering needs providing an irrigation system. Also, place high water plants in easy to water areas and to take advantage of down spouts. Drip systems and soaker hoses tend to be more efficient for flowers and shrubs as they slowly apply the water directly to the base of the plant. Keep in mind, true xeric plants will require 2-3 years of watering before becoming established. Many xeric plants will not do well if they are over watered.

iv) Appropriate plant selection; taking into consideration mature height and width of the plant. Plants in the south facing areas of your yard will typically get much more sun and require more water. Observe the sun/shade patterns of your yard. Every plant behaves differently in each season. Design your yard with color and texture during every season. Don’t trim or prune unless necessary to increase visual interest during the off season.

v) Practical turf areas; removing or limiting turf areas-ie if you have children and want to maintain some turf area-ensure it is a playable area.
vi) Use of mulches and other hardscapes are required so that there is no bare dirt exposed. Crusher fines may only be used for path material not for ground cover.

vii) Proper maintenance-xeriscaped yards are not no maintenance and require care, maintenance and water.

b) The plan would include but is not limited to, low water use plant selections, native grasses, and natural decorative elements including mulches and boulders and efficient irrigation techniques.


d) The MNC does not regulate watering; however it monitors compliance to standards of the overall condition of the landscaping.

e) Refer to Appendix F for examples of thorough and complete Xeriscape™ plan submittals that meet the principles of Xeriscape™.

f) With the substantial or total removal of turf, the xeriscape plan must include adequate plantings of suitable nature and scale to cover a minimum of 2/3 of the yard. Initial plantings, edgings, boulders and other hardscapes must be planted at 65% coverage of the area and be at 85% growth in two years.

### Lighting - Exterior

- Approval is required.

- a) Must be conservative in design and compatible with the style of your home.
- b) Must use “cut-off” fixtures directed to eliminate glare to your neighbors.
- c) Lighting must be directed to illuminate only walks, deck surfaces and landscaping.
- d) Spotlights, searchlights, floodlights, sodium vapor, or barnyard lights are not allowed.
- e) Lighting should be motion sensitive and not illuminated 24/7.
- f) Any use of lighting must be in compliance with Section 9.4 of the Declaration.

### Lighting - Mood

- Mood lighting (lighting that produces low level glows) i.e., café or globe lighting, in white, on a porch, patio, pergola, gazebo, or deck does not require approval. Mood lighting shall only be on when in use. Any use of lighting must be in compliance with Section 9.4 of the Declaration.

### Mailboxes

- Only replacement with an identical-style mailbox is allowed. A full-size specification of the approved mailbox can be found in Appendix H. The specifications and location of the mailbox must be in compliance with the United States Postal Service regulations. If a lockable mailbox is desired, the mailbox style must match the approved specification in Appendix H in all material aspects (e.g. color, size, lettering, design).

- Residents with “cluster” mailboxes must contact the United States Postal Service if their box becomes damaged or they are in need of new keys. The number to the local Castle Rock Post Office is (800) 275-8777. To obtain a new key, residents will be required to present proper identification along with a copy of their Warranty Deed or Lease Agreement.
50) **Outdoor Privacy Walls/Screening for Outdoor Living Spaces:**
   a) Privacy Walls or screening is perfect for the patio, deck, garden, porch, or balcony
   b) Requires ARC approval prior to the installation.
   c) Wall or screening can be decorative and/or for privacy, but only limits visibility.
   d) Must be size/height consistent with home and the specific neighborhood.
   e) Components could be wood, railing, stone, metal or wall fireplaces, but may not be mesh material or canvas and integrate with other outdoor living space components.
   f) Must be maintained and if made of wood, must be painted, stained or sealed as required.
   g) Must be weather resistant.
   h) Manufacturer, dimensions, color, style, samples of materials
   i) Photo of current backyard where wall/screening will be located and open space/view photo if applicable.

51) **Paint - Exterior:** Approval is required for new and existing house painting projects.
   a) Colors must coordinate with the stone, brick, stucco or other exterior materials on your home and must be compatible with the color palette in your neighborhood. The main body color cannot be the same as homes adjacent to yours or the homes located directly across the street from yours. (A home “across the street” is any home with a portion of its front property line across the street from a portion of your front property line. Along curves and in cul-de-sacs more than one home may be “across the street” from your home.)
   b) *The color matrix of the home must be maintained. For example, if you have a home with two body colors, you are not permitted to change to one body color.*
   c) Application submittals must include: paint manufacturer, paint color name and number and color cards/samples of each color. A diagram indicating where each of the new colors will be painted on the home. Developed color photographs of the current exterior colors on the home and photos of the homes adjacent to and across the street, indicating where each of the homes exists with relationship to yours.
   d) Changes in color, texture or material shall be appropriate in appearance and quality to the style and design of the house. Exterior colors must be compatible and should be selected to enhance the appearance of the house as well as its relationship with surrounding properties and natural environment. When repainting, generally, the entire dwelling and/or trim of the dwelling should be repainted at one time. Material changes such as vinyl to stucco must be approved.
   e) If color stucco repair is done, it must be done consistently so the entire house color is one consistent color.

52) **Patios — Open:** Approval is required. See also “Driveways/Sidewalk Extensions” for walkway guidelines.
   a) A Patio is a paved, covered or uncovered area, whether freestanding, adjacent to, or attached to a house, and located in the rear yard. Depending on the property lot details, a Patio could be placed in the side yard with approval.
   b) Must be integrated into your landscaping and your home.
   c) Must be of materials, such as concrete, pavers, brick, flagstone, stepping stones, pre-cast stamped overlays, or other like materials, and colors that complement your home and landscaping.
   d) If the patio is over 150 square feet it must be neutral in color and should harmonize with other concrete landscaping components.
   e) Railings must be one material and consistent with the neighborhood and the home. Decking rules apply for vertical wood and composite surfaces also apply for railings installed on front porches.

53) **Pavilion:** See Gazebo definition and specifications. Requires prior approval of the Architectural Committee.

54) **Paving:** Committee approval is required for new walks, driveway extensions, patio areas or hardscapes. Paving includes applications such as concrete, asphalt, brick, flagstone, stepping stones, precast patterned,
stamping, overlays or exposed aggregate concrete pavers.

55) **Pergola:** Approval is required.
   a) A Pergola is a freestanding, unattached structure with open view sides and a slatted or open-style top.
   b) Located in the rear yard and cannot extend beyond the side of the house. Depending on the property lot details, a Pergola could be placed in the side yard with approval, if the property has no rear yard.
   c) Colors and materials must be compatible with the color and style of the home.
   d) Must be integrated into the overall landscape plan.
   e) Can be made of wood, metal, Trex or other like materials.
   f) Cannot have solid walls.
   g) Cannot exceed 10’ tall.
   h) Wood pergolas within 6’ of the home must be painted to match the main body color or trim color of the home, one color only (transparent or semi-transparent stains are not permitted).
   i) Must not be installed within setback or utility easement.
   j) Refer to Appendix A for an example of an acceptable Pergola.

56) **Pet Containment Systems:** Approval is required.
   a) Pet containment systems that provide invisible, safe boundaries to keep your pet within your property, from digging out of or from jumping your fence is permitted.

57) **Pipes:** Exterior pipes, gutters, downspouts, conduits and equipment, such as radon pipes must be painted to match the home. Screening may be required.

58) **Play and Sports Equipment:** Approval is required if equipment is more than 7 feet high.
   a) Design, color, height, and noise generation will be considered.
   b) The structural elements (i.e. frame) and canopy tops on the play structure must be muted, earth toned colors.
   c) Location in rear and side yards adjacent to collector streets with high visibility and/or steep slopes and lots located adjacent to open space tracts will require special consideration.
   d) With the exception of Basketball Backboards, play and sports equipment is not allowed in your front yard unless it can be stored out of sight when not in use.
   e) Play and Sports Equipment must be located at least 8 feet from rear and side lot property lines.
   f) See also “Basketball Backboards”, “Playhouses”, “Play and Sports Equipment - Sports Courts” and “Trampolines” for specific guidelines.

59) **Play and Sports Equipment – Sport Courts:**
   a) Sport court surface material must be black or muted earth tone in color.
   b) Must be located in rear or side yard and it must be located at least 8 feet from rear and side property lines.
   c) See the “Landscaping”, “Screen Fencing”, “Basketball Backboards” and “Play and Sports Equipment” sections, as applicable, if your sport court plan includes any of these elements.

60) **Playhouses - Pre-Manufactured or Hand Made Structures:**
   a) Approval is required if structure is more than 3’ wide x 4’ long x 3’ high. Structure must be located at least 8 feet from rear and side lot property lines.
   i) The structure must be located at least 8 feet from rear and side lot property lines. The structure is not permitted to be attached to property line fencing.
   ii) Color of the walls, trim and roof must match the color scheme of your home.
   iii) Any utilities must be located underground.
   b) Structures must be painted or stained and maintained in attractive condition. Structure is not permitted to be attached to property line fencing.
61) **Ponds and Water Features:** Approval is required. Considerations may include, but are not limited to:
   a) Must be integrated into the landscape plan.
   b) Must not affect existing drainage.
   c) Must be maintained at all times.
   d) Water features must be of a scale that are consistent with your yard and must be integrated into the overall landscape plan.
   e) If the feature includes a pump, proximity to neighbor’s living space is considered by the Committee when reviewing the Application.

62) **Pools — Decorative:** Approval is required. See “Landscaping” and “Water Features.”

63) **Pools — Swimming:** See “Swimming Pools.”

64) **Port-a-Potty, Portable Toilets:** Approval is not required. The following guidelines must be followed:
   a) Port-a-Potty must be located next to front or rear of the house. Cannot be located on the sidewalk or between houses in side yards.
   b) Port-a-Potty should be secured (if possible) so it cannot be blown or knocked over.
   c) Permitted only during active construction, must be removed promptly after construction.

65) **Radon Mitigation Systems:** Approval is required.
   a) The radon mitigation pipe(s) should be placed in the least visible location (such as adjacent to an existing gutter or downspout).
   b) The radon mitigation pipe(s) should be painted to match with the surface from which it projects or to blend with an adjacent downspout.

66) **Rain Barrels:** Approval is not required if you meet the specific guidelines below.
   a) A maximum of two rain barrels with a combined storage of 110 gallons or less are allowed at each household.
   b) Collected rainwater may be used to irrigate outdoor lawns, plants or gardens, but untreated rainwater collected from roofs is not safe to drink.
   c) Residents may collect rainwater only from the rooftop of their domestic rooftop.
   d) In order to prevent rain barrels from becoming mosquito breeding grounds, it is required by law that the rain barrel be equipped with a sealable lid.
   e) Rain barrels should be emptied every month or less, if you plan to be away for more than a week, you should disconnect your rain barrel from the downspout.
   f) Rain barrels must be maintained in good condition at all times.
   g) Barrels should abut the side or rear of the home, and should be stored below fence line or in the least conspicuous location as possible.

Pictures of rain barrels:
67) Retaining Walls: Approval is required for all retaining walls in the front yard and over 18” in the rear yard.
   a) Retaining walls cannot be constructed from cinder blocks.
   b) Retaining walls must be earth toned color and must be integrated into the overall landscaping plan on your lot.
   c) Retaining walls over four (4) feet in height require an engineering certificate certifying walls will not change the current drainage pattern or if the drainage is changed, certification that the new drainage pattern will not adversely affect the drainage on adjacent or nearby lots or open space tracts.
   d) Homeowner shall consider retaining wall drainage when installing so that the installation does not impact the approved drainage plan.

68) Roof Replacement: Approval is required if material and/or color is different than your existing roof. Acceptable roofing materials include asphalt shingles, fiberglass shingles, stone-coated steel and concrete roofing tiles. Consideration will be given as to whether material change is in keeping with the overall design of the neighborhood.

69) Satellite Dish Systems and Wireless Antennae: Dishes and wireless antennae that are more than 1 (one) meter (39.37 inches) in size are not allowed. Dishes 1 (one) meter (39.37 inches) or less in size are allowed, and approval is not required as long as the following guidelines are met:
   a) The dish should be installed on your house in the location that is least visible from the street. Where possible, placement is to be in your side yard or rear yard and below the eave line of your home.
   b) Any mast or wiring is to be painted to match the color of your home and must be secured to your home.
   c) Please refer to the FCC Telecommunications Act of 1996 for further information regarding dishes and to Section 9.9 of the Community Declaration which can be found at www.MeadowsLink.com.

70) Saunas: See “Hot Tubs – Exterior.”


72) Security Equipment: Approval is required for any equipment (including mock or inoperable equipment), placed on any exterior portion of a Privately Owned Site.
   a) Aesthetics of the security equipment are the primary concern of the MNC and the Architectural Committee. The owner is responsible for complying with controlling laws concerning other resident’s right to privacy and quiet use and enjoyment of their properties, and the MNC is not responsible for enforcing such laws with respect to other residents and their individual rights.
   b) Security cameras must be placed in the least intrusive or visible locations on the owner’s lot.
   c) Applications must include a plot plan showing the security equipment location and positioning in relation to neighboring structures, along with the manufacturers specifications for the equipment to include the size, shape, color and other attributes of the equipment.
   d) Any changes from the application, such as altering the location, type of equipment or field of view of the camera, constitute an architectural modification and require a new application.
   e) The MNC shall not be responsible for any invasion of privacy resulting from the architectural approval of
security equipment, and, as a condition of approval of any security equipment and installing the equipment, the owner of the security equipment shall agree to indemnify the MNC against all claims and allegations of other residents related to the equipment.

73) Sheds: Approval is required, limited to one per property
   a) The size of the shed is limited to 8 feet wide x 10 feet long x 10 feet high, at the highest point as measured from the ground.
   b) Location is recommended in the rear or side yard, next to your home. Color of walls, trim and roof must match the color scheme of your home and integrate with the home and neighborhood.
   c) Must be screened by fencing or landscaping such that structure is substantially blocked from view from the street.
   d) Any utilities must be underground.
   e) Must provide picture/brochure of the proposed shed with picture of the house and provide site map on the plot plan of the exact location.

74) Signage: Approval is not required if the following guidelines are met:
   a) Temporary “For Sale” or “For Lease” signs that are no more than 6 feet high and no more than 2 feet by 3 feet in size may be installed without approval.
   b) Signs are limited to one per lot, except when the rear of the lot abuts a street where an additional sign may be placed in your rear yard.
   c) “Beware of Dog” and “No Trespassing” signs are limited to two (2) per property. Size should not exceed 4” by 8”.
   d) Security signs must be installed no higher than 2 feet above grade, located close to the home or a landscaping element and the sign itself no more than 1 foot square in size.
   e) Trade signs that are no more than 2 feet by 3 feet in size — including landscaping, painting, and roofing signs — may be displayed only when work is in progress and must be removed when work is completed.
   f) Lighted signs are not allowed.
   g) No signs can be attached to any property line fence, utility, telephone or streetlight pole or placed in any right-of-way, MNC property, or public property.
   h) Event signs, such as garage sale signs, are limited to 2 feet by 3 feet and must be removed within 24 hours after the event.
   i) Residents may install one political sign per candidate and one sign per ballot measure on their property or in the window, no sooner than 45 days prior to and no more than seven days after the election. All signs must adhere to the above guidelines.

75) Solar Energy Devices: Approval is required. While The MNC encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, consistent with Colorado Revised Statute § 38-30-168, and the terms and conditions of the Community Declaration, approval is required for all solar devices. The following standards shall apply with respect to the installation, maintenance, and use of roof-
mounted devices and solar devices. For purposes of this section, "solar device" means a solar energy device as defined in Colorado Revised Statute § 38-32.5-100.3(2).

a) The following information is required to be submitted along with the Application: (i) the proposed location that the device is to be installed on the property or structure; (ii) the type of device to be installed; (iii) the dimensions of the device; (iv) the proposed color of the device; and (v) a photo or brochure of the device.

b) The submittal will be either approved or denied, or if feasible, an alternate location will be suggested, based on the following criteria: (i) to the maximum extent possible, a roof-mounted device or solar device shall be installed so as to minimize its exposure when viewed from other properties, open space/trails, and the street unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device; (ii) the preferred location of the device shall be on the back roof of the residence and below the peak of the roof; (iii) alternatively, the device may be pole-mounted in the private, rear yard below the fence-line and, to the maximum extent possible, shall be screened from the view of others by landscaping materials; (iv) all devices shall be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy; (v) the total number of solar panels and other apparatus installed shall not cover more than 75% of any given roof section, unless to do so will have the effect of prohibiting the collection of solar energy; (vi) a written statement by a solar energy expert that the restrictions imposed will have the effect of substantially interfering with the collection of solar energy, or significantly increasing the cost of the device may be required if a proposal is made for an alternate location that does not meet the criteria set forth in items b.(i) – b.(v).

c) The MNC encourages Owners to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The color of the device and exposed pipes, panels and other apparatus must be approved by the Architectural Committee. The device shall have flashing colored or painted to closely match the adjacent roof color. Poles shall be painted a matte color to blend with surrounding landscape. All glazing shall be solar bronze or black with no white or clear glazing allowed.

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

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

f) Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Architectural Committee or the MNC that collection of solar energy shall be adequate for the Owner’s needs or that roof-mounted or solar devices will remain undisturbed by vegetation or improvements located on surrounding properties.

76) Spas: Approval is required. See “Hot Tubs — Exterior.”

77) Speakers and Sound - Exterior: Approval is required for permanently mounted exterior speakers. Speakers should not cause a nuisance to neighbors when speakers are in use. Horns, bells, etc. (except for security devices) are not allowed.

78) Statues and Works of Art: Side yard and rear yard statues and works of art that are less than 3 feet in height, including pedestal, do not require approval as long as the guidelines below are met. All other statues and works of art require approval.
   a) Statues and works of art must be of a scale, quantity, height and size that are consistent with your house.
   b) Must be integrated into the overall landscape plan.

79) Storage - Outside: Approval is required.
a) Temporary storage of any item must be screened from view of adjacent streets and neighbors.
b) Storage containers must closely match your house color or be earth tone in color.
c) May only have one storage structure per property.
d) Any temporary storage cannot be an unsightly condition.
e) See “Sheds” for permanent storage.
f) Temporary moving containers and portable storage “PODS” are permitted for no more than 14 days with Architectural Committee approval.

80) Storage Sheds: See “Sheds or Accessory Building.” Approval required for non-permanent storage.

81) Sunshades/Sunscreens: Approval is not required for roll up vertical shades/screens installed onto a deck or patio cover. These are typically made of light fabric. See also “Awnings” and “Deck/Patio Covers.”
   a) Colors must be compatible with home.
   b) Shades and screens must be retracted when not in use.

82) Swamp Cooler: See “Evaporative Coolers.”

83) Swimming Pools: Approval is required when depth exceeds 24 inches.
   a) Must be located in your rear yard and must be located at least 8 feet from rear and side yard property lines.
   b) Must be an integral part of your landscaping plan.
   c) Every effort must be made to screen the swimming pool in a way to minimize views and noise to your neighbors. This can be done with landscaping or screen fencing (see “Fences – Screen Fencing”.)

84) Swing Sets: See “Play and Sports Equipment.”

85) Synthetic Turf: See “Artificial Turf.”

86) Television Antennae: See “Antennae” or “Satellite Dish Systems and Wireless Antennae.”

87) Temporary Shade Structure: Approval is required if larger than 10’ by 10’. Metal framed and collapsible structures are considered to be temporary shade structures. These structures must be removed if any portion is in disrepair.
   **Temporary Definition:** Something installed for a short time with a definitive beginning and end timeframe.
   a) New approval is required for a new location.
   b) The color of canvas top must be consistent with the color and style of the home if installed adjacent to your home or compatible with your landscaping if located otherwise.
   c) Canvas tops/umbrellas must be kept in attractive condition and cannot be unsightly, tattered or torn.
   d) The base of all temporary shade structures must be properly anchored in some way to keep the structure from being blown over. Materials (such as rocks, sand bags or concrete blocks) may be used on the exterior of the base of the gazebo for a shade structure erected for less than 24 consecutive hours.
   e) Must be kept upright and level at all times.
   f) All umbrellas/temporary shade structures must be retracted or collapsed when not in use.
   g) May only be installed in the rear yard so that the shade structure is substantially blocked from view from the front of the home or street.
   h) Sail shade structures may be installed and need approval prior to installation and must integrate into overall landscaping plan and be aesthetically pleasing to the neighborhood and must be maintained. Sail shade must be designed and installed to handle the wind and snow load in Castle Rock.
88) **Trampolines**: Approval is not required if the following guidelines are met.
   a) Trampolines must be located at least **8 feet from rear and side lot property lines**.
   b) Equipment must be placed such that it is substantially blocked from view from the front of the home or street and when in use the noise generation will not impose negatively upon your neighbors. See Section 9.4 of the “Community Declaration”, which can be found at www.MeadowsLink.com.
   c) Trampolines are not permitted in the front or side yard. Locations in rear yards adjacent to collector streets with high visibility and/or steep slopes and those located adjacent to open space trails must be situated and screened with landscaping such that the equipment is substantially blocked from view from the street and open space trails.
   d) If netting is used around the trampoline, all parts of the netting must be black or muted earth tone in color, and netting must be in good repair at all times.
   e) No other play or sports equipment is permitted adjacent to or attached to the trampoline (e.g. basketball backboards).
   f) The ground/lawn underlying the trampoline must be maintained in a weed free and erosion controlled condition.

89) **Treehouses**: Shall not be permitted.

90) **Tree Lawns - Filing 20**: Tree lawns in Filing 20 shall remain tree lawns per the site development plan, and due to their connectedness to other property owner’s property, all the tree lawns must remain consistent to provide landscaping consistency and cohesiveness in the neighborhood.

91) **Trellis/Lattice**: All trellises require approval. Trellises are small vertical structures used in landscape design for the growth of vine-type plantings. Trellises are sometimes referred to as lattice work.
   a) Must be integrated into the overall landscape plan and must be used for the growth of vine-type plantings.
   b) Permitted trellis materials are wood and iron.
   c) Trellises must not exceed 6 feet high by 5 feet wide.
   d) Trellis/lattice cannot be used for screening.
   e) Plastic lattice is not acceptable.
   f) Refer to Appendix I for examples of acceptable trellis designs.

92) **Walkways**: See “Driveway/Sidewalk Extensions and Paving.”

93) **Window Coverings - Exterior**: Reflective films are not allowed on interior or exterior faces of window glass.

94) **Window Coverings - Interior**: Temporary window coverings may not remain on windows longer than 6 weeks.

95) **Windows - Replacement**: Committee approval is required for any change in style, frame, color, size or materials. Considerations may include, but are not limited to, size, color, window style and style of home. Replacement with same exact window does not require Committee review and approval.

96) **Wind Turbines, Directional Wind Driven Devices, or Electric Generators**: Approval is required. While The MNC encourages the use of energy devices that are based on renewable resources, it must balance that use with its responsibility to improve and enhance the attractiveness, desirability and safety of the community. Therefore, consistent with Colorado Revised Statute § 38-30-168, and the terms and conditions of the Community Declaration, approval is required for all wind devices. The following standards shall apply with respect to the installation, maintenance, and use of wind devices:
   a) The following information is required to be submitted along with the Application: (i) the proposed location that the device is to be installed on the property or structure; (ii) the type of device to be
installed; (iii) the dimensions of the device; (iv) the proposed color of the device; (v) a photo or brochure of the device; and (vi) proof of compliance with all applicable building and zoning codes and other governmental regulations.

b) The submittal will be either approved, denied, or, if feasible, an alternate location will be suggested, based on the following criteria: (i) to the maximum extent possible, a roof-mounted wind device shall be installed so as to reduce interference with the use and enjoyment by residents of other properties situated near the wind device as a result of the sound associated with the wind device; (ii) whether it is secured so that it will not jeopardize the safety of residents or cause damage to adjacent properties. (iii) the preferred location of the device shall be on the back roof of the residence (away from the street); (iv) alternatively, the device may be pole-mounted in the private, rear yard; (v) a written statement by a renewable wind energy expert that the restrictions imposed will have the effect of significantly decreasing the effectiveness of the wind device or significantly increasing the cost of the wind device may be required if a proposal is made for an alternate location that does not meet the criteria set forth in items b.(iii) & b.(iv).

c) The MNC encourages Owners to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible, keeping in mind the design and roofline of the residence on which the device is to be installed. The color of the device and exposed apparatus must be approved by the Architectural Committee.

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

e) Committee approval in no way should be construed as a representation, guarantee, or warranty, etc. by the Architectural Committee or the MNC that collection of wind energy shall be adequate for the Owner’s needs or that roof-mounted or wind devices will remain undisturbed by vegetation or improvements located on surrounding properties.

97) Xeriscaping: Approval is required. See also “Landscape, Landscape- Xeriscape™ Plans.”

Using drought tolerant plantings and other water conservation methods of landscaping is encouraged. A landscape that consists of less than 50% sod or turf in the front and/or rear yards is considered xeric. Xeric plantings shall be planted at 65% coverage of the landscaped area and at full growth, or within two years, the plants shall cover 85% of the landscaped area.
Appendix A
Full Size Arbor and Pergola Design Specifications
CLASSIC ARBOR

12' OVERHANG (TYP)

5'-0' HIGH

3'-0' MAX

6' OVERHANG

2x4' CEDAR SPACER 545

2x4' CEDAR 545

4x6x12' CEDAR 545

SEE FRONT ELEVATION FOR BEVEL DETAIL.

1x4' CEDAR NAILERS

1x4' CEDAR LATTICE

2x4' CEDAR SPACER 545

4x4' CEDAR POST 545

2x4' CEDAR 545

2x4' CEDAR SKIRT BOARD 545

4x4' CEDAR $4$
CLASSIC PERGOLA
Artificial/Synthetic Turf Detail Specifications

Artificial/Synthetic Turf may be installed in the front and rear yards as a substitute for natural turf lawns. All synthetic turf installations must be approved by the Architectural Review Committee. A plan must be submitted designating the location, shape and square footage of the turf that includes the surrounding existing or proposed landscaping. Front yard turf areas must not exceed fifty percent (50%) of the total front yard landscaping area and must remain a minimum of 2’ off of all property lines, and must be an American Society of Testing Materials (ASTM) certified material. Approval for the front yards will be based on, but not limited to, the appearance from neighboring properties, the placement of appropriate screening and vegetation, and the overall landscape plan.

a) Artificial Turf: shall be a man-made product designed to have a manicured appearance of turf, lawn, or sod, for which it is intended to replace. Synthetic turf shall be resistant to weather, rot, mildew, fungus, and conform to environmental regulations.

b) Base Materials: Materials that provide porosity and stability such as crushed aggregate or porous pavement.

c) Fiber: A specific form of fibrous textile material from which yarn is manufactured.

d) Fiber Thickness: A measurement in microns of the thinnest cross section of fiber.

e) Infill: Loosely dispersed materials that are added to the synthetic turf system, typically sand, rubber, or other suitable material, or a combination of those materials.

f) Knitted: A process in which the yarn fibers of the pile are tied to the backing which is constructed in a basket weave (over/under crisscross) pattern.

g) Water Permeability: The rate at which water flows through the surface or cross section of material. Turf material shall be water permeable.
Appendix C
Deck Vertical Surfaces
&
Deck Cover
Deck Vertical Surfaces
Example of common deck/patio cover
Appendix D
Screen Fence Design Specifications
CLERESTORY FENCE
LATTICE SCREEN FENCE
MODIFIED LATTICE FENCE
SHUTTER FENCE
Appendix E
Landscape and Xeriscape™ Example Submittals
Sample Landscape Submittal
Sample Landscape Submittal
Sample Xeriscape™ Submittal
Sample Xeriscape™ Submittal
Appendix F
Recommended Landscape Maintenance Schedule
Each homeowner is responsible for maintaining their landscape in a well-groomed and attractive healthy condition at all times. Exterior areas of the property including the front, sides, rear, and street border areas.

**Aerating** - Aerating is one of the most important and beneficial maintenance tasks for a healthy lawn. When soil is compacted it will eventually the root system may die. Aerating will break up the soil, making it easier for the root network to spread. Aerating also allows water to reach the roots. Use a deep plug aerator for the best results. The best time to aerate lawns is in the autumn before the first frost and 6” plugs can be pulled.

**Seeding** - If your lawn is thin or you have bare spots lightly rake and sprinkle in some grass seed. The best time to seed is during early spring. 

**Mowing** - Mow no shorter than 3 inches and never remove more than 1/3 of the grass blade at a time. A longer turf will shade the network that absorbs and conserves water. Taller grass is also one of the best methods of weed control. Don’t bag the clippings; use them as 15% of the lawn fertilizer. Remember a sharp blade = a sharp lawn.

**Weeds** - Spring and autumn season weed control is easier and cheaper than fighting weeds after they pop up. Apply a pre-emergent herbicide to prevent grassy weeds like crabgrass. Apply broad leaf weed control in the autumn for a dandelion free spring. Weeds need sun, heat, and moisture to sprout. A healthy tall lawn is the best defense against weeds.

**Fertilize** - Fertilizing your lawn provides necessary nutrients and minerals. Follow the feeding schedule above and use a slow-release fertilizer in the spring with a combination formula of nitrogen, phosphorous and potassium. In the autumn, apply a slow-release nitrogen fertilizer in the dormant months. Don’t forget the trees and shrubs!

**Disease and Fungus** - Let your lawn breathe – it’s dormant, not dead. Remove autumn debris and help the snow melt by spreading snow from cold spots. Prolonged periods of damp unaired turf are a breeding ground for lethal lawn disease and fungus.

**Mites on Turf Grass** - The best defense against a mite infestation are a healthy lawn. Mites thrive on drought stressed turf lawns. Mites thrive on adequate water; this includes fall and winter watering as needed.

**Watering/Irrigation** - 1. Regularly check your irrigation system for uniform and efficient coverage. 2. Water deeper and less frequently to promote deeper roots where it’s moist even if the top soil dries out. 3. Keep the lawn at least 3-4 inches long. 4. Skip the lawn for 5. Water in the early morning, which will fight evaporation. Be sure to always follow the Town of Castle Rock published watering schedule.

**Trees and Shrubs** - Deciduous trees should have dead and diseased limbs removed in late March or April. New trees should be planted early in the fall of time to establish prior to the winter.

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<table>
<thead>
<tr>
<th>Nov - Feb</th>
<th>March</th>
<th>April</th>
<th>May - July</th>
<th>August</th>
<th>September</th>
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</thead>
<tbody>
<tr>
<td>Let it breath (help snow melt)</td>
<td>Remove dead tree limbs</td>
<td>Aerate, when ground softens</td>
<td>Mow/trim/edge</td>
<td>Mow,trim,edge</td>
<td>Aerate!</td>
</tr>
<tr>
<td>Replace missing mulch in beds</td>
<td>Weed &amp; feed (grassy weeds)</td>
<td>Weed &amp; feed (grassy weeds)</td>
<td>Irrigate /water</td>
<td>Irrigate /water</td>
<td>Mow,trim,edge</td>
</tr>
<tr>
<td></td>
<td>Seed thin areas</td>
<td>Plant trees</td>
<td></td>
<td></td>
<td>Irrigate/water</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Seed thin</td>
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Appendix G

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

1) Plant with regard to Castle Rock climate.
2) Consider ultimate size, shape and growth rate of species;
3) Provide simple staking systems for trees for two years and wrap trees most susceptible to sun scaled with burlap or paper during fall and winter months until they are established well;
4) Make provision for efficient irrigation; drain and service sprinkler systems on a regular basis and conduct operational checks on a weekly basis to insure proper performance of the system;
5) Provide good soil mixes with sufficient organic material-30%per tilled depth is desirable;
6) Provide required fertilization, weed and pest controls, as required for optimum plant growth;
7) Space groves of trees or single trees to allow for efficient mowing
8) Trees must be trimmed appropriately, not topped off so that saplings are growing from the base of a tree like a shrub. New trees installed should be a minimum of 1.5” caliper in size.

**Landscape Materials:** Deciduous trees such as evergreen trees such as Pinon pines provide summer shade. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers, as well as providing a visual screen.

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

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

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

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

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

**Mulches** modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three (3) inches. Mulches are typically used in shrubs and groundcover beds and consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips. Suitable crushed aggregate of dark, earth-toned, or neutral colors may be used as an alternative mulch material. Large expanses or over 25% of any yard area, front and/or back, of this type of material is not permitted.

**Suggested Plant List:** For your convenience, the following list of shrubs, trees, flowers, and grasses is provided:
<table>
<thead>
<tr>
<th>Large Deciduous Trees</th>
<th>Small Deciduous Trees</th>
<th>Evergreen Trees</th>
<th>Evergreen Shrubs</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Linden</td>
<td>Crabapple Species</td>
<td>Colorado Spruce</td>
<td>Junipers</td>
</tr>
<tr>
<td>Bur Oak</td>
<td>Newport Plum</td>
<td>Pinon Pine</td>
<td>Mugho Pine</td>
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<td>Thornless Honeylocust</td>
<td>Scrub or Gamble Oak</td>
<td>Austrian Pine</td>
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<td>Red Maple</td>
<td>European Mountain Ash</td>
<td>Ponderosa Pine</td>
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<tr>
<td>Hackberry</td>
<td>Hawthorn Species</td>
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<td></td>
<td>Chokecherry</td>
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</table>

(Due to their problematic growth habits, the following trees are not recommended: Aspen, Russian Olive, Willow varieties, Cottonwood, etc.)

<table>
<thead>
<tr>
<th>Deciduous Shrubs</th>
<th>Groundcover &amp; Vines</th>
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<tbody>
<tr>
<td>Amur Honeysuckle</td>
<td>Creeping Mahonia</td>
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<tr>
<td>Bluestem Willow</td>
<td>Native Clematis</td>
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<tr>
<td>Wintercreeper</td>
<td>Purpleleaf</td>
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<tr>
<td>Bush Ciquefoil</td>
<td>Perwinkle</td>
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<tr>
<td>Chinese Lilac</td>
<td>Hales Honeysuckle</td>
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<tr>
<td>Mountain Mahogany</td>
<td>Sedum</td>
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<tr>
<td>Oregon Holly Grape</td>
<td>Bear Berry</td>
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<tr>
<td>Red-Osier Dogwood</td>
<td>Snow-in-Summer</td>
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<tr>
<td>Wooly Yarrow</td>
<td>Strawberries</td>
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<td>Virginia Creeper</td>
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<td>Dryas</td>
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Appendix H
Mailbox Specifications
Mailbox Specification

* 4” X 411 gauge steel post with 1” 11 gauge steel cross braces, powder coated paint finish, color - taupe

* 20 gauge steel mailbox, powder coated paint finish, color — taupe, personalized with street name and number on visible side with ivory lettering

* Mailbox dimensions are 11” high x 8 1/4” wide x 21 1/2” long.

* Mailbox should be installed 38” to 42” from final grade to bottom of mailbox and should not interfere with the sidewalk or street.
Appendix I
Full Size Trellis/Lattice
Design Specifications
FAN TRELlIS