

# **CORDOVAN**

**DESIGNED BY TRI POINTE HOMES**

**DESIGN GUIDELINES  
&  
RESIDENTIAL SITE IMPROVEMENT  
REFERENCE GUIDE**

**2025**

# WELCOME TO CORDOVAN

The Design Guidelines and Residential Site Improvement Guide (the "Design Guidelines") are intended to assist homeowners in Cordovan ("Community") in making choices on landscaping and other improvements to their property, and as provided for in Article 8 of the Declaration of Covenants, Conditions and Restrictions for Denmore, recorded on [RECORDATION DATE AND NUMBER AND LOCATION] in the real estate records (the "Declaration"), with respect to Lots and Residences within the Cordovan Community. The Cordovan Design Review Committee ("DRC") has jurisdiction over design and aesthetic aspects of the Community. The DRC was established pursuant to Article 8, Section 8.1 of the Declaration. These Design Guidelines have been prepared to assist you with basic information about the Community, its DRC, submittal policies and procedures for Improvements to Lots, and other guidelines of the Community. We hope you will find the Design Guidelines helpful, and will refer to it when you are preparing a request for the DRC. These Design Guidelines shall also provide guidance to Owners regarding matters of particular concern to the DRC in considering applications submitted.

Unless otherwise defined in these Design Guidelines, initially capitalized terms used in these Design Guidelines shall have the meaning given to the same in the Declaration.

## **GOVERNING AUTHORITY**

The Cordovan Community is exempt from the provisions of the Colorado Common Interest Ownership Act, C.R.S. Sec. 38-33.3-101 *et seq.* because there is no mandatory homeowner's association or assessment created under the Declaration. Denmore Metropolitan District No. 2 (the "District"), a quasi-municipal corporation and political subdivision of the State of Colorado, is empowered to furnish covenant enforcement and design review services in the Community.

Each person residing within the Community has the obligation to abide by the covenants, conditions, restrictions, easements, reservations, rights-of-way, obligations, liabilities, and other provisions as set forth in the Declaration.

Any questions or concerns should be directed to the District Manager.

DISTRICT MANAGER:

## **DESIGN REVIEW COMMITTEE Policies**

A spirit of cooperation between the DRC and the members of the Community will go far in creating a harmonious environment that benefits all Owners. This will help protect your financial investment and provide compatibility of Improvements.

All improvements you plan to make on your property **MUST BE SUBMITTED AND APPROVED** by the DRC prior to installation, with the exception of certain "pre-approved"

items which may be listed in the following pages. The term "improvement" includes, but is not limited to, landscaping, fencing, patios, decks, pools, hot tubs, play and sports equipment, pet enclosures, deck covers, gazebos, storage facilities/sheds, room additions, and exterior materials and colors. All submissions are considered based on their individual merit - approval or denial in one instance does not necessarily mean the same decision in a different submittal and/or set of circumstances.

**Notice of Completion:** Upon completion of any approved Improvement, the applicant shall submit a written "Notice of Completion" to the DRC requesting a final inspection to ensure that the Improvement was constructed or installed in accordance with the approval given by the DRC.

Notwithstanding whether the DRC receives a Notice of Completion or not, the District and/or the DRC shall have the right to inspect any Improvement during or prior to completion to confirm compliance with the approved design request.

**PLEASE NOTE: On-site personnel of the Declarant and/or any Builder, such as a sales person and/or construction supervisor, do not have authority to approve ANY Improvements to Property – you must submit directly to the DRC as specified herein.**

## **SUBMITTAL PROCEDURES**

1. Please use the submittal form shown in Exhibit C of these Design Guidelines to help you coordinate all information. Requests for approval should be mailed or emailed to the management company (address and email are on the submittal form and on the introductory page). The management company will forward requests to the DRC, track them through the submittal process and return written information to you regarding the DRC's decision.
2. Plans and specifications should be detailed and include the following:
  - Plot plan showing the location of the Improvement(s).
  - Landscaping descriptions – identify species and number of trees, shrubs, mulch areas, flower beds, vegetable plots, and pathways, play equipment, etc.
  - Height, width, length, materials description, and color samples for any structures or equipment.
  - Paint samples must be at least 8" x 10".
  - Don't forget to include your name, your address and phone number (mailing address for you if different than that of the property).
  - **Incomplete applications will be returned to the applicant!**
3. **PLAN AHEAD!** The DRC strives to respond to requests quickly: however, the DRC normally meets once per month at irregular intervals, and it may take up to 45 days after the submittal is received for a response to be sent to you.

Decisions will be mailed or emailed to you in written format and will be one of four responses:

- Approved
- Approved with conditions
- Denied - Request for additional information
- Denied

**If you do not receive a written response within 45 days of a complete submission to the DRC, the request is deemed DENIED. Please contact the management company as soon as possible to discuss the issue.**

**Any improvement installed without approval is subject to removal at the Owner's sole expense. The Owner may also be subject to fines or other legal action, to be determined by the District Board of Directors at its discretion.**

## **DESIGN GUIDELINE SUMMARY**

The following is an alphabetical listing of Improvements which homeowners might wish to make along with specific information as to each of these types of Improvements. This list includes a limited number of "pre-approved" items for more commonly requested changes (for which prior approval is not required), as well as several items that are specifically prohibited. ***This is not intended to be an all-inclusive list of items requiring submission -- any item not included herein must be submitted for review and approved.***

**1.1 Goal of Guidelines:** Guidelines have been prepared by the Declarant and are authorized by the Declaration. In the event any of the provisions within these Design Guidelines conflict with the Declaration, the provisions in the Declaration shall prevail.

Compliance with these Design Guidelines, the provisions of the Declaration and any applicable supplemental declaration will help preserve the inherent architectural and aesthetic quality of the Cordovan community. It is important that Improvements be made in harmony with, and not be detrimental to, the rest of the Community. By following these Design Guidelines and obtaining required approvals for Improvements from the DRC, Owners will be protecting their financial investment and will help insure that Improvements are compatible with neighborhood standards established for Cordovan.

**1.2 Compliance with Jurisdiction Regulations:** All applications to DRC will be expected to comply with all applicable code requirements and municipal regulations. Applicant shall be responsible for reviewing and understanding such code and regulations prior to submitting an application. Approval by the DRC shall not indicate compliance with any municipal codes or regulations. Should any applicant not be in compliance with municipal regulations or code, neither the District nor the DRC, nor any of their directors, members, contractors, employees, or agents will be liable for any fines that result in such non-compliance.

## **BE SAFE! IF YOU HAVE QUESTIONS, ASK FIRST!**

### **2.1 Accessory Structures**

Approval is required prior to installation.

Accessory structures shall be located in the rear yard in such a way as to minimize any adverse visual impact on adjacent Lots and/or open spaces. Shade structures (pergolas, trellises, etc.) must be an integral part of the landscape plan. It is important that the massing and scale, as well as form, materials and other detailing be coordinated with the main structure(s) on the Lot. All structures, such as gazebos, greenhouses or play sets will be evaluated on their individual merit, intended use, location on the Lot and appearance. Samples, brochures, photographs, materials description, and a plot plan showing the proposed structure TO SCALE are required. Structures should be placed to avoid unreasonable impact into neighboring yards.

See also Dog Runs, Play Equipment and Sheds and Storage Structures.

### **2.2 Additions/Remodeling**

Approval is required prior to installation or construction. Additions, expansions, or remodeling which will alter the exterior of any Residence must include detailed plans, specifications, dimensions, and location. All plans for such Improvements must match the overall theme of the Residence. Those that do not will automatically be denied.

Certifications from licensed engineers and/or the DRC may also be required and all appropriate city or county permits must be obtained.

### **2.3 Address Numbers**

Approval is not necessary if replacing existing 6" address numbers with 6" numbers that match what the builder provided, or equivalent. Numbers may not exceed 6" in height. Approval is required to replace or relocate existing address numbers with anything of different shape, size, texture, etc. Stand-alone decorative and/or illuminated house number signs require DRC approval.

### **2.4 Advertising**

See Signs.

### **2.5 Antennas/Satellite Dishes**

No exterior radio antennas, television antennas or other antennas may be erected unless approved in writing by the DRC. Any facility for the transmission or reception of audio or visual signals shall be, to the extent reasonably possible, kept and maintained underground or within an enclosed structure. Notwithstanding the foregoing, neither the restrictions nor the requirements of this section shall apply to those antennas (which may include some satellite dishes and other devices) that are specifically covered by the Telecommunications Act of 1996, as amended from time to time ("FCC Rule"). As to antennas which are specifically covered by the FCC Rule, the DRC has adopted the following reasonable restrictions

governing installation, maintenance and use of the types of antennas that are permissible thereunder, and to the extent permitted by the Telecommunications Act of 1996, as amended, establishing reasonable, non-discriminatory restrictions relating to appearance, safety, locations, and maintenance of same.

**A. Antenna size and type:** Direct broadcast satellite ("DBS") and multipoint distribution service antennas ("MMDS") antennas/dishes that are one (1) meter (39") or less in diameter and for personal use of an Owner or Occupant may be installed. DBS and MMDS antennas/dishes larger than one (1) meter are prohibited. All antennas/dishes not covered by the FCC Rule are prohibited.

**B. Installation Location.** All antennas/dishes shall be installed with emphasis on being as unobtrusive as possible to others in the community. To the extent that reception is not substantially degraded or installation costs unreasonably increased, all antennas/dishes shall be screened from view from any street and nearby lots to the maximum extent possible, and placement shall be made in the following order of preference: (i) "rear" yard or "side" yard behind and below the fence line; (ii) "rear" yard or "side" yard, mounted on the house, in the least visible location below roofline; (iii) "side" yard in front of wing fence, screened by and integrated into landscaping; (iv) "front" yard screened by and integrated into landscaping; (v) "rear" yard rooftop. If more than one (1) location on the property allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected. Antennas/dishes shall NOT be attached to the fence, nor shall antennas/dishes be permitted to encroach upon common areas or any other Owner's property.

If selected installation site is not in the "rear" or "side" yard behind and below the fence line, the Owner shall complete a notification form and deliver it to the Association, along with a statement signed by the Owner and the installer of the antenna/dish stating that all positions described in preference orders (i)-(v) listed above have been tried in order of rank, and that the site of installation is the first site whereby an acceptable quality signal can be received. For example, if an acceptable quality signal is available from a site in the "rear" yard behind and below the fence line, as described in location (i), locations listed in (ii) through (v) are not acceptable.

**C. Installation Method.** All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent property(ies). All antennas/dishes shall be no larger than is necessary for reception of a quality signal. Any mast installation must strictly comply with the FCC guidelines. Owners are responsible for all costs associated with the antenna/dish, including but not limited to installation, replacement, repair, maintenance, relocation, and/or removal of same.

All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennas/dishes, masts, and any visible wiring may be required to be painted to match the color of the structure to which they are attached, at the Owner's expense

NOTE: Antenna registration and/or approval with the DRC should in no way be construed as a representation, guarantee, or warranty that reception and/or transmission signals will be adequate or will remain undisturbed by vegetation or improvements located on surrounding properties.

All other antennas not addressed above, shall remain restricted on all Lots and DRC approval is required prior to installation.

## **2.6 Artificial Turf**

Approval is required prior to the installation of artificial turf. Artificial turf is only allowed in back yards. The back yard must be enclosed on all sides by a fence and the turf must be sufficiently screened and/or buffered along the perimeter of the Lot in order to minimize visibility from the street or any common area tracts. Adequate base/drainage must be provided under the turf surface, and a plan showing the turf installation area and proposed drainage plan must be provided with the design review submission. A 12" X 12" sample of the proposed synthetic turf, together with product name, manufacturer, and component information supplied by the manufacturer, along with any material or use warnings that apply to the product must be provided with the design review submission. If approved, synthetic turf must be maintained in an attractive condition, and not allowed to fade, crack, or otherwise fall into disrepair. If synthetic turf is not maintained in accordance with community standards, the Owner will be required to remove and replace the synthetic turf with new product or with natural turf.

## **2.7 Awnings & Overhangs**

Approval is required prior to installation. Awnings or overhangs should be an integral part of the Residence or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the Residence. Any awning or overhang must be kept in a neat, clean and attractive condition.

## **2.8 Basketball Hoops**

Permanently installed backboard hoop units attached over the garage are not permitted. Front yard pole mounted hoops are not permitted. Backyard hoops are not permitted.

PORTABLE HOOPS: Approval is not required provided the following guidelines are met:

- For safety and access reasons, portable hoops may not be placed in the street or on the sidewalk. Portable hoops are allowed in the driveways. However, Owners are required to store such portable unit out of view from any street, common area or ground floor of any adjacent Lot, when not in use.

## **2.9 Birdbaths/Houses and Feeders**

Approval will not be required if the following guidelines are met:

- Birdbath does not exceed 2 feet wide x 2 feet long x 3 feet high in size
- Birdhouse and/or birdfeeder does not exceed 1-foot-wide x 1-foot-long x 2 feet high in size
- Birdfeeder, birdbath or birdhouse is located in side or rear yard only, or on patio for townhome Lots.

Birdbaths and birdhouses are limited to up to one (each) in front of the home and one (each) in rear of the home. Notwithstanding the foregoing, for townhomes, birdbaths and birdhouses are limited to one (each) per Lot and must be located in the front of the home within front Lot lines

## **2.10 Clotheslines**

Exterior clotheslines and permanent drying racks/devices are not allowed. Temporary or retractable clotheslines and hangers that are taken down or retracted after each use are permitted.

All outdoor clothes poles, clotheslines, and other facilities for drying or airing of clothing or household goods shall be placed or screened by fence or shrubbery so as not to be visible from neighboring property or adjacent streets.

## **2.11 Decks**

Approval is required prior to installation. Decks must be redwood or wood look/textured composite material (Trex decking or comparable product). Wood decks shall be left their natural color, stained with a clear sealer, or may be stained in a color that is compatible with the color scheme of the Residence. Painted decks are not permitted. Wood-look materials must also be a color compatible with the color scheme of the home. Decks must appear to be an integral part of the Residence, and, in general, no part of the stairs or landings will be allowed to extend into the side property area beyond the back corners of the Residence. Deck railings must also match that of the deck, existing railing on the Residence or the general scheme within the Community. Deck skirting is not allowed on decks that are more than 2ft above finished grade. No freestanding decks will be approved.

Construction of decks over sloped areas is discouraged. The DRC may require that open areas under decks be closed from view or that the deck be tiered to conform more closely to the existing grade.

All decks must comply with Town of Firestone standards for minimum setbacks.

## **2.12 Deck Covers**

Approval is required prior to installation. Must be of material to match either the deck or the Residence in both material and color. Consideration must be given regarding line-of-sight views from neighboring properties.

### 2.13 Decorations, Seasonal

No approval is required provided materials are in good taste, not installed earlier than 30 days prior to the holiday, and are removed within 30 days following the holiday. See also Flags and Flagpoles.

- Figurines, lawn ornaments or other displays may not be mounted on roofs or located outside of Lot fences
- Sensitivity to light levels should be applied when installing decorative holiday lighting. Exposed spotlights are prohibited.

### 2.14 Decorations, Permanent

**Any permanent items such as yard statuary, benches, arbors, fountains, wall-mounted art, etc. are not allowed in the front yard of the Lot.**

### 2.15 Dog Runs

See Pet Enclosures and Houses

### 2.16 Doors

DRC approval is required prior to installation:

- Screen/Storm/Security doors: Must be a neutral color, or match existing trim color of the Residence. Scrollwork and filigree are not permitted.
- Entry doors: must be stained or painted a color that is compatible with trim and siding color of Residence.

Unpainted aluminum doors are not permitted. See also Painting.

### 2.17 Drainage

There shall be no interference with the established drainage pattern over any property within the Community except as approved in writing by the DRC. Approval shall not be granted unless provision is made for adequate alternate drainage. The "established drainage pattern" shall mean the drainage pattern that exists at the time the overall grading of any property is completed and shall include any established drainage pattern shown on any plans approved by the DRC. The established drainage pattern may include the drainage pattern: (a) from District Property over any Lot or other property; (b) from any Lot or other property over any District Property; (c) from any property owned by any third party over any Lot or other property; (d) from any Lot or other property over property owned by any third party; or (e) from any Lot or other property over another Lot or other property.

**Each Owner is required to contain mud, silt, or other debris on his/her own Lot. Owners are not allowed to increase or decrease historical flows of water onto adjacent property.**

### 2.18 Driveways & Sidewalks

Extension, expansion or widening of a driveway is not allowed. Parking in rear or side yard area is not permitted.

Sidewalk repair does not require prior approval; however, the repair must be completed to match existing sidewalk exactly. Sidewalk or walkway additions of any kind require prior approval of the DRC prior to installation.

## 2.19 Exterior Lighting

DRC approval is required to change or add any exterior lighting not installed with the initial construction of the Residence. In reviewing additional exterior lighting requests, the DRC will consider the visibility, style, location and quantity of light fixtures. All exterior lighting must be approved by the DRC prior to installation and also must be in accordance with the following guidelines:

- All lighting, including any security type fixture and/or other uses must be directed toward the ground and the Residence whereby the light cone stays within the Lot boundaries and the light source does not cast glare onto adjacent properties or open spaces. In consideration of neighboring properties, exterior/landscape lighting shall be placed on a timer, switch or otherwise be programmable to not illuminate from 10:00 p.m. to 6:00 am unless on a motion sensor for security purposes.
- Walkway lighting must be directed to the ground and shall not exceed 24" in height.
- Lighting fixtures shall match other exterior fixtures so as to be less obtrusive.
- Exterior lighting must be conservative in design and be as small in size as is reasonably practical.
- 
- Any proposed string lighting must be approved prior to installation and is generally approvable if attached to and integrated into a structure in close proximity to the Residence (covered patio, deck, pergola, etc.), and which generally extend no more than 10 feet from the back of the Residence. Attaching string lights to hang from a pole at the back of the Residence to a tree, fence, or other improvement in the rear yard is not permitted.
- Light bulbs used in exterior fixtures (garage carriage lights, front/back door lights, etc.) shall be white or clear. Colored light bulbs shall be used only on a temporary basis as part of holiday lighting/decorations and/or special event recognition of a short-term duration (maximum 7 days).
- Holiday lighting and decorations do not require approval. They shall not be installed more than 30 days prior to the holiday and shall be removed promptly within 30 days following the holiday. "Holiday" for the purposes of this provision shall include, but not be limited to Memorial Day, 4th of July, Halloween, Thanksgiving and Christmas and/or Chanukah. Nothing in these Guidelines shall be interpreted to mean it is permissible to display holiday lighting 365 days per year.
- Permanent, hard-wired soffit lighting (Jellyfish Lighting and similar) is considered to be more suitable for commercial/retail purposes due to the amount of lighting emitted and is not permitted in the Community.

Please see Town of Firestone Lighting Standards for allowable lighting designs.

## 2.20 Fences

Approval is required prior to installation. Owners are not required to install fencing along interior (side) Lot lines. Fences constructed by the Declarant or a Builder along or abutting Lot lines, along open

space and or adjacent to roadways may not be removed, replaced, painted a different color or altered from existing construction without the approval of the DRC.

The District maintains perimeter fencing only as depicted on the Community Fence Plan (as may be amended from time to time).

**Fencing installed in the Community MUST match and be constructed in accordance with Fencing Exhibits attached as Exhibit A, and is still subject to approval by the DRC.**

**Approval is required prior to installation for any other type or location of fencing. No double fencing is permitted. Use of fencing around hot tubs, animal enclosures, or play areas will be considered on a case-by-case basis. Each case will be considered on its individual merit and need.**

Perimeter/Open Space fencing installed by the Declarant or a Builder **may not be removed, changed, or modified** except for the installation of heavy gauge wire. Heavy gauge (2" X 4", 12 gauge) wire must be professional installed or installed properly by using the "stretch" method and be placed on the interior of the fencing. **No gates will be allowed in any fencing to provide access from Lots to open space areas.**

**Fence Stain Required** – All fences installed by Owners shall be painted using Sherwin Willimas SW 3035 Woodbriar. Any proposed match of this color from another manufacturer (KWAL, Behr, etc.) will need to be submitted and approved by the DRC prior to application.

## 2.21 Firepits

**Approval is required prior to installation.** The Town of Firestone and Weld County classify these devices as self-contained "portable outdoor fireplaces" and are permitted providing these devices are located at least 15 feet from any combustible material including structures and include a screen. Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make open fires hazardous shall be prohibited.

The consideration for approval of these devices will include, but not limited to, location, material, design, size and proximity to neighboring properties.

## 2.22 Flags and Flagpoles

Approval is required for any freestanding flagpole. Approval is not required for flagpoles mounted to the front of the Residence provided that the height of the flagpole does exceed the height of the first floor of the Residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width.

**Holiday flags will be allowed not more than 30 days prior to the holiday, and must be removed within 30 days after the holiday.**

**Flags must be kept/flown at all times in a neat and attractive condition.**

**2.23 Omitted**

*Intentionally omitted.*

**2.24 Garages**

Garage doors shall not be altered without prior approval of the DRC. Garages are intended to be used for the parking and/or storage of vehicles. No long-term storage of any vehicles(s) shall be allowed other than in the garage areas.

**2.25 Gardens**

Vegetable gardens in the rear and/or side yard must be located so that both the garden and its accessory operating areas are screened from immediate view of adjacent Lots. Vegetable gardens in rear and/or side yards may not be raised more than 24 inches high, and must be set back a minimum of 2' from any adjacent Lot line(s). For front yard installations, DRC approval is required and vegetable gardens must be located within 6' of the Residence, the number of vegetable planters is limited to two (2), and maximum dimensions are 8'X3'X11" in height. Materials proposed must be included in submittal to DRC. In all cases, the use of rail road ties is prohibited for both front and rear/side yard gardens.

**2.26 Gazebos**

Approval is required prior to installation for all freestanding structures. Each submittal will be considered on its individual merit and intent. See also Accessory Structures.

**2.27 Grade Change**

See Drainage.

**2.28 Greenhouses/ Sunrooms**

Approval is required prior to installation. Each submittal will be considered on its individual merit and intent.

**2.29 Hot Tub, Spa, Sauna, etc.**

Hot tubs, spas, saunas and Jacuzzis should be designed as an integral part of a deck or patio area and must be located in the side or rear yard area only. Hot tubs, spas, saunas and Jacuzzis must be installed in such a way that they are reasonably screened from view from the ground level of adjacent lots and so that their motors, when operating, do not create unreasonable noise levels which might impact adjacent property owners. All hot tubs and saunas shall be a minimum of 5 feet off any Lot line and must comply with all Town of Firestone setback requirements.

**2.30 Landscaping**

Builder shall install front yard landscaping according to landscape typicals provided by Developer. In the event the Builder does not install side or rear yard landscape, the following shall control:

Owners shall be responsible for complete installation of side and rear landscaping within 180 days of taking title to the property, except if the completion of the 180 day limit occurs between October 1 and June 15 in which case completion of landscaping can be delayed until that same June 15.

Side and rear yard landscaping typically consists of a combination of sodded turf areas, ornamental grasses, shrub and groundcover bed areas. See landscape plant list. Large expanses of mulch or bed areas without substantial shrub or groundcover plantings is unacceptable. Xeriscape plans are approvable but must be submitted for review and approval by the DRC prior to installation.

Consideration of approval of native grass seed and wildflower plantings will be based upon proximity to open space areas and visibility within the community. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be used in accent areas only with prior approval.

An automatic irrigation system shall be installed in all front, side and rear yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets. Care should be taken to review any Builder's warranty regarding irrigation placement adjacent to the foundation.

Unless approved in writing in advance by the Board, you are not allowed to use the open space(s) as an access point to install landscaping in side and/or rear yards. Access to rear yards must be through the front and not across any open space and/or common area. Owners determined to be in violation with the foregoing may be subject to fines and/or other sanctions, and held responsible for the cost to repair any damaged areas.

DRC approval is **not required** if you are replacing dead or dying landscape elements with the same type of landscape elements.

DRC approval **is required** in all other circumstances.

Landscaping must be kept at all times in a neat, healthy, weed-free, and attractive condition at all times.

Retaining Walls - See Section 2.37 below.

Approval is required prior to the installation of artificial turf. Artificial turf is only allowed in back yards. For additional information, refer to Section 2.6 above.

See Exhibit B for the acceptable plant list.

### **2.31 Latticework**

Approval must be approved prior to installation. Each submittal will be considered on its individual merit and intent.

### **2.32 Painting**

Approval is required prior to painting. The DRC will take into consideration the color tone and brightness, architectural style, stone or brick accents, roofing colors, and compatibility with other colors. No adjacent Lots shall be allowed to use the same color scheme. **Repainting with the same colors as originally installed by a Builder or the Declarant does not require DRC approval.**

Color samples must be at least 8"x10" and marked clearly as to the areas in which they will be used. The submittal package must also include a color picture of the home that indicates the current color scheme, and pictures of the color scheme on each Residence on each Lot immediately to the side of the Lot and the Residence on the Lot directly across the street. Exterior finishes shall be compatible with the generally established neighborhood theme. Accent and "punch" colors, such as front doors, shutters, etc. may be more pronounced; however, in no case shall bright, neon, fluorescent, or primary tones be allowed.

### **2.33 Patios**

Approval is required prior to installation. Materials compatible with the home in color and size such as pavers, flagstone, or concrete should be utilized. See also Additions/Expansions and Decks. The vertical surface of exposed concrete in excess of 12" must be finished and treated.

All patios must comply with Town of Firestone standards.

### **2.34 Patio Covers**

Approval is required prior to installation. See Deck Covers.

### **2.35 Pet Enclosures & Houses**

Approval is required for all pet enclosures. The maximum permissible size of pet enclosure is 200 square feet. Acceptable fencing material shall meet the existing fencing detail. Suggested method of pet containment is open rail fencing with heavy gauge wire (see fencing detail).

Chicken wire and chain link material is NOT permitted anywhere in the Community.

Wood or recycled wood-look materials are recommended. The maximum size of a pet house that may be installed is 16 square feet and may not be visible above the fence line. All other pet houses require approval prior to installation. Pet houses must be compatible with the home in material and color, and installed in the back yard only.

### **2.36 Play Equipment**

**Approval is required prior to installation. This includes fort-style play structures, swing sets, climbing equipment, sport courts, putting greens, etc.** Equipment shall be in the back yard and must be a minimum of 6' from any Lot line. Maximum allowable height of swing sets/play structures is 12 feet from ground with natural wood and/or earth-tone finishes. Additional landscape screening or setbacks may be required depending on location of play area and proximity to adjacent Lots. See also Basketball Hoops and Trampolines.

**Sport courts will be evaluated on an individual basis.** Sport courts may not exceed 625 square feet, must be at least 15' from any Lot line, placed in back yards only, and finish materials shall be of a neutral color such as green or gray. The DRC reserves the right to

deny any court for any reason, and may require vertical landscaping improvements or other screening material.

### **2.37 Retaining Walls**

Approval by DRC is required. Any retaining/landscape wall in excess of 36" in height is required to have a professional engineer's certificate, accompany the request.

The engineer's certificate must certify structural soundness and that historical water flows onto adjacent Lots will not be impacted. See also Drainage.

**Retaining walls must be either brick, dry stack stone material, or architecturally finished concrete. Wood (i.e. railroad ties, etc.), unfinished concrete, or CMU blocks are not permitted. No other materials will be allowed.**

**Retaining walls should not be constructed in any existing drainage or utility easements.**

### **2.38 Roofing**

Approval is required prior to installation. Roofing material shall be, at the minimum, 25-year materials. Recognizing that future technology may render other materials more compatible, different roofing products will be considered on a case-by-case basis. Composition roofs are prohibited.

### **2.39 Sheds**

See Storage Structures.

### **2.40 Siding, Exterior Material**

Approval is required prior to installation, or for any change, repair or replacement to any exterior materials on the home. Further, areas that were painted must remain painted and areas with masonry must be left as masonry in their original colors and texture. Requests for additional masonry will require approval.

### **2.41 Signs**

All signs must be temporary in nature and will be limited to two (2) per Lot. Subject to the restrictions below, signs no more than 36" by 48" in size each may be displayed on a Lot without approval.

- Commercial signs, defined as signs that carry a message making or intended to make a project, or advertising for the same purpose, of any size may not be displayed on a Lot.
- One for sale or for rent sign per Lot may be placed on a Lot during the marketing period of that Lot. Such sign must be removed upon sale or rental of the Lot.

### **2.42 Skylights**

Approval is required prior to installation. Skylights must be installed as an integral design component of the roof, at the same pitch and angle of the existing roof. Bubble style skylights are not permitted.

### **2.43 Solar Energy Devices**

Approval is required prior to installation. All such devices must be integrated into the existing design of the home, and if roof mounted, shall be at the same pitch and angle of the existing roof. No exterior

plumbing may be visible from the street or adjoining properties. All solar energy devices must be installed by a professional.

#### **2.44 Storage Structures**

Storage structures and/or sheds require prior approval and will be considered on a case-by-case basis. DRC approval of a shed does not indicate conformance with Town of Firestone's requirements and/or regulation regarding sheds, external storage structures, accessory buildings, etc. **Sheds or outbuildings shall be considered storage structures for the purposes of these Design Guidelines and the Declaration. Storage structures are discouraged, however, and any proposed storage structure must meet the minimum following criteria:**

- **Storage structures may not exceed 6' in height, not including peak of roof.**
- **Sheds may not be larger than 100 square feet, and installation must follow all Town of Firestone regulations on accessory structures.**
- **A minimum 6' setback from any Lot line is required. Sheds should not be placed within the boundaries of a utility easement.**
- **Vertical landscape materials or other screening may be required to minimize the visual impact on adjoining Lots.**
- **All storage sheds must utilize the same material, color, pitch and design of the Residence and shall be maintained in a clean, neat, and attractive condition at all times.**
- **Other restrictions may also be imposed based on the DRC's evaluation of the Lot, grade, and visibility from the street or adjoining Lots.**

See also Additions & Remodeling.

#### **2.45 Swamp Coolers, AC**

All cooling devices, including air conditioning units, swamp coolers or evaporative units shall be installed at ground level or completely contained within the structure. Rooftop installations are not allowed. Penetration of siding for installation of cooling devices is not permitted, other than what may be required for service lines.

#### **2.46 Satellite Dishes**

No satellite dishes in excess of 39" in diameter are permitted. See also Antennas.

#### **2.47 Swimming Pools**

Approval is required prior to installation (except as noted below). All appropriate permits must be obtained from the governing municipality and all safety requirements met. Permanent above-ground pools are prohibited.

Inflatable or lightweight wading pools and splash pools not exceeding 12 feet in diameter, placed in the back yard, may be used without prior approval between the months of May and September.

#### **2.48 Swing sets**

See Play Equipment.

**2.49 Trampolines**

Approval is required prior to installation. The top surface of the trampoline shall not exceed 6 feet in height from ground level, and shall be placed in the back yard at least 6 feet from any Lot line. Safety netting or other containment materials may not exceed 10 feet in height from ground level. The trampoline must be kept in a neat, clean, and maintained condition.

**2.50 Tree Houses**

Tree houses are not permitted.

**2.51 Waterfalls, Features**

Approval is required prior to installation. In all cases, water features may not exceed 4 feet in height, must use re-circulating systems and the design should minimize evaporative losses.

**2.52 Weather Vanes**

Approval is required prior to installation.

**2.53 Windows/Window Covering**

All windows shall be painted or stained wood, vinyl, composite or non-reflective metal framers and dividers. Reflective glass and reflective window tinting are not permitted.

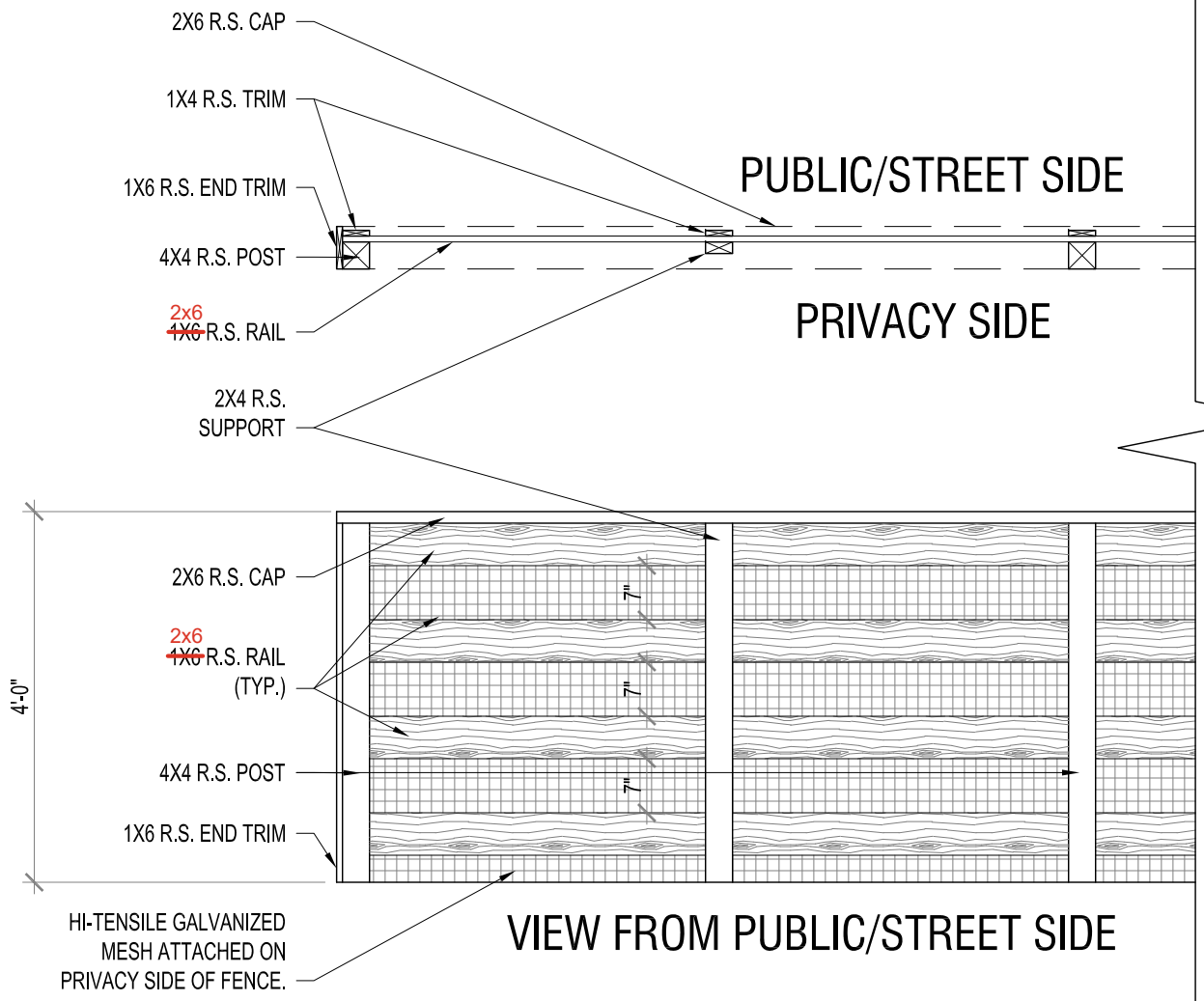
**2.54 Wood Storage**

Approval is required for amounts exceeding ½ cord. Firewood shall be neatly stacked and any amount in excess of ½ cord must be located within an approved screened enclosure or other appropriate accessory building and/or structure. Wood piles and enclosures may not exceed 4 feet in height.

**DISCLAIMER:**

**The above provided design guideline items are not all inclusive of the guidelines and site restrictions as recorded for the Community. Please refer to the Declaration for any additional information in regards to design review and covenant restrictions. If there are any conflicts between these Design Guidelines and the Declaration, the Declaration will supersede these Design Guidelines.**

EXHIBIT A  
FENCE DETAIL

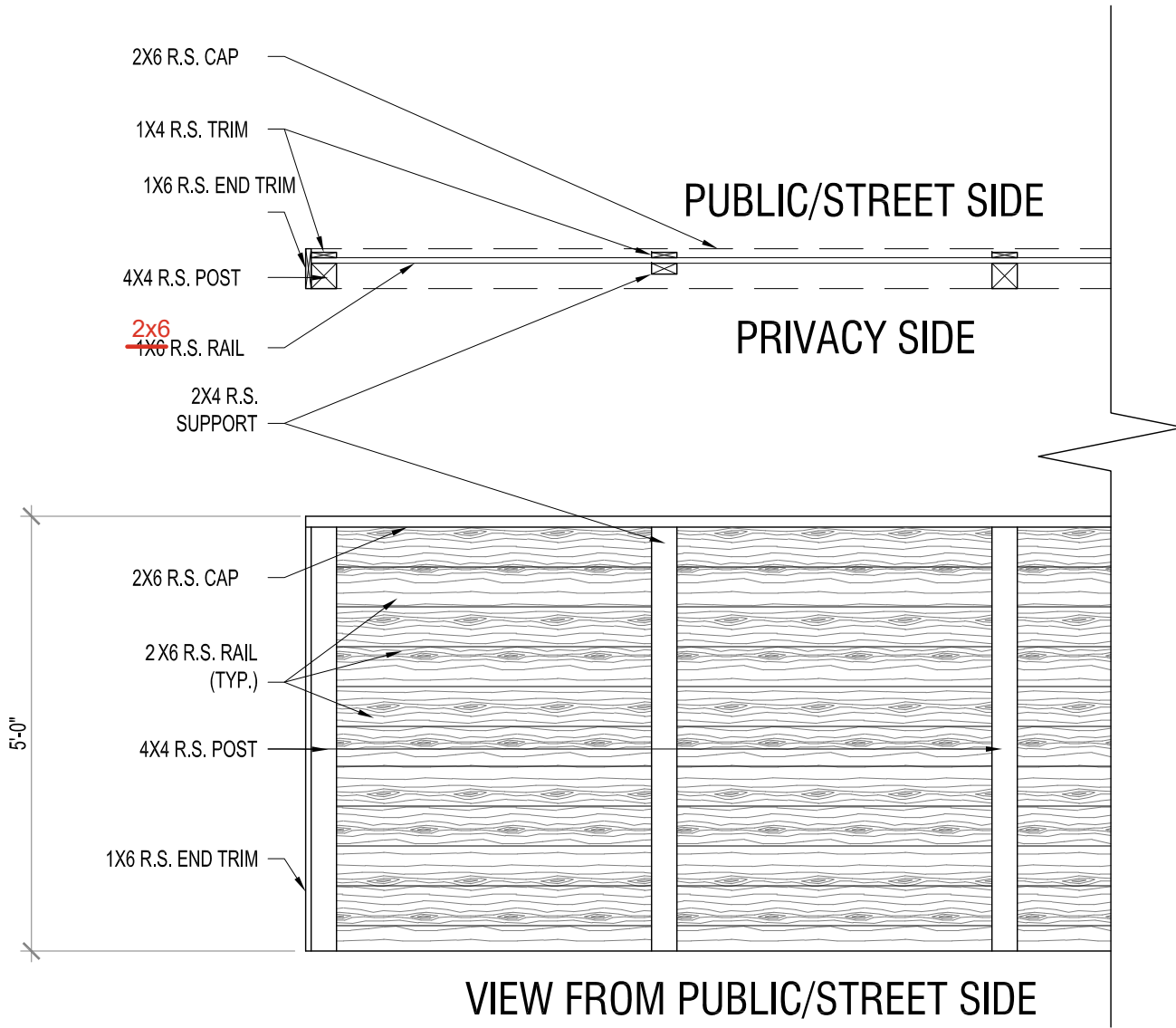


CORDOVAN - FIRESTONE  
 SINGLE-FAMILY DETACHED AND ATTACHED  
 48" OPEN RAIL FENCE

SK CORD-02

DATE: 12.10.2024

SCALE: 1/2" = 1'-0"



**CORDOVAN - FIRESTONE**  
**SINGLE-FAMILY DETACHED AND ATTACHED**  
**60" OPAQUE PRIVACY FENCE**

SK CORD-01

DATE: 12.10.2024

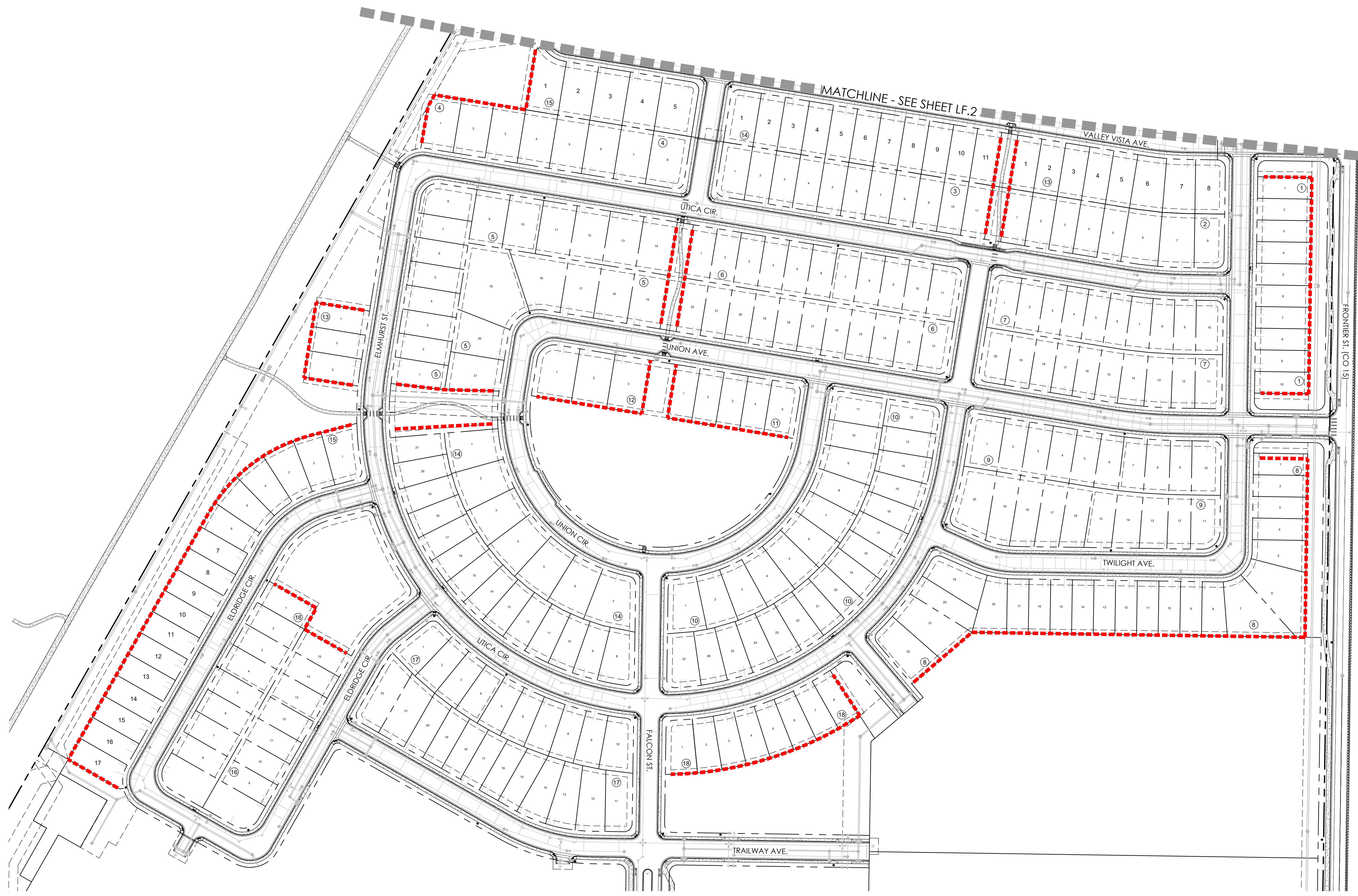
SCALE: 1/2" = 1'-0"

EXHIBIT A-1

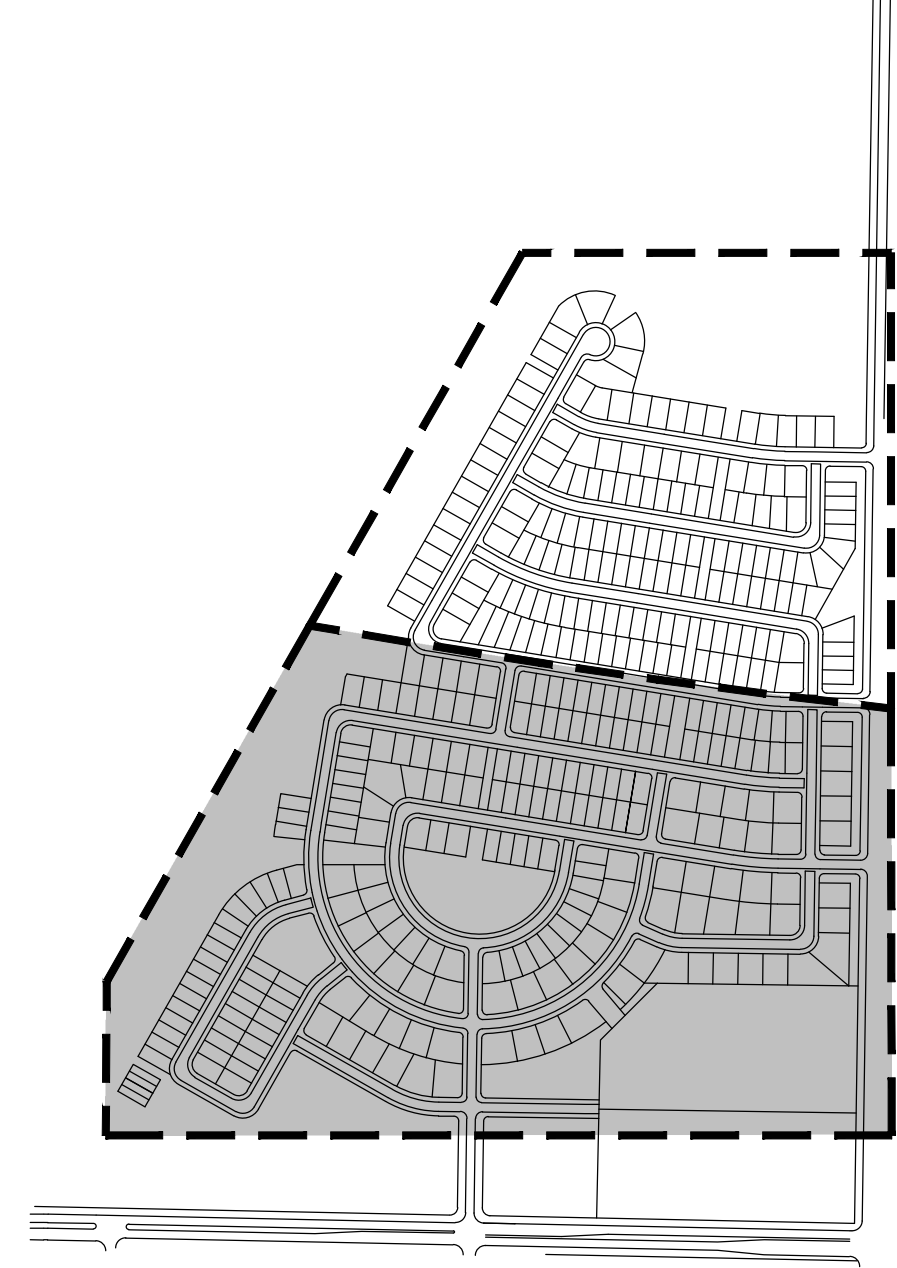
APPROVED FENCING PLAN

(Phase 1)

1/30/2025 10:10 AM P:\TRI\POINTENMORE\CAD\LANDSCAPE ARCHITECTURE\1-SHEETS\FILING 1\_7\_FENCING\_PLAN\_DWG 1



KEY MAP



LEGEND  
 - - - - - OPEN RAIL FENCE

**811** Know what's below.  
Call before you dig.

Scale: 1" = 100'-0"

PROJECT NAME

**DENMORE  
 FIRESTONE, COLORADO  
 FENCING PLANS**  
 100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

**FENCING  
 PLANS**

SHEET NUMBER

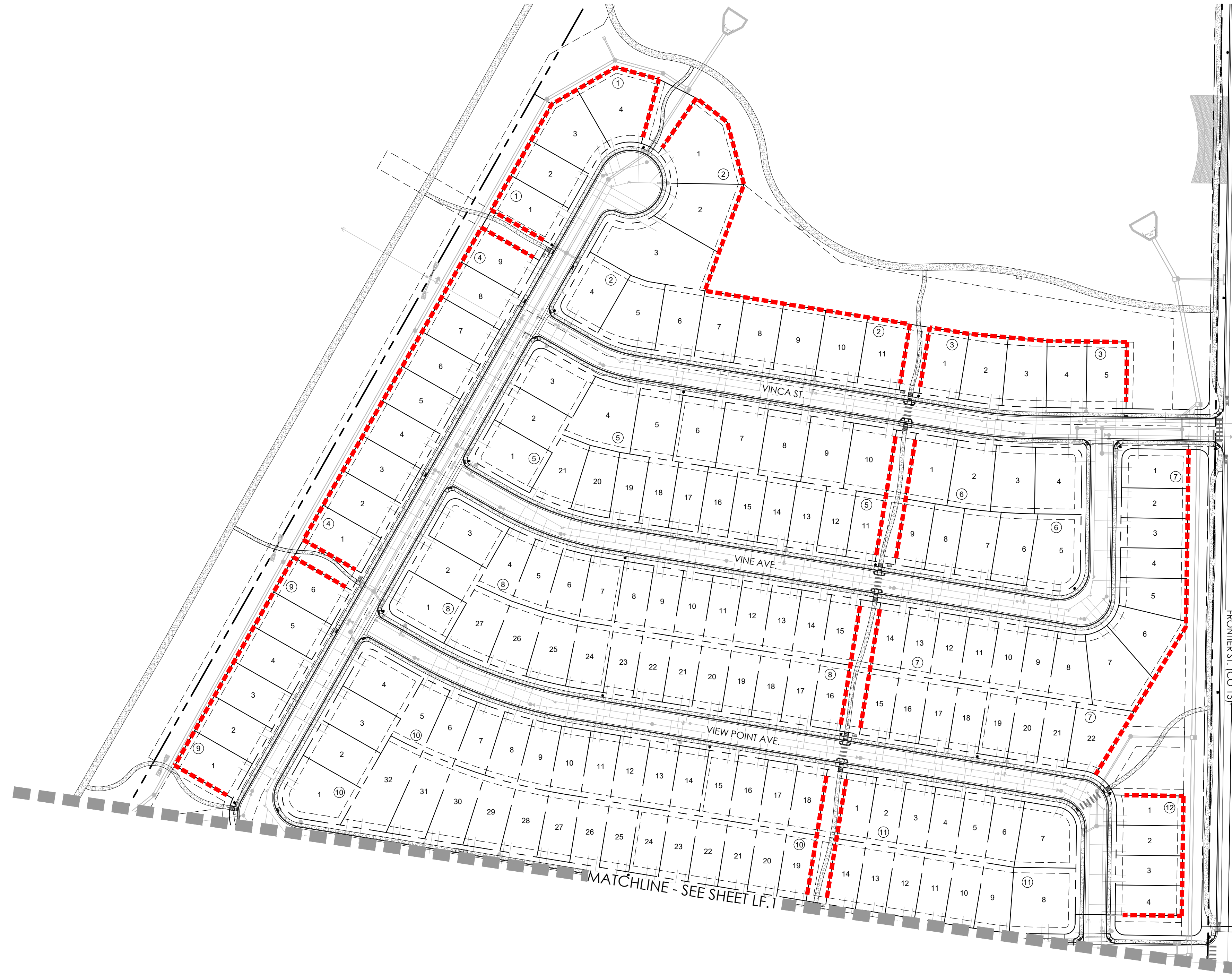
**LF.1**

SHEET 1 OF 3

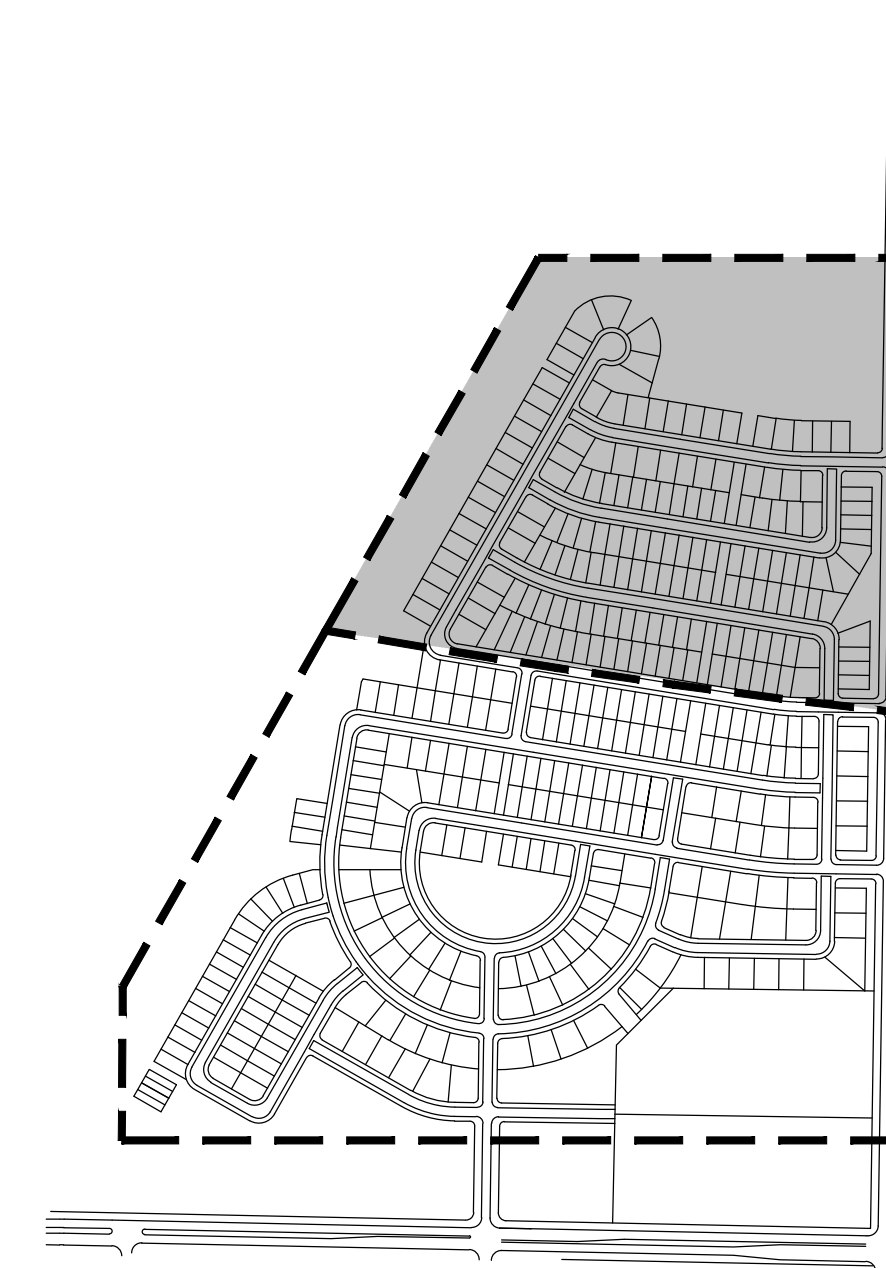
January 30, 2025

**FOR CONSTRUCTION**

1/30/2025 10:10 AM P:\TRI\POINTEDEMORECAD\LANDSCAPE ARCHITECTURE\1-SHEETS\FILING 1\_7\_FENCING\_PLAN\_DWG\_2



KEY MAP



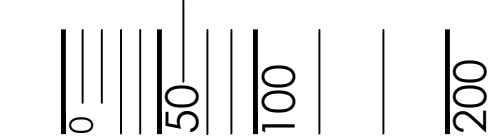
LEGEND

--- OPEN RAIL FENCE



Know what's below.  
Call before you dig.

Scale: 1"= 100'-0"



PROJECT NAME

DENMORE  
FIRESTONE, COLORADO  
FENCING PLANS  
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

FENCING  
PLANS

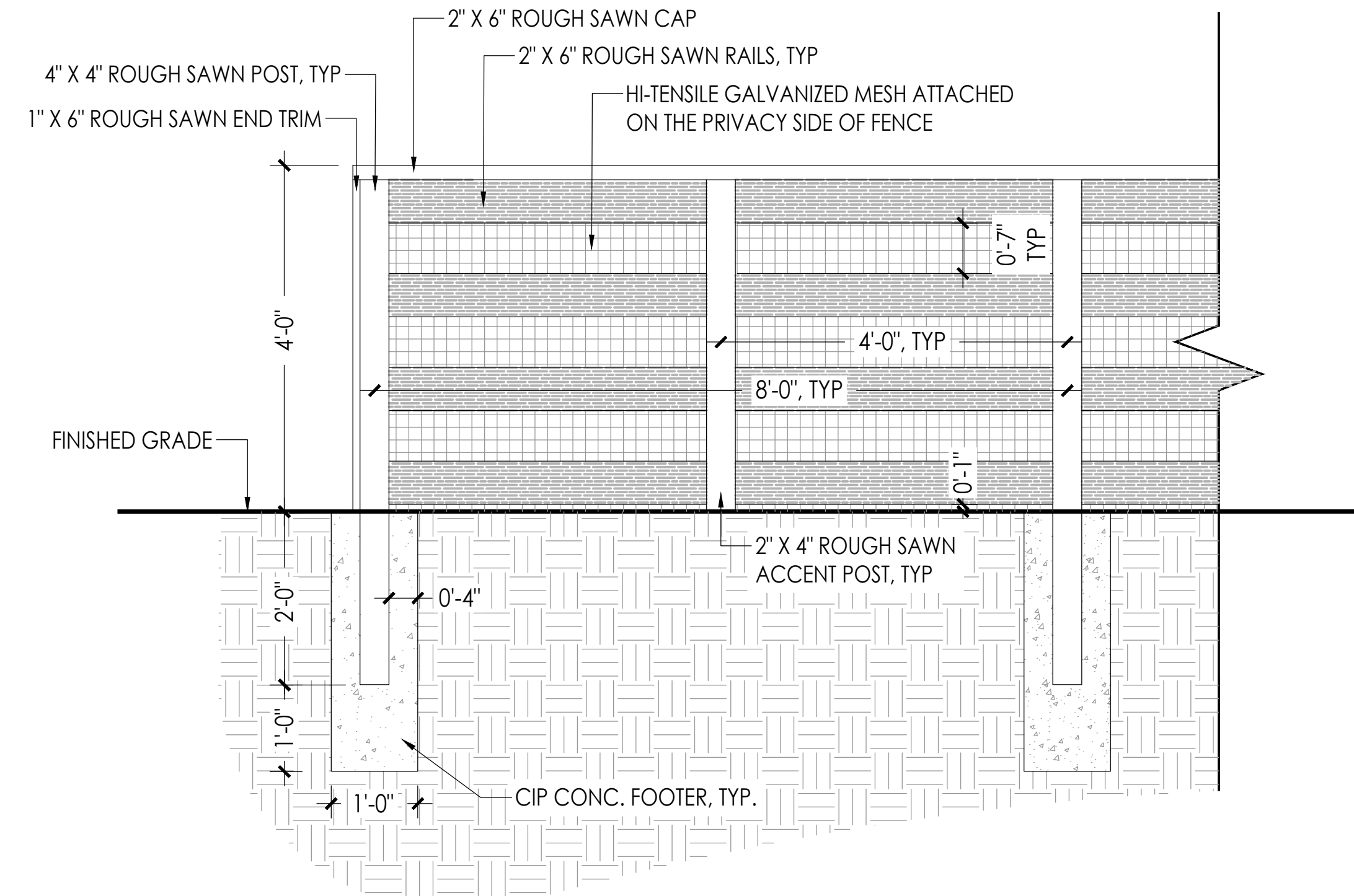
SHEET NUMBER

LF.2

SHEET 2 OF 3

January 30, 2025

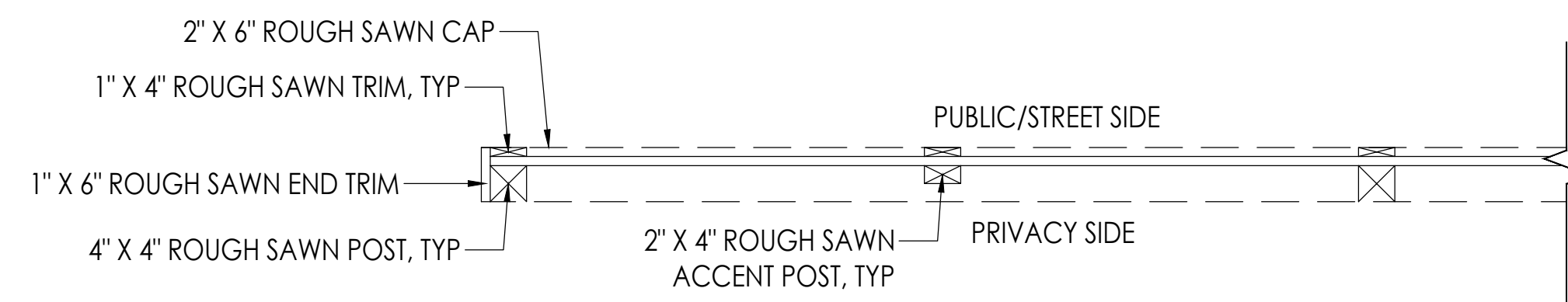
FOR CONSTRUCTION



NOTES:

1. ALL WOOD FOR FENCING SHALL BE CEDAR AND TREATED WITH ONE OF THE FOLLOWING, OR APPROVED EQUAL.
  - SHERWIN WILLIAMS 3035 WOODBRIAR

1 4' OPEN RAIL FENCE  
NTS



2 4' OPEN RAIL FENCE PLANVIEW  
NTS

FOR CONSTRUCTION

PROJECT NAME

DENMORE  
FIRESTONE, COLORADO  
FENCING PLANS  
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

FENCING  
PLANS

SHEET NUMBER

LF.3

SHEET 3 OF 3

January 30, 2025

EXHIBIT B

Recommended Plant List

## CORDOVAN RECOMMENDED PLANTS FOR ON LOT CONDITIONS

BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
<b>DECIDUOUS SHADE TREE</b>				
ACER SACCHARUM FALL FIESTA	MAPLE, SUGAR, FALL FIESTA	2.5" CAL	B&B	M
ACER SACCHARUM FLASHFIRE	MAPLE, SUGAR, FLASHFIRE	2.5" CAL	B&B	M
ACER SACCHARUM 'GREEN MOUNTAIN'	MAPLE, SUGAR, GREEN MOUNTAIN	2.5" CAL	B&B	M
AESCULUS GLABRA	BUCKEYE, OHIO	2.5" CAL	B&B	M
CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B	L
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B	L
GLEDITSIA TRIACANTHOS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B	L
GLEDITSIA TRIACANTHOS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B	L
GLEDITSIA TRIACANTHOS 'SUNBURST'	HONEYLOCUST, SUNBURST	2.5" CAL	B&B	L
GLEDITSIA TRIACANTHOS 'INERMIS SHADEMASTER'	HONEYLOCUST, SHADEMASTER	2.5" CAL	B&B	L
QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B	L-M
QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B	L
QUERCUS LACEYI	OAK, TEXAS RED	2.5" CAL	B&B	L
QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B	L-M
QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B	L-M
TILIA AMERICANA 'REDMOND'	LINDEN, REDMOND	2.5" CAL	B&B	M
TILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2.5" CAL	B&B	M
ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B	L-M
ULMUS X 'VALLEY FORGE'	ELM, VALLEY FORGE	2.5" CAL	B&B	L-M
ULMUS X 'JEFFERSON'	ELM, JEFFERSON	2.5" CAL	B&B	L-M
ULMUS X 'PRAIRIE EXPEDITION'	ELM, PRAIRIE EXPEDITION	2.5" CAL	B&B	L-M
ULMUS X 'PROSPECTOR'	ELM, PROSPECTOR	2.5" CAL	B&B	L-M
ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B	L-M
<b>DECIDUOUS ORNAMENTAL TREE</b>				
AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B	L-M
AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2" CAL	B&B	L-M
ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	2" CAL	B&B	L-M
ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	2" CAL	B&B	L
ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B	L
ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	2" CAL	B&B	L
CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	2" CAL	B&B	L
KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL	B&B	L
MALUS 'SP. VARS.'	CRABAPPLE, PVARIOUS CULTIVARS	2" CAL	B&B	L-M
PRUNUS 'P002S'	CHOKECHERRY, SUCKER PUNCH, CANADA RED	2" CAL	B&B	L
PYRUS CALLERYANA 'ARISTOCRAT'	PEAR, ARISTOCRAT	2" CAL	B&B	L-M
PYRUS CALLERYANA 'AUTUMN BLAZE'	PEAR, AUTUMN BLAZE	2" CAL	B&B	L-M
PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER	2" CAL	B&B	L-M
PYRUS CALLERYANA 'JACK'	PEAR, JACK	2" CAL	B&B	L-M
PYRUS CALLERYANA 'NEW BRADFORD'	PEAR, NEW BRADFORD	2" CAL	B&B	L-M
PYRUS CALLERYANA 'REDSPIRE'	PEAR, REDSPIRE	2" CAL	B&B	L-M
SYRINGA RETICULATA	LILAC, JAPANESE TREE	2" CAL	B&B	L

EVERGREEN SHRUBS					
JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTONG	#5	CONT.	L	
JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.	L	
JUNIPERUS CHINENSIS 'GREEN CARPET'	JUNIPER, GREEN CARPET	#5	CONT.	L	
JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.	L	
JUNIPERUS HORIZONTALIS 'BLUE CHIP'	JUNIPER, BLUE CHIP	#5	CONT.	L	
JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.	L	
JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.	L	
JUNIPERUS HORIZONTALIS 'WILTONII'	JUNIPER, WILTON CARPET	#5	CONT.	L	
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.	L	
JUNIPERUS X MEDIA 'PFITZERIANA COMPACTA'	JUNIPER, COMPACT PFITZER	#5	CONT.	L	
JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.	L	
JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.	L	
JUNIPERUS SABINA 'BUFFALO'	JUNIPER, BUFFALO	#5	CONT.	L	
JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.	L	
JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.	L	
JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.	L	
JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.	L	
JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.	L	
JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.	L	
PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRDS NEST	#5	CONT.	L-M	
PICEA PUNGENS 'MESA VERDE'	SPRUCE, MESA VERDE	#5	CONT.	L-M	
PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.	L	
PINUS MUGO 'SLOWMOUND'	PINE, SLOWMOUND MUGO	#5	CONT.	L	
PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.	L	
PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.	L	
PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.	L	
PINUS NIGRA 'HORNIBROOKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.	L	
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.	L-M	

DECIDUOUS SHRUBS					
AMORPHA CANESCENS	LEADPLANT	#5	CONT.	L	
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.	L	
ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.	L	
ARONIA MELANOCARPA 'LOW SCAPE MOUND'	CHOKEBERRY, LOW SCAPE MOUND BLACK	#5	CONT.	L	
ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	CHOKEBERRY, LOW SCAPE HEDGER BLACK	#5	CONT.	L	
BUDDLEJA DAVIDII 'BLACK NIGHT'	BUTTERFLY BUSH, PURPLE	#5	CONT.	L	
BERBERIS THUNBERGII 'BURGUNDY CAROUSEL'	BARBERRY, JAPANESE, BURGUNDY CAROUSEL	#5	CONT.	L	
BERBERIS THUNBERGII 'GOLDEN NUGGET'	BARBERRY, JAPANESE, GOLDEN NUGGET	#5	CONT.	L	
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.	L	
COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.	L	
COTINUS COGGYGRIA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5	CONT.	L	
COTONEASTER ADPRESSUS 'TOM THUMB'	COTONEASTER, TOM THUMB	#5	CONT.	L	
COTONEASTER DIVARICATUS	COTONEASTER, SPREADING	#5	CONT.	L	
COTONEASTER LUCIDUS	COTONEASTER, PEKING	#5	CONT.	L	
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.	VL	
ERICAMERIA NAUSEOSA	RABBITBRUSH, TALL BLUE	#5	CONT.	VL	
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.	VL	
EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#5	CONT.	L	
FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.	VL	
KRASCHENINNIKOVIA LANATA	WINTERFAT	#5	CONT.	VL	
PAEONIA 'SP. VARS'	PEONY, VARIOUS CULTIVARS	#3	CONT.	M	
PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.	L	
PRUNUS BESSEYI 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.	L	
PRUNUS X CISTENA	PLUM, PURPLE LEAF	#5	CONT.	L-M	
PHILADELPLUS LEWISII 'BLIZZARD'	MOCKORANGE, BLIZZARD	#5	CONT.	L	
PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.	L	
PHILADELPLUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	#5	CONT.	L	
PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	NINEBARK, DIABOLO	#5	CONT.	L-M	
PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	NINEBARK, DART'S GOLD	#5	CONT.	L-M	
PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	NINEBARK, LITTLE DEVIL	#5	CONT.	L-M	
POTENTILLA FRUTICOSA 'SP. VARS'	POTENTILLA, VARIOUS CULTIVARS	#5	CONT.	L	
RIBES AUREUM	CURRANT, YELLOW CURRANT	#5	CONT.	L	
RIBES ALPINUM 'GREEN MOUND'	CURRANT, GREEN MOUND	#5	CONT.	L	
RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.	L	
RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.	L	
RHUS GLABRA 'LACINIATA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.	L	
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.	L	
RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.	L	
ROSA 'SP. VARS'	ROSE, VARIOUS CULTIVARS	#5	CONT.	L-M	
SPIREA JAPONICA 'SP. VARS'	SPIREA, VARIOUS CULTIVARS+	#5	CONT.	M	
SYRINGA PUBESCENS PATULA 'MISS KIM'	LILAC, MISS KIM	#5	CONT.	L	
SYRINGA VULGARIS	LILAC, COMMON PURPLE	#5	CONT.	L	

PERENNIALS					
	ACHILLEA MILLEFOLIUM 'SP. VARS'	YARROW, VARIOUS CULTIVARS	#1	CONT.	L
	AGASTACHE CANA 'DOUBLE BUBBLEMINT'	HYSSOP, DOUBLE BUBBLEMINT	#1	CONT.	L
	AGASTACHE 'SP. VARS.'	HYSSOP, VARIOUS CULTIVARS	#1	CONT.	L
	AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.	L
	ANACYCLUS PYRETHRUM VAR. DEPRESSUS	MOUNT ATLAS DAISY	#1	CONT.	L
	BAPTISIA AUSTRALIS	FALSE INDIGO	#1	CONT.	L
	BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.	L
	CERATOSTIGMA PLUMBAGINOIDES	PLUMBAGO	#1	CONT.	L-M
	CALLIRHOE INVOLUCRATA	PRAIRIE WINECUPS	#1	CONT.	L
	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	#1	CONT.	L
	COREOPSIS 'SP. VARS'	COREOPSIS, VARIOUS CULTIVARS	#1	CONT.	L
	CENTRANTHUS RUBER	VALERIAN, RED	#1	CONT.	L
	DIANTHUS, FIRST LOVE	PINKS, FIRST LOVE	#1	CONT.	M
	ECHINIOPS RITRO	GLOBE THISTLE	#1	CONT.	L
	ECHINACEA PURPUREA 'SP. VARS.'	CONEFLOWER, VARIOUS CULTIVARS	#1	CONT.	M
	ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.	L
	ERIOGONUM UMBELLATUM	SULPHUR FLOWER	#1	CONT.	VL
	ERYNGIUM ALPINUM 'BLUE STAR'	ALPINE BLUE STAR SEA HOLLY	#1	CONT.	L
	EUPHORBIA EPITHYMOIDES 'BONFIRE'	CUSHION SPURGE	#1	CONT.	L
	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	#1	CONT.	L
	HEMEROCALLIS 'SP. VARS'	DAYLILY, VARIOUS CULTIVARS	#1	CONT.	L
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	#1	CONT.	VL
	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY 'STARK'S EARLY HYBRID'	#1	CONT.	VL
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	LAVENDER, DEEP BLUE	#1	CONT.	L
	LEUCANTHEMUM X SUPERBUM 'SP. VARS.'	DAISY, SHASTA, VARIOUS CULTIVARS	#1	CONT.	M
	LIATRIS SPICATA	SPIKE GAYFEATHER	#1	CONT.	L-M
	OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.	L
	OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.	L
	OSTEOSPERMUM LAVENDER MIST 'P006S'	SUN DAISY, LAVENDER MIST	#1	CONT.	L
	PAPAVER ORIENTALE 'PRINCE OF ORANGE'	POPPY, ORANGE ORIENTAL	#1	CONT.	L
	PENSTEMON BARBATUS 'RONDO'	PENSTEMON, RONDO	#1	CONT.	L
	PENSTEMON FRUTICOSUS 'PURPLE HAZE'	PENSTEMON, PURPLE HAZE	#1	CONT.	L
	PENSTEMON GRANDIFLORUS 'PRAIRIE JEWEL', P010S	PENSTEMON, PRAIRIE JEWEL	#1	CONT.	L
	PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT.	L
	POTENTILLA NEPALENSIS 'MISS WILMOTT'	CINQUEFOIL, MISS WILMOTT	#1	CONT.	L
	RATIBIDA COLUMNIFERA 'PULCHERRIMA'	CONEFLOWER, PRAIRIE RED	#1	CONT.	L
	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.	L
	SEDUM 'AUTUMN JOY'	STONECROP, AUTUMN JOY	#1	CONT.	L
	SALVIA ARGENTEA	SILVER SALVIA	#1	CONT.	L-M
	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	#1	CONT.	L-M
	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.	L-M
	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL SALVIA	#1	CONT.	L-M
	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.	L
	SESELI GUMMIFERUM	MOON CARROT	#1	CONT.	L
	SOLIDAGO MISSOURIENSIS	PRAIRIE GOLDENROD	#1	CONT.	L
	TANACETUM DENSUM AMANI	PARTRIDGE FEATHER	#1	CONT.	L
	YUCCA GLAUCA	YUCCA, SOAPWEED	#5	CONT.	VL
	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.	L
	ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRAIRIE ZINNIA	#1	CONT.	L

ORNAMENTAL GRASSES					
	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	#1	CONT.	L
	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.	L
	BOUPELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1	CONT.	L
	BOUPELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.	L
	BOUPELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.	L
	BOTHRIOCHLOA SACCHAROIDES	SILVER BLUE STEM	#1	CONT.	L
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	CONT.	L
	HELICOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1	CONT.	L-M
	PENNISETUM ALOPECUROIDES 'SP. VARS'	FOUNTAIN GRASS, VARIOUS CULTIVARS	#1	CONT.	L-M
	PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.	M
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.	L
	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.	L
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED GRASS	#1	CONT.	L
	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.	L

EXHIBIT C

DRC APPLICATION

# CORDOVAN

## Application for Improvements and Modifications

In an effort to provide and protect each individual Owner's rights and property values, it is required that any Owner or group of Owners considering improvement(s) and/or change(s) to their Residence or Lot submit an "**Application for Improvements and Modifications**" to the Design Review Committee (the "DRC"). If any change is made that has not been approved, per the governing documents, the Owner may be required to change or remove an Improvement. ***In addition, plans, sketches, drawings, illustrations, photographs, dimensions, and material samples should be attached to sufficiently describe the project in detail.***

### Homeowners Information:

Name	Date
Property Address	Email: <span style="float: right;">LOT#:</span>
Home Phone No.	Work Phone No.
Mailing Address (if different)	Alternative Contact Person/Number:

### Please circle Type of Request:

- |                      |                        |                     |                     |                  |               |
|----------------------|------------------------|---------------------|---------------------|------------------|---------------|
| Back-yard Landscape  | AC Unit                | Awning              | Dog Run             | Door             | Fence         |
| Front-yard Landscape | Gazebo/Pergola         | Lighting (exterior) | Paint Color Change  |                  | Pet enclosure |
| Patio/Deck           | Play Equipment         | Pool/Spa            | Playhouse/Swing Set |                  | Roofing       |
| Room Addition        | Satellite Dish         | Skylight            | Solar Device        | Storage Building |               |
| Sport Hoop/Court     | OTHER: Describe Below: |                     |                     |                  |               |

Details:

### PAINTING:

<i>Please state new paint color</i>	<i>Portion of house to be painted</i>
<b>Trim Color</b> (include soffit, fascia boards, and window trim)	<b>Accent Color</b> (Includes shutters, windows hoods & exterior doors)

### SHED OR STORAGE BUILDING:

<b><i>Plot map must be included with Application showing location of building on map.</i></b>	Height of building	Dimensions of building
Square footage of building	State location/placement of building	

Where applicable, please include a sample of all improvements! (Example: Paint chip (8"X10" swab/swatch), roofing shingle, siding sample, solar screen/awning material sample, etc.). In signing this application, I certify that all the information provided by me in connection with my application, whether on this document or not, is true and complete. I understand that any misstatements, falsification or omission of information shall be grounds for denial of this application. I further understand that the DRC has forty-five (45) days upon receipt of a complete submission to review my application and I agree not to begin property improvements or modifications until the DRC notifies me, in writing, of their decision. If no such written decision is received within forty-five (45) days of a complete submission, the request is deemed denied. DRC approval does not substitute for any Town/County/State required permits. Owner is responsible for adhering to all Town/County/State guidelines. I have answered, truthfully, all questions pertaining to the proposed mentioned improvement or modification and have attached all samples, plans and permits required.

Homeowners Signature (REQUIRED)	Date
Improvement Start Date	Improvement Completion Date

**Please return application to:**

**Special Note:** Please make sure that your plans are complete and you have attached all required materials. Incomplete plans will be denied and returned.

**Design Review Committee Use Only**

Recommendation of the DRC: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied
<b>Comments/Conditions/Other:</b>

DRC Name:	Date
DRC Signature:	
<b>OFFICE USE ONLY</b>	
DATE RECEIVED:	ACKNOWLEDGEMENT LETTER:
APPROVAL DATE:	APPROVAL LETTER SENT: