

**INSPIRATION™**

**RESIDENTIAL IMPROVEMENT  
GUIDELINES FOR ALL LOTS**

**Updated: October 10, 2023**

# Changes from previous version

## **Section 3.4 – Nuisances**

A new section was added to the Guidelines outlining activities that may be considered a nuisance in the community.

## **Section 4.26 - Gardens – Flower or Vegetable**

The Guidelines were amended to allow for vegetable gardens in front yards.

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**1. INTRODUCTION.**

**1.1 Basis for Guidelines.** All the homes within the Inspiration community are subject to the Covenants and Restrictions of Rockinghorse, recorded in the real property records of Douglas County, Colorado on April 11, 2007, at Reception Number 2007028666, as supplemented and amended (the “**Covenants**”). Unless otherwise defined in these Residential Improvement Guidelines for all Lots (the “**Guidelines**”), all initially capitalized terms used herein shall have the meaning given to the same in the Covenants.

The Covenants require the prior approval from the Board of Directors (the “**Board**”) of the Inspiration Metropolitan District (the “**District**”) or a representative or committee appointed by the Board before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping. For instance, any change to existing landscaping, new landscaping, or change to the final grade of the Lot; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other Improvement including changing paint colors must be submitted for prior approval. The Board has appointed a committee to review and decide upon architectural requests submitted to the District for approval (the “**Committee**”).

These Guidelines are intended to assist Owners in the Inspiration community in implementing landscaping and other Improvements to their Lots. In order to assist Owners, the Board intends to establish certain pre-approved designs for several types of Improvements and to exempt certain Improvements from the requirement for approval. These Guidelines contain the guidelines established by the Board with respect to residential property.

**1.2 Contents of Guidelines.** In addition to the introductory material, these Guidelines contain: A) a summary of procedures for obtaining approval from the Committee; B) a listing of specific types of Improvements that Owners might wish to make with specific information as to each of these types of Improvements; C) some helpful landscaping ideas and information.

**1.3 Residential Improvement Guidelines Committee.** The Committee is appointed by the Board of Directors of the District and will review requests for architectural approval.

**1.4 Committee Address and Phone.** The address of the Committee will be the same as the address of the Management Company, as follows.

<b>COMPANY NAME</b>	<b>OFFICE</b>	<b>E-MAIL</b>
AMI HOA P.O. Box 370750 Denver, Colorado 80237	(303) 351-5411	sharon@amihoa.com
Public Alliance District Management	303-627-2632 – Office Phone	staff@inspirationmetro.org

**1.5 Effect of Community and Supplemental Declarations.** The Covenants are a document governing property within the Inspiration community. Each Owner is responsible for reviewing

and becoming familiar with the Covenants, including any and all amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

- 1.6 Effect of Governmental and Other Regulations.** Use of Lots and any Improvements must comply with applicable building codes and other governmental requirements and regulations. For general information about the City of Aurora requirements, Owners may write or call the City of Aurora Building Department at: 15151 E. Alameda Parkway, Aurora, Colorado 80012, (303) 739-7420, [www.auroragov.org](http://www.auroragov.org)

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

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

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

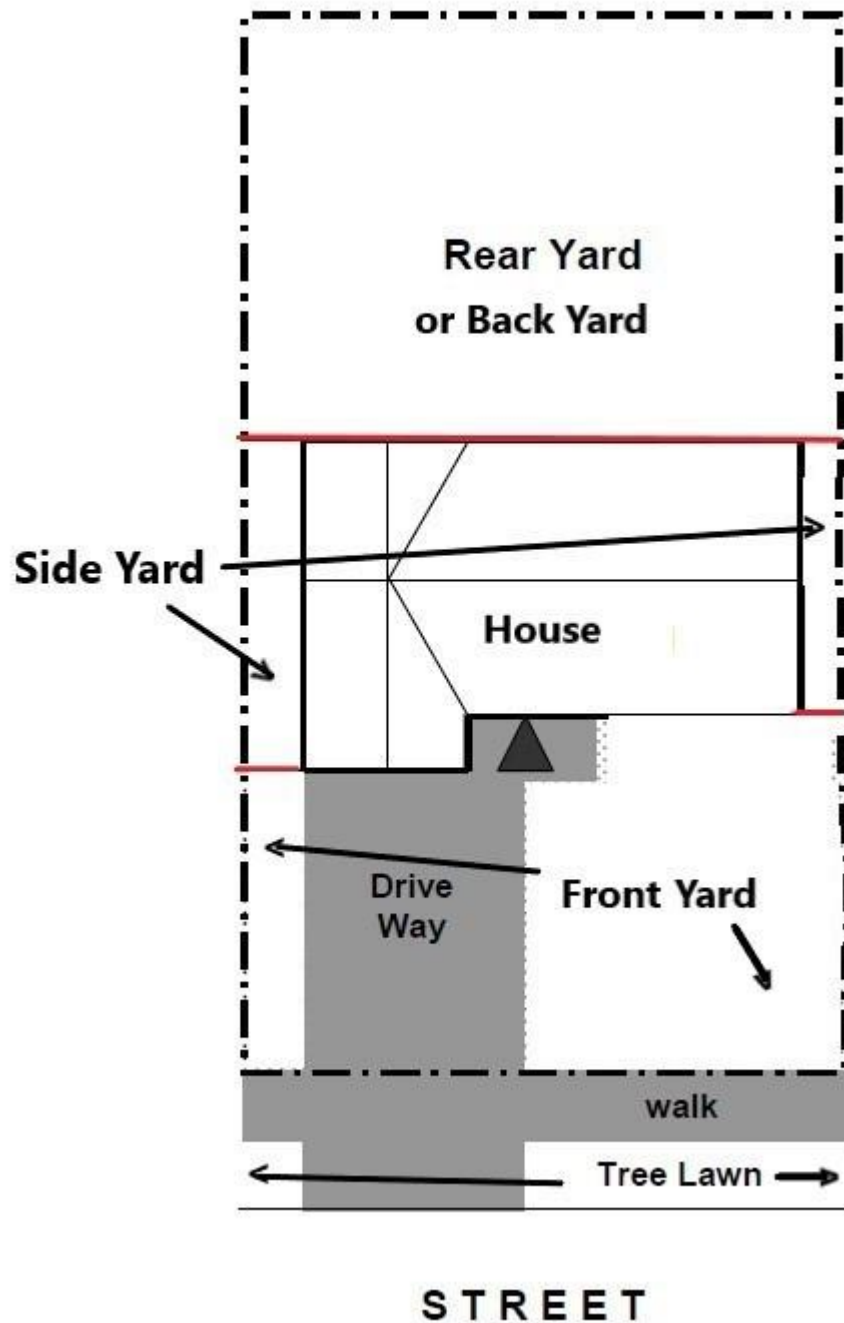
- 1.8 Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Inspiration community. It is important that Improvements to Lots be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Committee and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to Lots from the Committee, Owners will be protecting their financial investment and will help ensure that Improvements to Lots are compatible with standards established for the Inspiration community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the Committee interpretation thereof shall be final and binding, subject to any right to appeal to the Board as provided in the Covenants.

## **2. PROCEDURES FOR COMMITTEE APPROVAL.**

- 2.1 General.** As indicated in **Section 3 – Limits on Resident Action.** of these Guidelines, there are some cases in which advance written approval is not required if the guidelines or standards with respect to that specific type of Improvement are followed. In a few cases, as indicated in **Section 3 – Limits on Resident Action** , a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in the listing, advance or prior written approval is required before any work on the Improvement is commenced. This section of the Guidelines explains how such approval can be obtained.

### **2.2 Definitions.**

- A. **Front Yard** is the portion of the Lot from a plane along the front of the house to the sidewalk on the driveway and street side Lot.
- B. **Rear or Back Yard** is the portion of the lot from a plane along the back of the house to the rear property line and from a plane along the back of the house to the property lines to the sides. (See picture below.)
- C. **Side Yards** are the portion of the Lot between the plane along the front of the house and the plane along the back of the house to the property lines to the side. (See picture below.)
- D. **Tree Lawn** is the portion of the Lot between the sidewalk and the street curb. (See picture below.)
- E. **Hardscape** refers to hard, impermeable landscape materials used in landscape architecture, as contrasted with living and organic elements sometimes referred to as "softscape", includes concrete, tile, stone, flagstones, brick and similar products.
- F. **Privacy and Drainage Setback** is a space that extends from the property line in the Rear Yard and Side Yards toward the house five feet.



**2.3 Drawings or Plans.** Owners are required to submit complete plans and specifications prior to commencement of any work on any Improvement (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials

and information as may be required). Color photos of the area where an improvement will be located must be included with the design request. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major Improvements, such as room additions, structural changes, or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by an Owner or professionally, the following guidelines must be followed in preparing drawings or plans.

In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings must indicate materials. The drawing or plan must be done to scale and must depict the Lot lines of the Lot, all recorded easements and the outside boundary lines of the home as located on the Lot. If you have a copy of an improvement location certificate (survey) of the Lot obtained when you purchased it, this survey would be an excellent base from which to draw.

**2.4 Submittal Requirements.** Once an Improvement plan has been developed, two paper copies of the plan (maximum acceptable size eleven inch by seventeen inch (11"x17")) or via the electronic form on the district website along with a color photo for the section of the home that is subject to the requested improvement must be submitted to the Committee. Plans not submitted in this format will be rejected. The plan must contain the following information:

- A.** Architectural Request Form (**Attachment D: ARCHITECTURAL REVIEW REQUEST FORM**)
- B.** Owner's name, address, and telephone number.
- C.** Designer's name, address, and telephone number (if applicable).
- D.** Scale to match Plot Plan and north arrow.
- E.** All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, Lot lines, and any easements.
- F.** The plans and specifications must show exterior design, height, materials, color, and location of the Improvements, plotted horizontally and vertically, location and size of the driveways, location size, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required by the Committee. Standard size of trees and shrubs at maturity must be identified. Where a large number of individual Improvements are shown, please identify them on the Plot Plan with a separate legend identifying each plant, fixture, etc.
- G.** Photos of all areas where Improvements are intended. Photos of the Improvements to include colors and materials if possible.

- H. All improvements must be shown on the Plot Plan. Plot Plans have been provided at closing or can be obtained at: [https://www.auroragov.org/city\\_hall/maps/property\\_information](https://www.auroragov.org/city_hall/maps/property_information) or can be viewed with the instructions in **Attachment H**.

**2.5 Action by Board of Directors/Residential Improvement Guidelines Committee.** The Committee will regularly review all plans submitted for approval. The Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact the Owner if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change. The Committee shall approve or disapprove all requests for approval within forty-five (45) days after the complete submission of all plans, specifications, and other materials and information which the governing board may require in conjunction therewith. Failure to approve within forty-five (45) days shall be deemed disapproval.

**2.6 Prosecution of Work.** A proposed Improvement to a Lot must be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six (6) months of the date of the approval from the Committee. The Board Directors and the Committee reserve the right to inspect the work and the Board shall have the right to file a notice of noncompliance when warranted.

Failure to complete the proposed Improvement within six (6) months after the date of approval of the application or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance with the requirement that approval for Improvements be obtained from the Committee; provided, however, the Committee, in its discretion, may grant extensions of time for completion of any proposed Improvements.

**2.7 Rights of Appeal.** If the Committee decides a request for architectural approval which is adverse to the applicant, then the applicant shall have the right to an appeal of such decision to the full Board, upon a written request therefor submitted to the Board within ten (10) days after such decision by the Committee.

**2.8 Questions.** If you have any questions about the foregoing procedures, contact the Committee at the phone number and address listed in the introductory part of these Guidelines.

### **3. LIMITS ON RESIDENT ACTION**

**3.1 Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards.** Non-builder installed exterior lighting on patios, decks, pergolas, and in rear yards of the residence may only be illuminated starting at dusk and must be turned off by 10:00 p.m. if the area is unattended. Non-builder installed exterior lighting on patios, decks, pergolas and in rear yards must be approved by the Committee except for pathway or planting bed lighting specified in the section **Lights and Lighting** subsection For pathway lighting..

**3.2 Flags.** A flag is defined as a piece of cloth or similar material, typically rectangular, oblong or square, attachable by one edge to a pole or rope with a distinctive design.

- A. No flag may exceed 3' x 5' in size.
- B. No more than two (2) 3' x 5' flags are permitted on a Lot.
- C. Flags must be maintained in good condition, free from fading, fraying and may not be torn or ripped.
- D. American Flags shall be displayed in accordance with the Federal Flag Code and the Owner and/or resident shall replace the flag and/or flagpole as necessary in order to prevent wear and tear.
- E. Flags must not be illuminated without prior written approval from the Committee. Any request for lighting must detail the type and location of lighting. Lighting must be placed so as not to disturb Owners of neighboring Lots.
- F. Flags bearing commercial messages that pertain to the exchange or buying and selling of commodities and/or intending to make a profit may not be displayed on Lots except as approved by the Committee. "For Sale" and "For Rent" flags for the Lot are exempted from this provision.
- G. Flags may not be placed on District-owned property except as authorized by the Board of Directors.
- H. For regulations regarding Flagpoles, see the section on **Flagpoles**.

**3.3 Garage Doors.** Garage doors must remain closed except when entering and exiting the garage, working in the garage, taking out or returning trash containers, during lawn/yard maintenance or engaging in family activities.

**3.4 Nuisances** No noxious or offensive activity shall be carried on, nor shall anything be done or placed on any Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. This includes, but is not exclusive to laser pointers, deer and animal repellent devices, wind chimes and other noise making devices.

**3.5 Parking** As a courtesy, residents and guests should not park on a city street in front of another resident's home except on a temporary basis and are encouraged to only park in a resident's garage or driveway.

- A. Driveways. Recreation vehicles may be parked in residential driveways for no more than forty-eight (48) hours for loading, unloading, and preparing for storage at any one time (occasion). Recreational vehicles must not be parked in residential driveways on more than four (4) separate occasions during a consecutive thirty (30)

day period. Loading and unloading of recreational vehicles that occur in a residential driveway on a temporary basis (i.e., less than eight (8) hours) with no overnight parking, does not constitute an "occasion" under this Section. The definition of a "recreational vehicle" is any trailer, camper trailer, boat and trailer, cab-over camper/truck camper, motor home, or similar vehicle with or without motive power, designed for human habitation for recreational, emergency, or other occupancy designed to provide temporary living quarters for recreational camping or travel use with any of the following features: sleeping, cooking, sanitary facilities, hook-ups for incoming water and/or outgoing sewage. Van conversions being used for habitation or camping purposes are subject to provisions of this section regardless of how the van conversion is registered or insured.

B. **Streets and Sidewalks.** Parking enforcement on city streets is performed by the City of Aurora and governed by City of Aurora Municipal Code. City of Aurora Municipal Code specifies rules for the parking of farm tractor, trailer, semi-trailer, truck, or commercial vehicles with an empty weight of 7,000 pounds on city streets. Parking of commercial vehicles in Inspiration, except on a temporary basis to provide services, is not permitted. Further, City of Aurora Municipal Code also requires that vehicles must not: (1) be parked closer than five (5) feet from a residential driveway, (2) extend into and block any part of a sidewalk, and (3) be parked closer than thirty (30) feet from a stop sign. Park Aurora ([https://www.auroragov.org/residents/park\\_aurora](https://www.auroragov.org/residents/park_aurora)) provides specific information related to how one should contact the City of Aurora regarding violations of parking ordinances on city streets and sidewalks. The Access Aurora mobile application (app) is the best way to report parking violations.

**3.6 Pets.** The City of Aurora Animal Services enforces the City's ordinances regarding pets which can be found at [https://www.auroragov.org/residents/animal\\_services](https://www.auroragov.org/residents/animal_services).

**3.7 Trash Containers for Pickup.** Trash may be placed on the street for pick up the night before the trash is to be picked up. Trash containers must be properly stored the evening of pickup.

**3.8 Wood, Coal and Leaf Burning.** No burning of wood, coal, or leaves is permitted in any outside device including fire pits.

#### **4. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES.**

**4.1 General.** The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted in duplicate to the Committee and written approval of the Committee obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. If you have in mind an Improvement not listed below, architecture review and approval is required. The established drainage, as shown on the

City approved Plot Plan must not be altered in slope or pitch in the installation of any improvement.

- 4.2 Additions and Expansions.** Approval is required. Additions or expansions must be constructed of wood, Masonite, glass, brick, stone, or other material resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complimentary architectural style and meet all specifications or guidelines set forth in these Guidelines as may be applicable. Colors must be the same as that of the exterior of the home on the Lot. Glass enclosure of rear decks and patios may be installed upon Committee approval. The Improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**
- 4.3 Address Numbers.** If address numbers are not located on a portion of the front of the house where there are contrasting colors, residents may move them to a location on the front of the home with distinctly contrasting colors, thereby making them more visible. Otherwise, approval is required to replace or relocate existing address numbers. Address numbers must be between four (4) and six (6) inches high and located on the front of the house.
- 4.4 Advertising.** All trade signs, which includes, but not limited to, signs advertising the services of landscaping, painting, or roofing contractors providing services to any Owner, may only be displayed while work is in progress and must be removed upon completion of the job. See the section for **Signs.**
- 4.5 Air Conditioning Equipment; Evaporative Coolers.** Committee approval is required. Window units must be located in a “**side yard**” (defined throughout these Guidelines as the area between the front and back planes of the house constructed on the Lot) or the “**rear yard**” (defined throughout these Guidelines as the area from the back plane of the house to the rear Lot line) and must be screened from adjacent Lots by the installation of landscaping or otherwise as may be required by the Committee. For air conditioning equipment or evaporative coolers installed at ground level, considerations will include, but may not be limited to, screening, location, and specific proximity to neighbor’s living spaces. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

Rooftop installations of air conditioning equipment and evaporative coolers are not allowed. See also, **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

- 4.6 Antennae.** The District has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule, which became effective October 4, 1996:
- A. General**  
“**Permitted Antennas**” are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in

diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas do not require the approval of the Board of Directors. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

- i. All Permitted Antennas must be installed with emphasis on being as unobtrusive as possible to the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas must be screened from view from any street and nearby Lots to the maximum extent possible, and placement must be made in the following order of preference:
  - a) Inside the structure of the house, not visible from the street
  - b) Rear yard or side yard, behind and below the fence line
  - c) Rear yard or side yard, mounted on the house, in the least visible location below roofline
  - d) Side yard in front of wing fence, screened by and integrated into landscaping
  - e) Back rooftop

**"Front yard"** (defined throughout these Guidelines as the area from the front plane of the home on the Lot to the street, including the area between the sidewalk and the street, which is referred to herein as the **"Tree Lawn area"**) screened by and integrated into landscaping.

- i. If more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above must be used, and the least visible site must be selected.
- ii. Permitted Antennas shall not encroach upon common areas, District-owned property or any other Owner's Lot.

**B. Installation**

- i. 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 Lots. Any installation must strictly comply with FCC guidelines.

- ii. All Permitted Antennas must be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- iii. Owners are responsible for all costs associated with a Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.
- iv. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.
- v. All other antennas, not addressed above, are prohibited.

**4.7 Awnings / Overhangs/ Cloth or Canvas/ Patio Covers.** See also, **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.** Approval is required. An awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption are allowed. They must be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide swatch of material to be used. See also, **Attachment G: SINGLE FAMILY RESIDENTIAL UNCOVERED DECKS AND PORCHES BUILDING GUIDE.**

Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof. See also, **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

**4.8 Balconies.** See the section on **Decks.**

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

**4.10 Basketball Backboards.** Basketball backboards must not be attached to the garage. Only portable basketball backboards will be allowed and do not require approval if the following guidelines are met: 1) portable units cannot be placed in the public rights-of-way, streets, or sidewalks; 2) location must be at least half of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location when in use; and 3) portable basketball backboards must be stored out of sight when not in use.

- 4.11 Birdbaths.** Approval is not required if placed in the rear yard and if finished height is no greater than five feet (5') including any pedestal. Placement in the front yard or side yard is not allowed. See the section on **Statutes, Fountains, Furniture or Yard Art.**
- 4.12 Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to 2' high x 1' wide x 1' deep. No more than three (3) in number, of each, shall be installed on any Lot. A birdhouse or bird feeder may be mounted on a pole, which pole must not exceed six feet (6') in height from the ground.
- 4.13 Carports.** Will not be permitted.
- 4.14 Clothes Lines and Hangers.** See **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**
- 4.15 Compost.** Approval is required. Container must not be immediately visible to from the ground level of adjacent Lots and odor must be controlled. Underground composting is not allowed.
- 4.16 Decks.** Approval is required. The deck must be constructed of composite material, redwood or mahogany decking products approved by the Committee.

If composite deck products are used are used the decking material must be consistent throughout the front, side or rear elevation of the residence. If redwood or mahogany decking materials is used it must be either redwood or mahogany in color or of a color that matches one of the exterior paint colors or the masonry on the residence. All deck columns (deck posts or deck supports) must match to ensure consistency. If an existing deck is expanded, the new deck columns must match the existing deck columns (for example, wrapped or covered in matching brick or stone). If not wrapped or covered in matching brick or stone, deck columns must be stained or painted a color complementary of the residence.

All deck columns located on the front of the house or on elevations facing a public open space, must have a minimum cross-section of five and one-half inches 5 ½". Decking that extends no greater than thirty inches (30") above grade of the lot, may utilize a lattice skirting provided the skirting is made of redwood minimum one-half inches (½") thick boards and stained or painted to match the remaining portion of the deck.

Decks must not be more than twenty-five percent (25%) of the entire rear yard of the Lot. Construction must not occur over easements beyond the side plane of the home. Construction must comply with all City of Aurora ordinances, Decks not requiring City of Aurora permits must comply with the requirements of the section in **Patios – Open.**

Owners are reminded that as with redwood and mahogany, some types of maintenance free decking products may also require periodic maintenance for proper care and to retain the product's aesthetic conformity and to prevent wear and tear, including but not limited to, fading, warping, etc. Redwood and mahogany decks may be finished with clear semi-

transparent sealer or stained to achieve a cedar or mahogany color using an oil-based wood finish or a similar product. The deck may also be painted to match the body or trim color of the home.

The improvement must be drawn up on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

- 4.17 Dog Houses.** Approval is required. Doghouses are restricted to ten (10) square feet and must be located in a fenced rear yard or dog run. Doghouses must be installed at ground level and must not be visible above the fence. Must match exterior of home (wood, brick, stone, etc.) Limit of one (1) doghouse per Lot. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**
- 4.18 Dog Doors and Dog Runs.** Dog doors must be installed at or near ground level and dog ramps to elevated dog doors are not permitted. Committee approval is required. Dog Runs must be located in the rear or side yard, abutting the home and substantially screened from view by planting fast growing or mature trees or shrubs. Dog runs will be limited to two hundred (200) square feet and cannot be higher than 4 feet 6 inches (4'6"). The fencing materials and design must match the exterior of the home and/or fence. Dog runs must be stained in the same manner as described in the section on **Fences** and **Attachment B: FENCE STAIN.** Tarpaulins and chain-link will not be permitted. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**
- 4.19 Doors.** Approval is not required to replace an already existing main entrance door to a home or an accessory building if the material and color matches the door being replaced.
- A.** Storm Doors. Approval is required for storm doors. Colors must be complimentary with the color scheme of the home.
  - B.** Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.
- 4.20 Drainage.** The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior to (or in some cases, immediately following) conveyance of title from the home builder to the individual Owner. When installing your landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or Improvement plan approval. Landscaping must conform to the established drainage pattern. Sump pump drainage must be vented a reasonable distance from the Lot line, on the Owner's Lot, to allow for absorption. Adverse effects to adjacent Lots will not be tolerated. Any adverse effects are the responsibility of the Owner who has changed any

drainage or grading on his or her Lot.

**4.21 Driveways.** Changes or alterations to driveways will not be permitted to add a pull-off area to the side of the driveway. Approval is required for an addition of 18 inches of concrete on either side of the driveway between the home and the sidewalk for safety. The additional width would need to satisfy the same requirements as the existing driveway in every respect, including: installation by a professional concrete company, use of wire mesh for strengthening, concrete able to withstand 6000 psi, and a gray color with brushed finish to match the existing driveway. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.22 Fences.**

**A.** With two exceptions, nothing shall be added to the District fence, including but not limited to gates, lighting of any kind, bird feeders, wind spinners, antenna or weather stations. The two items that may be attached to the District fence are electric pet fence wiring and rabbit mesh. Rabbit mesh must be galvanized steel, 16-gauge, ½"x ½" mesh or as approved by the Committee. It must be installed on the inside of the perimeter fence from the lower rail to or into the ground. Despite the above, seasonal lighting may be hung on the District fence in compliance with the section on **Seasonal Lighting and Holiday Decorations**, using only temporary means, such as wreath hangers, so long as it does not damage the wood or stain. No nails, hooks, screws, or other hardware are to be attached to the District fence.

**B.** No fences are permitted in the front yards of lots.

**Prior to installing any fence on the rear yard of a Lot, the Owner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community. The improvement must be drawn on the Plot Plan to show its location in the design request submission.**

**C.** Perimeter fencing must be either 3-rail fencing or 2-rail fencing as described in **Attachment A: FENCE DETAILS**. . Fence posts may be either cedar or pressure treated lumber. Fence rails must be cedar. Because pressure treated lumber does not accept a stain as well as cedar, if posts are pressure treated lumber, they must be permitted to dry completely before applying stain and two coats of stain are required on the pressure treated lumber posts.

If the result is a 2-rail fence abutting a 3-rail fence, the submission must show the proposed transition between the two types of fences. Gates are permitted in the wing fences with approval. Gates adjoining District owned or public owned property are prohibited. Perimeter fencing, other than those perimeter fences with pre-existing natural coatings stained as rough cedar, must be stained using either (1) Diamond Vogel Paint #76415-270, which can be

obtained at Diamond Vogel, 250 E Dry Creek Road #110, Littleton, Colorado 80122 (303-798-7453); OR (2) Sherwin Williams Inspiration Custom Manual Match Exterior Architectural, Flat FM8000DE, Superdeck Solid Color Stain, which can be obtained from local Sherwin Williams stores, and as further identified as follows and as in **Attachment B: FENCE STAINS:**

CCE* Colorant	02	32	64	128
W1-White	-	17	-	-
B1-Black	8	50	1	-
R2-Maroon	-	26	1	-
Y3-Deep Gold	-	33	1	-

Fences with pre-existing natural coatings must be stained the approved Inspiration color as identified in Attachment B: Fence Stains the next time they are stained.

Wire mesh (14 gauge only) 2"x4" may be used provided it is installed in accordance with the fence detail plan as shown in Exhibit A.

- D. Electric fences to contain pets within the back yard may be installed on perimeter and District fences.

**4.23 Fire Pits, Fire Tables, Outdoor Ovens, and Fireplaces.** All permanent outdoor gas fire pits, fire tables, outdoor ovens and fireplaces must be approved in writing by the Committee prior to installation. Permanent outdoor gas fire pits must be installed and operated in accordance with all applicable local and state safety standards and guidelines. If the gas fire pit utilizes natural gas, all applicable permits and permissions for the installation of the natural gas line must be obtained from the City of Aurora and the appropriate utility provider. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.** Portable fire pits or fire tables utilizing propane tanks do not require approval. All other outdoor fire pits, fire tables, outdoor ovens or fireplaces, such as chimineas and other wood or coal burning fire pits, fire tables, outdoor ovens or fireplaces are not permitted.

**4.24 Flagpoles.** Approval is not required for flagpoles mounted to the front of the residence provided that the flags displayed thereon are among the approved flags discussed in the section on **Flags.** Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Approval is required for any freestanding flagpole.

**4.25 Front Step Railings.** Approval is not required for front step railings if they comply with

**Attachment G: Single Family Residential Uncovered Decks and Porches Building Guide**

Published by the Colorado Chapter of the International Code Counsel, adopted by the City of Aurora Building Division Public Works Department, and they are constructed of either metal or wood and finished in either a black or metal color to match the existing front porch railings.

- 4.26 Gardens – Flower or Vegetable.** Vegetable gardens may be located in the rear, side yard or front yard. Approval is not required for flower or vegetable gardens that do not exceed one hundred (100) total square feet if located in the rear or side yard. Vegetable gardens located in the front yard must not exceed fifty (50) total square feet and must be approved. Trellises, protective fences made of wood, wire, plastic or nylon, netting, and raised planter boxes are not allowed in front yards. All flower and vegetable gardens must be weeded, cared for and maintained. Approval is not required for planting annual or perennial flowers in pots or in existing planting beds. The addition of any other perennials, such as shrubs, grasses, and trees, requires approval. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.26.1 Planter boxes, bed and planting bed covers.** Approval is required for planting vegetables or annual and perennial flowers in raised planter boxes and planting beds with protective covers. Raised planter boxes have planting media structurally elevated above the ground surface. Planting beds have planting media that may be above, but in contact with the ground surface. Planting beds may or may not be framed with wood or stone but are open to the ground. This guideline applies to planting bed protective covers only:

1. Located within 8 feet of property fences. Planter boxes must not exceed the midpoint height of the fence. Planting bed protective covers, either structurally attached to the planting bed or separate unattached structures, must not exceed the height of the fence when open.
2. Planter boxes and open planting bed protective covers must not exceed 4 feet if located elsewhere on the lot.
3. Unattached or non-integral protective covers shall be stored protected from wind when not in use.
4. Planter boxes shall be constructed of natural wood, preferably cedar or redwood\*. Treated lumber as well as synthetic materials are prohibited.
5. A clear protective coating is preferred for boxes; however,
  - a. boxes may be painted with the home trim or base color, or
  - b. if located next to the property fence, boxes may be painted the district fence color (see Attachment B Sherwin-Williams Fence Stain page B-1), or
  - c. boxes may be painted a cedar or redwood color if made from other types of wood, or

- d. boxes may be painted to match other approved improvements such as pergolas or gazebos.

\*Note: Treated lumber or railroad ties are not permitted for any structural purpose including fences.

**4.27 Gazebos and Pergolas.** Approval is required. A gazebo or pergola must be an integral part of the rear or side yard landscape plan. A gazebo or pergola must be similar in design to the residence and the color and material must be generally accepted as complementary to the exterior of the residence. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**. Be aware that the City of Aurora ordinances have restrictions on accessory structures, which include gazebos and pergolas the Inspiration Metropolitan District has adopted, such as:

- Must be constructed only in the rear yard for rectangular lots of less than 10,000 sq ft,
- Must not occupy more than 50 percent of the rear yard,
- Must be set back a minimum of three feet from the rear and side yard lot lines if it does not exceed six feet. Additional one foot of setback is required for each additional foot in height over six feet. **See 146-1003.**

Only one gazebo or pergola may be permitted per rectangular Lot of less than 10,000 sq ft. Side yard and/or multiple gazebos or pergolas will be approved on a case by case basis.

**4.28 Greenhouses.** Greenhouses will not be permitted.

**4.29 Hot Tubs, Spas and Jacuzzis.** Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is not immediately visible from the ground level of immediately adjacent Lots and so that it does not create an unreasonable level of noise for adjacent Lot Owners. Additional privacy barriers using plant material and/or screens around the hot tub may be required. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**. Also see the section on **Gazebos and Pergolas**.

**4.30 Irrigation Systems.** Underground automatic irrigation systems will not require approval. All homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment, See the section on **Irrigation**.

**4.31 Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited. See the section on **Dog Doors and Dog Runs**.

**4.32 Landscaping.** Approval is required for all landscaping except that provided by the builder. The Owner of each Lot (other than the Developer or a Builder) must install landscaping on

such Lot within ninety (90) days after acquisition of such Lot by such Owner if said acquisition occurs between April 1 and July 31; if such acquisition does not occur between such dates, then such landscaping must be installed by such Owner by the following June 30.

Landscaping plans must be submitted to the Committee for review, and the approval of such plans shall be obtained from the Committee prior to the installation of landscaping, except where installed by the Developer or a Builder who is exempt as noted in Article 2 of the Covenants. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The Plot Plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**. Unless xeriscaping is utilized and **the Plant Material Location and Sizes** below provides otherwise, the following shall apply to all landscaping.

**4.32.1 Irrigation.** All landscaping must include automatic irrigation. See the section on **Irrigation**.

**4.32.2 Plant Material Location and Sizes** – Landscaping includes trees, shrubs, ground covers, annual and perennial flowers, grasses, mulches and automatic irrigation. **In order to limit the impact of trees at maturity to neighboring lots as well as to fences if installed, it is recommended that deciduous trees be planted no closer than six (6) feet to the Lot Line and evergreen (conifer) trees be planted no closer than ten (10) feet to the Lot Line. The submission must state the standard size of proposed trees and shrubs at maturity. The Committee may decline to approve trees too large for the intended location.** No approval is required for a resident to replace a tree or shrub in the same location with the same type of tree or shrub. A list of recommended plant material for the Inspiration community can be found in the section on **Suggested Plant List**. Select a variety of plant species including deciduous and evergreen trees and shrubs. All plant material must be installed in the following minimum sizes:

- Shade trees – 1-1/2" caliper
- Ornamental trees – 1" caliper
- Evergreen trees – 6' height minimum
- All shrubs – 5-gallon container
- Groundcover, annuals, and perennials – no restrictions

**Plant Material Regulations** – Refer to the Table A for tree and shrub requirements for non-xeriscape landscaping plans.

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

**FRONT YARDS**

	<b>Plant Materials and Quantity</b>	<b>Requirements</b>
1.	<b>Trees</b> – One tree per 40 linear feet of Lot measured parallel to sidewalk, excluding driveway. (1 Shade tree or 1 ornamental tree or 1 evergreen tree)	<b>Minimum Sizes:</b> 1-1/2-inch caliper – shade tree 1-inch caliper – ornamental tree 6-foot height – evergreen tree
2..	<b>Shrubs* per lot size minimum number:</b>  Small (3,700-5,999 SF) – 8 Standard (6,000-8,999 SF) – 16 Large (9,000-14,999 SF) – 26 Estate (15,000 plus SF) – 36  *Thorny plants must not be located within 20 feet of public sidewalks.  Note: Perennials and ornamental grasses may be substituted for shrubs at 3 one-gallon perennial or ornamental grasses per one five-gallon shrub.	Shrubs – 5-gallon container Min. – Plant material must conform with <u>American Standard for Nursery Stock, ANS Z60.1</u> , current edition.  Planting beds must be separated from turf by edging. All shrubs and ground covers must be located within planting beds.  Landscape fabric may be omitted under annuals, perennials and groundcovers.

**SIDE YARDS**

**Internal Side Yards** – May be rocked, no plant material is required. but mulches are needed for stability.

**External Side Yards** - Corner lots exposed to public view, must be landscaped with turf, shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.

**REAR YARDS**

Rear yards must be no more than 45% turf. Mulch areas or planting beds in rear yards must have plant material cover the mulch at a rate of 50% coverage at installation and 75% coverage at maturity.

Contact the management company for a list of pre-approved artificial turf products. Artificial turf must be maintained and repaired so it has near new appearance.

**Attachment E.**

**4.32.3 Tree Lawn Area** – The Tree Lawn area must have a tree planted every thirty feet (30').

Provide three (3) canopy trees per one hundred feet (100') of the right-of-way in the parkway on each side of each public street, pursuant to **Section 5** of the City of Aurora Arboricultural Specification Manual. Minimum size canopy tree size is one and one-half inch (1-1/2") caliper. Note: Caliper must be measured twelve inches (12") from the base of the tree.

If a tree in the Tree Lawn area dies, it must be replaced in a timely manner. In some instances, the builder is required to install the "street trees". However, these trees are the property and maintenance responsibility of the Owner.

**4.32.4 Soil Prep/Mulch** –

1. **Compost** – For landscaped areas being completed with sod/turf, soil preparation should be with a minimum of three (3) cubic yards per one thousand (1,000) square feet, or ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manures.
2. **Mulch** – Organic mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporation loss and weed growth, and slow erosion. Organic mulches are typically bark chips, wood grindings or pole peelings. The suggested minimum depth for mulch is three inches. Place mulch directly on the soil or on breathable fabric. Avoid using sheet plastic in planting areas. It is important to note that mulch must be covered by living plants – typically trees, shrubs, and groundcover beds. The use of berms and/or various non-living materials to break up larger planting bed areas is encouraged. Inorganic mulches include rock and various gravel products. Recycled concrete and rubber are prohibited as inorganic mulches

**4.32.5 Xeriscaping** – As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires as much or more maintenance as traditional landscaping. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**. Please see following xeriscape requirements:

1. **General**
  - Remove weeds and provide sufficient irrigation. It is recommended to water at least monthly under dry winter conditions as it recharges the soil profile with moisture critical to plant survival.

- Prune dead foliage from perennials in Fall or Spring. It is recommended that if pruning in the Fall to also mulch to winterize the plants.
- Preference to plants listed in [Suggested Plant List](#).
- Wood or rock mulch – 3" of mulch is required. If mulch is placed along sidewalk or curb, ground must be excavated so that the 3" of mulch does not rise higher than the level of the sidewalk or curb. Edging is not permitted along sidewalks or curbs by City of Aurora for safety reasons.
- Two types of mulch – rock and wood are required in each area being xeriscaped by City of Aurora ordinances with edging placed in between. Rock mulch must not exceed 50% of mulched area.
- Wood mulch – no small chipped wood, only wood colors
- Rock mulch – small or medium sized less than 3" except in swales for water channeling where larger diameter rock is practical. Only rock colors
- Recycled concrete or rubber is not consistent with the City of Aurora ordinances
- Artificial turf is not considered xeriscaping under City of Aurora ordinances or State law. See **Attachment E** for discussion of artificial turf.
- All other Guidelines requirements apply, such as patio, fence, gazebo, sheds, and trash enclosures.

## 2. **Tree Lawn**

- a) Retain one deciduous tree per every 30 linear feet or as noted in these Guidelines. Evergreen trees are not permitted in the Tree Lawn are to permit traffic visibility from street, driveways, and sidewalk.
- b) Plants must not exceed 24" height at maturity in accordance with the National Traffic Code which the City of Aurora has adopted.
- c) Boulders may be used for accent but must not exceed 24" diameter and must be used sensitively as not to overwhelm the landscape.
- d) Inspiration is applying the City of Aurora Ordinances which require 50% of the area be covered with living plant materials.

**Use of the plants in Brightview sample gardens require submission** but will be approved if consistent with all other requirements. Note that certain plants in the Brightview sample gardens are near the 24" height. These must be pruned so as not to exceed 24".

- e) Aurora Water rebates are available if the entire Tree Lawn area is xeriscaped and plant material exceeds 60%. For more information, go to:  
<https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16599022>

### 3. Front and Side Yards

- a) Retain at least two trees of any type listed in [Suggested Plant List](#).
- b) These Guidelines require that any area originally installed with turf grass or where turf was in the builder's original designs contain 75% plant material.
- c) **Use of any of the Brightview sample gardens require submission but will be approved if consistent with all other requirements.**
- d) Aurora Water rebates are available if at least 500 square feet of turf in the front yard is converted to xeriscape and plant material exceeds 60%. For more information, go to:  
<https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16599022>

### 4. Rear Yards

- a) The back yard as a whole must contain 50% plant material.
- b) Use of any of the Brightview sample gardens require submission but will be approved if consistent with all other requirements.

**4.32.6 Maintenance** – All residential Lots must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris (including, but not limited to, the removal of weeds and grass between cracks in concrete and between concrete and asphalt on Lots), and replacement of landscaping. Owners are responsible for the maintenance of their sidewalks and Tree Lawns.

**4.33 Latticework.** Approval is required for any type of trellis or latticework. All lattices and trellises must be properly maintained to ensure a good appearance. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

### 4.34 Lights and Lighting

- A. Committee approval is required to install any non-builder installed exterior lighting. Approval is required to install eaves or soffit lighting, string lighting,

motion detector spotlights, spotlights, floodlights, ballasted fixtures (sodium, multi-vapor, fluorescent, metal halide, etc.). Committee considerations may include, but may not be limited to, the visibility, style and location of the fixtures and the impact they may have on neighboring lots.

For any area not in use including unattended homes, non-builder installed exterior lights may only be illuminated starting at dusk and must be turned off by 10 p.m. Committee approved motion detector lighting is excepted from the 10 p.m. limit. See also the section on **Exterior Lighting**.

- B.** Many Inspiration residents value and appreciate the ability to enjoy views of dark night skies. Outdoor lighting from residences, businesses, parks, streets, and many other sources can create light pollution (wasted light) and degrade the darkness of the night sky. Options are available to preserve night skies as a homeowner. **SEE Douglas County Outdoor Lighting Guide to Residential Lighting for Dark Skies** at

<https://www.douglas.co.us/documents/homeowners-guide-to-residential-lighting-for-dark-skies.pdf/>.

Per the Douglas County Homeowners Guide, the Committee strongly encourages residents who decide to replace their builder installed exterior light fixtures with shielded light fixtures such as the examples that can be found in **Attachment L**.

- C.** Exterior lighting (builder and non-builder installed) must be installed in accordance with the following guidelines:
- 1.** For individual light fixtures (a) exterior lighting must be soft or warm white (correlated color temperature (CCT) no higher than 3000K) and not exceed 800 lumens, 60 watts or 14w(LED LED bulb or LED driver); (b) exterior lighting must be directed toward the ground to minimize glare to neighboring Lots; (c) exterior lighting shall only be those necessary to facilitate residential entries and exits and way finding and (d) exterior lighting fixtures must be conservative in design, be no larger than one and one-half feet/one foot (1 ½'/1') in height, consist of metal materials and be in the following colors: black, brown, gray or silver.
  - 2.** For string lighting: (a) strings of lights must only be installed on the deck, patio, or pergola in the rear of the home (b) may be illuminated only starting at dusk and must be turned off by 10 p.m. unless attended and (c) the Committee may use its discretion to determine if the proposed string lighting will adversely impact adjoining neighbors.
  - 3.** For eaves or soffit lighting: (a) lighting may be illuminated only starting at dusk and must be turned off by 10 p.m. (except during the period November 15 to January 15 as described in the section on Holiday

Decorations and Seasonal Lighting) (b) lighting must only be soft white (less than 3000K CCT) or soft yellow and (c) lighting must not have movement (e.g. no blinking or chasing lights.)

- D. Lighting for pathways and planting beds (low ground lighting along sidewalks, driveways and/or planting beds) is permitted if it is low-voltage (5W or less), downward pointing, and the materials are metal with dark or metallic colors. Lighting for pathways and planting beds that comply with the preceding requirements do not require Committee approval.
- E. Use of architectural and up-lighting of trees, landscaping, buildings, Improvements (as the term is defined in the Covenants) is permitted only with prior written approval. Up-lighting, if approved, must not shine into a neighbor's Lot and may be illuminated only starting at dusk and must be turned off by 10 p.m..
- F. For seasonal lighting and holiday decorations, See the section on **Seasonal Lighting and Holiday Decorations.**, and the section **Fences** and **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

- 4.35 Painting.** Approval is not required if color and/or color combinations are identical to one of the current color palettes established by the builder of the home, which can be found on the Inspiration website and/or obtained from the management company, so long a no immediate neighbor's residence uses the same palette. Any changes to the color scheme, or color changes, that differ from the current color palette established by the builder, must be submitted for approval and must conform to the general scheme of the community.

If you choose to use a different color on your home, you will need to submit the Architectural Request Form with photos of the colors on your home currently, color samples of the requested new colors painted on a hard surface at least twelve inches by twelve inches (12" x 12"), and photos of the colors of the house on either side of your home to the Committee.

- 4.36 Patios-Open.** Approval is required. Open patios include the placement of any Hardscape (See the section on **Definitions**) on the Lot that is not otherwise addressed in these Guidelines. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent Lot Owners. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.** Open patios have the following size and location restrictions:

**4.36.1 For Lots of 10,000 square feet or less,**

1. Open patios must not extend into the Privacy and Drainage Easement

(**See the section on Definitions**) except where the property line is not adjacent to another Lot and

2. On regular, rectangular shaped lots, patios and other fixed improvements to the home must not extend beyond the existing side planes of the home.
3. On irregular shaped lots, patios and other fixed improvements may extend beyond the side plane of the existing home but must not extend more than 25% of the distance from the existing side plane of the home to the property line (measured perpendicular to the home at the first point the improvement extends beyond the side plane of the home).
4. All minimum setbacks, drainage and utility easements must be considered and taken into account for all improvements beyond the side planes of a home.
5. The Committee, at its discretion, has the authority to require plants or shrubs for the purpose of screening the proposed improvements where applicable.

**4.36.2 For Lots of 10,000 to 20,000 square feet**, open patios must not exceed 30% of the Rear Yard and/or 15% of each Side Yard and may not extend into the Privacy and Drainage Easement except where the property line is not adjacent to another Lot.

**4.36.3 For Lots over 20,000 square feet**, open patios must not exceed 45% of the Rear Yard and/or 25% of the Side Yard and may not extend into the Privacy and Drainage Easement except where the property line is not adjacent to another Lot.

#### **4.63.4 Front Patios**

1. Front patios must be attached to the front of the home.
2. Front patio walls must be wholly, or in part, covered with the home stone veneer and not exceed a height of 48" above the patio floor.
3. Other front patio hardscape material must be complementary in color to the home stone veneer.
4. Front Plane of the home:
  - a. If the front plane of the home\* is 12 feet or more back from the plane of the garage, the front edge of the patio shall not extend beyond the edge of the entry sidewalk closest to and parallel to the street sidewalk.
  - b. If the front plane of the home is less than 12 feet back from the plane

of the garage, the front edge of the patio must not exceed 50% of the driveway length from the plane of the garage to the street sidewalk.

c. In no case shall the front edge of the patio be closer than 15 feet to the street sidewalk.

5. The patio must not extend beyond the side plane of the home.

\*Note: the front plane of the home includes the front porch.

In some instances, additional plant material, around the patio, may be required for screening. The patio and materials must be similar or generally accepted as a complementary color and design to the residence. See the section on **Privacy Structures**.

**4.37 Paving.** Approval is required for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, steppingstones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. See the section on **Driveways**. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**.

**4.38 Play Structures and Sports Equipment.** Approval is required. Consideration will be given to adjacent Lots (a min. five-foot (5') setback from the Lot line, is recommended for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material, around the equipment, may be required for screening. Wood structures must be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and not unsightly manner. The use of multi-rainbow-colored cloth/canvas tarps is discouraged. See also the section on **Basketball Backboards**. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**.

**4.39 Playhouses.** Committee approval is required if a structure is more than twenty-four (24) square feet and/or over six feet (6') high. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**.

**4.40 Pools.** Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They must be located in such a way that they are not immediately visible from the ground level of adjacent Lots (i.e. screened with plant material) and must at all times be maintained in a slightly condition. Above ground pools are prohibited, with the exception of a wading pools placed in the yard while in use. Pools require compliance with all City of Aurora permitting requirements and fencing ordinances (See Section 146-1742). The Improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**. See the section on **Hot Tubs, Spas and Jacuzzis**.

#### 4.41 Privacy Structures.

- A. Privacy structures or privacy barriers are structures that are used to obscure some portion of a homeowner's residence (e.g., patio, pergola, deck, hot tub, etc.) from view from others (i.e., adjoining homes, adjacent sidewalks, etc.)
- B. Privacy structures can be (1) temporary (e.g., a movable wood, metal or fabric partition) or (2) permanent (e.g., trees and shrubs, affixed metal or wood "wing" wall screen, fabric curtains or shades, etc.). See **Attachment K, Privacy Structures** for examples of privacy structures.
- C. Approval is required for any permanent privacy structures.
- D. Privacy structures, both permanent and temporary, are prohibited in front yards and only one (1) structure will be permitted on any lot.
- E. Privacy structures, both permanent and temporary, employed for patios and decks must comply with the provisions of the section on, **Patios – Open** and are considered part of the patio or deck for calculational purposes See the section in **Patios – Open** that pertains to your size lot.(
- F. Permanent privacy structures will typically not be allowed within 10 feet of District or Homeowner Fences or Property Lines, in keeping with the open, split-rail fencing throughout the community. Under no circumstance will a privacy structure be allowed within the privacy and drainage set back (See **Definitions – Privacy and Drainage Setback.**)
- G. The use of natural landscaping such as plants and trees (for example, columnar evergreens) to achieve privacy of a patio, pergola, deck or hot tub is encouraged.
- H. If natural landscaping is not used to achieve privacy, the use of permanent structures that use a motorized or non-motorized shade structures (typically consisting of fabric) that can be raised when not in use, is also encouraged.
- I. Permanent privacy structures must be compatible with the architectural characteristics of the applicant's home, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
  - 1. Acceptable materials used for permanent structures may include cedar, redwood, pressure treated lumber, stone, tile, brick, composite decking material, wrought iron, metal (non-corrugated) and durable

fabric. Unacceptable materials include, but are not limited to plywood sheeting, resin, plastic, corrugated metal, concrete blocks, rough poles, logs, or slab wood.

2. Privacy structures must be stained or painted to be complementary to the home. Use of unpainted cedar or composite decking materials that are complementary to the color of the home are permitted.
  3. Maintenance of the privacy structure is the responsibility of the homeowner.
- J. An application for a proposed privacy structure must consist of (1) a Plot Plan that shows the location and dimensions of the privacy structure, including the distance to District or Homeowner Fences, (2) a diagram or picture of the privacy structure, (3) a photograph that shows where the privacy structure will be located in the rear or side yard, (4) a description of the materials that will be used in the construction of the privacy structure and (5) color(s) of the privacy structure. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.42 Radon Mitigation Equipment.** Approval is not required but any PVC or conduit on the exterior of the home must be painted to match the exterior home color. In addition, a guard to prevent pests from entering the exhaust pipe is recommended.

**4.43 Rainwater Collection.** Rainwater collection for use in lawn irrigation or part of a landscaping feature shall use barrels (or similar containers) holding no more than 65 gallons each and must be approved by the Committee. Rainwater shall be collected either by use of a downspout or rooftop. No more than four (4) rain barrels are allowed per residence. Rain barrels must be located in the rear or side of the residence. Rain barrels may employ an enclosure similar to Trash containers (see Attachment F). Rain barrels must be mosquito resistant. Rain barrels must be complementary to the residence exterior design and decorative versions such as those pictured in Attachment M are examples of rain barrels that are likely to be approved by the Committee.

**4.44 Rooftop Equipment.** Approval is required. The Improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.45 Roofing Materials.** Approval is required. If re-roofing is necessary, the home or any accessory structured must be re-roofed with the same or greater quality than originally used by the Developer or the Builder. Concrete tile, stone coated steel, and rubber shingles are not permitted as they are significantly different in appearance. Replacement with impact resistant roofing materials may be approved although the Committee encourages residents to use the manufacturer the builder used for their local neighborhood as other manufacturer's materials may differ in appearance. Repairs to an existing roof with the same building material that exist on the home do not require prior approval. Any change in roof color must use the color palette for the builder of the home which can be found in the

Inspiration website or from the management company.

**4.46 Seasonal Lighting and Holiday Decorations.**

A. Approval is not required for holiday decorations celebrating a holiday if installed on a Lot provided that one is keeping with the community standards. Decorations must be reasonable in size and scope and must not disturb other Owners and residents by excessive sound emissions or by causing an unreasonable amount of spectator traffic. Other than the period November 15 to January 15, holiday decorations (excluding lighting) may be displayed from five (5) days before to five (5) days after the holiday.

The installation of holiday decorations on any property owned and/or managed by the District must first have written consent of the District. Committee considerations for consent will be based upon, but not limited to the distance of where the holiday decorations are being installed in relationship to a resident's Lot, potential access concerns and making sure the holiday decorations keep with the community standards.

B.

Illumination of seasonal lighting must only take place from November 15 through January 15. Seasonal lighting illuminated on the front of the home and in the front yard have no time restriction. Seasonal lighting located on the side of the home or in the rear yard shall only be illuminated until 10:00 PM if the side or rear yard of the home is immediately adjacent to another Lot so as to not disturb neighbors.

Except for seasonal lighting hung using temporary means only during the period specified in above and as described in the section on **Fences** the installation of seasonal lighting on any property owned and/or managed by the District must first have written consent of the District. Committee consideration for consent will be based upon, but not limited to the distance of where the seasonal lighting are being installed in relationship to a residents Lot, potential access concerns and making sure the seasonal lighting keeps with the community standards.

**4.47 Sewage Disposal Systems.** Will not be permitted.

**4.48 Sheds.** Sheds will not be permitted. Storage containers available commercially made of resin or hard plastic in colors complementary to the exterior of the house may be permitted only in the back yard and placed against the house upon the approval of the Committee. Acceptable storage containers are limited in size to 6 feet long, 52 inches high, and 42 inches wide. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.49 Shutters – Exterior.** Approval is required. Shutters must be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

**4.50 Side Yard Sidewalks.** Approval for side yard sidewalks is required. They must be no wider than thirty-six inches (36") and must connect to the driveway at a ninety (90) degree angle. Side

yard sidewalks may be constructed of concrete, crushed gravel or breeze, stone pavers or flagstones. In addition, on steep slopes, steps may be formed with wood beams around the outside of the step with crushed rock or rock mulch inside so long as the wood and rock are maintained to have a like-new appearance. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.51 Siding.** Approval is required.

**4.52 Signs.** A sign is defined as a display, such as a letter board, for public view.

- A. Unless otherwise noted, no sign may exceed more than one hundred and twenty (120) square inches.
- B. No more than three (3) signs are permitted on the Lot.
- C. The following types of commercial signs, including, but not limited to, those signs that pertain to the exchange or buying and selling of commodities and/or intending to make a profit, may be erected on a Lot without the Committee's written consent. All other commercial signs require approval from the Committee.
  - i. One (1) temporary sign for the purpose of advertising the Lot "For Sale" or "For Rent". There is not a limit on size of this type of sign.
  - ii. Two (2) temporary "open house" signs indicating that a Lot is available for inspection by interested parties, but such signs may only be erected or maintained during the hours of 7:00am through 6:00pm on Saturdays, Sundays, legal holidays or other days designated by the Committee. There is not a limit on size of this type of sign.
  - iii. One (1) temporary sign identifying the Person performing work on the Lot but only during the period that such work is in progress. There is not a limit on size of this type of sign.
  - iv. One (1) "no trespassing" sign which may be placed in the front yard of the Lot or within a window of the home on the Lot. There is not a limit on size of this type of sign.
  - v. One (1) security sign, which may be placed in the front yard of the Lot or within a window of the home on the Lot. There is not a limit on size of this type of sign.
- D. The provisions relating to the size of the signs and number of signs do not apply to Political Signs (defined as signs that carry a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue).
- E. Signs must be maintained in good condition, free from fading, fraying and may not

be torn or ripped.

- F. Signs may not be placed on District-owned property except as authorized by the Board of Directors.

**4.53 Skylights.** Approval is required. Bubble type skylights will be prohibited. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.54 Solar Energy Devices.** Approval is required. Screening around the base of the solar panels to prevent pests from occupying the space under the panels is required. All conduits must be painted to match the exterior color of the home. It is preferred that conduit be run through the attic rather than across the roof and down the side exterior. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.** See the section on **Rooftop Equipment** and **Attachment C: RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES.**

**4.55 Statues, Fountains, Furniture or Yard Art.** Approval is required for placement of any statue, fountain, furniture, or yard art in a front or side yard. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

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

**4.57 Trash Containers, Enclosures and Pickup.**

- A. Approval is required for any trash or garbage enclosure. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

- B. Trash enclosures are prohibited in front yards and only one (1) enclosure will be permitted on any Lot.

- C. The enclosure must

- i. be constructed using the same materials, design and finish as the exterior of the home and the existing fence (resin is not an acceptable material) and

may be screened by vegetation.

- ii. be located along either the rear or side of the house immediately adjacent to the house.
- iii. OR if the Lot has a fence enclosing the side and rear yard, the trash enclosure must be located at the intersection of the home and fence and the material and colors must match either the home exterior or the fence, including stains shown in the section on **Fences**, be placed as near to the existing side fence as possible, if located in the side yard;
- iv. where a trash enclosure is not adjacent to a fence, wood surfaces must be painted to match the exterior color of the home;
- v. screen the trash receptacles from the front and side;
- vi. be maintained so that it does not create a visual or environmental nuisance; and
- vii. must be no greater than exterior measurements of 52" high by 80" wide by 48" deep.
- viii. may have a flat or slightly slanted top that may or may not lift up. It shall not have a peaked roof.
- ix. may only be used to store approved trash and recycle receptacles. It shall not be used for storage of any other kind.

- D. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind must not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. Garbage or trash cans or receptacles will not be allowed to be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.)
- E. Trash may be placed on the street for pickup the night before the trash is to be picked up. Trash containers must be properly stored the evening of pickup. See the section on **Compost. Attachment F: TRASH ENCLOSURES AND TRASH RECEPTACLES.**

**4.58 Tree Houses.** Will not be permitted.

**4.59 Trellises**

- A. Trellises are structures that must be used to support climbing plants.

- B. Trellises over 5 feet in height must be approved by the Committee.
- C. Trellises must consist of an open framework or lattice and shall be made of wrought iron, galvanized metal, cedar, or other materials specifically approved by the Committee through a submitted Residential Improvement Committee application.
- D. Trellises must be placed against exterior walls of homes and inside planting beds. Trellises must not be affixed to District Fencing and can be no closer than three (3) feet of District Fencing. Trellises affixed to fencing of adjoining lots must have the written approval of the adjoining lot owner.
- E. Trellises must not be used as a substitute for a fence (See the section on Fences for fence requirements)
- F. If Trellises are to be used as Privacy Structures, they must comply with the section on Privacy Structures.

**4.60 Underground Installations.** Approval is required.

**4.61 Utility Equipment.** Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.62 Waterfalls and Water Features.** Approval is required for installation of any waterfall or water feature. Waterfalls or water features are only permitted in the back yard. The established drainage, as shown on the City approved Plot Plan, must not be altered in slope or pitch in the installation of a waterfall or water feature. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.63 Weathervanes and Directionals.** Approval is required. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

**4.64 Wood Storage.** Will not be permitted.

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

## **5. LANDSCAPING SUGGESTIONS**

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

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

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

- 5.4 Soil Preparation.** Soil conditions may vary throughout the project. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. See general guidelines for soil preparation under the section on **Soil Prep/Mulch – Compost.**
- 5.5 Retaining Walls.** New or old creosote treated timber railroad ties are prohibited. Rock, brick or interlocking modular units, that complement the color of the house, are preferred

materials for the walls. Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls must be properly anchored to withstand overturning forces. Stonewalls must be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls must incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls must not be located so as to alter the existing drainage patterns and should provide for adequate drainage over or through (by means of weep holes) the wall structure.

- 5.6 Climate.** Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, and a fairly wide temperature range.
- 5.7 Screening Views and Directing Winds.** Plant materials can frame pleasant vistas such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds, fences or walls. High velocity winds can be effectively directed by dense planting.
- 5.8 Rockscapes.** Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors are prohibited, including the use of black granite, white marble and lava rock.
- 5.9 Irrigation.** The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. One of the most common tendencies is to oversaturate your lot. We urge each Owner to conserve water and as a result minimize problems on their own lots as well as on adjacent Lot Owner's lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of the day.

Several systems can be used to water your lawn: automatic sprinkler systems and portable sprinklers. The following are some facts to consider in selecting the type and location of the sprinkler system you are going to use: A) Size and shape of areas to be watered. B) Type of turf or ground cover. C) Available water supplies and pressure. D) Environment of the area-wind, rain, temperature, exposure, and grades. E) Low spraying irrigation devices may help to minimize wasted water due to wind. F) Installation of an irrigation system directly adjacent to front sidewalks may eventually cause undermining and deterioration to concrete and paved areas. G) Type of soil and its ability to accept water. Local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems. H) Drip irrigation systems are recommended for tree and shrub areas.

- 5.10 Paved Areas.** Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete paver. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tones colors. Sufficient slope must be maintained in all paved areas to ensure proper drainage. Asphalt is not permitted.
- 5.11 Shade.** Shade trees should be placed relatively close to the house where they can shade

walls or outdoor activity areas. Avoid shading a solar collector or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

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

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

**5.12.2** Ornamental trees such as flowering crabapples provide accent, color, and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot.

**5.12.3** Groundcovers such as creeping mahonia play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful in place of a lawn, especially on steep banks where they will also require less water than turfgrass.

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

**5.12.5** Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered.

**5.12.6** Vegetable gardens may be integrated with planting beds and used ornamentally.

**5.13 Mulches.** Mulches modify the extremes of soil temperature and improve soil by producing humus and reducing evaporation loss. Suggested minimum depth for mulches is three inches (3"). Mulches are typically used in shrubs and groundcover beds and may consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips. Natural wood mulch has environmental advantages to plant material and its use is strongly encouraged. Stone or gravel mulch with harsh, unnatural or high contrast colors are prohibited, including the use of black granite, white marble and lava rock. Recycled concrete and rubber mulches are similarly prohibited.

**5.14 Landscape Maintenance.** Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems: A) Plant with regard to climate. Consider ultimate size,

shape, and growth rate of species. B) Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers. C) Provide simple guying systems for trees for a minimum of two (2) years and wrap trees most susceptible to sun scald with burlap or paper during fall or winter months. D) Make provisions for efficient irrigation; drain and service sprinkler systems on regular basis and conduct operational checks on a weekly basis to ensure proper performance of the system. E) Provide good soil mixes with sufficient organic material, thirty percent (30%) per tilled depth is desirable. F) Use mulch at least three inches (3") deep to hold soil moisture and to help prevent weeds and soil compaction. G) Provide required fertilization, weed and pest controls etc., as required for optimum plant growth. H) Prune woody plants when needed. Never prune more than one-third (1/3) of foliage. I) Space groves of trees or single trees to allow for efficient mowing. J) Locate plants with similar water, sun and space requirements together.

**5.15 Suggested Plant List.** For your convenience, the following list of shrubs, trees, flowers and grasses is provided below. Note that **Aspen and Russian Olive Trees are not recommended** as both trees are invasive and Aspen are prone to disease. **Honey Locust Trees are not recommended** as they fail to thrive in this location. **Linden Trees are not recommended** except in very large Lots because of its extreme size at maturity.

Below is a list of plants and trees that are recommended by the Inspiration Metropolitan District. To modify your landscaping, you must still receive written approval for your plans. Submit your plans on the resident website <https://inspirationmetro.org/>.

#### **Trees**

Austrian Pine / Pinus Nigra  
Autumn Blaze Maple / Acer Freemanii  
Canada Red Chokecherry / Prunus Virginiana  
Callery Pear / Pyrus Calleryana  
Colorado Spruce / Picea Pungens  
Downy Hawthorn / Crataegus Mollis  
Ginnala Maple / Acer Ginnala  
Hackberry / Celtis Occidentalis  
Kentucky Coffeetree / Gymnocladus Dioicus  
Limber Pine / Pinus Flexilis  
Pinyon Pine / Pinus Edulis  
Ponderosa Pine / Pinus Ponderosa  
Russian Hawthorn / Crataegus Ambigua  
Vanderwolf's Pyramid Pine / Pinus Flexilis  
Western Catalpa / Catalpa Speciosa

#### **Bushes/Shrubs**

American Plum / Prunus Americana  
Anise Hyssop / Agastache Foeniculum  
Bar Harbor Creeping Juniper / Juniperus Horizontalis  
Blue Chip Juniper / Juniperus Horizontalis  
Blue Mist Spirea / Caryopteris x Clandonensis  
Bluestem Willow / Salix Irrorate

Boulder Raspberry / *Rubus Deliciosus*  
Broadmoor Juniper / *Juniperus Sabina* 'Broadmoor'  
Buffalo Juniper / *Juniperus Sabina* 'Buffalo'  
Bush Beardtongue / *Keckiella Breviflora*  
Butterfly Bush / *Buddleia*  
Canada Red Chokeberry / *Aronia Arbutifolia*  
Chamisa / *Ericameria Nauseosa*  
Compact American Cranberry / *Viburnum Trilobum*  
Creeping Barberry / *Mahonia Repens*  
Curl-leaf Mountain Mahogany / *Cercocarpus Ledifolius*  
Dwarf Blue Rabbitbrush / *Ericameria Nauseosa*  
Dwarf Mountain Pine / *Pinus Mugo*  
Fragrant Sumac / *Rhus Aromatica*  
Gambel Oak / *Quercus Gambelii*  
Golden Currant / *Ribes Aureum*  
Golden Sedum / *Sedum Rupestre* 'Angelina'  
Hughes Juniper / *Juniperus Horizontalis* 'Hughes'  
Lydia Broom / *Genista Lydia*  
Leadplant / *Amorpha Canescens*  
Mat Rock Spirea / *Petrophytum Caespitosum*  
Mohican Viburnum / *Viburnum Lantana* 'Mohican'  
Ninebark / *Physocarpus Opulifolius*  
Pineleaf Penstemon / *Penstemon Pinifolius*  
Purple Ice Plant / *Delosperma Cooperi*  
Red Snowberry / *Symphoricarpos Orbiculatus* Moench  
Red Twig Dogwood / *Cornus Sericea* 'Cardinal'  
Russet Buffaloberry / *Shepherdia Canadensis*  
Saskatoon Serviceberry / *Amelanchier Alnifolia*  
Tam Juniper / *Juniperus Sabina*  
Three-leaf Sumac / *Rhus Trilobata*  
Wayfarer / *Viburnum Lantana*  
Whitestem Gooseberry / *Ribes Inerme*

### **Grasses**

Big Bluestem / *Andropogon Gerrardii*  
Blonde Ambition Blue Grama / *Bouteloua Gracilis*  
Blue Oat Grass / *Helictotrichon Sempervirens*  
Buffalo Grass / *Bouteloua Dactyloides*  
English Lavender / *Lavandula Angustifolia*  
Feather Reed / *Calamagrostis Acutiflora*  
Fountain Grass / *Pennisetum Setaceum*  
Hameln Fountain Grass / *Pennisetum*  
*Alopecuroides* Indiangrass / *Sorghastrum Nutans*  
Little Bluestem / *Schizachyrium Scoparium*  
Maiden Silvergrass / *Miscanthus Sinensis*  
Prairie Cordgrass / *Spartina Pectinata*  
Prairie Dropseed / *Sporobolus Heterolepis*

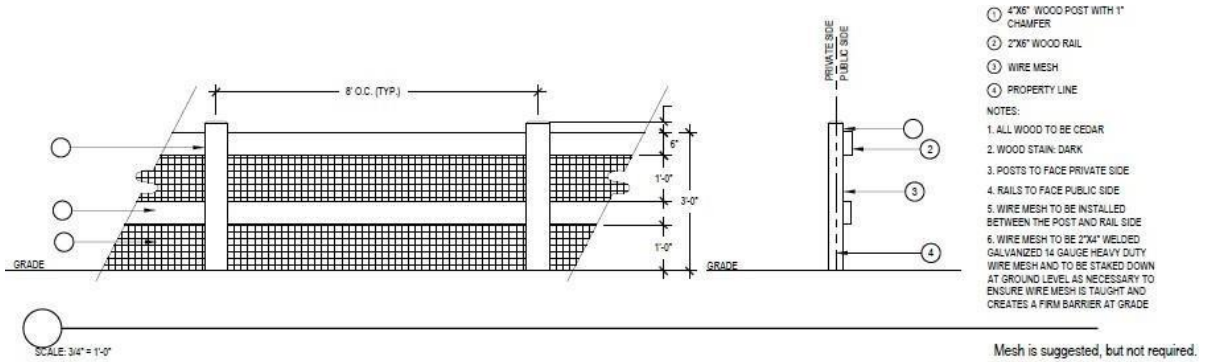
Switch Grass / Panicum Virgatum  
Tall Fescue / Festuca

**Perennials**

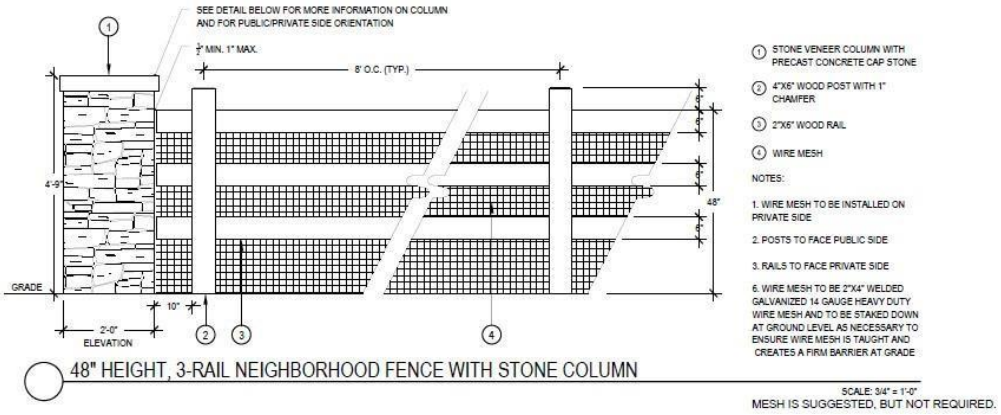
Anise Hyssop / Agastache Foeniculum  
Autumn Joy Sedum / Hylotelephium Telephium  
Bee Balm / Monarda  
Blanket Flower / Gaillardia  
Colorado Beardtongue / Penstemon Auriberbis Pennell  
Faassen's Catnip / Nepeta x Faassenii  
Ice Plant / Aizoaceae  
Lydia Broom / Genista Lydia  
May Night Meadow Sage / Salvia x Sylvestris  
Moonbeam Coreopsis / Coreopsis Verticillata  
Paprika Common Yarrow / Achillea Millefolium 'Paprika'  
Pasque Flower / Pulsatilla Vulgaris  
Pikes Peak Purple Penstemon / Penstemon x Mexicali  
Pincushion Flower / Scabiosa  
Purple Cornflower / Echinacea purpurea  
Rabbitbrush / Chrysothamnus  
Red Yucca / Hesperaloe Parviflora  
Russian Sage / Perovskia Atriplicifolia  
Shasta Daisy / Leucanthemum x Superbum  
Shrubby Cinquefoil / Potentilla Fruticosa Sonoran Sunset Hyssop / Agastache Cana  
Stella D'oro Daylily / Hemerocallis  
Tall Blue Lettuce / Lactuca Biennis  
Tall Western Grounzel / Senecio Integerrimus  
Turkish Speedwell / Veronica Liwanensis  
Walkers Low Catmint / Nepeta Recemosa  
Wooly Thyme / Thymus Lanuginosus

# ATTACHMENT A FENCE DETAILS

## 2 Rail Fence



## 3 Rail Fence



# ATTACHMENT B

## SHERWIN-WILLIAMS FENCE STAIN

SHERWIN-WILLIAMS 7900 07/17/19  
303-766-1845 Order# 0068001

EXTERIOR ARCHITECTURAL  
SUPERDECK SOLID COLOR STAIN  
FLAT FM 8000DE

SH68001 INSPIRATION FENCE  
CUSTOM MANUAL MATCH

CCE*COLORANT	OZ	32	64	128
W1-White	-	17	-	-
B1-Black	8	50	1	-
R2-Maroon	-	26	1	-
Y3-Deep Gold	-	33	1	-

ONE GALLON  
SD7T00154

ULTRADEEP  
650930787

FENCE

### Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0068001-001

# **ATTACHMENT C**

## **RULES FOR INSTALLATION OF RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES**

### **I. DEFINITIONS**

- A. Energy Device shall have the same meaning as "renewable energy generation device" defined in C.R.S. 38-30-168, and means either a solar energy device as defined in C.R.S. 38-32.5-100.3 or a wind-electric generator that meets the interconnection standards established in rules promulgated by the Public Utilities Commission pursuant to C.R.S. 40-2-124.
- B. Energy Efficiency Measure shall have the same meaning as defined in C.R.S. 38- 33.3-106.7, and means a device or structure that reduces the amount of energy derived from fossil fuels that is consumed by a residence or business located on real property, and includes only the following types of devices or structures:
- an awning, shutter, trellis, or other shade structure that is marketed for the purpose of reducing energy consumption;
  - a garage or attic fan and any associated vents or louvers;
  - an evaporative cooler;
  - an energy-efficient outdoor lighting device, including without limitation, a light fixture containing a coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device; and
  - a retractable clothesline.

### **II. GENERAL INSTALLATION RULES**

- A. Committee Approval. Committee approval is required prior to installing any energy device or energy measure. While the District encourages the use of energy devices and energy measures 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 controlling statutes, and the terms and conditions of the Covenants, Committee approval is required for all energy devices and energy measures. The following standards must apply with respect to the installation, maintenance, and use of energy devices and measures.

Submission Details. In connection with obtaining the Committee's approval of any energy device or energy measure, the Owner must provide the Committee with the following information: (i) the location that the device/measure is to be installed on the Lot/structure, (ii) the type of device/measure to be installed, (iii) the dimensions of the device/measure, (iv) the proposed color of device/measure, and (v) a pictorial/brochure of the device/measure (if

available). If the device to be installed is a wind-electric generator, the information submitted must also include how the device meets the interconnection standards established in rules promulgated by the Public Utilities Commission. Following the Owner's submission of the required information, the Committee will either approve or deny the plan for installation of the device/measure as requested by the Owner, or, if feasible, make recommendations for changes consistent with these Rules.

- B. Pest Abatement. All energy devices or energy measures must be installed in such a manner that pests cannot use the devices or measures as shelters.
- C. Aesthetics. The Committee will consider the aesthetic standards stated in the Covenants when determining whether to approve the Owner's request. The District encourages the Owner 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 or measure is to be installed. The color of the device or measure and any exposed pipes, panels and other apparatus must be approved by the Committee. Energy devices and measures must have flashing colored or painted to closely match the adjacent roof color. Conduit must be painted a matte color to blend with the palette of the home.
- D. Location. To the maximum extent possible, an energy device or energy measure must be installed so as to minimize its exposure when viewed from any other Lot, District-owned property, other public property, streets, or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device/measure or significantly increasing the cost of the device/measure.
- E. Safety. Owners are responsible for ensuring that installations comply with all applicable building codes and other governmental regulations. All energy devices and measures must be secured so that they do not jeopardize the safety of residents or cause damage to adjacent Lots.
- F. Removal. Equipment removal requires restoration of the installation location to its original condition. Owners are responsible for all costs relating to removal and restoration.
- G. Variances. The Committee will review other suggested locations/installations if the above are not feasible; provided, however, the Committee may require the applicant to provide the Committee with a written statement by a solar, wind, or other energy expert that the restrictions imposed by the Committee will have the effect of (i) substantially interfering with the collection of solar energy or significantly impacting the performance of the energy measure, and/or (ii) significantly increasing the cost of the device or measure. In such cases, the Committee will permit variances to these installation criteria to the minimum amount as is reasonably required to allow the device or measure to function properly and to minimize any increase in the cost of the device to the Owner.

Effect of Approval. In no way should Committee approval be construed as a representation, guarantee, or warranty, etc. by the Committee or the District that collection of solar or wind energy shall be adequate for the Owner's needs or that energy devices will remain undisturbed by vegetation or Improvements located on surrounding Lots.

### III. GUIDELINES FOR SPECIFIC ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES

#### A. Solar Energy Devices.

1. The preferred location of a solar energy device shall be on the back roof of the residence and below the peak of the roof. Alternatively, the device may be pole-mounted in the rear area of a private yard below the fence-line and, to the maximum extent possible, must be screened from the view of others by landscaping materials. Solar energy devices installed on the roof must be installed flush with the roof unless to do so will have the effect of prohibiting the collection of solar energy.
2. All solar panel glazing must be solar bronze or black with no white or clear glazing allowed.
3. The total number of solar panels and other apparatus installed must 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.

#### B. Wind-Electric Generators. Wind-electric generation devices must be located in an area that reduces interference with the use and enjoyment by residents of Lots situated near the device as a result of the sound associated with the device.

#### C. Solar Shades

1. Operable or motorized solar shades are permitted only on the rear or side elevation of the house.
2. Each window must have its own shade; all windows on the same elevation must be covered if any one window is covered.
3. Shade colors must be submitted and are subject to review for compatibility with the home's base and trim colors.
4. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.

#### D. Shutters

1. Exterior operable or motorized rolling shutters are permitted only on the rear or side elevation of the house.
2. Each window must have its own shutter; one shutter may not be used to cover multiple windows.
3. Shutter slats must be no wider than 2".
4. Housing units must be no larger than 10" square and mounted in the soffit whenever possible.
5. Colors must match the existing house. Housing units on stucco or brick veneer must

match exterior finish color. Samples of shutter color must be submitted for Committee approval.

6. Housing, track (or cable) and mechanism must be concealed behind trim to blend with the home. Window, trim style and shape must be maintained. Details must be submitted with application.
- E. Clotheslines. The District encourages the use of removable clothes drying devices that are not affixed to the ground or a structure. Owners must store any clothes drying devices out of view from any other Lot, common elements, limited common elements, street, or from the surrounding community when not in use.

#### IV. **COVENANTS IN CONFLICT WITH STATUTES.**

- A. To the extent that any provisions of the District's recorded covenants restrict or prohibit energy devices and/or energy measures in violation of the controlling statutes, the District shall have no authority to enforce such provisions and these Rules shall hereafter control.

# ATTACHMENT D

## ARCHITECTURAL REVIEW REQUEST FORM

### INSPIRATION™

Office: 5105 DTC Pkwy Suite 400 • Greenwood Village, CO 80111  
Mailing Address: P.O. Box 370750 • Denver, Colorado 80237  
Email to: [sharon@amihoa.com](mailto:sharon@amihoa.com)

### ARCHITECTURAL (ARC) REQUEST FOR CHANGE FORM

#### HOMEOWNER INFORMATION

Please provide complete information, including email and phone, to ensure you receive timely communications regarding the decision of your project. **\*Required**

First and Last Name\*: \_\_\_\_\_

Street Address\*: \_\_\_\_\_

Email\*: \_\_\_\_\_

Phone (cell): \_\_\_\_\_ Phone (home)\*: \_\_\_\_\_

#### PROJECT INFORMATION

Provide as much detail as possible including materials and colors of improvements with photographs (if applicable) as specified in the Procedures for Committee Approval section of the Guidelines. A plot plan is required that demonstrates, to scale, where the improvement will be on the lot. Choose the project type\*:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Addition & Expansion               | <input type="checkbox"/> Fire Pit                             | <input type="checkbox"/> Roof                             |
| <input type="checkbox"/> Address Numbers                    | <input type="checkbox"/> Gazebo   Pergola                     | <input type="checkbox"/> Rooftop Equipment                |
| <input type="checkbox"/> Air Conditioning   Evap. Coolers   | <input type="checkbox"/> Greenhouse                           | <input type="checkbox"/> Shutters                         |
| <input type="checkbox"/> Antennae                           | <input type="checkbox"/> Hot Tub   Spa   Jacuzzi              | <input type="checkbox"/> Sidewalk (s)                     |
| <input type="checkbox"/> Awnings   Overhangs   Patio Covers | <input type="checkbox"/> Landscaping   Front Yard             | <input type="checkbox"/> Siding                           |
| <input type="checkbox"/> BBQ   Gas Grills                   | <input type="checkbox"/> Landscaping   Back Yard              | <input type="checkbox"/> Skylight                         |
| <input type="checkbox"/> Basketball Backboards              | <input type="checkbox"/> Landscaping   Side Yard              | <input type="checkbox"/> Solar Energy Devices             |
| <input type="checkbox"/> Compost                            | <input type="checkbox"/> Lights   Lighting                    | <input type="checkbox"/> Statues or Fountain   Front Yard |
| <input type="checkbox"/> Deck   Balcony                     | <input type="checkbox"/> Painting                             | <input type="checkbox"/> Trash Enclosure                  |
| <input type="checkbox"/> Dog House   Dog Run                | <input type="checkbox"/> Patio   Front                        | <input type="checkbox"/> Underground Installation         |
| <input type="checkbox"/> Door   Storm                       | <input type="checkbox"/> Patio   Back                         | <input type="checkbox"/> Utility Equipment                |
| <input type="checkbox"/> Door   Security                    | <input type="checkbox"/> Paving                               | <input type="checkbox"/> Weathervane   Directional        |
| <input type="checkbox"/> Driveway                           | <input type="checkbox"/> Play Structure/House   Sports Equip. |   |
| <input type="checkbox"/> Fence                              | <input type="checkbox"/> Pool                                 |   |

Details about project (description, materials, colors, location etc)\*: \_\_\_\_\_

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# INSPIRATION™

Planned Start Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Have you included a Plot Plan that demonstrates placement/location of improvement\*?  Yes  No

Additional Attachments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor Information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that I must receive written approval from the Inspiration Metropolitan District in order to proceed with any architectural improvements. I understand that approval does not constitute approval of the local building department and/or any other governmental regulations and laws and that I may be required to obtain a building permit.

I agree to complete the improvements promptly after receiving written approval. Failure to complete the proposed improvement within six (6) months after the date of approval of the application or to complete the improvement in complete conformance with the conditions and requirements of the approval shall constitute non-compliance and a resubmittal for approval will be required to complete improvement.

I hereby authorize the management company, Board, and/or Committee acting on behalf of the District to enter onto my property for exterior inspection at a mutually agreed upon time.

As stated in the Covenants and Restrictions of Rockinghorse and the Residential Improvement Guidelines for all lots, requests will be reviewed within 45 days of submission. If written approval is not provided within this 45-day period, the application is deemed denied.

\_\_\_\_\_  
Homeowner Signature\*

\_\_\_\_\_  
Date\*

Submissions can be emailed to: [sharon@amihoa.com](mailto:sharon@amihoa.com)

<b><u>FOR OFFICE USE ONLY</u></b>		
Received by: _____	Date: _____	Time: _____
Scanned <input type="checkbox"/> Yes <input type="checkbox"/> No	Scanned to: _____	
Copy given to/placed on desk of: _____		

An online version is available at <https://inspirationmetro.org/>. A login ID is not needed to access this form.

# ATTACHMENT E

## ARTIFICIAL TURF GUIDELINES

Quality and natural-looking artificial turf is an acceptable landscape option to provide the appearance of a well-kept lawn without the cost of irrigation and routine maintenance. The quality and appearance of artificial turf has come a long way in recent years and many manufacturers have developed a synthetic turf material that closely resembles the appearance of real grass types that are common in Colorado.

Any application or request to use artificial turf must comply with these criteria and must be approved by the Committee in writing prior to installation. **Artificial turf, including putting greens, is not permitted in the front yard or the Tree Lawn area.**

The Committee will consider applications for the use of artificial turf and putting greens in the rear yard or the side yard if such application complies with the minimum standards and specifications noted herein. The following guidelines, specifications, and requirements are the minimum standards that apply to the use of artificial turf or putting greens in the rear yard or side yard, and the Committee reserves the right to apply additional criteria, restrictions, and stipulations as it deems appropriate to address the variety of possible conditions. The improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans.**

The use of artificial turf shall be governed by the following standards:

### A. Materials.

- Artificial turf must be of a type known as cut pile infill and must be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane meshed or hole-punched backing.
- Hole-punched backings must have holes spaced in a uniform grid pattern with spacing not to exceeding four inches by six inches on center.
- Artificial turf, excluding putting greens, must include a significant amount of "brown thatch" in order to give the artificial turf a natural appearance.
- Artificial turf, excluding putting greens, must be made of at least two (2) different sized and shaped grass blade fiber strands (in addition to the thatch fiber strands) in order to provide the natural variety of grass blades.
- The primary yarns used for the artificial grass blades must be "M", "U", "V", "W", "C" or similar fiber cross sections to ensure that the fibers have a natural grass appearance and do not compact. Flat fiber cross sections are not allowed for primary blade fibers.
- Artificial turf, excluding putting greens, must have a minimum "face weight" of sixty ounces (60 oz) per square yard, as defined by industry standards. This requirement is for "face weight" and not for "total weight".
- Higher-quality Artificial turf with a face weight of eighty ounces (80 oz) per square yard is strongly preferred due to the substantial improvement in appearance and performance. Specifications from the artificial turf manufacturer or supplier must be submitted with the application to verify acceptable face weight.
- Tufting Gauge of any artificial turf Product must be a maximum of 3/8" gauge.

- The "pile height" of artificial turf, excluding putting greens, which is the height of the artificial grass blades, must be a minimum of one and-one-half inch (1½") and a maximum of two inches (2") in height. Higher-quality artificial turf with a minimum pile height of one-and-three-quarters inch (1¾") is strongly preferred due to the substantial improvement in appearance. Pile height is measured from the top of the backing material to the tip of the common grass blade fiber strand. (As a point of clarity, the pile height is not measured to the bottom of the backing material.) Specifications from the artificial turf manufacturer or supplier must be submitted with the application to verify acceptable pile height.
- Seams, if any, must not be visible and must be securely adhered between the two pieces of artificial turf in accordance with the manufacturer's recommendation and industry standards. The layout of any artificial turf must have the least number of seams possible.
- If more than one panel of artificial turf is proposed on a single lot, the "grain" or the "directionality of the fibers" must be placed in the same orientation so that the different artificial turf panels appear the same when viewed from any point.
- Granular fill material is required for all artificial turf in order to keep the grass fibers standing upright and vertical. The color of any granular fill material must be such that it provides the appearance of natural turf.
- Materials for dog runs or putting greens must be specifically identified for Committee approval.

#### B. Installation.

- Artificial turf must be installed over a compacted and porous road base material and shall be anchored at all edges and seams. Seams must be glued and not sewn. An infill medium consisting of ground rubber, ground coal slag, clean washed sand and ground rubber, or other approved mixture must be brushed into the fibers to insure that the fibers remain in an upright position and to provide ballast that will help hold the turf in place and provide a cushioning effect.
- Artificial turf and putting greens must be installed by a professional, qualified, and experienced contractor. Owners and do-it-yourselfers are not allowed to install artificial turf or putting greens. In addition, landscape contractors who have not been specifically trained in the installation of artificial turf are not allowed to install artificial turf.
- Artificial turf must not be installed adjacent to natural turf.
- Putting greens must be installed adjacent to artificial turf or hardscape.

#### C. Size and Layout.

- Artificial turf may be installed in no more than 45% of the rear yard or side yard area.
- Putting greens must not exceed a total of 500 square feet or occupy more than 25% of the rear or side yard, whichever is **smaller**.
- Putting greens must not extend past the side planes of the residence when installed in rear yards unless approved by the Committee.
- If artificial turf or putting greens can be viewed from the street, a privacy structure, including use of natural landscaping (preferred) must be pre-approved and installed for screening.
- Artificial turf and putting greens must be placed a minimum of 30" away from the exterior of any building wall, front porch, or yard wall. This will allow the placement of natural shrubs and foundation planting or screen planting against the base of the structure.
- If trees occur within a panel of artificial turf, the tree must be surrounded by a landscape header or border that is 30" diameter minimum and 42" diameter maximum diameter around

- the base of the tree. Artificial turf is not allowed to extend to the trunk of the tree due to the fact that the tree trunk will grow. When possible, it is best to not place trees within a panel of artificial turf.

D. General Appearance.

- The artificial turf must be maintained in a manner that retains its original appearance at the time of installation. If the Artificial turf were to rip, ravel, separate, or the edges become exposed; or if the artificial turf were to become "flattened" or "matted"; the artificial turf must be repaired to match the appearance at the time of original installation. If the artificial turf were to significantly fade or discolor, even for only a portion of the artificial turf, then the artificial turf must be replaced. Any required repair or replacement as a result of this paragraph must be completed within 15 days of observing the issue, or within 15 days of receipt of notice from the RIG or the District.
- The artificial turf must be maintained in the same manner as a typical natural turf lawn. Periodically, leaves and other debris must be raked or removed in order to keep the artificial turf looking similar to natural turf.

## ATTACHMENT F TRASH ENCLOSURES AND RECEPTACLES

The Improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**





To be painted a color of the exterior of the home or fence stain as identified on **Attachment B Fence Stains**.

**ATTACHMENT G**  
**SINGLE FAMILY RESIDENTIAL UNCOVERED DECKS AND**  
**PORCHES BUILDING GUIDE**



# Building Guide

Colorado Chapter of the International Code Council

## Single Family Residential Uncovered Decks and Porches

### How to Use this Guide

Provide two sets of plans, drawn to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*):

- 1. Complete this Building Guide** by filling in the blanks on page two, and indicating which construction details will be used.
- 2. Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.
- 3. Fill out a building permit application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.

<http://www.coloradochaptericc.org>



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2009 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.



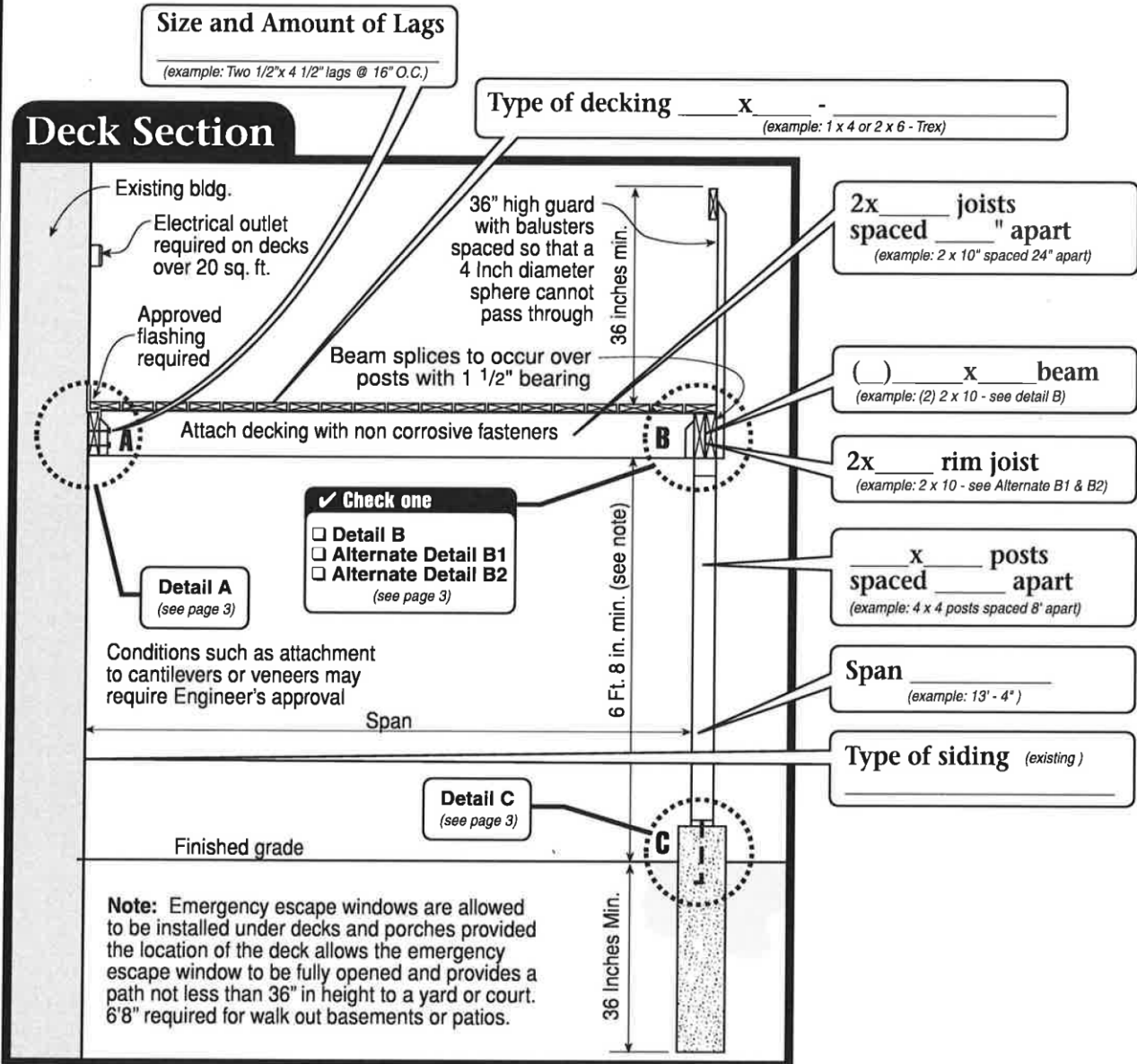
**City of Aurora**  
**Building Division, Public Works Department**  
 15151 E Alameda Pkwy, Ste 2400  
 Aurora, CO 80012  
 (303) 739-7420

# Single Family Residential Uncovered Decks and Porches

## Directions

1. Fill in the blanks. Please print legibly.
2. Indicate in the check box which detail from page 3 will be used.

Address: \_\_\_\_\_



**Note:** A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.

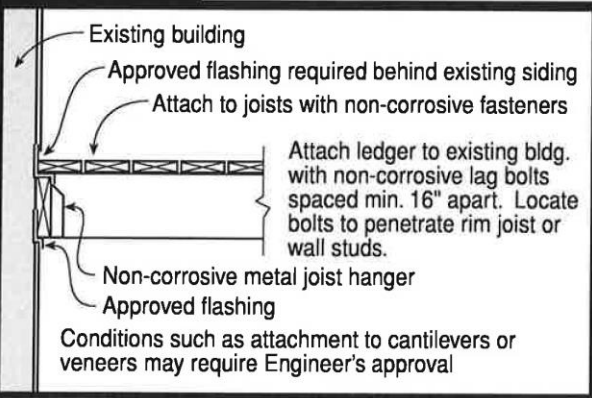
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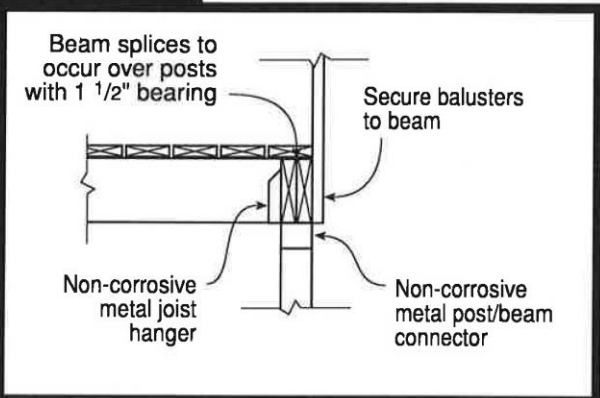
**City of Aurora**  
**Building Division, Public Works Department**  
 15151 E Alameda Pkwy, Ste 2400  
 Aurora, CO 80012  
 (303) 739-7420

# Single Family Residential Uncovered Decks and Porches

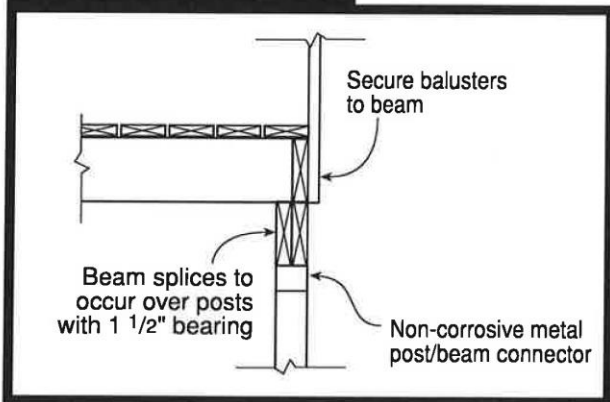
## Detail A



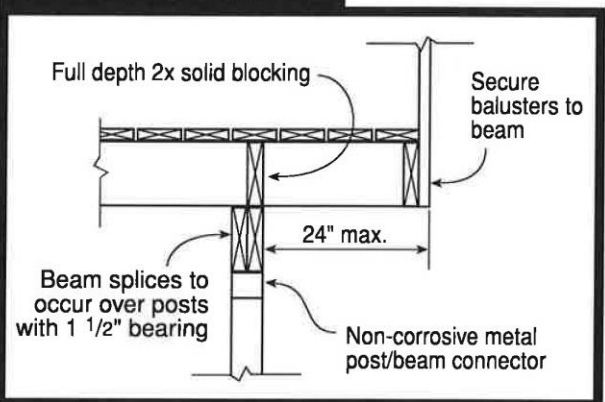
## Detail B



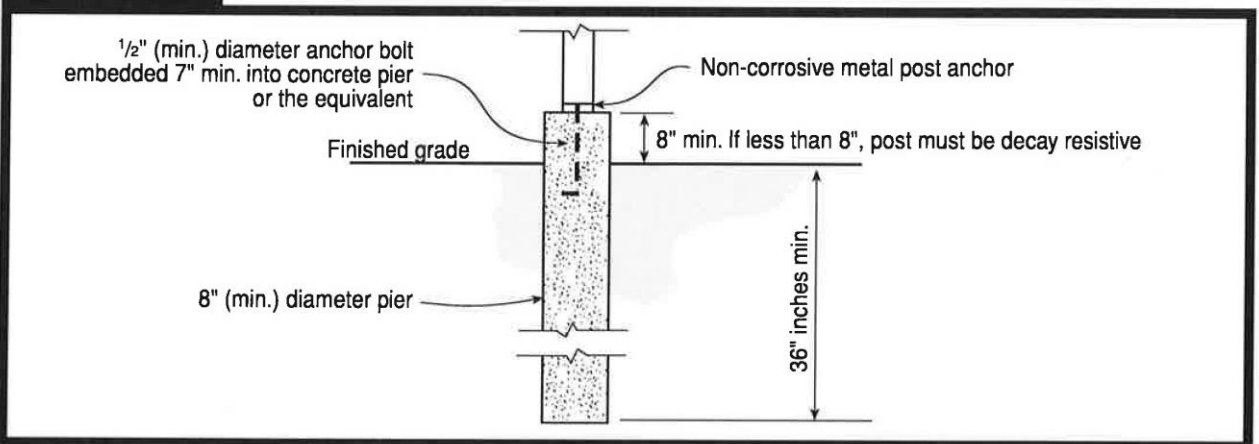
## Alternate Detail B1




## Alternate Detail B2



## Detail C



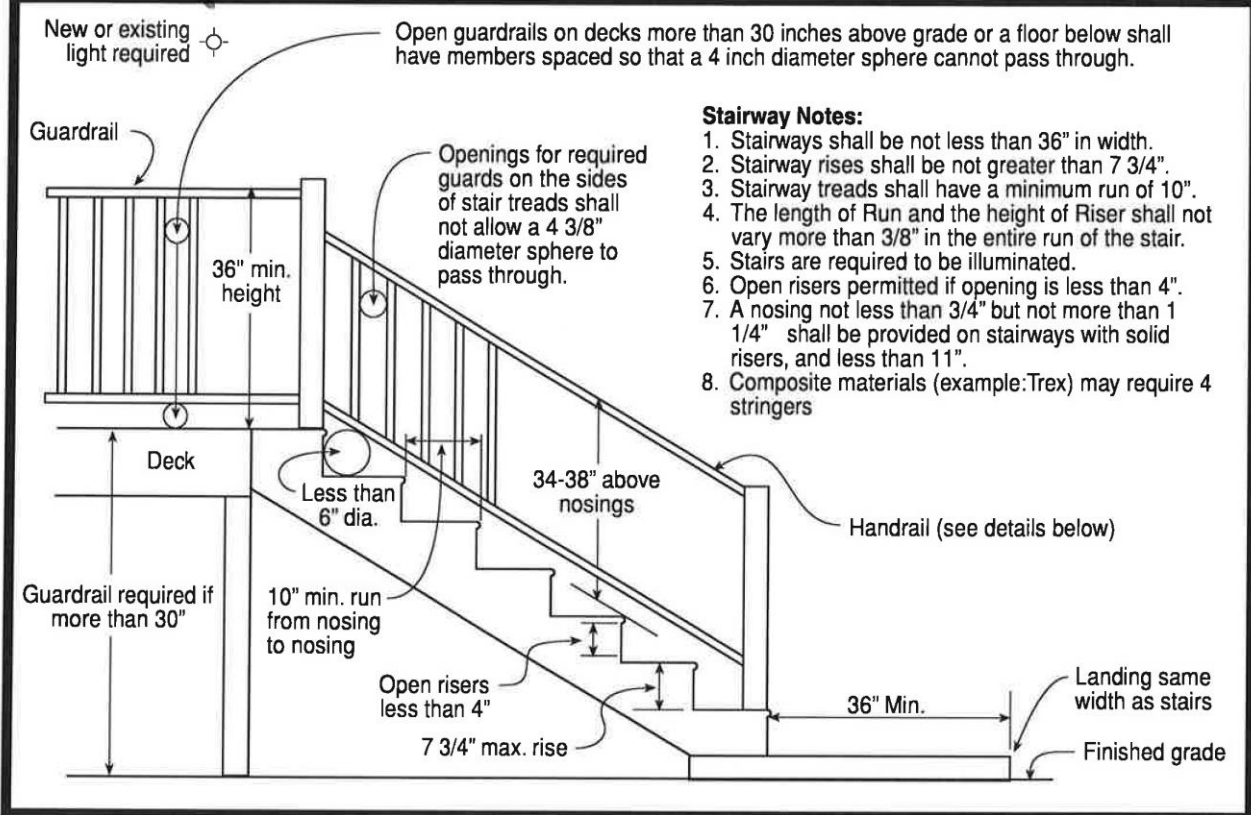
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**City of Aurora**  
**Building Division, Public Works Department**  
 15151 E Alameda Pkwy, Ste 2400  
 Aurora, CO 80012  
 (303) 739-7420

# Single Family Residential Uncovered Decks and Porches

## Stair & Handrail Specifications



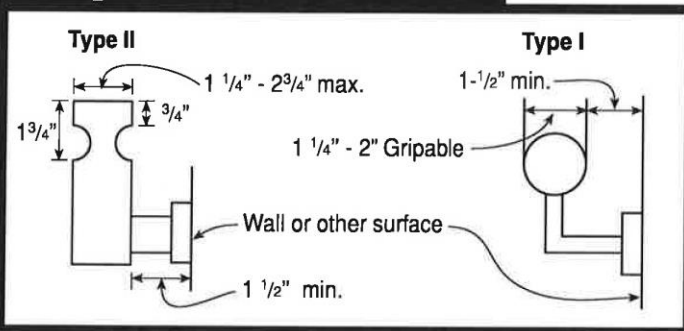
### Stairway Notes:

1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 7 3/4".
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. A nosing not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers, and less than 11".
8. Composite materials (example:Trex) may require 4 stringers

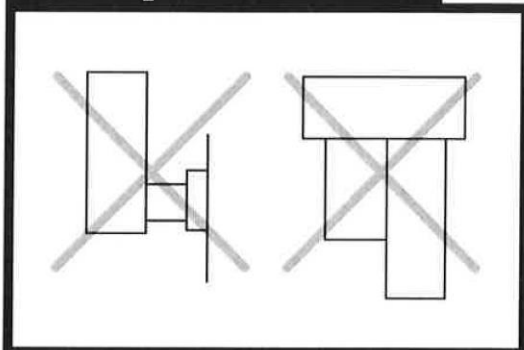
### Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal (per 311.7.7.2 IRC)

### Acceptable Handrail Details



### Unacceptable Handrails



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2009 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.



**City of Aurora**  
**Building Division, Public Works Department**  
 15151 E Alameda Pkwy, Ste 2400  
 Aurora, CO 80012  
 (303) 739-7420

# ATTACHMENT H

## CITY OF AURORA PLOT PLAN AND PERMIT LOOKUP

### City of Aurora

### Plot Plan and Permit Lookup

1. Open a web browser and navigate to [https://www.auroragov.org/city\\_hall/maps/property\\_information](https://www.auroragov.org/city_hall/maps/property_information) in the web address field.
2. The landing page will display a satellite map with a street address field in the upper left corner. (**Figure A – Street Address in Yellow**)
3. Enter a street address beginning with the house number to perform a lookup. System will auto-populate with more specific results as more characters are added to the field.
4. Click on desired address.
5. Click on '**My Property**' at bottom left corner to expand options for selected address. (**Figure A – Highlighted in Red**).
6. Under '**Public Documents Search**' section click on '**Documents with this address**'. (**Figure B**).
7. Click 'View' to download the desired document. In this scenario, the '**Building Plot Plan**' will be downloaded and viewed. (**Figure C**)

**\*Files to be viewed will most likely be in a PDF format.**

Figure A



# Figure B

---

[Map](#)

---

[My Property](#)

---


**Address:** E ROCKINGHORSE PKWY, AURORA 80016  
[Property Info Full Map](#)

**County Info:**  
County: [Douglas County](#)  
Property Parcel ID:  
Lot:           Block: [map](#)  
Plat Page/Quarter Section: [map](#)

**Subdivision Info:**  
Subdivision Name: ROCKINGHORSE SUBDIVISION FLG NO 1  
Subdivision Case Number: 2005-3066  
Annexation Ordinance: 01-078 [map](#)

**Zoning and Special Districts:** [map](#)  
Zoned: R-1 (Low-Density Single-Family Residential District)  
Title32 Metro District: [map](#)  
Urban Renewal Area: [map](#)

**City Maintained Trees:** [map](#)  
None

**Public Document Search:**  
[Documents with this address](#)   
[Documents with this plat page/quarter section](#)

**Business Licenses:** [map](#)  
None

**Building Permits:** [map](#)  
Permit: Single-Family Detached **Issue Date:** 12/12/2017 **Valuation:**  
Permit: Private Development **Issue Date:** 4/24/2018 **Valuation:**  
Permit: Mechanical Permit **Issue Date:** 7/15/2019 **Valuation:**

# Figure C

**Aurora, Colorado**

Home | Return | Contact Us | Version: 2.2.1

**Public Record Search Results For**  
**Address: E ROCKINGHORSE PKWY**

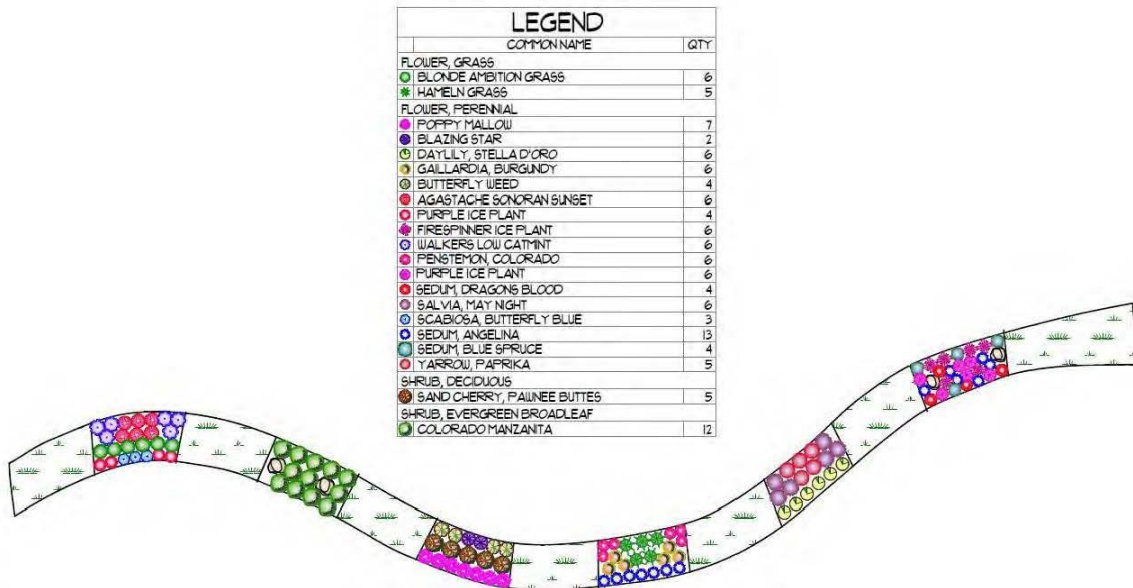
Number of documents found: 9 
 Show Records For Address 
  Show Records For Subdivision 
  Show Records For Quarter Section

Category:

ID	Title	Release Date	Size (MB)	Ext.
<b>Building Permits</b>				
	<b>CT - Counter Permit : Mechanical Permit</b> Keywords: BUILDING PERMIT	7/17/2019	0.06	PDF <a href="#">View</a>
	<b>CT - Counter Permit : Mechanical Permit</b> Keywords: PERMIT APPLICATION	7/17/2019	0.04	PDF <a href="#">View</a>
	<b>CT - Counter Permit : Mechanical Permit</b> Keywords: ASSOCIATED DOCUMENTS - HOMEOWNER STATEMENT OF UNDERSTANDING	7/15/2019	0.29	PDF <a href="#">View</a>
	<b>RR - Permit from Residential Master : Single-Family Detached</b> Keywords: ASSOCIATED DOCUMENTS	7/3/2018	7.07	PDF <a href="#">View</a>
	<b>RR - Permit from Residential Master : Single-Family Detached</b> Keywords: BUILDING PERMIT	7/2/2018	3.44	PDF <a href="#">View</a>
	<b>RR - Permit from Residential Master : Single-Family Detached</b> Keywords: TRUSS DRAWINGS	5/8/2018	5.40	PDF <a href="#">View</a>
<b>Building Plot Plan</b>				
	<b>RR - Permit from Residential Master : Single-Family Detached Plot Plan Approved</b>	12/12/2017	0.21	PDF <a href="#">View</a>
<b>Certificate of Occupancy</b>				
	<b>RR - Permit from Residential Master : Single-Family Detached</b> Keywords: CO	7/3/2018	0.04	PDF <a href="#">View</a>
<b>Foundation Plan And Soil Report</b>				
	<b>RR - Permit from Residential Master : Single-Family Detached</b>	12/12/2017	19.71	PDF <a href="#">View</a>

# ATTACHMENT I

## Inspiration Xeric Garden Beds



Revision #:

Date: 6/4/2019

Scale:

1/8" = 1'

Landscape Plan: 1

Inspiration Xeric Garden

Landscape Design by: Leigh DuFresne

BrightView

Bed 1:



## Plants:

- A: Catmint, Walker's Low
- B: Agastache, Sonoran Sunset
- C: Blonde Ambition Grass
- D: Scabiosa, Butterfly Blue
- E: Purple Ice Plant

A



B



C



D



E



Bed 2:



Plants:

A



B



C



A: Yarrow, Paprika

B: May Night Salvia

C: Stella D'Oro Daylily

## Bed 3:



## Plants:



A



B



C



D

- A: Penstemon, Colorado
- B: Hameln Grass
- C: Burgundy Gaillardia
- D: Sedum, Angelina

Bed 4:  
Low  
Maintenance



Plants:



- A: Sedum, Dragons Blood
- B: Sedum, Angelina
- C: Purple Ice Plant
- D: Firespinner Ice Plant
- E: Sedum, Blue Spruce

Bed 5:  
CO Native  
Plants



Plants:

A



B



C



D



- A: Butterfly Weed
- B: Blazing Star
- C: Pawnee Buttes Sandcherry
- D: Poppy Mallow

Bed 6:  
Evergreen



Plants:

Colorado Manzanita



# ATTACHMENT J

## PLOT PLANS

Plot Plans for a proposed Landscape and/or Permanent Hardscape project **must be included with all applications**. Plot plans need to be on an 8 ½" x 11" document and show all dimension lines, number and the percentage of the grade.

Landscaping: Please submit each landscaping project on its own Plot Plan, making your best effort to draw the project to scale, showing where the improvements will be installed.

- 1) Include the location of all trees, bushes and plants. Include the distance from the improvement(s) to the District or Homeowner fences, or property lines. Also include the distance from the improvement to the home.
- 2) Include a list of the trees and bushes and their sizes at maturity. Identifying the plant items by number then transferring those numbers to the Plot Plan where that plant will be located will help if your project is extensive.
- 3) Include photo(s) of the yard and the side of the home adjacent to the project. Permanent Hardscapes: Please submit each Hardscape project on its own Plot Plan, making your best effort to draw the project to scale showing where the improvements will be installed.

This includes but is not limited to things like patios, sidewalks, water features, gas fire features, outdoor kitchens, etc). Permanent Hardscapes must be compatible with the architectural characteristics of the applicant's home and the neighborhood setting. Compatibility is defined as similarities in architectural style, quality of workmanship, similar use of materials, color, and construction details.

- 4) Include the location and dimensions of the items in your Hardscape project. Include the distance from the improvement(s) to the District or Homeowner fences or property lines. Also include the distance from the improvement to the home.
- 5) Include a list of Hardscape materials, as well as photos of the Hardscape materials being used.
- 6) Include photo(s) of the side of the home adjacent to the project.

See examples of Plot Plans below.



**PLOT PLAN**  
**LENNAR HOMES**

JOB NO.: 13163  
 DRAWN BY: NNN  
 DATE: 12/04/2019

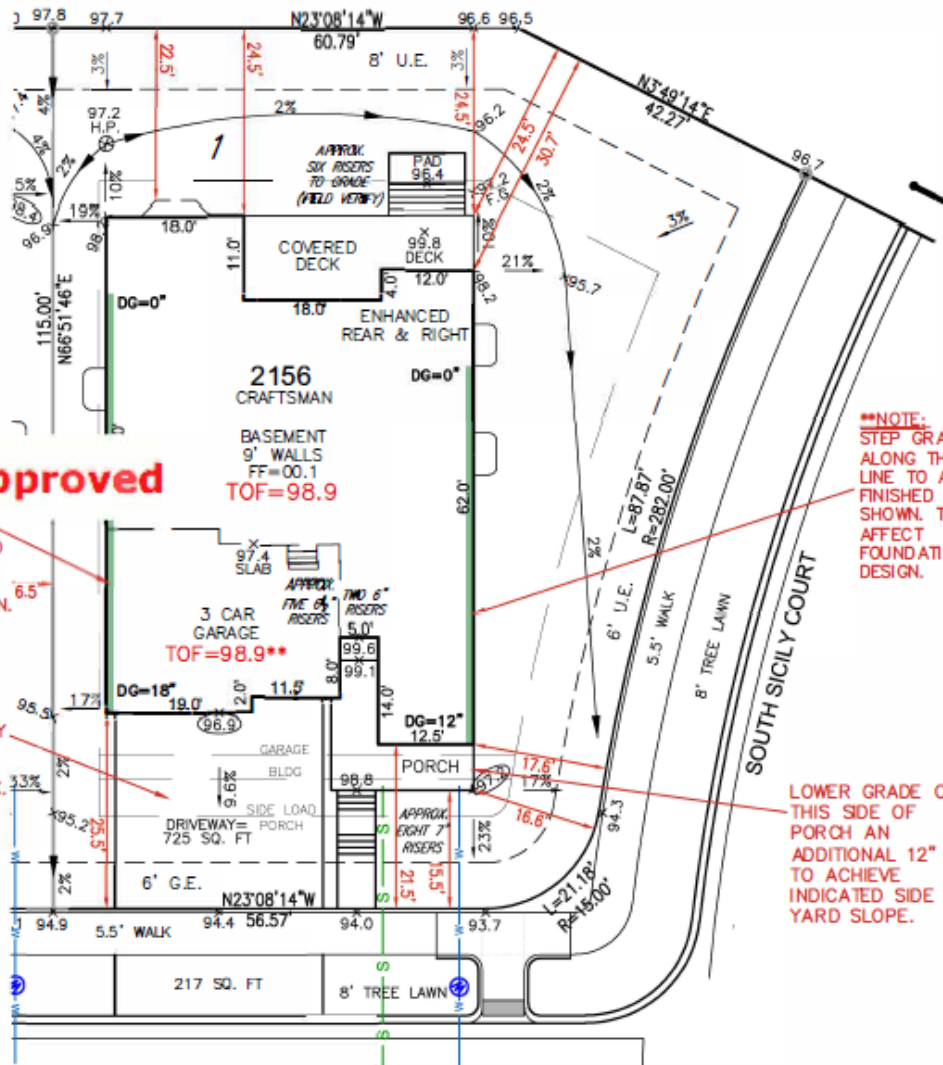
LOT 2



**Approved**

ALONG THIS WALL LINE TO ACHIEVE FINISHED GRADE SHOWN. THIS MAY AFFECT FOUNDATION DESIGN.

\*\*NOTE: THE DRIVEWAY DOES NOT HAVE A GRADE BREAK.



\*\*NOTE: STEP GRADE ALONG THIS WALL LINE TO ACHIEVE FINISHED GRADE SHOWN. THIS MAY AFFECT FOUNDATION DESIGN.

LOWER GRADE ON THIS SIDE OF PORCH AN ADDITIONAL 12" TO ACHIEVE INDICATED SIDE YARD SLOPE.

# IMPROVEMENT LOCATION CERTIFICATE

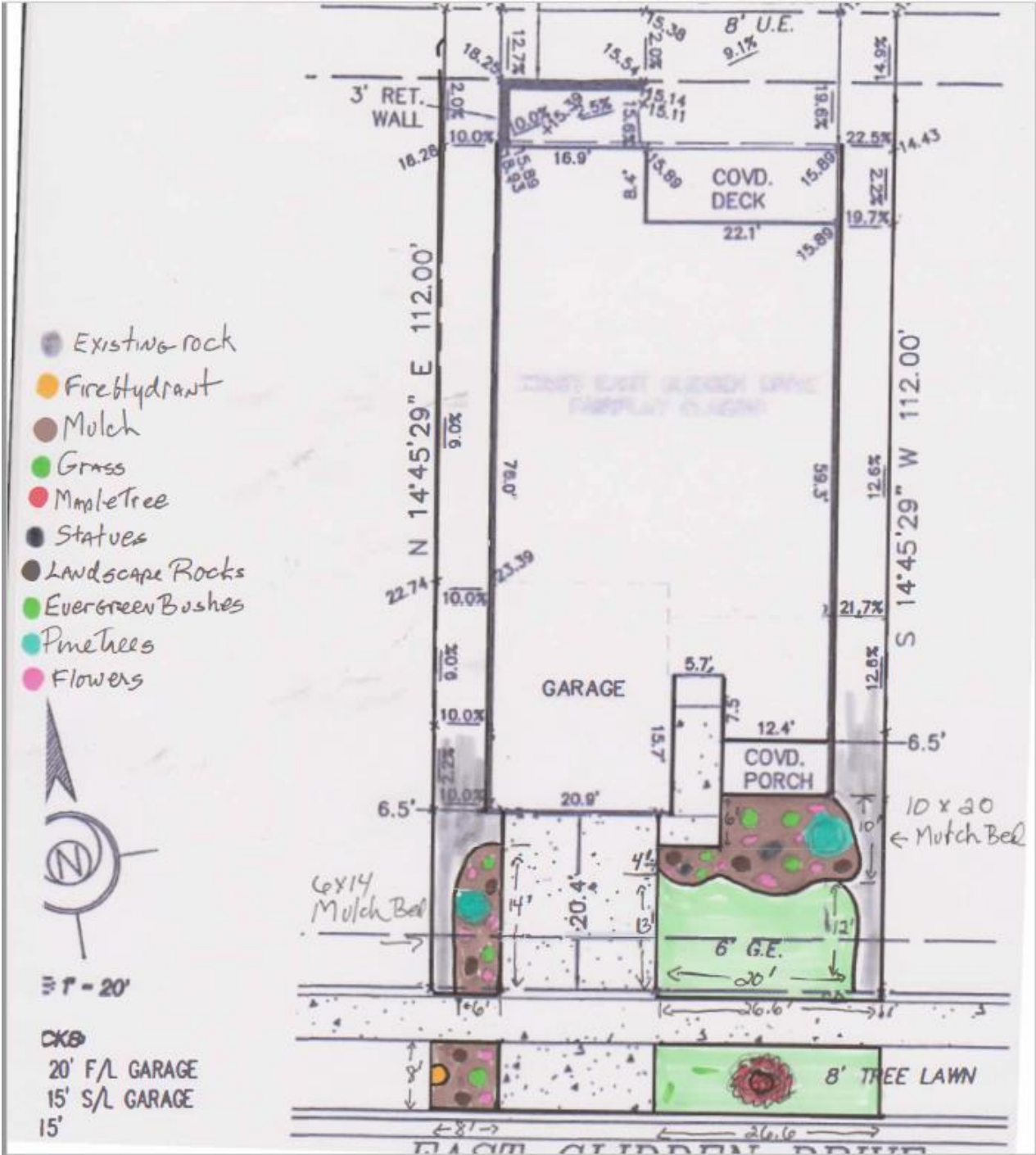


— existing fence	• variety of shrubs (see list)	▣ raised timbers garden beds	▣ grey concrete steppers
— new fence	▨ sod (Bluegrass)	≡ existing rock	
X gate	◉ berm with 1 1/2" Glacier White River Rock	▨ new rock 1 1/2" Mountain Granite	
* Austrian Pine	▨ dry river bed with 2-4" Glacier White Cobble	◉ Grey Granite Boulder	











Mountain Granite Bowlers  
# 25 Area 562



Grill Station  
# Example Only #



2' x 2' Belgard Pava Steppers  
# Victorian Color #



Belgard Heslon Black Raised Garden  
# Victorian Color #



AZ Platinum Olive By Puncture Green  
# 2' Pile, 26 oz. Backing, 64 oz. Face Weight.  
# See Spec Sheet For Details #



9-12" Pava Grey Cobble



Summerco Slatex Pro 32" Grill



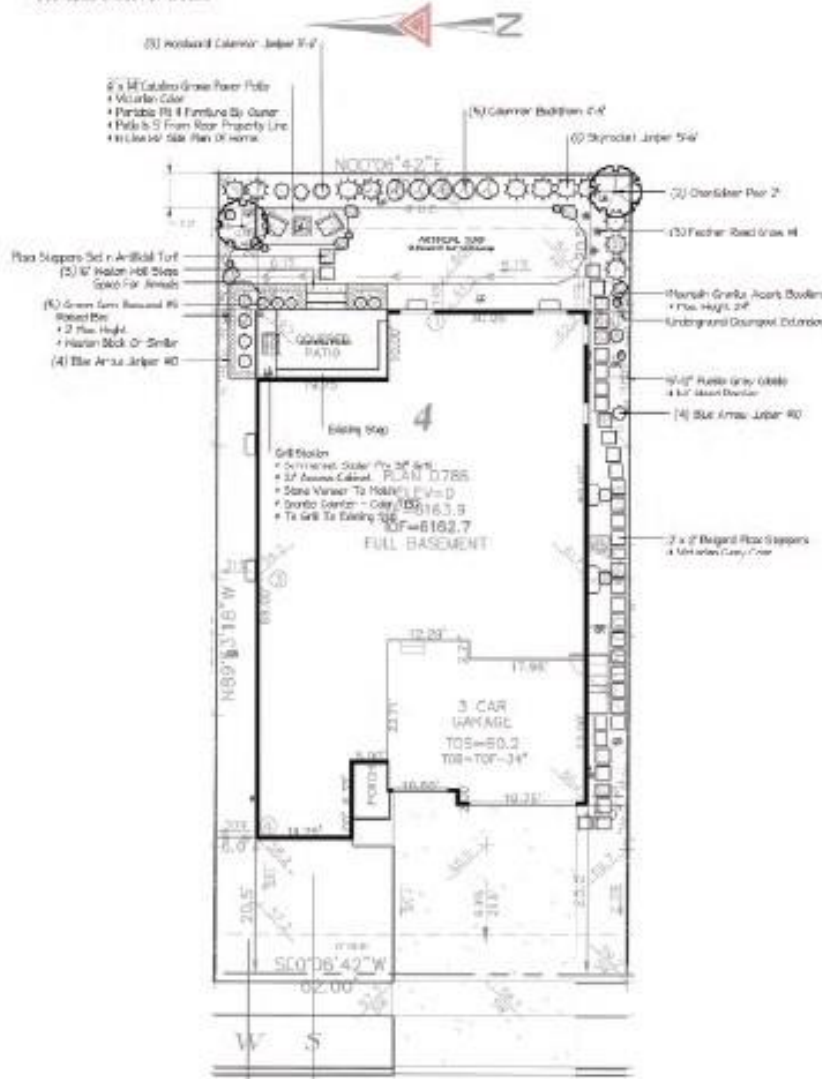
6R-15" Mountain Granite Rock  
# IV Need Barbs  
# Min 3" Depth



Belgard Cobaltina Grand #256  
# Victorian Color #

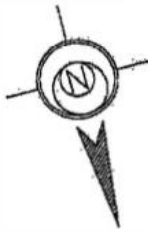
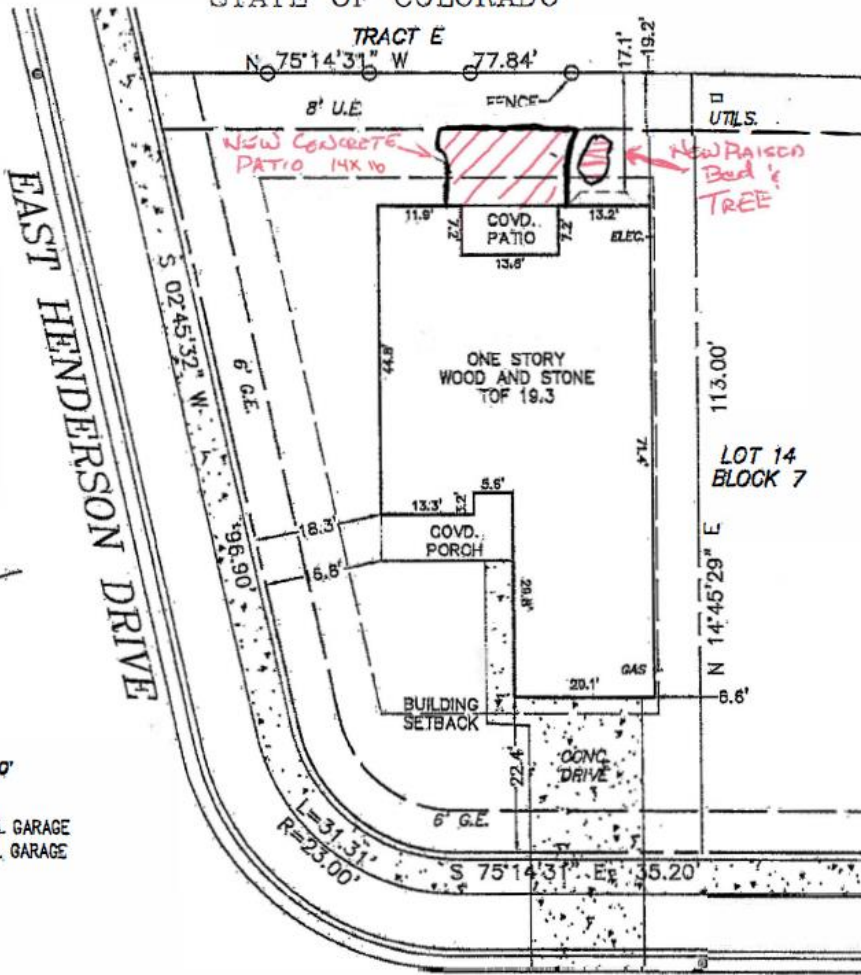


Stone Venner  
Cascade Rubble  
By Environmental Stone Works



- NOTES:
- # Automatic Irrigation System
  - # Rollup Steel Safety Edger @ Turf Perimeters
  - # Plant Placement May Adjust for Proper Placement Around Underground Utilities & Drainage Path
  - # Refer To Plant Cut sheets For Details On Plants
  - # Overall Area 2050 SF Total
  - # Artificial Turf @ 500 SF Total

STATE OF COLORADO

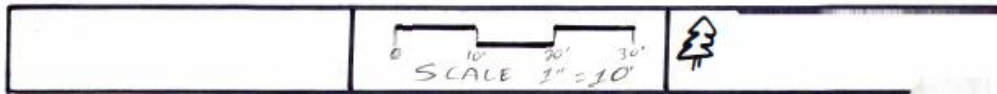
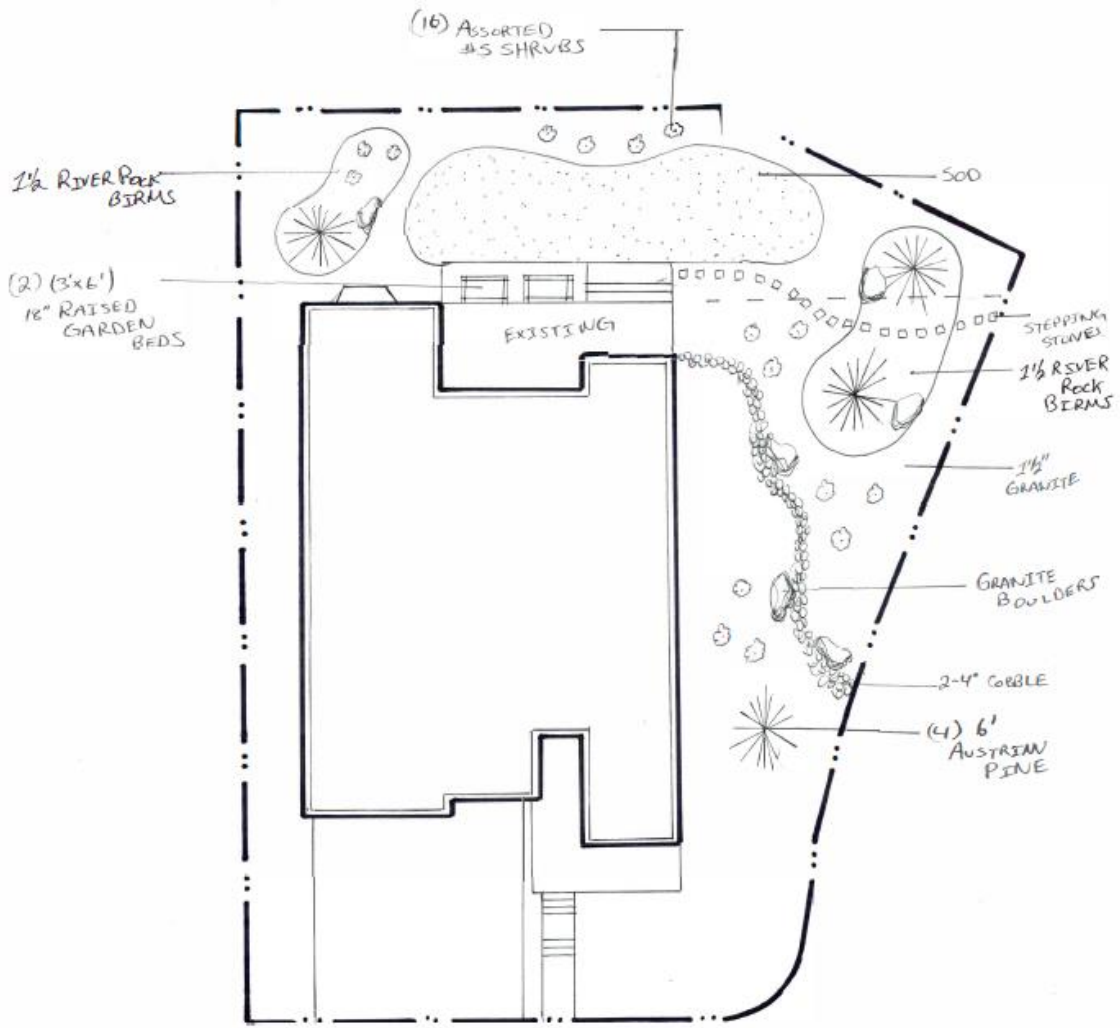


SCALE: 1" = 20'

SETBACKS:  
FRONT: 20' F/L GARAGE  
15' S/L GARAGE  
REAR: 15'  
SIDE: 6'  
CORNER: 12'

● FOUND PK OR REBAR





# ATTACHMENT K PRIVACY STRUCTURES





# ATTACHMENT L

## Examples of Recommended Exterior Lighting Fixtures



(Note "LED driver" located at top of fixture provides downward light and is not a bulb)



**ATTACHMENT M**  
**Examples of Rainwater Barrels or Similar Containers**

