

**AMENDED AND RESTATED  
RESIDENTIAL IMPROVEMENT GUIDELINES  
AND SITE RESTRICTIONS FOR  
SOLTERRA**

**Revised: April 2026**

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# 1.

## INTRODUCTION

### 1.1. Basis for Guidelines

These Residential Improvement Guidelines and Site Restrictions (the “Guidelines”) are intended to assist Owners living in the Solterra Community (the “Community”) in implementing landscaping and other Improvements to their property. The *Declaration of Covenants, Conditions and Restrictions for Solterra* (the “Covenants”) require prior approval from the Design Review Board (the “DRB”), before the construction, installation, modification, renovation, demolition or removal of any Improvement upon any Lot.

The Solterra Home Owners Association, Inc. (the “Association”), via resolution of the Board of Directors of the Association, has established an Architectural/Landscape Review Committee (the “A/LRC”), which has been empowered to receive, review and make recommendations to the DRB regarding architectural and landscaping requests received from Owners. In order to assist Owners, the DRB, with the review and recommendation of the A/LRC, desires to establish certain pre-approved designs for several types of Improvements and to exempt certain Improvements from the requirement for approval. This document contains the guidelines established by the DRB with respect to property subject to the Covenants.

Note that Owners may remodel, paint or redecorate the interior of structures on a Lot without the approval of the DRB. However, modifications to the interior of screened porches, patios and similar portions of a Lot visible from outside such structures shall be subject to such approval. Approval shall be required to repair or repaint the exterior of a structure that is not in accordance with the originally approved plans and color scheme.

### 1.2. Definitions

All capitalized words and phrases used in these Guidelines shall have the meaning provided in the Covenants unless otherwise defined herein.

### 1.3. Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the DRB (see Section 2); (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 (see Section 3); and (C) Exhibits to (see Section 4).

*While not a part of these Guidelines, refer to the **Solterra Homeowner Guide for DRB Applications** available on the Solterra-Connect website under the **Living in Solterra/Home Improvements** tabs regarding application submittal processes, certain improvements and required materials, review requirements, and examples.*

*These Guidelines also refer to the **Elements of Solterra-Landscape Design Guidelines** which articulates the incorporation of community visioning and design elements into improvements and are available on the Solterra-Connect website under the **Living in Solterra/Home Improvements** tabs.*

### 1.4. Architectural/Landscape Review Committee and Design Review Board

The A/LRC consists of persons, representatives or a committee appointed to review requests for approval of architectural or site changes and to make recommendations relative thereto to the DRB. The DRB has the final approval authority and shall consider and approve the recommendations from the A/LRC unless such recommendation from the A/LRC is clearly arbitrary and capricious or otherwise not in conformance with the standards established by the Covenants and these Guidelines.

**1.5. A/LRC Contact Information**

The contact information of the A/LRC, persons, committee or representative authorized to administer the architectural and landscaping review process is:

COMPANY NAME	OFFICE	E-MAIL
Overlook Property Management	6860 S Yosemite Court, Suite 200 Centennial, CO 80112	support@overlookproperty.com

**1.6. Effect of Covenants**

The Covenants govern the Property within the Community. Each Owner should review and become familiar with the Covenants. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

**1.7. Effect of Governmental and Other Regulations**

Use of property within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact the City of Lakewood and/or Jefferson County for further information and requirements for Improvements they wish to make.

Additionally, portions of the Community may be part of a sub association and subject to separate covenants or restrictions imposed by such a sub association. In addition to approval of any proposed Improvements by the DRB, approval of such Improvements may also be required by the architectural committee of any such sub association. The guidelines and criteria of any such sub association may be more restrictive than those of the Association, and it is the responsibility of each Owner to ensure that any proposed Improvements comply with any guidelines and criteria of any applicable sub association and to obtain any necessary approvals from the architectural committee of any such sub association.

**APPROVAL BY THE DRB DOES 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. APPROVAL BY THE DRB DOES NOT CONSTITUTE APPROVAL BY ANY SUB-ASSOCIATION WITHIN THE COMMUNITY.**

**1.8. Interference with Utilities**

In making Improvements to property, 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 – Dial 811 before you dig!**

Property Owner(s) who make DRB-approved modifications in the easement area must be aware that the easement holder may need to access the easement. The Owner(s) shall be responsible for the expense of the removal and replacement of the modification, as well as verifying the modification is not permitted by the municipality.

### **1.9. Goal of Guidelines**

Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Community. Refer to the Elements of Solterra-Design Guidelines and Landscape Guidelines for the overall design elements of Solterra. It is the responsibility of the A/LRC and the DRB to ensure that all proposed Improvements meet or exceed the requirements of these Guidelines and to promote the highest quality design for the neighborhood. It is important that Improvements to property be made in harmony with and not detrimental to the rest of the Community. A spirit of cooperation with the A/LRC, the DRB 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 property from the DRB, Owners will be protecting their financial investment and will help ensure that Improvements to property are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the DRB's interpretation shall be final and binding.

### **1.10. Enforcement of Covenants and Design Guidelines**

The DRB and the Solterra Home Owners Association (the "Association") shall have responsibility for the enforcement of the architectural and landscaping requirements of the Covenants and these Guidelines, as more fully provided in the Covenants. The Association, its agents, and the DRB will investigate written complaints concerning violations of the requirements/prohibitions of the Covenants or these Guidelines, if such complaints are signed and dated by the person making the complaint. The Association, its agents, and the DRB shall use all reasonable means to maintain the anonymity of complainants. If a violation is found as a result of a complaint or through its own inspections, the DRB shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If compliance is not achieved, the Association may take enforcement action (including assessing fines, fees, and penalties) in accordance with the Covenants and Association's compliance and fee policy then in effect. Specific duties and powers of the DRB and the Association are more fully set forth in the Covenants.

## 2. PROCEDURES FOR ARCHITECTURAL APPROVAL

### 2.1. General

As indicated in Section 3, there are some cases in which advance written approval of the DRB is not required if the guidelines with respect to that specific type of Improvement are followed. In a few cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. **In all other cases, including Improvements not included in Section 3, advance, or prior written approval of the DRB is required before an Improvement to property is commenced.**

In making any Improvement, Owners are responsible for being aware of the effect of any Improvement on any applicable builder warranties. Neither the DRB, nor any members thereof, not the HOA, shall be liable for any voiding of or effect on such builder warranties with respect to any architectural request.

### 2.2. Drawings or Plans

Owners are required to submit to the A/LRC plans and specifications showing the nature, kind, shape, color, size, materials and location, as applicable, of all proposed Improvements, alterations or removals of Improvements (the "Submittal") for review and approval or disapproval prior to the commencement of construction, alteration or removal. Whether done by the Owner, or professionally, the following guidelines should be followed in preparing plans and specifications:

- A. The drawing or plan should be done to scale and shall depict the property lines of the lot and the outside boundary lines of the home as located on the lot. **A copy of an Improvement Survey of the Lot (Plat, plot, survey) obtained when it was purchased is also required for specific applications.** If you do not have the plat from your closing documents, you can contact City of Lakewood Planning Department, [pod@lakewood.org](mailto:pod@lakewood.org).

*Refer to **Exhibit G - Solterra Landscape Plan Design Examples** herein for an example of an Improvement Survey of the Lot (plat, plot, or survey).*

- B. Existing Improvements, in addition to the home, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, etc.
- C. The proposed Improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the dimensions of the proposed Improvement (width, depth and height), the materials to be used and the colors.

*Additional information requirements are detailed in the Solterra Homeowners Guide for DRB Applications.*

- D. The plan or drawing and other materials should include the name of the Owner, the address of the home, the lot, block and filing number of the Lot, and the e-mail address and telephone number where the Owner can be reached. All documents need to be dated for initial issuance and any revisions.
- E. The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections.
- F. Owners should be aware that many Improvements require a permit from the City of Lakewood. The A/LRC and/or the DRB reserves the right to require a copy of such permit as a condition of its approval.
- G. In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate the materials to be used and the applicable dimensions of the proposed Improvement.
- H. Photographs of existing conditions and of proposed materials and colors are encouraged to

be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes. If the proposed Improvement is to be installed in the front or side yard, photographs and information regarding adjacent Lots will be required to understand how the proposed Improvement will impact the streetscape.

### **2.3. Submission of Drawings and Plans**

All drawings, plans and documentation are to be submitted to the HOA Property Management company. The Submittal may be done electronically. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

Per the Covenants, the DRB may establish and charge reasonable fees for review of Submittals and may require such fees be paid in full prior to review of any Submittal. Such fees may include the reasonable costs incurred by the DRB in having any Submittal reviewed by architects, engineers, or other professionals, and may vary between Lots and types of Lots. The fees will be listed on the Submittal form provided by the DRB for submission of Submittals.

### **2.4. Action by the A/LRC and the DRB**

The HOA property management company will review the submittal to ensure the application is complete. If the required documents are missing, the process will stop until the required documents are submitted.

The A/LRC and the DRB landscape consultant will review all the submitted documents within 10 days. If the information is not complete, or clarification is necessary, the homeowner will be requested to provide additional or missing information before the application is forwarded to the DRB. The A/LRC may require submission of additional information or material, and the Submittal shall not be deemed complete until all required information and materials have been submitted to the A/LRC

**In reviewing each Submittal, the A/LRC shall consider these Guidelines and may consider the quality of materials and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography and finish grade elevation, among other things. Recommendations of the A/LRC may be based on purely aesthetic considerations, and compliance with these Guidelines does not guarantee approval of any Submittal.**

### **2.5. Submittal**

If all the information is complete, the design request will be forwarded to the DRB with the A/LRC comments. If the requested information or clarification is not submitted by the applicant before the design request is forwarded to the DRB, the DRB will take no action until the submittal is complete.

The DRB has 45 days to review the request and consider the comments from the committee. The DRB will notify the homeowner in writing of their decision. If the DRB fails to review and approve in writing (which may be with conditions and/or requirements), or disapprove, a request for architectural approval within forty-five (45) days after the A/LRC provides the applicant with notice of its receipt of a complete Submission, such request is deemed denied by the DRB. The decision of the DRB in relation to any architectural or landscaping request shall be final. If the application is rejected and the modification is started, the HOA has the right to levy fines for no approval.

The DRB has the final approval authority and shall consider and approve the recommendations from the A/LRC unless such recommendation from the A/LRC is clearly arbitrary and capricious or otherwise not in conformance with the standards established by the Declaration and these Guidelines.

## **2.6. Revisions and Additions to Approved Plans**

Any revisions and/or additions to approved plans made by the Owner or as required by any governmental agency, must be re-submitted for review by the A/LRC and approval by the DRB. The revised plans must follow the requirements as outlined above.

## **2.7. Completion of Work**

Unless otherwise specified in writing by the DRB, any approval granted by the DRB shall be deemed conditioned upon completion of all elements of the approved work and all work previously approved with respect to the same Lot, unless approval to modify any application has been obtained. All improvements approved by the DRB must commence **within three (3) months from the date of approval**. If not commenced within such time, then such approval shall be deemed revoked by the DRB, unless the DRB gives a written extension for commencing the work.

Additionally, except with written DRB approval otherwise, and except for delays caused by strikes, fires, national emergencies, critical materials shortages or other intervening forces beyond the control of the Owner, all work approved by the DRB shall be completed **within six (6) months of commencement**, or within such time as otherwise specified in the approval from the DRB. If any person fails to commence and diligently pursue completion of all approved work as set forth above, the Association, acting through its Board of Directors, shall be authorized to enter upon the Lot and remove or complete any incomplete work and to assess all costs incurred against the Lot and the Owner thereof as a Specific Assessment.

## **2.8. Inspection of Work**

The DRB, or its duly authorized representative, including the A/LRC, shall have the right, after reasonable notice to the Owner or occupants of the Lot and during regular business hours, to inspect any Improvement, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted by the DRB. Owners shall notify the management company when modifications have been completed to schedule an inspection by the DRB or expect an inspection after the stipulated deadline for completion.

## **2.9. Notice of Non-Compliance**

Any Improvement constructed, installed, modified, or renovated in violation of Article XI of the Covenants shall be deemed to be nonconforming. Upon written request from the DRB, the Owner of the Lot on which such Improvement is located shall, at such Owner's own cost and expense, remove such Improvement and restore the Lot to substantially the same condition as existed prior to the nonconforming work, or, if applicable, cure such nonconformance by bringing the Improvement into compliance with the requirements of the DRB. Should an Owner fail to remove and restore, or cure as required, the Association, acting through its Board of Directors, shall have the right to enter the Lot, remove the nonconforming Improvements, and restore the Lot to substantially the same condition as previously existed. All costs of any such entry, removal and restoration, together with interest at the maximum rate then allowed by law, may be assessed against the subject Lot and collected as a Specific Assessment.

## **2.10. Correction of Non-Compliance**

If the DRB determines that a non-compliance exists, the Person responsible for such non-compliance shall remedy or remove the same within the timeframe specified in the Notice of Non-Compliance. If such Person does not comply with the ruling within such period, the DRB may, at its option, record a notice of non-compliance against the Lot on which the non-compliance exists; may impose fines, penalties, and interest; may remove the non-complying Improvement; or may otherwise remedy the non-compliance, and the Person responsible for such non-compliance shall reimburse the DRB, upon demand, for all costs and expenses, as well anticipated costs and expenses, with respect thereto.

**2.11. Amendment**

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, re-enacted, or otherwise changed by the DRB.

**2.12. Questions**

If you have any questions about the foregoing procedures, feel free to contact the A/LRC at the e-mail and address listed in Section 1.5 of these Guidelines.

### **3. SPECIFIC TYPES OF IMPROVEMENTS/ SITE RESTRICTIONS**

#### **3.1. General**

A/LRC review and DRB approval are required for the majority of exterior modifications. **The requirement to submit applications for DRB approval and/or a plat-survey is indicated after each modification category.** The following is an alphabetical, but not comprehensive, list of many exterior modifications that Owners typically consider making with pertinent information about each.

If the modification/change is not listed, contact the A/LRC at the email address listed in Section 1.5 of these Guidelines. Unless otherwise stipulated, drawings or plans for a proposed modification must be submitted to the A/LRC and receive written approval of the DRB before the modifications are made. In some cases where it is specifically noted, an Owner may proceed with the modification without DRB approval if the Owner follows the stated guideline. The list of modifications below also includes some types of modifications that are not permitted.

##### **3.1.1. Variances**

Approval of any proposed plans by the granting of a variance from compliance with any of the provisions of these Guidelines is at the sole discretion of the DRB when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require.

##### **3.1.2. No Unsightliness**

All unsightly conditions, structures, facilities, equipment, and objects, including snow removal equipment and garden or maintenance equipment, when not in actual use, must be enclosed within an approved structure.

##### **3.1.3. Waivers; No Precedent**

The approval or consent of the DRB to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent as to any application or other matters whatsoever, as to which approval or consent may subsequently or additionally be required. Nor should any such approval or consent be deemed to constitute a precedent in any other matter.

##### **3.1.4. Liability**

Neither the A/LRC, the DRB, nor the members thereof, shall be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction. Neither the A/LRC nor the DRB, nor the members thereof, shall bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. Neither the A/LRC nor the DRB will make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

#### **3.2. Accessory Buildings**

Freestanding accessory buildings are not permitted in Solterra.

#### **3.3. Address Numbers (Application Required; no plat/survey required)**

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same style and type of number currently on the residence.

### **3.4. Air Conditioning Equipment (Approval is required; plat survey must be submitted)**

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers), heat pumps, and attic ventilators installed at any location on the property after the initial construction.

No heating, air conditioning, air movement, or refrigeration equipment shall be extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent property Owners.

Approval is not required for replacement of existing air conditioning equipment with like equipment; otherwise, approval is required.

### **3.5. Antennae/Satellite Dishes**

Installation of Permitted Antennas shall not require approval. "Permitted Antennas" are those types of antennas and satellite dishes covered by the Federal Communication Commission's Over-the-Air Reception Devised Rule ("OTARD Rule"), as may be amended from time to time.

All Permitted Antennas should 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 shall be screened from view from any street and nearby lots to the maximum extent possible, and placement shall be made in the following order of preference:

1. Inside the structure of the house, not visible from the street
2. Rear yard or side yard, behind and below the fence line
3. Rear yard or side yard, mounted on the house, in the least visible location below roofline.
4. Side yard in front of wing fence, screened by and integrated into landscaping.
5. Back rooftop

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 shall be used, and the least visible site shall be selected.

### **3.6. Arbor (Approval is required; plat/survey must be submitted)**

Wooden arbors must be painted or stained in colors that complement the residence. Metal arbors must be similar in style to the fences in Solterra and installed securely in the ground to avoid displacement. Professionally constructed plans, a photograph, or catalog picture of the proposed arbor must be submitted in the application to avoid a delay in the approval process. The inside height of a proposed arbor must not exceed 8 feet 6 inches.

*Refer to Exhibit A - Garden Structure Definitions herein for examples of garden structures.*

### **3.7. Architectural Changes, Additions, Expansions (Approval is required; plat/survey must be submitted)**

Considerations will include, but not be limited to, the following:

- A. Lot size, existing square footage of the home, existing grading, existing fence locations, number of existing garages, etc.
- B. Additions or expansions must be constructed of wood, stucco, glass, brick, stone, or other material as used in initial construction of the exterior of the home.
- C. The design must be the same or generally recognized as a complementary architectural style and meet all design guidelines and Covenants.
- D. Siding, roofing, trim, materials, and colors must match that of the existing home.
- E. The change must also meet the City of Lakewood codes as may be applicable.

- F. Significant architectural/structural changes may require review by a licensed architect. In the event this additional review is needed, Owner will be required to pay additional review fees as noted in Section 2.3

Additions or expansions are not permitted on Attached Lots due to the size of the lots.

### **3.8. Artificial Turf (Approval is required; plat/survey must be submitted)**

Approval is required. Notwithstanding anything herein to the contrary, artificial turf may be considered in rear yards but may not be in areas visible from public streets. Screening may be required. If the home has no rear yard, the DRB may approve artificial turf in the side yard.

The total artificial turf area, regardless of height, may not exceed the Solterra West Official Development Plan (ODP), or the Springfield Green ODP, requirement that a minimum of 50% of the permeable lot surface area must be living ground cover.

#### **3.8.1. Allowable Products**

The design intent is for artificial turf to emulate natural grass, the color must be a blended, multi-color in green tones monofilament fiber, similar to the geographical area. There are certain products that have been pre-approved as meeting the requirements of these Guidelines.

Submittal must include the intended use and a sample of the proposed material showing the color and pile height, the proposed location indicated on the official plat, and the dimensions of the artificial turf area.

*Refer to **Exhibit H - DRB Approved Artificial Turf Grasses** herein for approved artificial turf grasses.*

#### **3.8.2. Installation Considerations**

- A. Professional installation is required and must include a weed barrier and a properly prepared and leveled aggregate base for drainage.
- B. Proper infill, which is not toxic to humans or pets, for residential application must be used. Examples of safe infill for children and pets are silica sand or "Envirofill."
- C. The established drainage pattern may not be blocked or altered by the installation of artificial turf.
- D. A weed suppressor must be used under seams, and the seams must be properly secured.
- E. If an artificial turf area meets a native area, it must be separated with a barrier of at least four inches of hardscape or planting area.
- F. Putting greens with a pile height less than .5 inches may not exceed 30% of the allowed artificial turf area.

#### **3.8.3. Maintenance Considerations**

Artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance, ensure seams and outer edges lay flat, debris is cleaned, weeds are removed, etc.

### **3.9. Awnings, Sail Cloths, Solar/Sunshades (Approval is required; plat/survey is not required)**

Approval is required for all shading devices whether remote-controlled or hand operated. All shading devices must be a solid earth tone color, complement the exterior of the residence, and be maintained in good working and esthetic condition.

Awnings must be attached below the eaves of the home and not extend beyond the patio, porch or deck. Sail cloth awnings must be attached to exterior walls or permanently mounted poles.

Solar shades or sunscreen panels must be attached to permanent portions of the home (i.e., patio, deck, pergola, etc.).

To avoid delays in the approval process, applications should include dimensions, color selection, and a diagram or photo of the home with the location of the installation indicated on it.

### **3.10. Built-in Barbecue, Gas Grills, and Outdoor Kitchens (Approval is required; plat/survey must be submitted)**

Approval is required for all built-in barbecue grills or outdoor kitchens. Built-in barbecue grills or outdoor kitchens must be an integral part of the deck or patio area and of the rear yard landscaping.

The Home Owners Association follows fire restrictions and regulations imposed by the City of Lakewood and West Metro Fire Rescue to include regulations of gas and electric grills on townhome lots.

#### **3.10.1. Portable Barbecue Grills**

- A. Single family lots – No approval is required for portable barbecue gas grills on single-family lots. All barbecue grills, smokers, etc. must be stored in the rear yard, side yard, or garage.
- B. Townhome lots – No approval is required for portable barbecue gas grills on townhome lots. Propane gas grills with a tank smaller than 2 ½ pounds should be placed on the balcony or front porch and are not allowed to be stored in front of the garage or in the common area.

### **3.11. Basketball Backboards**

#### **3.11.1. Portable Basketball Hoops and Backboards (No approval required)**

Approval is not required for portable basketball backboards, subject to the following limitations and guidelines:

- A. Portable units cannot be placed in public rights of way, streets, alleys, sidewalks or street lawns.
- B. Location must be in the driveway, at least half of the length of the driveway away from the street, or in the side or rear yard.
- C. Portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair.
- D. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use and may not be left out for more than 24 hours.

#### **3.11.2. Permanent Basketball Hoops and Backboards (Approval required; plat/survey must be submitted)**

Approval is required for permanently installed basketball hoops and basketball backboards attached to the house above the garage door or permanently affixed in the ground.

### **3.12. Birdhouses and Bird Feeders (Approval is required; plat/survey must be submitted)**

Only three (3) birdhouses or bird feeders shall be installed on any Lot. Birdhouses and feeders shall not exceed one (1) foot by two (2) feet at the base and two (2) feet in height. Birdhouses and feeders may be mounted on a pole not to exceed five (5) feet in height. Approval is required for birdhouses or bird feeders installed in the front yard; no approval is required for birdhouses or bird feeders in the rear yard or side yard in a home with no rear yard.

### **3.13. Carports**

Carports are not permitted in Solterra.

### **3.14. Clothes lines and Hangers (Approval is required; plat/survey must be submitted)**

Approval is required for retractable clothes lines with permanent fixtures. Permanent or fixed clotheslines and hangers are not permitted.

### **3.15. Compost Bin (Approval is required; plat/survey must be submitted)**

Approval is required for any compost bin. Considerations will include, but not be limited to, the following:

- A. Containers must be placed in the rear yard and not visible from the street.
- B. No more than one (1) enclosure will be permitted on any Lot.

### **3.16. Decks (Approval is required; plat/survey must be submitted)**

Approval is required for any new or expanded deck installed, constructed, or expanded after the initial construction or builder installation. The appropriate City of Lakewood permits are also required. Considerations will include, but may not be limited to, the following:

- A. The deck must be constructed of wood or composite type decking products.
- B. The decking material must be of a color that matches or complements one of the exterior paint colors or masonry on the home.
- C. The deck must be located in the rear yard or side yard of homes with no rear yard.
- D. All deck columns shall be integrated into the architectural style/character of the home.
- E. Decks may be finished with a clear or semi-transparent sealer, stained to match a Cedar tone, an oil-based wood finish or a similar product that matches. The deck may also be painted to match the body or trim color of the home.
- F. Covered decks shall be compatible with the architectural style of the home through roof form integration, column design, and railing details.
- G. Supporting posts and columns associated with all covered decks or those more than thirty (30) inches above grade shall be a minimum eight (8) inches by eight (8) inches unless grouped (two or more 4"x4" posts) or enhanced with a masonry base.
- H. Decking that is less than thirty (30) inches above grade of the lot may utilize a lattice skirting provided the skirting is made of redwood minimum one-half (1/2) inch thick boards and stained or painted to match the remaining portions of the deck.
- I. Decks are not permitted over easements in the Lot.

#### **3.16.1. Deck Maintenance**

Some types of "maintenance free" decking products may also require periodic maintenance for proper care and to retain the product's aesthetic conformity, including but not limited to fading, warping, etc. Regular physical and aesthetic maintenance of decking is required.

In general, after approval, only those areas that are painted may be repainted and only those areas that are stained may be re-stained; unpainted and unstained areas (such as brick or stone) shall remain unpainted and unstained. Re-staining or re-painting of decks does not require approval as long as stain or paint color are the same as originally approved.

### **3.17. Doghouses (Approval is required; plat/survey must be submitted)**

Considerations will include, but not be limited to, the following:

- A. Doghouses must be constructed of wood or composite type material and should complement the architectural style/ character of the home.
- B. Doghouse material must be a color that matches or complements one of the exterior paint colors or the masonry on the residential home.
- C. In some instances, additional plant material may be required around the doghouse for screening.
- D. Doghouse must be located in the rear yard. An exception may be granted for homes with no rear yard to have doghouse located within a side yard.

**3.18. Dog Runs (Approval is required; plat/survey must be submitted)**

Considerations will include, but not be limited to, the following:

- A. Must be located in the rear yard.
- B. Must substantially screened from view by planting fast-growing or mature trees or shrubs.
- C. Dog runs will be limited to two hundred (200) square feet, unless the DRB grants a variance.
- D. Dog run fences shall be compatible with the other fencing on the Lot and within the community. *Refer to Exhibit B - Fence Guidelines herein for fence details*
- E. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not permitted.
- F. An exception to the policy for dog runs in the side yard with the same limitation may be granted for homes with no rear yard.

**3.19. Doors (Entrance, Storm and Garage) and Patio Gates**

Approval is not required to replace or repair an already existing entrance door to a house, previously approved storm door, an existing garage door, or a previously approved patio gate, provided that same building materials, features, style, and colors are used.

**3.19.1. Modifications to Doors (Entrance, Storm and Garage) and Patio Gate (Approval is required; no plat/survey is required)**

Considerations will include, but not be limited to, the following:

- A. Any modification to material, features, and style.
- B. Any modification of color from previously approved doors.
- C. Style, material, color, and features for patio gate to match existing fencing.

**3.20. Drainage (Approval is required; plat/survey must be submitted)**

Approval is required to alter the grading on any Lot. There shall be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior (or in some cases, immediately following) conveyance of title from the home builder to the Owner.

When installing 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.

Landscaping and all drainage from downspouts off the house should conform to the established drainage pattern. Downspout and sump pump drainage should be vented a reasonable distance from the property line, on the Owner's property, to allow for absorption. Adverse effects to adjacent properties, including District lands, sidewalks and streets, will not be tolerated.

If an Owner's Submittal includes or will result in a change in the grading on the Lot, the Submittal shall include a letter or report from a licensed engineer certifying that such a change in grade will not alter the established drainage pattern on the Lot. If submittal requires modification to the

grading plan, the lot will need to be re-certified by a licensed engineer. Any Owner who changes the established drainage on the Lot may void warranties applicable to affected components of the home and shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.

Each Owner shall hold harmless the Association, the Board of Directors of the Association, the DRB and its members, and the A/LRC and its members, for any and all damage to any party caused by any change to the established drainage on the Owner's Lot.

### **3.21. Driveways (Approval is required; plat/survey must be submitted)**

Approval is required for any changes or alterations to the driveways. This includes construction of a pull-off area to the side of the driveway and/or driveway extensions. Owners are required to maintain driveways against oils, spills, spalling/peeling (more than 75% of total surface), cracking (greater than 1 ½ inches), heaving (greater than 1 ½ inches), etc. Asphalt is not permitted in Solterra.

### **3.22. Fences (Approval is required; plat/survey must be submitted)**

Considerations for fences will include, but not be limited to, the following criteria:

- A. Fences constructed by the Developer, a Builder, and/or the Districts along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered, including adding a gate, without approval.
- B. If any such fences constructed by the Developer, a Builder and/or the Districts which are located upon an Owner's property are damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.
- C. Some fences may be located upon property owned and or maintained by the Districts, Solterra Homeowners Association, or Sub-Homeowners Association(s). Approval of the Districts, Solterra Homeowners Association, and Sub-Homeowners Association(s) shall also be obtained before any such fence is removed, replaced, painted, or altered.
- D. Non-living privacy fences are not allowed except for screening hot tubs.
- E. Trellises or lattices with living plants adjacent to them, decorative open metal privacy panels, shrubs, or trees are acceptable alternatives for privacy screening.
- F. No fencing shall be permitted on any townhome.
- G. Double fencing of property lines is not permitted.
- H. Fence applications must include the style, length, height, and color of the fence. Fence placement must be clearly indicated on the plat.
- I. Gates accessing property owned and/or maintained by the District, City or County are not permitted. No hardscape items (i.e., paving stones, landscaping rocks, gravel, etc.) may be installed beyond the homeowner's property.
- J. Adequate space between the fence and the ground to accommodate drainage patterns along and under the proposed fence locations must be provided.
- K. If lot pins are not present, residents must have property line surveyed to ensure fence does not encroach adjacent property.

#### **3.22.1. Fence Designs**

Approval is required for any fencing not constructed by the Declarant, a Builder, and/or the Districts. Fences are limited to no taller than six (6) feet in height and match the design of fencing in Solterra. Most owner fencing is 4 feet in height which should be considered when adding or replacing fencing.

*Refer to Exhibit B - Fence Guidelines herein for examples of compliant fencing styles and requirements.*

### **3.22.2. Maintenance**

All fences constructed on a Lot shall be maintained, repaired and replaced by the Owner of such Lot. Regular physical and aesthetic maintenance of fencing is required.

### **3.22.3. Electric Fences – Above Grade**

Above grade electric fences are not permitted in Solterra. Below grade pet containment fencing is allowed.

### **3.22.4. Pet Fencing**

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's site per the above fencing standards. Invisible fencing does not require approval.

### **3.23. Fire pits (Approval is required; plat/survey must be submitted.)**

Approval is required for all built in fire pits/fireplaces. Considerations will include, but not be limited to, the following:

- A. No more than one fire pit shall be allowed on each Lot, and any such fire pit must be gas operated.
- B. Fire pits shall be gas operated.
- C. Fire pits shall only be permitted in the rear yard. An exception to policy for fire pits in the side yard or front yard may be granted for lots without rear yards.
- D. Fire pits & fireplaces shall meet West Metro Fire District set back requirements from flammable source and property lines.

### **3.24. Flags/Flagpoles**

Flags and flagpoles may be only placed in the front of the residence, either mounted on the residence or free-standing on the property lot. The maximum height of a free-standing flagpole may not exceed the front roof peak.

Flags may be no larger than 3 feet wide and 5 feet long.

The number of permissible flags is limited by the width of the front lot line and the length of the flag. This can be calculated by dividing the width in feet of the property by two times the length in feet of the flag. [EXAMPLE: Front lot = 60 feet wide and flag = 5 feet long; 60 divided by (2x5) equals 6. Six (6) flags are permitted in the front yard.

### **3.25. Gardens – Flower or Vegetable (Approval is required; plat/survey must be submitted)**

No approval is required for one (1) vegetable garden each in the front, side, or rear yards. Vegetable gardens may not be enclosed or fenced, although plant supports and barriers for insects, birds and animals are permissible. No vegetable gardens are permitted in the "Tree Lawn" area between the sidewalk and street. **Approval is required for additional or larger gardens.**

Approval is required for multiple raised flower or vegetable gardens. Raised flower or vegetable gardens must not exceed 24" in height and be constructed out of timbers, rough cut cedar, redwood, decorative concrete blocks, cinder blocks with stone, or stucco. Colors/stains of must complement house colors.

Gardens must be weeded and properly maintained. Flowers cannot exceed three (3) feet in height; vegetable plants cannot exceed six (6) feet in height unless approved by the DRB.

### **3.26. Greenhouses**

Greenhouses are not permitted in Solterra.

### **3.27. Holiday Decorations**

Approval is not required if installed on a lot within thirty (30) days of a holiday event, provided that the Owner is keeping with the Community standards, and provided that the decorations are removed within thirty (30) days of the holiday. See also Section 3.32, Lights and Lighting.

### **3.28. Hot Tubs and Jacuzzis (Approval is required; plat/survey must be submitted)**

Consideration will include, but not limited to, the following:

- A. Hot tubs and Jacuzzis must be an integral part of the deck or patio area, must be installed in the rear of the property, and must not create an unreasonable level of noise for adjacent property owners.
- B. Drain lines may not extend to the fence or property line. Any drainage must be mitigated so that adjacent properties are not damaged.
- C. Screening is required. Hot tubs and Jacuzzi must not be immediately visible to adjacent private properties and public properties owned by the District and City. In some instances, screening on three sides may be necessary.
  1. Non-vegetative screening may be used around the hot tub. Non-vegetative screening shall be no higher than six (6) feet and should match or complement the house or deck architecture and material.
  2. In some instances, additional plant material around the hot tub, may be required for screening to soften the look of hard surfaces.
- D. Prefabricated hot tub enclosures will be evaluated on a case-by-case basis and may require additional plant material screening.
- E. An exception to the policy for hot tubs in the side yard may be granted for homes with no rear yard.

### **3.29. Irrigation Systems**

Approval is not required for underground automatic irrigation systems. Such systems must comply with any applicable City or County codes and may require approval through the City or the County.

All Lots must have an automatic underground irrigation system installed with the landscape and is encouraged for all garden and vegetable gardens. All irrigation systems should be designed by a landscape architect, designer or irrigation specialist to ensure water management, water conservation, and plant growth.

The irrigation system must be designed so that water does not cross property lines and be in complete compliance with the individual home's soil report recommendations, specifically with regard to the no-irrigation zone at the edge of the foundation of the home.

### **3.30. Kennels**

Kennels are not permitted in Solterra.. Breeding or maintaining animals for a commercial purpose is not permitted in Solterra.

### **3.31. Landscaping (Approval is required; plat/survey must be submitted)**

Applications must include:

- A. A copy of the improved survey of the Lot (Plat, plot, survey) obtained when lot was purchased. The plot plan of the residence and yard must be provided at a measurable scale, shall depict the property lines of the Lot and the outside boundary lines of the home located on the Lot. The plot plan of the residence and yard must be provided at a measurable scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

- B. A drawing of landscape plan should be done at a measurable scale and shall depict the property lines of the Lot and the outside boundary lines of the home as located on the Lot.
- C. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail. All Owners must comply with any applicable landscaping requirements of the City or County.
- D. Landscaping must consist of a combination of trees, shrubs, ornamental grasses, ground covers, turf grasses, mulches, and automatic irrigation. Perennial flowers may be included. Annual flowers are discouraged to support water-wise plantings.
- E. Landscape cannot include invasive plant species such as pampas and dwarf fountain grasses.
- F. The approved rock mulch is either 1 1/2" brown, tan, or gray river rock or 1 1/2" brown, tan, or gray rock. Natural cobblestone, up to 4" to 6" stones are allowed in drainage areas.
- G. Replacing landscape items that include trees, shrubs or plants that are dead, dying or missing, or adding plants for screening between properties does not require approval.
- H. Replacing dead, dying, or missing plants with invasive species such as pampas or dwarf fountain grasses is not permitted.
- I. The Lot landscaping should be designed to create a coherent environment which complements the overall Community.
- J. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, dust control, and aesthetics.
- K. The use of drought-tolerant plants is highly encouraged to conserve water, wherever possible.
- L. Replacing a tree in the street/tree lawn of a different species requires approval of the DRB and the City of Lakewood. Refer to Section 3.55 for additional information about trees in the street/tree lawn.

*Refer to The Solterra Homeowners Guide for DRB Applications for a complete list of required information to be provided with applications, as well as Elements of Solterra- Landscaping Guidelines for thematic planting, suggested plant species, and landscape design standards, recommendations, and requirements. Both documents are available on the Solterra-Connect website under the Living in Solterra/Home Improvements tabs.*

### **3.31.1. Landscape Installation Schedule**

Initial landscaping of all yards shall be installed within nine (9) months after the recording of the deed conveying a Lot to an Owner other than a Builder. Extensions may be granted upon receipt of a request by an Owner (specifications will need to be provided as to why an extension is being requested).

The Owner shall install trees and thereafter maintain landscaping on the residential Lot and on the area between the sidewalk and curb of the street, also known as the "Street/Tree Lawn Area."

### **3.31.2. Landscape Maintenance**

Each Owner of each Lot shall maintain all landscaping on such Owner's Lot in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping. This applies to the front, back, and side yards, as well as the street/tree lawn area.

### 3.31.3. Water Wise Plants

An option of at least eighty percent drought tolerant plantings is allowed. Indigenous and Xeric species are encouraged. The use of these plantings requires submittal of application and specific lot plans.

*Refer to the **Pre-planned Water Wise Design Plans** for water-wise garden designs for front yards on the Solterra-Connect website under the **Living in Solterra/Home Improvements** tabs.*

### 3.32. Lights and Lighting (Approval is required; plat/survey must be submitted)

Approval is required to modify or add exterior lighting, including permanent lighting under the eaves. Exterior floodlights, searchlights, spotlights, sodium vapor lights, front yard lamp posts, and barnyard lights are not permitted.

Considerations will include, but may not be limited to the following to include the visibility, style, and location of the fixture:

- A. All coach-style lighting fixtures mounted on the home exterior must be pursuant to the following:
  - a. The light source must be fully shielded with opaque glass, opaque screening, or decorative metal design.
  - b. Light must be directed downward, not to the sides and not upward.
  - c. Must have LED or incandescent lightbulbs that do not exceed a brightness of 300 lumens unshielded and 800 lumens if shielded. The lightbulb color should be 2700 Kelvins, commonly found as a soft white color bulb.
  - d. Must have operational lights on the front of the home.
  - e. Must not illuminate adjacent properties and meet all City or County requirements.
- B. Patio string lights must be dimmable, mounted securely to a permanent structure, and not cast light into adjacent properties. It is recommended to turn off string lights at 11 PM when not in use.
- C. Ground path lighting must be domed or hooded to illuminate only the walks, drive, etc. with no upward glare. Low-voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts must be maintained in good aesthetic repair, be functional, not present a physical hazard, and remain generally vertical in their presentation.
- D. Landscape lighting must be hooded to only spotlight the intended shrubs, trees, or the home with bulbs that do not exceed 400 lumens. If landscape lighting is used to spotlight the home, it must only be located on the front of the home with the glare not surpassing the eaves of the home. Landscape lighting must be properly maintained and not illuminate adjacent properties.
- E. Permanent special lighting (i.e., jellyfish lighting, trim lights, etc.) for holidays, seasonal periods, and/or special occasions must be discreetly mounted below the eaves on the street side of the home. It is recommended to dim or turn off permanent special lighting at 11 PM. If used for non-colored accent or security lighting, lights must be dimmed to avoid casting a glare into adjacent properties. Permanent lighting must be routinely maintained to replace burned out bulbs.

Approval is not required for:

- A. Replacing existing lighting, including coach lights, with the same or similar lighting, color and style as originally installed.
- B. Temporary holiday lighting and decorations. It is recommended to turn off holiday lighting at 11 PM. Holiday lights must be removed according to the guidelines in 3.27.

*Refer to **Exhibit E - Exterior Lighting Requirements** herein for examples of compliant exterior lighting fixtures.*

### **3.33. Mailboxes**

Mail is delivered to group mailboxes and individual mailboxes on Lots are not permitted.

### **3.34. Painting (Approval is required)**

Approval is required for any change of paint colors or paint palettes. In general, only those areas that are painted may be repainted, and only those areas that are stained may be re-stained; unpainted and unstained areas (such as brick or stone) shall remain unpainted and unstained. Revitalization of the stucco body and trim and/or the doors and shutters does not require approval, if the original (pre-faded) paint palette is maintained.

Additional information about the change colors or color palettes:

- A. Color selections should be submitted in the form of manufacturer's paint chips identified for trim, body, and accents (soffit, fascia, gutters, doors and shutters). Homes must maintain the multiple tone paint schemes, and new colors submitted should preserve this multiple tone scheme. Digital or electronic reproductions of color samples, such as color samples sent via e-mail, will not be accepted.
- B. The Submittal must include color samples, as well as photos of the home in its current state and photos showing the colors of the two (2) houses on either side of the home and the home directly across the street. NOTE: Submittal requires five (5) photos of the neighboring homes and one (1) of the applicant's existing home.
- C. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted.

*Refer to the **Solterra Homeowners Guide to DRB Applications** and submit the **Design Review Request Form - Change of Paint Schemes**. Both documents are available on the Solterra-Connect website under the **Living in Solterra/Home Improvements** tabs.*

### **3.35. Patios (Approval is required; plat/survey must be submitted)**

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material around the patio may be required for screening or integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.

*Refer to **Elements of Solterra- Landscaping Guidelines** on the Solterra-Connect website under the **Living in Solterra/Home Improvements** tabs for integration of patios and outdoor spaces into landscape design.*

### **3.36. Paving (Approval is required; plat/survey must be submitted)**

Approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material. See Section 3.21, Driveways.

*Refer to **Elements of Solterra- Landscaping Guidelines** on the Solterra-Connect website under the **Living in Solterra/Home Improvements** tabs for integration of paths or steps into landscape design.*

### **3.37. Pergolas and Gazebos (Approval is required; plat/survey must be submitted)**

Approval will be based upon, but not limited to, the following criteria:

- A. Pergolas must be an integral part of the landscape plan.
- B. The maximum interior height is 8' 6"

- C. Pergolas must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the stucco or trim of the home.
- D. Pergolas must be constructed with vertical supports and an open roof of lattice cross beams or girders.
- E. Freestanding and roof extension pergolas may be permitted.
- F. Solid roofs may be used if the materials are extensions of the home's architecture.
- H. Gazebos are not permitted in Solterra. See Section 3.2.

*Refer to Exhibit A - Garden Structure Definitions herein for additional information on pergolas and gazebos, as well as Elements of Solterra- Landscaping Guidelines available on the Solterra-Connect website under the Living in Solterra/Home Improvements tabs for integration of garden structures into landscape design.*

### **3.38. Play Structures (Approval is required; plat/survey must be submitted.)**

Approval is required for all play structures, which include playhouses, permanent basketball hoops, play sets, swing sets, gymnastic equipment, trampolines, and sports equipment. Approval is not required for portable basketball hoops, as set forth in Section 3.11.

Consideration will include, but not limited to, the following criteria:

- A. Play structures and sports equipment shall only be permitted in the rear yard or within a side yard. An exception to the policy requiring rear yard placement of play structures and sports equipment may be granted for homes without a rear yard and permit the play structures in the side yard.
- B. Consideration will be given to adjacent properties (a minimum five (5) foot setback from the property line, is required for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance.
- C. Additional plant material around the equipment is required for screening to reduce the impact on adjacent homes.
- D. Wood structures must be constructed of weather resistant materials.
- E. All play equipment must be maintained in a good and slightly manner.
- F. The use of multi-colored cloth/canvas tarps will not be approved.
- G. The height of any play structure (such as a swing set) or sports equipment may not exceed ten (10) feet.
- H. If a trampoline pit is requested to bring the trampoline to grade level, utility locates must be requested and the lot drainage plan must be re-certified by a licensed engineer.
- I. A trampoline pit should have a sump pump installed to mitigate water pooling. Drain lines may not extend to the fence or property line. Any drainage must be mitigated so that adjacent properties are not damaged.

### **3.39. Ponds and Water Features (Approval is required; plat/survey must be submitted)**

Considerations will include, but not be limited to, the following criteria:

- A. Must be integrated into landscape scheme.
- B. Setback shall be a minimum of five (5) feet from all property lines.
- C. Must not affect existing drainage on the lot or off the property.
- D. Must always be maintained.
- E. The maximum height of all fountain/pool elements and their spray is not allowed to be higher than four (4) feet from the ground plane.

- F. Must be a minimum of five (5) feet from the building foundation.
- G. Drain lines may not extend to the fence or property line. Any drainage must be mitigated so that adjacent properties are not damaged.

**3.40. Pools (Approval is required; plat/survey must be submitted)**

Considerations will include, but not be limited to, the following:

- A. Pools must be placed in the rear yard and be an integral part of the deck or patio area and not extend into the utility easements. Effort shall be taken such that pools are located in such a way that they are not immediately visible to adjacent property Owners (i.e., screened with plant material) and does not create an unreasonable level of noise for adjacent property Owners.
- B. Pool equipment must be installed in a manner as to minimize visibility and any noise to adjacent property owners. Screening may be required.
- C. In some instances, additional plant material around the pool may be required for screening. Non-vegetative screening material should match or complement the house or deck structure.
- D. Must be maintained at all times.
- E. Drain lines may not extend to the fence or property line. Any drainage must be mitigated so that adjacent properties are not damaged.
- F. Above ground pools are not permitted.
- G. Notwithstanding the above, one (1) wading pool, if less than eighteen (18) inches high and eight (8) feet in diameter, per Lot, is permitted on a temporary basis without prior approval and may not remain in the front yard when not in use.

**3.41. Radon Mitigation Systems (Approval is required; plat/survey is not required)**

Approval is required in order to review aesthetic conditions. The equipment must be painted in a color that matches the original house body or trim color. Owners desiring to install a radon mitigation system must ensure that all equipment will be installed so as to minimize its visibility.

**3.42. Railings and Handrails for Steps, Porches, Decks, Patios or Balconies (Approval is required; plat/survey is not required)**

Handrails are railings that provide a gripping surface along stairs and ramps. Railings (also known as guardrails) provide fall protection at stairs, walks, ramps, decks, patios and similar walking surfaces. The City of Lakewood stipulates that a minimum thirty-six inch railing is required for decks, porches and patios which are a height of thirty (30) inches or greater above grade.

Considerations will include, but not be limited to, the following:

- A. Handrails must be provided on at least one side of a continuous run of stairs or flight of stairs with four (4) or more risers. Handrails must be black, be securely affixed to the surface of the wall or stairs, and made of weather-resistant, preferably aluminum, material.
- B. Railings on stairs, walks, ramps, decks, patios and balconies must comply with a single or double horizontal upper rails, a single horizontal lower rail, straight-line vertical pickets, and post caps.
- C. Railings must be black, be securely affixed to the surface of the stairs, walks, ramps, decks, patios and balconies and made of weather-resistant, preferably aluminum, material. Brookfield Homes will be granted an exception to maintain the style of the fencing (with the circles at the top) that was installed by the builder.
- D. Railings for wooden decks and steps must comply with the guidelines for decks (see

Decks, 3.16 as far as color and materials used). Vertical straight-line pickets may be either wood or weather-resistant black metal, preferably aluminum.

*Refer to **Exhibit C - Railing Guideline** and **Exhibit D - Handrail Guidelines** herein for examples of compliant fencing, handrails and railing designs.*

#### **3.43. Rain Barrels (Approval is required)**

Consideration will include number of barrels, barrel size, location, and aesthetic coordination with home exterior.

- A. Rain barrel use is defined by the State of Colorado.
- B. Up to two (2) rain barrels with a combined storage capacity up to 110 gallons can be filled and refilled throughout the year.
- C. Water must be collected in rain barrels (up to 110-gallon total capacity) with sealable lids to prevent insects or other pests from using the stored water.

#### **3.44. Retaining Walls (Approval is required; plat/survey must be submitted)**

Considerations will include, but not be limited to, the following:

- A. The front yard retaining walls shall not exceed thirty (30) inches in height. In the side yard, retaining walls up to thirty (30) inches high, with a planted slope above the wall, may be constructed. In no event shall rear yard retaining walls exceed four (4) feet in height unless installed by the Declarant or a Builder. Any retaining walls over thirty (30) inches must be designed by a professional engineer and approved by the City prior to construction.
- B. All retaining walls shall comply with applicable requirements of the City or County and shall not significantly alter the drainage patterns on the lot or adjacent properties.
- C. Retaining walls shall be made of natural stone or an approved alternative. Approved alternatives may include faux stone veneer, or an extension of the materials used on the home, such as brick or stucco, if directly connected to the architecture of the home. Preference shall be given to stone indigenous to the surrounding environment (sandstone). New or old creosote treated timber railroad ties and split faced blocks are not permitted.

*Refer to **Elements of Solterra- Landscaping Guidelines** available on the **Solterra-Connect** website under the **Living in Solterra/Home Improvements** tabs for integration of paths or steps into landscape design.*

#### **3.45. Roofing Materials (Approval is required)**

Approval is required for any change of roofing materials other than those originally used by the Builder. Approval is not required for repairs to an existing roof with the same building material that exists on the building.

##### **3.45.1. Solterra Cadence Attached Homes (Approval is required)**

- A. In the event the shingles on any one, but not all, of the individual homes in an Attached Building are to be replaced, the replacement shingles must be of the same color as exists on the other homes in that Attached Building in order to maintain a consistent and uniform appearance of the roof.
- B. If the shingles on all the homes in an Attached Building are to be replaced at one time, all Owners of those homes must agree on the color of the shingles to be used for all homes within that Attached Building, subject to approval.

**3.46. Screening - Latticework, Trellis, or Decorative Metal Panels (Approval is required; plat/survey must be submitted.)**

Approval is required for the installation of any type of latticework, trellis, or decorative open metal panel. Considerations will include, but not be limited to, the following:

- A. Latticework, decorative open metal panels, and trellises must not exceed 6 feet in height and must be adjacent to a hardscape element (i.e., patio, grill, etc.).
- B. Screening must have open areas and is not permitted adjacent to a fence.
- C. Living plants that use the latticework or trellis for support are required and must be specified in the application.
- D. Living plants or bushes adjacent to a decorative metal panel are highly encouraged to soften the appearance and must also be specified in the application.
- E. To expedite the approval process, photos of the proposed decorative open metal panels or construction diagrams for latticework and trellises should be submitted in the application. The height, color, and material of the modification must be indicated in the application.
- F. Solid privacy walls or panels are only permitted adjacent to hot tubs and trash enclosures.

*Refer to **Exhibit A - Garden Structure Definitions** herein for additional information on trellises, latticework, arbors, etc., as well as the **Elements of Solterra-Landscaping Design Guidelines** available on the Solterra-Connect website under the **Living in Solterra/Home Improvements** tabs for integration of screening into landscape design.*

**3.47. Sewage Disposal Systems/Individual Septic Systems**

Individual sewage disposal systems/septic systems are not permitted unless installed by Declarant or builder as part of initial and original home construction.

**3.48. Shutters - Exterior (Approval is required)**

Approval is required for installation or additional shutters other than shutters installed as part of the original construction.

Considerations will include, but not be limited to, the following:

- A. Shutters should be appropriate for the architectural style of the home and be of the appropriate proportion to the windows they frame.
- B. Shutters should be the same color as the “accent” color of the home (typically the same as the front door or other accent details).
- C. Shutters shall have ample dimensions. Shutters must be no more than three (3) feet wide.

**3.48.1. Solterra Cadence Attached Homes**

Other than shutters installed as part of the original construction, the addition of shutters is not permitted on Attached Lots

**3.49. Siding**

Vinyl siding is only permitted on Solterra Cadence Attached Homes.

**3.49.1. Siding Guidelines for Solterra Cadence Attached Homes**

- A. All Owners of the individual homes within an Attached Building are encouraged to coordinate siding replacement within that Attached Building at the same time, even if siding is substantially the same type or types of siding as originally used to maintain the uniformity of color, finish, condition, etc.

- B. In the event an individual home in an Attached Building submits a siding request to the DRB, the request must be for the same or substantially the same type or types of siding as existing on that home. If the siding is to be changed to a different type, the requested type of siding must be complementary to the type or types of siding existing on the other homes within that Attached Building.

### **3.50. Signs**

Signs may be placed within the lot or in windows of homes. Signs may not be placed on fences bordering common or district-owned areas.

- A. The maximum size per sign is six (6) square feet and only 24 total square feet of signs are allowed per property. Thus, if each sign is two (2) feet x three (3) feet (6 sq ft), only four (4) are allowed per property.
- B. Signs shall be placed at least two (2) feet from sidewalks and outside of the public right-of-way, sight triangles, and easements.
- C. Every sign shall be always maintained in good condition. Signs may not be electronic, illuminated, or displayed for more than 180 days.
- D. Commercial signs may only be placed in the front yard while the activity or service is being performed. This applies to any commercial business such as realtors, painting, landscaping, construction, etc.
- E. Celebration signs or banners may be placed in the front of the property with a suggested time from one week prior to one week after the event.

### **3.51. Skylights (Approval is required)**

Skylight glazing must be clear, solar bronze, or white. Bubble type skylights are not permitted.

### **3.52. Solar Energy Devices (Approval is required)**

Approval is required in order to review aesthetic conditions. Considerations will include, but not be limited to, the following:

- A. Solar panel trim should be dark colored and complement the roof color.
- B. Any exposed conduit is routed in the least visible way possible/practical; follows the eaves, aligns with the trim gutters, etc.; and is painted to match surrounding finishes.
- C. Screening between the roof & panels to prevent the nesting of birds & animals is installed.
- D. Conduits must be painted to match stucco.

*Refer to **Section 3.57 Utility Equipment** herein for application requirements for Powerwalls and battery storage units installed on the exterior of the home.*

### **3.53. Temporary Structures**

Temporary structures are not permitted. No structure of a temporary character, including, but not limited to, barns, storage sheds, tents, shacks, mobile homes or other accessory building or any other structure of a temporary nature 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 or waste may be erected and maintained by the person doing such work. The work of constructing, altering, or remodeling any structure or other Improvements shall be diligently pursued from the commencement thereof until the completion.

### **3.54. Trash Enclosures (Approval is required; plat/survey must be submitted)**

Trash enclosures must be integrated into the architectural design of the home.

Considerations by the DRB will include, but not be limited to, the following:

- A. The enclosure must be constructed of wood, stucco, or stone veneer. Stucco or wood trash enclosures must be painted to match the exterior walls or trim of the house.
- B. The enclosure must be located adjacent to either the rear or side of the house.
- C. The enclosure must have one side being a wall of the owner's home. The other sides (1, 2 or 3) must screen the trash cans from public view.
- D. The enclosure must be set back a minimum of three (3) feet from the front wall of the house or garage.
- E. The maximum size of the trash enclosure is limited to four (4) feet by seven (7) feet for inside dimensions and no more than four (4) feet in height.
- F. Homes are only permitted to have one trash enclosure.

**3.55. Tree Houses**

Tree houses are not permitted in Solterra.

**3.56. Tree Lawns**

The Owner shall maintain landscaping trees on the area between the sidewalk and curb of the street, also known as the Street/Tree Lawn Area, even if such area is within a public right-of-way.

The City of Lakewood mandates that the clearance height of vegetation over sidewalks and walkways shall be not less than eight (8) feet measured vertically from the walk to the first foliage. The clearance height of vegetation over public streets and public alley ways shall be not less than 16 ½ feet measured vertically from any point in the street to the first foliage.

Owners are not permitted to alter or change plant material (grass & trees) installed by the Builder or the Declarant in Street/Tree Lawn Area. Replacement of dead trees with different trees requires approval from the DRB and City of Lakewood. Approval is not required to replace dead trees in the street/tree lawn area with like species of similar size.

*Refer to the Solterra Homeowners Guide for DRB Applications for the City of Lakewood's recommendations for alternative tree species in the Street/Tree Lawn Area.*

**3.57. Utility Equipment, Generators, and Powerwalls (Approval is required; plat/survey must be submitted)**

Approval is required for installation of utilities or utility equipment, including but not limited to all exterior pipes, conduits, generators, Powerwalls, and other equipment. Utility facilities must be kept and maintained, to the extent possible, underground or within an enclosed structure. Adequate screening may also be required.

Approval is required for installation of generators, Powerwalls, or backup battery power units installed on the exterior of the home. The location of the Powerwall, generator or backup power units must be indicated on an official plat. A diagram of the layout of any components, the dimensions, and a photo of the proposed location are required. Generators must be set back a minimum of three (3) feet from the front wall of the house or garage.

**3.58. Wind Electric Generators (Approval is required; plat/survey must be submitted)**

In addition to approval, windmills and any other type of fixture, which fall under the criteria of a wind generator, or are used to generate power etc., must meet the requirement of the C.R.S. 40-2-124 and any regulations of the Colorado Public Utilities Commission.

**3.59. Window Boxes (Approval is required)**

Approval is required. New window box details must include location, size, and color.

**3.60. Window Replacement (Approval is required)**

Approval is required for window replacement that involves modification from the existing window style, material, size, color, or character. Considerations will include, but not be limited to, the

following:

- A. Size and color of windows
- B. Existing and proposed window style
- C. Existing architectural style of home
- D. Additions and deletions of windows.

Approval is not required if replacing windows with windows matching the existing windows in style, material, size, and color.

### **3.61. Windows: Window Well Covers, Tinting, and Security Bars**

Window well covers manufactured in metal or acrylic window well covers do not require approval. Approval is required for all other materials.

Highly reflective and/or dark window tinting is not permitted. "Burglar bars" constructed of steel, wrought iron, or similar materials, whether designed for decorative, security or other purposes are not permitted on the exterior of any windows of any building.

### **3.62. Work Involving Access to Other Properties**

If submittal required access to lot from adjacent property to include District, HOA, City, County or individual homeowner lots, written permission granting access and use of property from property owner is required.

#### **4.**

#### **EXHIBITS**

**Exhibit A** Garden Structure Definitions

**Exhibit B** Fence Guidelines

**Exhibit C** Railing Guidelines

**Exhibit D** Handrail Guidelines

**Exhibit E** Exterior Lighting Requirements

**Exhibit F** Lakewood Suggested Street Trees

**Exhibit G** Solterra Landscape Plan Design Examples

**Exhibit H** DRB Approved Artificial Turf Grasses

## EXHIBIT A – GARDEN STRUCTURE DEFINITIONS

These definitions are to guide the homeowner when describing garden structures. They are used by the A/LRC and DRB in considering each application.

### **Trellis or Latticework**

A trellis (treillage) is an architectural structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo or metal that is normally made to support and display climbing plants, especially shrubs.



### **Pergola**

A pergola is an outdoor garden feature forming a shaded walkway, passageway, or patio area of vertical posts or pillars that usually support crossbeams and a sturdy open lattice, often upon which woody vines are trained.<sup>[1]</sup> The origin of the word is the Late Latin *pergula*, referring to a projecting eave. A pergola may also be an extension of a building, serve as protection for an open terrace or a link between structures.



**Arbor**

An arbor is generally regarded as a wooden arch, sometimes with a bench seat, usually enclosed by lattice panels forming a framework for climbing plants.



**Gazebo (Prohibited In Solterra)**

A gazebo is a pavilion structure, sometimes octagonal or turret-shaped, often built in a park, garden or spacious public area. Gazebos are freestanding or attached to a garden wall, roofed, and open on all sides. They provide shade, shelter, ornamental features in a landscape, and a place to rest. Some gazebos in public parks are large enough to serve as bandstands or rain shelters.



## EXHIBIT B – FENCE GUIDELINES

### **Solterra Approved Styles**

**Fencing in Solterra must be either the Montage Plus Classic Style or the Genesis Style with the standard bottom rail.**

**Typically, fences are 4-5 feet in height. The maximum height permitted is 6 feet. Additional fencing must match the existing fence style on the property.**

#### CLASSIC STYLE



The Classic style has a through picket style with a pressed spear adorning the top and a standard bottom rail.

#### GENESIS STYLE



The Genesis style has a through picket style with squared tops and a standard bottom rail.

## EXHIBIT C – RAILING GUIDELINES

### Solterra Approved Styles

Typically, railings are 36 inches in height on level surfaces.

The following are styles that are typical and acceptable within Solterra.



UAR-200-2R



UAR-200-3R

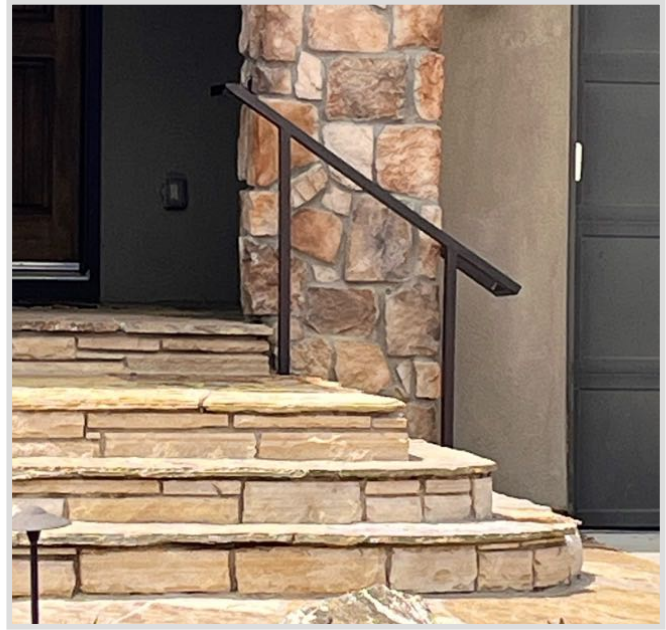


## EXHIBIT D – HANDRAIL GUIDELINES

**Typically, handrails are between 34 and 38 inches in height above the nose of the steps.**

Handrails must be provided on at least one side of a continuous run of stairs or flight of stairs with four or more risers. Additional information on handrails is presented in the City of Lakewood Permit Handout: <https://www.lakewood.org/files/assets/public/v/1/publicworks/pdfs/engineering/railings.pdf>.

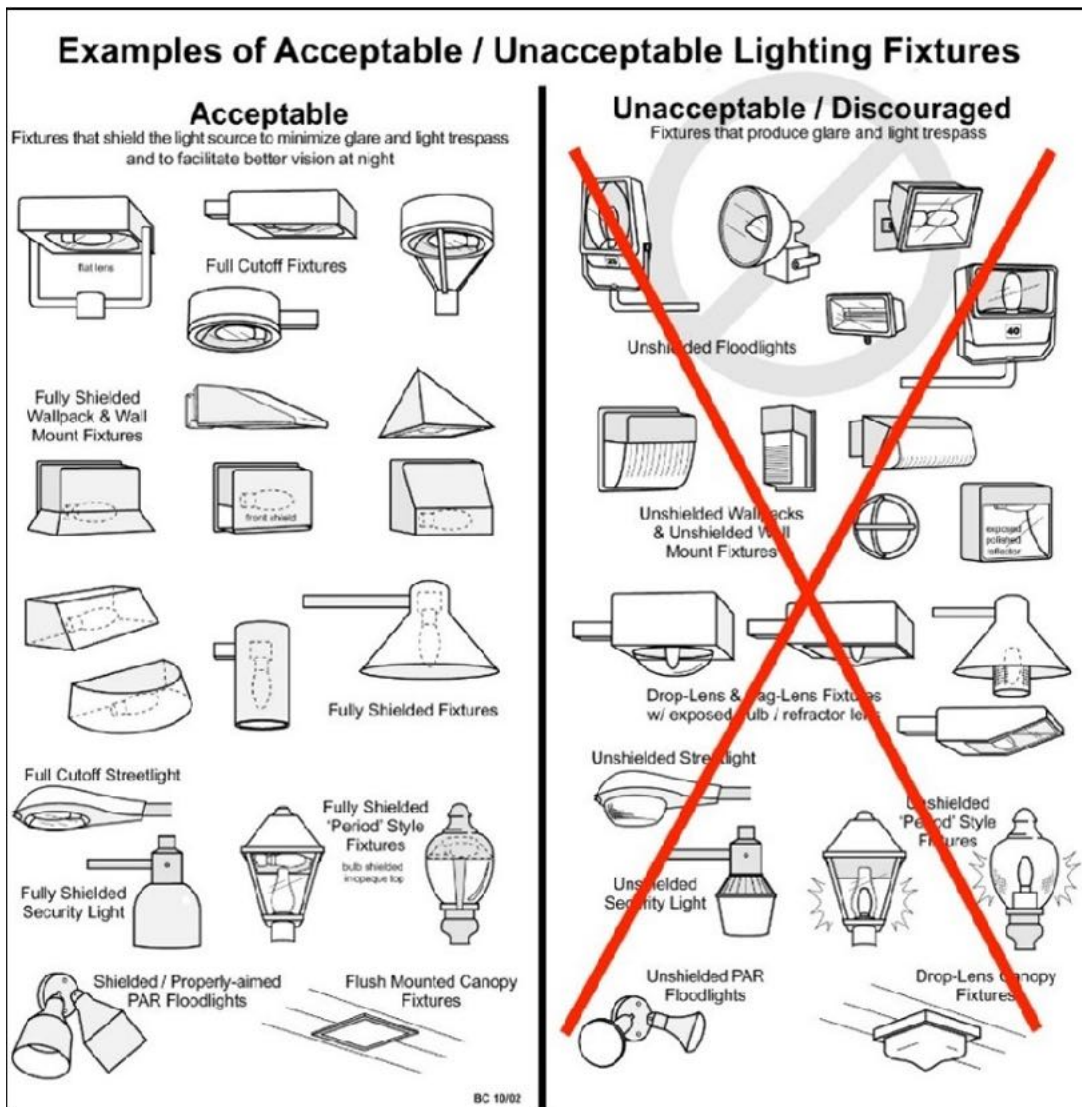
The following are styles that are typical and acceptable within Solterra.



## EXHIBIT E – EXTERIOR LIGHTING REQUIREMENTS

All coach-style lighting fixtures mounted on the home exterior must include the following:

- Light source must be shielded with opaque glass, opaque screening, or decorative metal design.
- Light must be directed downward with lightbulbs installed downward in the fixture.
- Use LED or incandescent bulbs that do not exceed a brightness of 300 lumens if unshielded and 800 lumens if shielded. The lightbulb color should be 2700 Kelvins, commonly found as a soft white color bulb.
- Have operational bulbs on the front of the home.
- Not illuminate adjacent properties and meet all City or County requirements



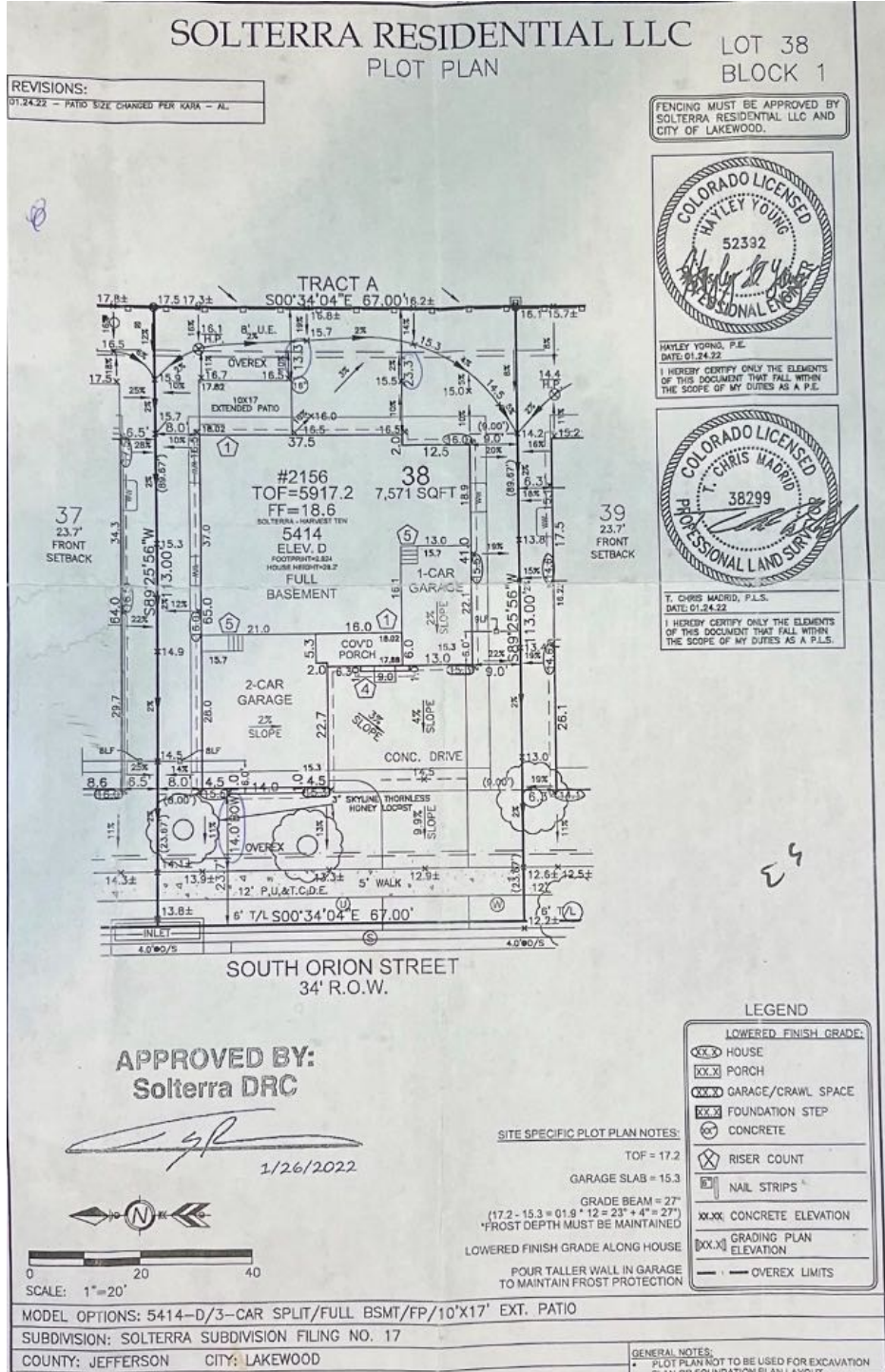
## EXHIBIT F – LAKEWOOD SUGGESTED STREET TREES

BOTANICAL NAME	VARIETY OR COMMON NAME
<b>Acer</b>	<b>Maple</b>
Acer x Freemanii	Freeman or Autumn Blaze
<b>Aesculus</b>	<b>Buckeye/Horsechestnut</b>
Aesculus arguta	Texas
Aesulus Glabra	Ohio
Aesulus Hippocastanum	Common Horsechestnut
<b>Catalpa</b>	<b>Catalpa</b>
Catalpa Speciosa	Northern / Western
<b>Gleditsia</b>	<b>Honeylocust</b>
Gleditsia Triacanthos v. inermis	Thornless Common- Halka
Gleditsia Triacanthos v. inermis	Thornless Common- Imperial, Shademaster, Skyline
Gleditsia Triacanthos v. inermis	Thornless Common- Sunburst
<b>Gymnocladus</b>	<b>Kentucky Coffeetree</b>
Gymnocladus Dioicus	Kentucky Coffeetree
<b>Pryus</b>	<b>Pear</b>
Pryus callerana	Callery- Aristocrat, Chanticleer, Cleveland Select
Pryus callerana	Callery- Autumn Blaze
<b>Quercus</b>	<b>Oak</b>
Quercus Alba	White
Quercus Bicolor	Swamp White
Quercus Macrocarpa	Bur
Quercus Muehlenbergii	Chinkapin
Quercus Robur	English
<b>Lindens</b>	<b>Lindens</b>
American Century Lindens	Per the City
Greenspire Lindens	
<b>For Ash Replacements</b>	<b>Thornless Honeylocust</b>
	Imperial
	Shademaster
	Skyline

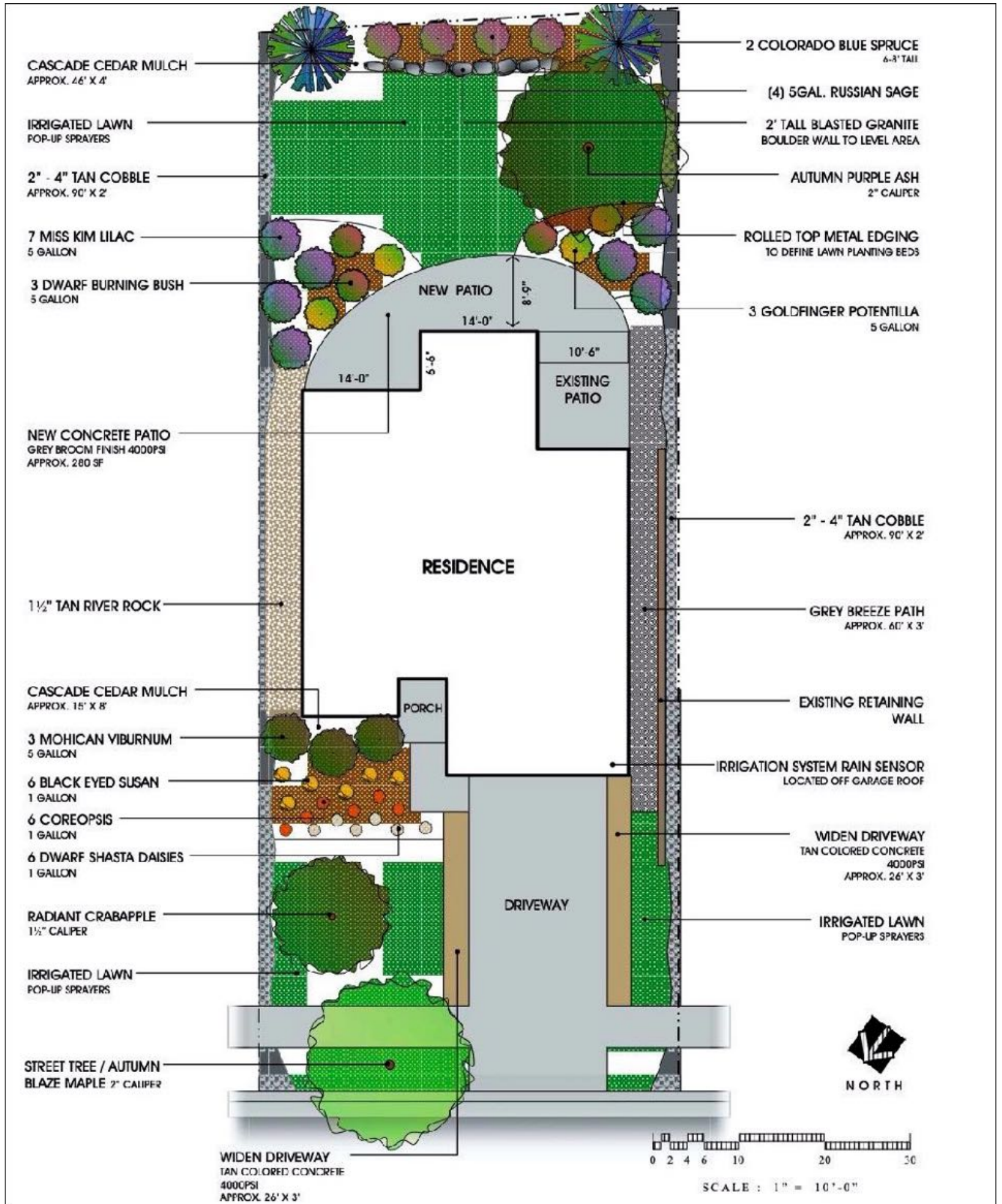
# EXHIBIT G - SOLTERRA LANDSCAPE PLAN DESIGN EXAMPLES

Note: These drawings are shown as examples of the type of drawings and information needed. Some required information may be missing from these examples.

## Typical Plat Drawing



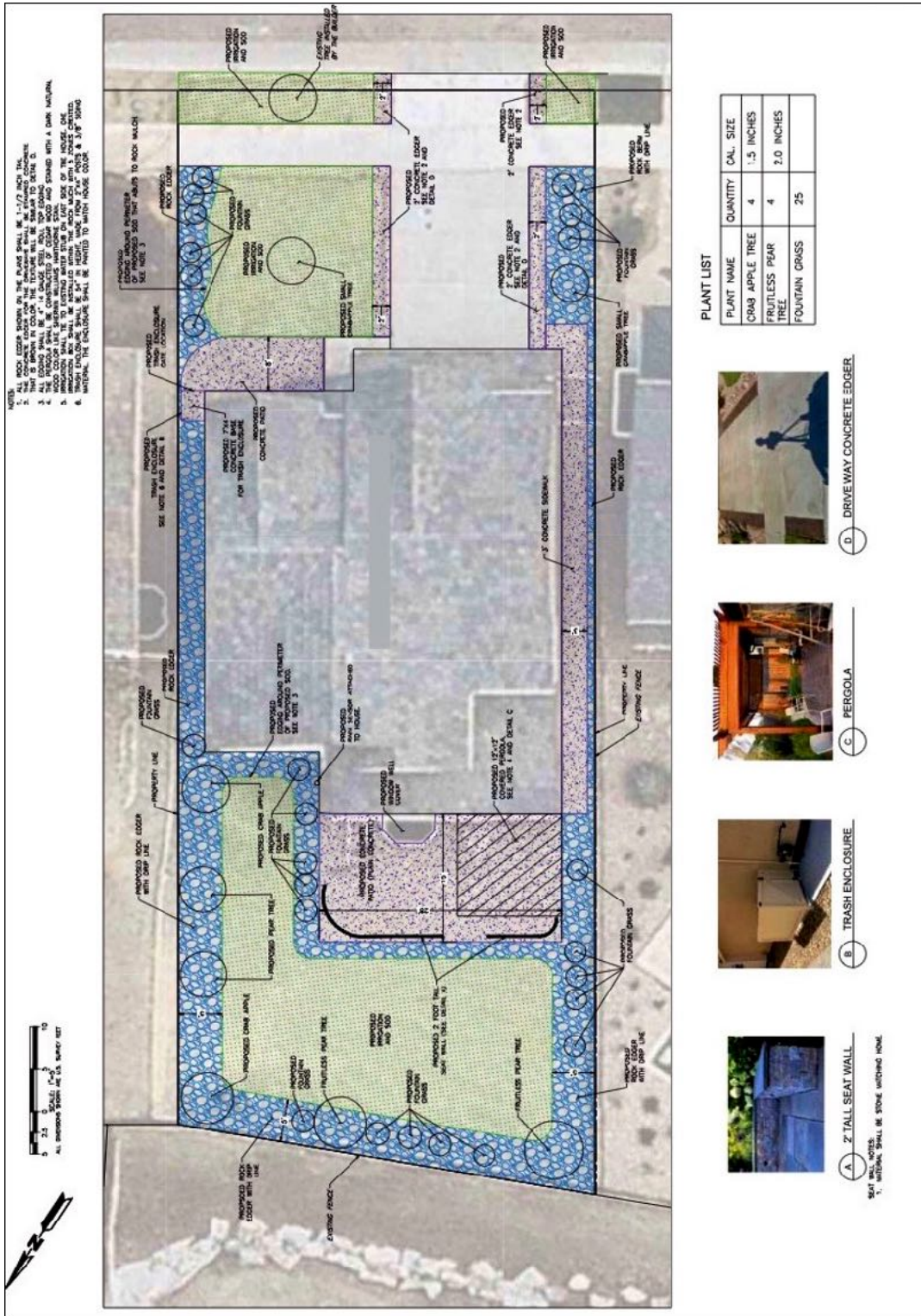
# LANDSCAPE PLAN 1



# LANDSCAPE PLAN 2

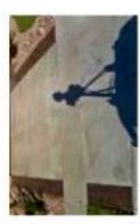


# LANDSCAPE PLAN 3



**PLANT LIST**

PLANT NAME	QUANTITY	CAL. SIZE
ORAB APPLE TREE	4	1.5 INCHES
FRUITLESS PEAR TREE	4	2.0 INCHES
FOUNTAIN GRASS	25	



**D. DRIVEWAY CONCRETE EDGER**



**C. PERGOLA**



**B. TRASH ENCLOSURE**



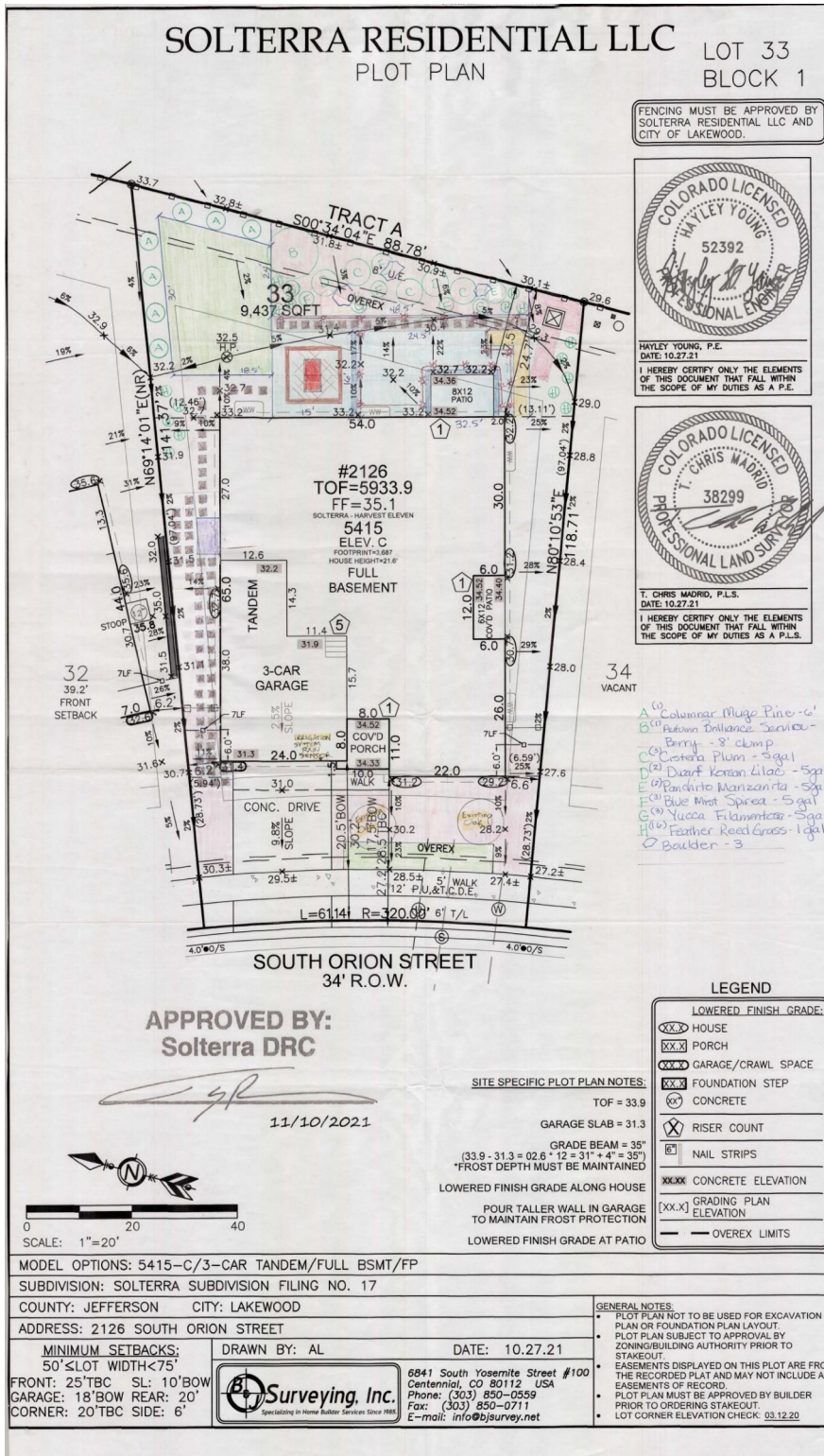
**A. 2' TALL SEAT WALL**  
SEAT WALL NOTES:  
1. WITHIN SHALL BE STONE WITHIN ROAD.

# LANDSCAPE PLAN 4



# LANDSCAPE PLAN 5

## Example of Hand Drawn on Official Plat



## **EXHIBIT H - DRB APPROVED ARTIFICIAL TURF GRASSES**

- All Seasons- Garden
- Easy Turf- Max Natural
- Easy Turf- Max Natural Tall
- Easy Turf- Pedigree
- Easy Turf- Ultimate Natural Artificial Turf
- Everlast- Nature's Best
- Mile High Synthetic Turf- Colorado Blend King
- Mile High Synthetic Turf- Colorado Blend Pro
- Next 2 Natural- Natural Envy
- Next 2 Natural- Sense
- Purchase Green- Arizona Platinum Olive
- Purchase Green- Arizona Platinum Spring
- SynLawn- SynAugustine 547 or X47