

Architectural and Landscaping Guidelines for Edgemont Meadows

ARCHITECTURAL GUIDELINES

1. Purpose and Control

These Architectural and Landscaping Guidelines have been created to foster a sense of community within Edgemont Meadows, to preserve the natural beauty of its setting, promote harmonious yet diverse residential design and enhance property values. They provide direction for the use of your lot and the design of your home. Collectively, your residence, along with those of your neighbors, can promote, enhance and protect the value of property and ensure Edgemont Meadows is a pleasant and desirable place to live.

Edgemont Meadows Architectural Guidelines govern all construction, exterior additions, reconstruction or alterations to any improvements within Edgemont Meadows. They address the use, shape, height, exterior materials, exterior colors, landscaping and location of all structures. In addition to these Guidelines, all Edgemont Meadows improvements are subject to approval by all county, state and federal building requirements.

The Architectural Review process consists of the review of plans for site development, architectural plans for the home and landscaping on your lot. This process includes the review and approval of the site design, including sensitivity to natural terrain, vegetation, views, relationship to the surrounding building sites and the home design relative to architectural guidelines. While the Guidelines make every effort to give clear architectural direction, by nature the process is subjective in at least some areas. The Architectural Review process may determine that what was acceptable in one situation may not be acceptable in another. The goal is for the appearance and character of all homes to harmonize with each other and enhance their natural surroundings, while also achieving an appropriate level of diversity of style.

It is the goal of these Guidelines to promote variety of expression, styles and details within a defined boundary. As the development of Edgemont Meadows evolves, these Guidelines may be amended to better fit the evolution of the community. Therefore, the guidelines are apt to be more restrictive than most people would expect. Each prospective buyer is encouraged to thoroughly review these Guidelines to make sure the home they envision building will fit within these Guidelines.

2. Architectural Character

Edgemont Meadows is fairly flat and very accessible. While the western third is forested, the dominant feature is the center meadow where the homes will be more exposed to each other because of less foliage. The design interpretation should take into consideration the specific site characteristics. It is important to the visual quality of Edgemont Meadows that each home be designed to ensure it will become a positive and harmonious contribution to community.

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Similar to Edgemont Highlands, this terrain suggests cottages or cabins with general architectural styling of Colorado mining, ranching and cabin influences. While a variety of expressions within this context is welcomed, certain styles will not be approved. These include but are not limited to Geodesic Domes, A-frames, Stark Contemporary and Santa Fe/Adobe.

3. Overall Compatibility

Architectural style will vary from home to home, and the goal is to create a compatible blend of styles, colors, materials and detailing. Beyond any of the specific design requirements, the design of your home should complement the styles of neighboring homes, natural land forms, drainage patterns, natural features and the streetscapes. Optimally, your home will contribute to an inviting architectural landscape that reflects both continuity and diversity. Areas of consideration will include, but not be limited to, avoiding too many similar colors next to each other, height compatibility, appropriate material mixes and general style. These requirements are subjective in nature and will vary slightly from area to area within Edgemont Meadows.

4. House Siting

The proper siting of the home is one of the most important components in its design. The following principles need to be adhered to:

- A. The home footprint and layout needs to work with the existing topography. Large amounts of grading to “impose” a design on a site will not be allowed.
- B. The natural drainage needs to be considered, maintained and remain as unchanged as possible. It is incumbent on each owner that the site development provides for drainage to approved pathways and never on to adjoining parcels.
- C. The protection and preservation of existing trees and vegetation is important although secondary to appropriate fire mitigation. This needs to be reflected in the design and siting of the home. Other requirements regarding tree protection and fire mitigation are contained in other areas of this document.
- D. All setbacks will follow La Plata County standards. On lots 10,000 square feet and larger the front setback is 20', the side and rear setbacks are 10'. On lots less than 10,000 square feet the front setback is 20', the side setback is 5' and the rear setback is 10'. Corner lots will need to observe 20' setback on both sides facing streets.
- E. Garage and Garage Orientation: All single-family lots 10,000 square feet and greater shall incorporate, at the minimum, a two-car garage. Lots less than 10,000 square feet shall incorporate at least a single car garage and/or fully enclosed carport. Although often not an option, it is most desirable to avoid garages that face the street. When possible, garage doors should be oriented so that they do not directly face the street. Garages may be detached as long as the garage matches the architectural style of the house. If the garage faces the street it can be no more than a two-car garage. Single car doors are encouraged with a maximum door height of 9'. If garage doors do not face the street, a maximum of three doors are allowed, with a maximum overall garage width of thirty-five feet. There is

no predetermined limitation to the depth of a garage as long as the architectural element is proportional. A three-car garage is the maximum size allowed. It is preferable that three car garages have one bay set back two to four feet from the other bays.

- F. Driveways: Driveways with access points to two different streets are prohibited unless allowed by La Plata County Building Department and other County entities as well as Edgemont Ranch Metro District. Asphalt driveways must have a minimum structural section of 3-1/2" of hot-mixed asphalt over 6 inches of aggregate base. Concrete driveways must have 4" of concrete over 6" of aggregate base. Other permanent driveway surfaces will be considered upon submittal for Architectural Review.
- G. To assist in evaluation of the House Siting, Finished Floor Elevations (FFE's) need to be shown on plans. The elevation at the street needs to be noted, which will affect the grade of the driveway, and the rise or fall of the lot also needs to be taken into consideration so that, generally speaking, the FFE's strike an appropriate balance in avoiding excessive cut or fill and in meeting the County driveway grade requirements. Additionally, plans need to clearly show elevation contours of the lot in 2' increments or smaller. Elevation drawings need to show how the home sits on the lot relative to actual terrain. So, for example, if a lot falls to the left as you are viewing the front elevation, that needs to be shown on the plan rather than showing the front elevation as if it is on a flat lot.

5. Size Requirements and Building Type

All single family homes on lots 10,000 square feet and greater shall have a minimum of 1,600 square feet of heated livable space and a maximum of 3,200 square feet of heated livable space except as provided below. All lots less than 10,000 square feet shall have a minimum of 1,300 square feet of heated livable space and a maximum of 2,600 square feet of heated livable space. All footage calculations are based on measurements from exterior of walls.

An applicant may apply for a variance on any lot to increase the maximum square footage by up to 20%. It is important for the plans to demonstrate that the additional space is created without adding bulk to the exterior. An example of this would be including an upstairs bedroom within the roof structure by use of dormers. Approval is at the sole discretion of Architectural Review.

6. Exterior Mass and Form

Home designs should attempt to be lower in scale, asymmetrical and should avoid unbroken two story elevations while showcasing the architectural style. Introduction of different materials to ground the structure, the use of proper proportion and careful detailing are encouraged. The following requirements must be met:

- A. As much as possible, buildings shall strive to bring the massing down to the ground. This can be accomplished by following the natural terrain, using stepped floor levels, dropping roof eaves and other similar measures.
- B. The use of "roof space" as upper level living is encouraged through the use of dormers.

- C. Unbroken two story wall elevations are discouraged and not allowed on front elevations. Two story elements should be softened through the use of alternate materials and/or colors.
- D. Each home must have a covered entry porch. While there are no size requirements, it should be proportional to and in keeping with the general architecture.
- E. Porches, verandas, courtyards, patios or other features that encourage a relationship with the outdoor environment are encouraged and should be an integral part of the overall design.
- F. The architectural character of the garage should generally be in keeping with that of the house.

7. Height

Height limitation shall be thirty-five feet (35') from the existing grade to the highest point of the roof. Chimneys and other minor architectural features may be eligible to be exempt from this height limitation at the discretion of Architectural Review. Height limitations are also subject to County Code which may change from time to time.

8. Exterior Materials

The proper blend of exterior materials will help provide both a sense of unity as well as individual expression. An important component in the architectural style is the inclusion of texture such as that provided by shingles, board and batten, metal, stone and timbers. Generally, exterior elevations must use a blend of three of the four approved material types. The four types with their use requirements are:

- A. Stucco: A hard coat or EIFS stucco can be used with a finish coat color approved through Architectural Review. The stucco element must be used in conjunction with two other elements and cannot comprise more than 70% of the entire exterior wall surfaces and no more than 50% of elevation (or elevations) that face the street. Two story unbroken stucco elements are not allowed except possibly in gable end applications. Note: No stucco "pop outs" around windows are allowed. All windows in stucco must have trim and trim shall be applied over finished wall to give better depth.
- B. Siding Material: A variety of materials may be used within this category and are noted below. These siding materials can qualify as two of the three required materials by using a combination of types and color applications, subject to approval through Architectural Review.
 - i. Wood siding: A variety of types may be used including T&G, vertical board and batt, shiplap, channel rustic and similar patterns. Diagonal siding is not encouraged.
 - ii. Synthetic wood: Synthetic wood materials, including, but not limited to

hardiplank and Masonite, may be used.

- iii. Applications of non-shiny corrugated metal, either rusted or bonderized.
 - iv. Poured concrete walls (with stain if appropriate) and masonry block, if they are used as an accent.
 - v. Other siding component materials will be reviewed on an individual basis.
- C. Stone: A variety of real and synthetic stone is approvable for use. Its use should be to help “anchor” the home and to meet the requirements for the variety of materials. Uses of stonework to “ground”, lend strength to chimneys and other pop outs, break up vertical features, strengthen columns and enrich street elevation are encouraged. Stones that blend with the approved materials of the palette will be considered for approval. River rock is not indicative of the natural rock of the area and may not be approved except when used in landscaping application for drainage, and then it must be 3” or less in diameter. These Guidelines apply only to exterior stone.
- D. Timbers, Logs and Beams: Timbers, logs and beams are described as wood members 4 x 4 and larger. The use of timbers, logs and beams to support porches or entry roofs, form exposed trusses, embellish dormers, trim window features or other similar uses is highly encouraged. There is no percentage use requirement but their use is encouraged to promote richness of design, variety of material and community style. Metal base connections shall be covered with a compatible material.
- E. Exterior Colors: At the time of recording of this document, there are over 250 existing homes in the neighboring Edgemont Highlands. These homes, viewed as a whole, represent and are indicative of an appropriate color palette for Edgemont Meadows. Generally, colors should be darker and match the general palette of existing homes. The approval of colors will also be influenced by color schemes of surrounding homes. An applicant should not assume that choosing a previously approved color will automatically result in approval. Similarly, new colors will be considered for approval, provided they are darker in nature and complementary with the palette of existing homes.
- F. Window Colors: Darker colors are encouraged. If approved, white or light colors will be required to include more contrast or accent in surrounding materials.

9. Roofs

- A. Roof forms are one of the most dominant architectural features. For this reason, the roof design will be one of the most carefully considered elements of Architectural Review. The Guidelines put forth are intended only as a template for neighborhood continuity. Each roof will be considered on its own merits as it relates to the entire design.
- i. Large, unbroken expanses of a single pitch are not encouraged. Ideally, a roof will have several different planes and pitches to create interest. Simpler roof forms can be approved with more scrutiny of proportions and fascia details.

- ii. While there are no specific roof pitch requirements, the variety, interest and proportion of a submitted roof design is of utmost importance.
 - iii. Pitches less than 3/12 or flat areas will be reviewed on an individual basis as those areas relate to the overall design of the home but cannot be the predominant roof feature.
 - iv. The use of gabled, hipped or shed dormers is encouraged.
 - v. Generally, more typical roof forms such as hip, gable, shed and combinations thereof are encouraged. Forms such as mansard, flat and A-frame are not allowed. Turret or other more atypical roofs will be considered if used in small areas.
- B. Roof materials: All roofs must be Class A Fire Rated. A variety of roof materials may be approved, with more stringent consideration given to the harmoniousness within the community and the surrounding houses.
- i. Composition shingles: Composition shingles are approved as long as they are “architectural” grade and are darker in color. No “Three Tab” (flat) shingles and 90 lb. rolled composition paper are not allowed. The palette of shingle colors on existing homes serves as guidance on approvable color choices.
 - ii. Metal roofs: Metal roofs are approvable but with more restrictions and guidelines.
 - No shiny, reflective or brightly colored roofs are allowed.
 - Use of metal is encouraged for accent in conjunction with other roofing material.
 - Rusty metal such as Corten steel, etched galvanized, black iron or other naturally rusty colors are approvable materials.
 - Standard “pro-panel” type roofs are discouraged unless the roofline is less prominent.
 - Alternate metal type or designs will be considered when submitted.
 - iii. Wood roofs: Because of the fire danger and generally inferior longevity of wood roofs in our climate, wood shake or shingle roofs are prohibited.
 - iv. Other materials: A wide variety of other, more exotic roof materials are available. These include synthetic shakes, real and imitation slate, concrete tiles, copper and many others. These will be reviewed individually on the basis of appropriateness to architectural style, color and harmony of texture to other roofs.
 - v. As technology for roofs with integrated solar panels advances, they will be considered and encouraged for their ecological aspects.

10. Exterior Detailing

Exterior details such as fascia, soffit, windows, window trim, vents etc. are important features and should be given careful consideration. Special attention should be given to the consistency of materials and proportions.

Homes shall have address identification consistent with County Code but not inappropriately large numbers.

11. Reuse of Plans

There are circumstances where the reuse of floor plans and elevations is appropriate and even desirable. The similarity creates a "neighborhood" feel, yet the homes still maintain their individuality, by using alternate colors, materials and elevation changes. These types of uses will continue to be approved where appropriate and may be required for the multi-family parcels as determined by Architectural Review. The more random reuse of plans within an area will be considered on several levels including proximity of the homes to each other, variety of materials and colors used, changes to roof lines or elevations, number of times a plan is proposed to be used, etc. In these circumstances, increased focus will be given by Architectural Review to ensure that the homes do not detract from the overall feel of the area and at their discretion, may limit the reuse of plans or require greater mixes of colors, materials or elevations.

12. Foundations

Per the recorded plat notes and County requirements relative to Edgemont Meadows, Owners are required to perform a subsurface soils investigation prior to foundation design and approval. Care should be taken to avoid large areas of untreated gray concrete stem walls showing unless it is an integral part of the house design. This is especially critical on sloped sites. Any larger exposed areas should be stained or stuccoed, etc., to minimize visual impact and proposed visual mitigation must be detailed on submitted plans.

13. Chimneys

Chimneys are often strong visual elements since they are required to extend above a roof. Chimneys, whether full masonry or "zero-clearance" inserts, shall be of proper proportion, with finish to match or compliment other features. Exposed metal flues greater than 10" in diameter are not allowed except for their termination caps or spark screens. County approved spark arrestors must be used and shall be architecturally acceptable to the overall form of the chimney.

14. Roof and Wall Penetrations

Care should be taken to attempt to locate all plumbing vents, exhaust vents and other roof or wall penetrations in the least visible location from the street view and as close to ridge as possible. It is encouraged that they be painted a color to reasonably match the roof color.

15. Accessory Structures

Patios, decks, trellises, gazebos, storage sheds and other approved appurtenant improvements shall be characteristically consistent with colors, materials and architectural forms of the house and must be approved through Architectural Review prior to construction.

16. Antennas/Satellite Dishes

Antennas, dishes or other communication or transmission devices must be installed in the least conspicuous functional location. Information on dishes larger than 32" wide x 28" high should be submitted for approval prior to installation.

17. Awnings

Awnings to provide shade over windows or patios/decks are allowed. Materials and colors must be approved through Architectural Review.

18. Mechanical Equipment

All mechanical equipment shall be installed inside house whenever possible. Air conditioning equipment or other equipment that must be installed outside shall be located away from view as much as is reasonably possible. Visual mitigation through installation of shrubs and other foliage is highly recommended.

19. Solar Equipment

Solar panels for electricity, heat or hot water are encouraged if carefully integrated into the architectural design.

20. Exterior Lighting

In order to ensure the rural character and to preserve views of the night sky, exterior lighting shall be kept to a minimum and used to provide safe entry at doors, and to provide appropriate lighting as needed for decks, porches and walks. Shielded bulbs that direct light downward shall be used. Landscaping lighting is limited to low shielded lights on walks, and limited areas of entry on decks. The primary consideration once safety and access are satisfied shall be to make sure lighting does not infringe on neighbors. These regulations may be added to if La Plata County adopts a formal "dark skies" ordinance. Exterior lights on sensors are not allowed. Flood lights are not allowed without valid reason and require specific written approval.

21. Fireplaces

Wood burning stoves and fireplaces are not allowed as the primary source of heat within Edgemont Meadows. All metal "zero clearance" fireplaces shall be EPA approved. Each house is allowed only one full masonry fireplace and shall have full fire screens.

24. Mobile/Manufactured Homes

Mobile homes are strictly prohibited even if installed on a permanent foundation. The determination of what constitutes a mobile home is left to the discretion of Architectural Review. At the present time, manufactured homes are not allowed. As technology and practices evolve, it is possible the Guidelines will be revisited relative to this limitation. The determination of what constitutes a manufactured home is left to the discretion of Architectural Review.

25. Wildfire Mitigation

Homeowners, separate from Architectural Review, are required to maintain defensible space around their home as outlined in County regulations.

26. Sheds

Sheds 200 square feet or smaller may be allowed by Architectural Review, provided plans are submitted and approved, materials and colors are compatible with the home and the shed does not pose a negative visual impact to neighboring properties. Sheds may not be allowed on Multi-Family Lots.

27. Construction Guidelines

Construction Guidelines will be enforced to help ensure that the improvements at Edgemont Meadows will be constructed in a safe and orderly manner, with minimal disruption to neighbors and with maximum protection to the natural landscape. The Builder (also known as General Contractor or Owner/Builder) shall be solely responsible for making sure that these guidelines are adhered to by the Builder, the Builder's employees and the Builder's Subcontractors. Disregard of allowed Construction Times may result in a \$200 fine to the Builder on the first occurrence. On the second and subsequent occurrence(s), the fine shall increase by \$100 each time. If any contractor fails to correct any other violation(s) of these Guidelines within five (5) days of receipt of a written notice to Builder of said violation, then Edgemont Meadows Community Association may impose fines on Builder (and/or Owner) of up to \$200 per violation per incident as determined by Architectural Review.

- A. Construction times are limited to 7:00 a.m. through 6:00 p.m. Monday through Friday and 8:00 a.m. through 5:00 p.m. on Saturdays and National Holidays. There shall be no interior or exterior construction work of any kind on Sundays.
- B. Temporary living quarters on the jobsite are not allowed.
- C. Prior to bringing a construction trailer or similar temporary office facility into Edgemont Meadows, Builder must obtain written approval from Architectural Review. Architectural Review will work with the applicant to site the trailer in the best possible location to minimize impacts to the site and the adjacent lot owners. All such facilities must be removed from the lot within twelve months of placements and prior to issuance of a Certificate of Occupancy.

- D. Sanitary facilities must be provided for construction personnel on-site. The facility must be maintained regularly to minimize odors and must be placed in the least conspicuous yet practical location. Facilities must be placed on the lot and may not be placed in or over a ditch, in open space nor on the shoulder of the road.
- E. All jobsite debris must either be contained in a dumpster or contained onsite prior to being hauled off site. The exterior must be picked up on a regular basis to ensure that jobsite is neat and tidy. All trash must be removed on a periodic basis. Any dirt hauling, whether import or export, must be accomplished using covered carrier to avoid fugitive dust. During excessively windy weather, dumpsters with lightweight debris must be covered with a tarp. Any trash that is blown onto the street or a neighboring lot must be picked up immediately.
- F. Dust from all on-site grading shall be mitigated by appropriate water use.
- G. Except as provided in CC&Rs, burying or burning of trash, debris or other materials is not allowed.
- H. Builder is responsible for ensuring that pets belonging to construction personnel are kept within vehicles or leashed at all times while within Edgemont Meadows, and except for during transport, must be contained on the lot under construction. If the pet(s) become a threat or nuisance to any person, they shall be promptly and permanently removed from the jobsite.
- I. Builder shall keep noise to a minimum. Radio sound will be kept to a low level to minimize disturbance to neighbors and wildlife.
- J. Builder is responsible for the proper control of erosion during construction. A copy of a completed and signed State of Colorado Department of Public Health & Environment CDPS "Stormwater Discharge Associated with Construction Activities" application is required by the Association as part of the Architectural Review and plan approval process. This Form is currently COR030000.
- K. Builder shall avoid causing damage to property within Edgemont Meadows, including open space, adjacent lots, roads and driveways. If any damage occurs, it must be repaired and/or restored promptly at the expense of the Person causing the damage or the Owner of the lot. Builders shall install caution tape along property lines from the front to the back of the lot prior to any work being completed. This caution tape shall stay in place until construction is complete.
- L. Builder shall exercise the utmost care in the protection of existing trees not slated for removal during construction. Prior to beginning construction, all trees in close proximity to the construction area shall have protective fencing installed around the drip line if practical, and around the trunk if not practical to fence the drip line. Additionally, any soil disturbance or compaction around the immediate adjacent areas shall be kept to a minimum. The owner is encouraged to consult an arborist for possible spraying, deep root feeding or other measures to maximize probability of survival.

28. Builder and Quality Requirements

These standards are intended to ensure that the level of quality at Edgemont Meadows is consistent and is in everyone's best interest.

All Builder or Owner/Builders shall meet the following requirements:

A. Builder:

- Proof of insurance for general liability in minimum amount of \$1,000,000 with a certificate listing Edgemont Meadows Community Association, Inc. as an additional insured.
- Proof of at least five full years of experience in residential home construction with the last three having been served in the capacity of a general contractor or job superintendent with full responsibility for overseeing all aspects of the home construction.
- References may be required at sole discretion of Architectural Review process.

B. Owner/Builder:

An Owner/Builder shall meet the same requirements as the Builder except that the liability insurance can be job specific. If an Owner/Builder cannot meet these requirements and they still want to act as Owner/Builder then they must submit for approval a copy of a Construction Management Contract with an individual or company that is approvable as a Builder. This contract must provide, at the minimum, that the Construction Manager will supervise, advise, and manage the job on an ongoing basis in a capacity that Architectural Review determines will provide enough guidance and direction to complete the job according to the plans, quality and timeframes of the approvals.

29. Multi-Family

There are no multi-family lots in the Phase 1 filing of Edgemont Meadows. If multi-family lots are a part of subsequent filings, architectural guidelines those lots will be recorded at that time.

30. Improvement Location Certificate

It is recommended that all owners obtain an Improvement Location Certificate (ILC) prior to pouring foundation to ensure home is within setbacks. Architectural Review reserves the right to require such ILC as it deems necessary with homes that are close to setbacks.

LANDSCAPING GUIDELINES

Introduction

The primary objectives of the landscaping requirements and guidelines are to:

- ◆ Acknowledge and respect that Edgemont Meadows is in a high desert location that generally invites appropriate drought tolerant and low water usage plantings.
- ◆ Preserve, maintain and enhance the natural foliage trees and plantings as practical.
- ◆ Promote the application of appropriate fire mitigation practices. Fire mitigation guidelines of the Colorado State University Cooperative Extension are referenced in the CC&Rs. It is important to recognize that on smaller, less forested and fairly flat lots these standards may not apply or may apply in a decreased capacity.
- ◆ Provide guidelines for homeowners to ensure that the landscaping is attractive, harmonious and complimentary to the natural surroundings and architectural styling within Edgemont Meadows.

1. Grading

To the maximum extent possible, unnecessary grading shall be avoided. "Imposing" a grading plan on site will not be allowed. Generally, natural slopes are preferable to retaining walls. Slopes should not exceed 2:1 except with extenuating circumstances.

2. Drainage

Whenever practical, natural drainage courses should be maintained and protected. Necessary new drainage ways should blend to the natural drainage as much as possible. There should be positive drainage away from all structures. Any unavoidable low areas should be provided with catch basins and piping for proper drainage. No drainage shall sheet to adjoining lots.

3. Retaining Walls

Where necessary to avoid steep slopes, protect trees or other similar circumstances, retaining walls will be allowed. Walls in excess of 4' (four feet) should generally be stepped with planting pockets to soften their visual impact. Walls should be constructed of stone, split-face block, synthetic stone-like engineered wall systems or pressure treated wood or finished/stained concrete. Details must be shown on submitted plans.

4. Fences

- A. In order to promote the free migration of wildlife and to promote openness within the community, the use of fences is limited. No perimeter fencing or long expanses of fencing will be allowed. Relatively short sections of "privacy" fencing will be allowed. Generally,

theses fences should be contiguous to decks or patios, not extend to property lines, and be specifically intended for privacy. These privacy fences cannot exceed 6'0" in height (except as provided in B. v. below) and must be constructed with materials consistent with the rest of the home.

B. Enclosed Yard Area:

- i. The Enclosed Yard Area should generally be set back from front elevation as much as possible, should generally be on the side or rear elevation, and generally be no closer than 4' to the property line.
- ii. The Enclosed Yard Area must be set back at least 10' from front elevation.
- iii. The Enclosed Yard Area may be used as a dog run or children's play area. The allowable size of the enclosed area will be determined according to size and configuration of lots. For lots 10,000 s.f. and larger the size should be no larger than approximately 1,000 s.f. Enclosed yard areas on lots less than 10,000 s.f. should be no larger than approximately 800 s.f.
- iv. The fence material cannot be taller than 6' from grade if it is a solid material and must be consistent or compatible with materials used on the house. If an open wire material is used, it cannot be more than 5' in height.
- v. Lots 2 through 14 as shown on Final Plat may have a rear fence facing CR 240 of up to 8' from grade or as limited by La Plata County Code.

C. Invisible Dog Fences are allowed on a limited basis according to the following rules and regulations:

- i. All requests for use of invisible fencing must be submitted for review and approval prior to installation. The submittal must show the lot and house footprint and the proposed invisible fence area. Approval is at the discretion of the Architectural Review.
- ii. Generally, the area of the invisible fence should extend toward the rear property line, but not extend past the rear setback.
- iii. Generally, the invisible fence should not be anywhere on the front of the house, other than to contain the dog(s) in the garage, or be any closer to the property line than the minimum setback.
- iv. Houses that abut trails, open space or other more widely used common areas may be required to have a greater setback of the invisible fence from those areas.
- v. Generally, the area of the invisible fence will be smaller on smaller lots and potentially larger on larger lots. Although submittals will be reviewed on an

individual basis, different lot configurations will require specific review and the rule of thumb would be that the invisible fence area should not exceed *two times* the allowed size of an Enclosed Yard Area for that lot.

- vi. Invisible fence areas can only be used when the owner is home and able to oversee the dog(s). Invisible fences are not to be relied upon to contain dogs while owners are sleeping (day or night).
- vii. Approval of any invisible dog containment fence may be revoked if dog(s) breach the boundary, intimidate passers-by or wildlife, or cause a nuisance from barking.

5. Landscape Structures

Landscape structures such as gazebos may be permitted with the approval of Architectural Review. Generally, structures that are located behind the front plane of the residence and are not obtrusive to adjacent lots, the street or other community amenity areas will be approved. Size limitations may apply and structures will be reviewed case by case, relative to how they may impact adjacent properties.

6. Patios and Decks

As much as possible, patios and decks should transition to the natural terrain as smoothly as possible. Minor grading to allow decks without handrails is encouraged but not required.

7. Play Equipment

Play equipment such as basketball hoops, trampolines, jungle gyms, etc., must be approved by Architectural Review. Generally, these will be approved if located at the rear of the residence and are not obtrusive to adjacent lots or other amenity areas. Muted colors rather than bright colors are preferable. In order to minimize their visual impact, larger play structures and trampolines will be required to be contained within enclosed yard areas.

8. Spas and Pools

No above or below ground swimming pools shall be allowed within Edgemont Meadows. Children's small portable wading pools shall be allowed at the rear of the residence. Hot tubs and spas should be designed to be visually connected to the home through the use of courtyards or privacy fences. All equipment must be screened. Hot tubs and spas must meet all applicable state and local laws and regulations. All hot tubs and spas must be approved by Architectural Review prior to placement or installation.

9. Signs

During construction of a single family residence, the General Contractor may place one sign on the property. The sign must be set back at least ten feet from the front of the property. The General Contractor's sign shall not exceed 900 square inches.

One additional "supplemental" sign no larger than 24" x 18", in either horizontal or vertical format, may be placed adjacent to the General Contractor's sign, set back at least ten feet from the front of the property. This sign may be an architect's sign, a subcontractor's sign, or a sign advertising energy star rating or another aspect of the General Contractor's building methods. If the energy star rating or other aspect is included within the General Contractor's main sign, then a separate smaller sign advertising the same information is inappropriate and will not be allowed.

The only time that more than two signs will be allowed at any time is if there is a real estate sign advertising the property in addition to the General Contractor's sign and the supplemental sign. The real estate sign may be no larger than 24 x 18".

"Supplemental" signage shall be removed upon obtaining a Certificate of Occupancy or final sign off by Edgemont Highlands Community Association Architectural Review, whichever is sooner. General Contractor's main signage shall be removed no later than six months after obtaining a Certificate of Occupancy. Realty signs shall be removed upon closing of the sale of the property.

Signage shall be comprised of colors that would be approvable for exterior home colors within Edgemont Highlands. Signage does not necessarily need to be submitted for approval prior to placement, however if there is concern about the colors, materials or dimensions being appropriate, a submittal prior to placement would be best, to avoid additional cost in the case of a sign being inappropriate.

Signs may not be illuminated.

10. Parking

Every residence is required to have a driveway that provides access from street to residence. Driveways may be constructed of asphalt or concrete. Alternate driveways such as pavers, lawn and stone patterns will be considered. Non-asphalt and non-concrete driveways will be required to be of comparative or greater quality and durability. No ¾" ABC (Class 6) driveways or parking pads will be allowed. Regardless of the approved driveway material each driveway must meet the ERMD apron requirements. Each single-family residence shall provide a minimum of two off-street guest parking spaces (the driveway may be considered for guest parking).

11. Tree Health/Tree Removal

Removal of trees or oak brush is prohibited unless approved in writing by Architectural Review however, removal of dead trees is required. Standard thinning of oak brush and limbing of ponderosa pines for fire mitigation is allowed without approval.

12. Landscape Planting

The landscape design of each lot should blend with the overall setting of Edgemont Meadows. Landscape plans should incorporate and enhance existing vegetation, utilize indigenous species

and minimize the need for irrigation. Non-native species, when used, should blend in color and texture with the native landscape and not dominate the plantings.

Included at the end of these Guidelines are lists of appropriate plant species and a brief guideline to water reduced landscaping. Additional plants may be incorporated with Architectural Review approval.

At a minimum, the landscaping plan of each home must:

- ♦ Show a plan for the entire lot even if the majority is just natural vegetation or re-vegetation.
- ♦ Show house and all walks, retaining walls, decks, patios, play structures and other hardscape elements.
- ♦ Show any grading changes and general site drainage.
- ♦ Show any proposed tree removal.
- ♦ Provide landscaping on front street elevation that includes a mixture of natural vegetation, ground cover, shrubs, trees and/or other approved plant materials, which will present a complete planting plan. At a minimum, this planting area needs to include twelve (12) one-gallon plants, three (3) five-gallon shrubs or new trees and a small area of ground cover that is more manicured than just revegetation.
- ♦ Provide a minimum of ground cover and revegetation in other, less visible areas.
- ♦ Provide a transition from the built environment and cultivated landscape to the native landscape.
- ♦ Show that plant selections are compatible with the site (soils, aspects and naturally available water).
- ♦ Confirm that if straw is utilized in landscaping installation or revegetation efforts, only certified weed free straw will be used.

No synthetic or artificial plants or plant material such as Astroturf, lava rock or similar will be allowed. Care should be taken to blend rock or bark/mulch areas with natural vegetation.

13. Lawns

In an effort to create a natural and cohesive look in the landscaping of Edgemont Meadows, only small lawn areas shall be allowed. The allowable lawn area, if requested by Owner, shall be defined during the Architectural Review process for the lot depending on street frontage, whether it is a corner lot, and similar physical characteristics. High water use varieties of grasses, such as standard Kentucky bluegrass, are prohibited. They are deemed to be environmentally irresponsible and are contrary to the environmental goals of Edgemont Meadows. Low water use varieties such as Blue Grama, Sheep Fescue, Arizona Fescue, Thickspike Cretana, Wheatgrass, Streambank Sodar Wheatgrass and Buffalo Grass are encouraged. A seed mix description is included in these Guidelines. Low water usage varieties of sod shall be considered for approval in very small areas.

14. Landscaping Schedule

Architectural Review recognizes that because of our distinct seasons it is not always possible to install landscaping immediately upon completion of a home, although that is the goal. If a home

is completed in the winter months it is required that the landscaping be installed and completed by the following growing season. If at all possible, revegetation areas should be seeded before winter. If serious erosion potential exists, Architectural Review may require temporary protection.

15. Landscaping Practices

Weed Control: The indiscriminate use of herbicides and poisons is discouraged; however, some weed species require chemical application to control. Special care should be taken to minimize use.

Alternate methods include:

- Preparation of site before planting by spot spraying and removing weeds.
- Pulling or tilling annual weeds before they set seed.
- Keeping weeds short, as some varieties will not flourish if kept cut.
- Using mulch and cover crops to prevent weeds from flourishing.
- Thorough revegetation after disruption of soils or after construction with approved grasses.
- Revegetation should be with the exact or a similar grass seed mix as provided at the end of these guidelines.

Because weeds are severely disruptive to the native landscape, proper control is required of all noxious weeds as listed on the La Plata County list of Noxious Weeds (visit La Plata County website for specific listing). Owners are invited to report particularly noxious weeds such as Canadian thistle and knapweeds to the Edgemont Meadows Homeowners Association when identified on any properties within Edgemont Meadows.

16. Plantings

Generally, approximately 70% of proposed plantings of Perennials, Trees, Shrubs, Vines and Groundcovers should be drought tolerant or low water usage. Native species are preferred. Annuals may be planted but in limited quantities.

Preferred Single Species Lawn Grasses include Blue grama (*Bouteloua gracilis*), Buffalograss (*Buchloe dactyloides*) Thickspike wheatgrass x cretana (*Elytrigia dasystachya x cretana*) and Sheep fescue (*Festuca Ovina* or *F. brachyphylla*)

The Preferred Short Grass Seed Mix is comprised of:

Prairie Junegrass - *Koeleria Macrantha* 8%
Blue Grama - *Bouteloua Gracilis* 20%
Sideoats Grama – *Bouteloua Curtipendula* 22%
Sheep Fescue – *Festuca Ovina* 35%
Buffalograss – *Buchloe Dactyloides* 15%

If broadcast or hydraulically applied, apply at 22.5 pls #'s per acre. If drilled, apply at 15 pls #'s per acre.