The Farm at Arapahoe County - Filing Nos. 1-9
Community-Wide Standards Document

INTRODUCTION - The Farm is a master planned community of separate and distinct neighborhoods (also referred to as *Filings* or *Subassociations*) within a network of parkways and greenbelts connecting to centrally located schools, parks and other recreational facilities.

These Community-wide Standards have been adopted to give direction to Owners in preparing plans and designs that reinforce the appearance of high-quality neighborhoods within the master planned setting. These Community-wide Standards apply to modifications, additions and alterations made on or to existing improvements, lots, structures and the open space.

Due to unique characteristics of individual Filings and Subassociations, certain special requirements relating to house design, site planning, landscaping, fencing or any other facet of modification, addition or alteration may be applicable to a particular Filing or Subassociation.

Additionally, due to unique characteristics on individual Lots and/or groups of Lots, certain additional special requirements, relating to house design, site planning, landscaping, fencing, or any other facet of modification, addition or alteration, may be imposed by the Design Review Board (also referred to as *DRB*) during the review process.

These Community-wide Standards are intended to provide the framework for design and development standards, based upon which the Owner, Contractor and the Design Review Board will be able to make informed decisions related to all exterior design elements within The Farm. UNLESS OTHERWISE SPECIFICALLY STATED, DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE DESIGN REVIEW BOARD AND THE WRITTEN APPROVAL OF THE DESIGN REVIEW BOARD MUST BE OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.

These Community-wide Standards contain both rules and informational direction. Where the terms "shall" or "shall not" are used in a statement, the statement constitutes a binding rule. Where the terms "preferred" or the phrase "the DRB may permit" are used in a statement, the statement constitutes informational direction provided for the guidance and convenience of Owners and Contractors, and shall not create any duty for the DRB to approve or permit the design elements referred to in such statement, nor shall any Owner or Contractor rely in any manner upon the DRB's potential approval of such design elements, the approval of which shall remain within the DRB's sole discretion.

Where the provisions of applicable Arapahoe County Standards are more restrictive than the provisions of these Community-wide Standards, the Arapahoe County Standards shall be controlling. No variance from the Arapahoe County Standards may be requested unless the prior written approval of the DRB has been first obtained. DRB approval does not supersede Arapahoe County requirements.

Please see our Glossary at the end of this document for definitions of terms utilized in this Community-wide Standards Document.

Accuracy of Information. Any person submitting plans to the DRB shall be responsible for verification and accuracy of all components of such submission, including, without limitation, all site dimensions, grades, elevations, utility locations, neighbor acknowledgement and other pertinent features of the site plans.

Appeals. Within thirty (30) business days after notice of a DRB decision has been mailed, the Owner may file with the management company, or in their absence, the DRB, a written request that the DRB reconsider such decision. Any request for reconsideration shall include a statement of the basis for such request and technical design information supporting such request. The DRB may require additional information in connection with any request for reconsideration. The Owner's written request for reconsideration may include a request to personally address the DRB at its next scheduled meeting. All reconsideration will be reviewed on a case-by-case basis, and the granting of a request for reconsideration with respect to one matter does not imply or warrant that a similar request will be granted with respect to any other matter. Each case will be reviewed on its own design merits, and in light of the overall objectives of these Community-wide Standards.

Application for Review. Application for DRB review is attached as Appendix C and additional copies of such applications and information regarding design review procedures can be obtained from the Association's management company or the community's web site at www.thefarmhoa.com. All applications for approval of a modification, addition or alteration and other related materials must be submitted to the Association's management company for review by or on behalf of the DRB before work commences.

Architectural Standards. The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the DRB as established under Article IX of the Declaration of Covenants, Conditions and Restrictions for The Farm at Arapahoe County Homeowners Association, Inc.

Authority and Enforcement. The DRB has adopted these Community-wide Standards of the Design Review Board of the Association pursuant to Article IX of the Declaration. The DRB is directed to prepare, and on behalf of the Board of Directors, promulgate Community-wide Standards which shall be the Community-wide Standards of the Association. The DRB has the authority to prepare and amend such Community-wide Standards. The provisions for enforcement of the Declaration set forth in Article IX of the Declaration shall apply to the enforcement of these Community-wide Standards in addition to any other available remedies.

Conflicts with the Declaration of Covenants, Conditions, and Restrictions. In the event of a conflict between these Community-wide Standards and the terms of the Declaration, the Declaration shall prevail.

Application Review and Meeting Schedule of the DRB. The DRB convenes meetings for the review of applications on a schedule established by the DRB from time to time, at such locations as may be determined by the DRB. The DRB will schedule and convene meetings to review homeowner applications submitted based upon the following schedule: a) Owner applications and all necessary required additional documentation received and able to be processed by the first Friday of the month will be reviewed by the DRB for response to the Owner by the third Friday of the month; b) Owner applications and all necessary required additional documentation received and able to be processed by the third Friday of the month will be reviewed by the DRB for response to the owner by the first Friday of the month. These schedules are subject to change without notice by the DRB.

Design Review Board.
The DRB shall have jurisdiction over modifications, additions, or alterations made on or to existing improvements, lots or structures and the open space, if any, appurtenant thereto, except on any portion of the properties while owned by a county or other political subdivision of the State of Colorado; provided, however, that the DRB may delegate this authority to the appropriate board or committee of any residential association subsequently created or subsequently subjected to the Declaration so long as the DRB has determined that such board or committee has, in force, review and enforcement practices, procedures and appropriate standards at least equal to those of the DRB. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The DRB shall promulgate detailed standards and procedures governing its area of responsibility and practice. In addition thereto, the following shall apply: plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations to improvements upon all or any portion of the properties, other than Property while owned by a county or other political subdivision of the State of Colorado, shall be submitted to the DRB for approval with regard to quality of workmanship, design, and harmony of external design with existing structures, and with regard to location in relation to surrounding structures, topography, and finish-grade elevation. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his/her residence, or to paint the interior of his/her residence any color desired. In no event shall the failure by the DRB to approve or to disapprove such plans or to request additional information deem that the plan and/or submittals in anyway automatically approved.

Minimum Architectural Standards. No mandatory architectural "style" is required for The Farm at Arapahoe County. However, it is the intent of these standards that residential design solutions develop proportions and details appropriate to the home site and neighboring properties. To this end, careful scrutiny will be given to the massing, proportions, overall scale and the homes' materials, colors and textures. To accomplish this goal these minimum architectural standards shall apply to home reconstruction, exterior home remodeling and exterior renovations. Please see Glossary for definitions of Architectural Detailing; Exterior Materials; Massing; Maximum Building Height and Walls and Openings.

Non-Liability of the DRB. Neither the DRB nor its respective members, Secretary, successors, assignees, agents, representatives, employees or attorneys shall be liable for damages or otherwise to anyone submitting plans for approval, or to any builder by reason of mistake in judgment, negligence or nonfeasance, arising out of any action of the DRB with respect to any submission or for failure to follow these Community-wide Standards. The role of the DRB is directed toward review and approval of use, site planning, appearance, architectural vocabulary and aesthetics. The DRB assumes no responsibility with regard to design or construction, including, without limitation, the civil, structural, mechanical, plumbing, or electrical design, methods of construction, or technical suitability of materials.

Owner's Responsibility. In accordance with any additional Declaration and Subsequent Amendments to the Declaration which may be filed on portions of the Properties and in accordance with the Declaration, all maintenance of the lot and all structures, parking areas, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain said Property in a manner consistent with the Community-wide Standards of The Farm and the applicable covenants, provided that if this work is not properly performed by the Owner, the Association may, at its sole option, perform it and assess the Owner; provided, however, whenever entry is not required in an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

Regulatory Compliance. It is the responsibility of the Owner and Contractor to obtain all necessary permits and to ensure compliance with all applicable governmental regulations and other requirements. Plans submitted for DRB review shall comply with all applicable building codes, zoning regulations and the requirements of all governmental entities having jurisdiction over the Building Project or Property within The Farm. Regulatory approvals do not pre-empt the design review authority of the DRB, and DRB approval does not incorporate any governmental approvals, which governmental approvals shall be the sole responsibility of the Owner and Contractor.

Submittal and Response. All submittals required by these Community-wide Standards must be received, reviewed, and approved by the DRB prior to any commencement of modification, addition or alteration or other disturbance of the Lot. The DRB will generally render and mail its written decision within ten business days after the DRB meeting in which the application for approval is considered.

Use Restrictions. The Properties, other than any portion of the Properties while owned by a county or other political subdivision of the State of Colorado, shall be used only for residential, recreational, and related purposes as may more particularly be set forth in these Community-wide Standards, amendments thereto or subsequently recorded declarations creating residential associations subject to the Declaration. The Association, acting through the Board of Directors, shall have standing and the power to enforce use restrictions contained in any such declaration as if such provision were a regulation of the Association. The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of all single family homes and their respective lots and the Common Area, including the imposition of reasonable user fees. Land use standards constituting the initial restrictions and standards are explained in the Declaration. These standards shall not apply to any portion of the properties while owned by a county or other political subdivisions of the State of Colorado. These standards are independently amendable in accordance with the Declaration and such amendment shall not constitute or require an amendment of these Community-wide Standards. The Board of Directors of The Farm at Arapahoe County Homeowners Association, Inc. may from time to time promulgate use restrictions governing the use of Lots and Association Common Areas. Each builder should review any such use restrictions to ensure that Lot improvements are in compliance with such use restrictions.

Variances. If the Owner, or her/his Contractor or designer(s), feels that any portion of these Community-wide Standards should be waived, based on the design characteristics of a particular Building Project, then the Owner may apply for a variance from such portion or portions of these Community-wide Standards. The burden of establishing why a specific portion of these Community-wide Standards should be waived lies with the Owner. The Owner shall provide reasonable assurance in the application for variance that the overall intent of these Community-wide Standards will be accomplished with the Building Project as proposed. The DRB and the Board of Directors shall each have the authority to grant variances from compliance with any of the provisions of the Declaration or the design guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. The DRB and the Board of Directors may grant or deny the variance applied for, and the granting of a particular variance with respect to one Lot does not imply or warrant that a similar variance will be granted with respect to any other Lot. Each variance request will be reviewed on a case-by-case basis in light of the overall objectives of these Community-wide Standards.

Waiver, Amendment and Third Party Benefit. The DRB maintains the right, from time to time, at its sole discretion, to waive, amend or modify these Community-wide Standards. The DRB, its agents, representatives and employees shall not be liable for failure to follow these Community-wide Standards as herein defined. These Community-wide Standards confer no third-party benefit or rights upon any entity, person, Lot Owner or Contractor.

Accessory Buildings and Structures. DRB approval is required. Approval will be based upon quality of proposed construction, method of installation, harmony of external design with existing structures; and upon location in relation to overall lot size, surrounding structures, topography, and finish-grade elevations, measured in part by the following standards:

- Must be of the same, or generally recognized as complementary, architectural style and color as that of the residence. Roof must be the same construction as the existing roof on residence. Materials

other than wood, Masonite, stucco or products that do not resemble the home will generally not be approved. No prefabricated metal or plastic sheds will be allowed.

- Maximum size for a detached accessory building will be 8'(W) x 10'(L) x 8'(H), including skids, foundation and/or concrete slab.
- Attached accessory buildings will be reviewed and considered on a case-by-case basis.
- The structure should be located near the Owner's house or in a location least visible by neighbors.
- Roof must be the same construction as the existing roof on residence.
- Screening may be required at the DRB's discretion. Please see Glossary for definition of screening.

Additions/Expansions or Reconstruction. DRB approval is required. Additions, expansions or reconstruction to the home will require submission of detailed plans and specifications. DRB approval is required for all additions or expansions and for reconstruction to the home that is not in accordance with the originally approved plans and specifications.

Address Numbers (on the home, curb, etc.). Address numbers and name plate signs must be approved by the DRB. Lighted signs will be considered by the DRB on a case-by-case basis only.

Advertising. See Signs.

Air Conditioning Equipment and Units. No exterior mechanical equipment shall be erected on any lot without the specific approval of the Design Review Board. Ground level and window air conditioning units, including swamp coolers, must be installed at street level only, must be located in a side or rear yard only and must be screened from adjacent properties.

Antennae. No exterior radio, television, or other similar use antennae may be erected in residential portions of The Farm unless entirely enclosed within a portion of an individual building. Notwithstanding any local or federal law, all exterior installations must first be approved by the DRB. See Satellite Dish.

Arbors. See Accessory Buildings and Structures.

Awnings. DRB approval is required. Awning, patio cover, and shutter colors must be complementary to the exterior color of the home. A material swatch of the awning must be provided along with an identification of the color on the home (body or trim) that is being matched.

Balconies. See Decks.

Basketball Backboards. DRB approval is required for all pole mounted backboards and support structures. Garage mounted backboards are not permitted. Portable basketball hoops shall be allowed and do not require DRB approval provided they meet the following guidelines: 1) they are not placed on any public sidewalk, street or right of way and 2) location must be at least half of the length of the driveway away from the street when not in use. This location constitutes proper placement and the portable unit must be kept in this location when not used or stored out of sight.

Birdbaths/Fountains. See Statues.

Bird Houses and Bird Feeders. DRB approval shall be required in all cases.

Cable TV and Telephone Wiring/External Wiring. Cable lines or other external wiring running from the cable box to the home must be properly buried. Cable lines running on the siding of the home must be properly hidden so as not to be visible from the street or neighboring properties. Cable lines must run parallel with all siding and trim boards and must be painted to match the existing color(s) of the home.

Carports. No carports will be allowed.

Chimineas/Smokers, Fire Pits/Outdoor Fireplaces etc. DRB approval is required for all permanent installations. In all cases chimineas and smokers must not create an unreasonable amount of smoke to adjoining Property Owners.

Circular Drives. See Driveways.

Clothes Lines (Retractable) and Hangers. DRB approval is required. Any clothes drying or hanging areas will be screened so as not to be visible from neighboring properties and streets.

Clothes Drying Areas. Any clothes drying or hanging areas will be screened so as not to be visible from the neighboring properties and streets.

Decks. DRB approval is required. The deck must be constructed of material that would be considered similar to the material of the residence (structural component not visible to a public right-of-way, open space or neighboring Property may utilize hem fir or engineered materials) or maintenance-free type decking products as may be previously approved by the Association and be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent Property Owners. Decks must be constructed with a pre-finish or stained to be similar to the body or trim color of the home, if the deck is visible from the street or open parkways. Maintenance-free type decking products may be used provided that the decking material is consistent throughout the front, side or rear elevation of a building and must be of a color that is considered similar to the existing body or trim color only on the home. Homeowners are reminded that wood and 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. Deck supports must have a substantial scale that visually anchors them to the ground and should be a minimum 6"x 6" in size and placed at least 30" deep on caissons. Decking that extends no greater than thirty (30) inches above grade of the Lot may utilize a lattice skirting provided the skirting is similar to the deck in color or material, has a minimum of one-half (½) inch thick boards and is finished to match the remaining portion of the deck. Generally construction should not occur over easements beyond the side plane of the home and should be set back a minimum of five (5) feet from the property line. The applicant may also be required to provide screening. The deck should be installed as an integral part of the residence and/or patio area.

Dog Runs/Houses/Pens/Kennels. The DRB may allow dog houses, dog kennels and/or dog runs on a case-by-case basis. The location and size of the dog house or dog run will be determined with consideration given to its impact on adjacent properties and streets. Generally, dog houses should not exceed 4' in height and should be compatible with the home in material and color. Dog run areas should not exceed 300 square feet in size and fence height should not exceed 5 feet. The dog run fencing should be located immediately adjacent to the home and be compatible with the home in material and color. Chain-link fencing shall not be permitted. The standard privacy fence detail shall be used (see Appendix B-1). Alternative dog run fence designs will be considered by the DRB on a case-by case-basis.

Doors. DRB approval is not required for the replacement or repainting of existing main entrance door(s) to a home or an accessory building if the material matches existing doors on the house.

- Storm/Screen Doors. DRB approval is required for all storm door installations.
- Security Doors. All security or security-type doors and windows must be approved by the DRB prior to installation.

Drainage, Grading and Erosion Control. All buildings must be designed to fit the finish contours of the lot without excessive grading. Where grading is necessary, cut and fill slopes should be kept to a maximum of 3: 1. Retaining walls require DRB approval and should be utilized where slopes would exceed 3: 1. No grading shall extend beyond existing property lines of the home site without expressed written permission of the DRB and adjacent property owner.

Upon completion of any residence or associated structure(s) the home site shall be final graded in a manner so as to ensure positive drainage away from the structure's foundation as required by the Builder's soils engineer's report. Surface drainage upon and across any lot must be addressed through the implementation of sound construction and grading practices. Existing points of entry and exit to and from a lot by historic surface drainage must be respected. Any improvement which creates an obstruction to surface flows resulting in a back-up of water onto a neighboring lot or tract is strictly prohibited. It is the responsibility of the Builder and Owner to ensure that proper drainage around the home is provided and maintained. 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 ponding near or against the house foundation, walkways, sidewalks, and driveways. Water should fully flow over walkways and driveways into the street. Arapahoe County has approved Stormwater Management, Overlot Grading and Erosion Control Plans for The Farm at Arapahoe County Filing Nos. 1-9. All plans and construction for grading, drainage and erosion control shall be in accordance with these plans and any other applicable Arapahoe County criteria. During all site construction, techniques for controlling erosion within the home site and onto other sites shall be mandatory and strictly enforced by the DRB. Techniques include the use of sedimentation basins, filtration materials such as straw bales or permeable geotextiles, and slope stabilization fabrics or tackifiers.

Driveways. Extension, expansion, or resurfacing of driveways requires DRB approval. Any approved driveway expansion shall not be intended to promote the parking or storage of any vehicle off the driveway on a side yard. Request for circular driveways will be reviewed on a case-by-case basis by the DRB with consideration given to, but not necessarily limited to, the setback of the home from the street, the size of the lot and distance of street frontage. On corner lots, the driveway shall be set back from the corner a minimum of 25 feet from the intersection of the

corner street property lines. A minimum of four off-street parking spaces per lot shall be provided including a minimum of two spaces within a fully enclosed garage.

Evaporative Coolers. See Air Conditioning Equipment and Units.

Excavation. No excavation shall be made except in connection with construction approved as provided in the Declaration. For purposes of this Section, "excavation" shall mean any disturbance of the surface of the land (except to the extent reasonably necessary for approved landscape planting, or for repair of existing underground utilities) which results in a removal of earth, rock, or other substance a depth of more than 18 inches below the natural surface of the land. Excess excavation material shall be removed from the property and shall not be placed in common areas or on roads.

Exterior Lighting. See Lights and Lighting.

Exterior Storage of Items. No items of any nature, including, but not limited to, lawnmowers, wheelbarrows, plastic/Rubbermaid storage sheds and storage bins, and construction materials, shall be stored on the outside of homes within The Farm. The suggested location for storage is inside the garage.

Fencing Guidelines.

- **Yard Fencing**: An open-rail type fence 3'-6" in height shall be allowed along property lines in the rear and side yard areas only (not extending beyond the front of the home). The standard open-rail fence detail shall be used (see Appendix B (2-3)). Welded wire mesh may be installed on the inside of the fence. Chain-link fencing shall not be permitted. Staining, painting or treating wood is not allowed. Treating of wood is not allowed unless a transparent, clear, non-tinted sealant is utilized. Homeowners are reminded that once wood is treated with a transparent, clear, non-tinted sealant, the fencing will require periodic maintenance for proper care and to retain the products aesthetic conformity, including, but not limited to fading, warping, etc.
- **Privacy Fencing**: The DRB may allow solid privacy fencing surrounding or shielding patios and decks on a case-by-case basis. The location and size of the privacy fence will be determined with consideration given to its impact on adjacent properties and streets. The privacy fence should not exceed 5' to 6' in height and should be compatible with the home materials and color. Privacy fence may be stained, painted or treated to be compatible with the color of the home. Privacy fencing along property lines will not be allowed. The standard privacy fence detail shall be used (see Appendix B-1). Alternative privacy fence designs may be considered by the DRB on a case-by-case basis.
- **Dog Run Fencing**: See Section Dog Runs/Houses/Pens.

Flagpoles, Flags. (Revised 8/2013) Homeowners may have either one freestanding flagpole or two house-mounted flagpoles. Freestanding flagpoles shall not exceed 15 feet in height and shall be located in front or rear yards only, no more than 10 feet from the house. Flagpoles should not extend beyond the boundaries of the house. No more than one American flag may be displayed on each lot. The flag shall not exceed 5' x 3' in dimension and shall be displayed either on a freestanding flagpole or on a house-mounted flagpole only. No more than two additional Military service flags, POW/MIA flags, and/or seasonal/decoration flags may be displayed on each lot. These flags should be displayed on house-mounted poles only and shall not exceed 3' x 4' in dimension. *DRB approval is not required to display one spirit flag not exceeding 3' x 4' in dimension, flown on a house mounted flagpole only, erected no more than seven (7) days prior to a spirit event and taken down within forty-eight (48) hours after the sprit event. All other flags or extended time frames must first be submitted and approved by the DRB on a case-by-case basis only.*

Gardens - Flower. DRB approval is not required if no more than 100 square feet of the front or rear yard is created as a flower garden. All flower gardens must be weeded, cared for and carefully maintained.

Gardens - Vegetable. DRB approval is not required if no more than 100 square feet of the rear yard is utilized. Gardens must be located in the rear or side areas of the home site so that both the garden and its accessory operating areas are substantially screened from view of adjacent homes and public areas. Planting of tall vegetables, such as corn and sunflowers is discouraged.

Gazebos/Arbors/Pergolas. See Accessory Buildings and Structures.

Grading and Grade Changes. See Drainage, Grading and Erosion Control.

Greenhouses/Greenhouse Windows. DRB approval is required.

Hot Tubs. Hot tubs and Jacuzzis should be designed as an integral part of the deck or patio area and must be located in the side or rear yard area. It must be installed in such a way that it is not immediately visible to adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners.

Irrigation Systems. An automatic irrigation system will be required for all residences within The Farm community. Because water conservation is a desired community goal, system designs should utilize the most current, state-of-the-art water conservation technologies. Digital controllers, drip irrigation, low-water consumption irrigation heads and micro-jet spray heads are just a few examples of the technology currently available. Watering is recommended to be done in the early morning or evening. See Landscape Standards, Appendix A.

Jacuzzis. See Hot Tubs.

Kennels. See Dog Runs/Houses/Pens/Kennels.

Landscaping. See Appendix A.

Latticework. DRB approval is required for any type of trellis or latticework for all exterior use on the home or Lot.

Lights and Lighting (Revised May 2026). DRB approval is required for all exterior lighting. Exterior lights must be conservative in design and be as small in size as is reasonably practical. Exterior lighting shall be directed towards the house and be of low wattage to minimize glaring sources to neighbors and other homeowners. Lighting shall not spill over into neighbors' yards or houses. Lighting glare shall not be visible from above the light source. Lighting for walkways generally shall be directed toward the ground.

Permanently Installed Soffit and Programmable Lighting. Permanently installed soffit lighting, including but not limited to "Jellyfish" or similar programmable lighting systems, requires DRB approval. Each individual light must not exceed sixty (60) lumens and must be white or soft white in color. Any such systems installed must be equipped with dimming capability.

These lighting systems may operate at one hundred percent (100%) power until 10:00 p.m. After 10:00 p.m., lighting must be reduced to no more than fifty percent (50%) power, with each illuminated light spaced not less than two (2) feet apart, except during approved holiday lighting periods.

Outside of recognized seasonal holiday periods, lighting must be set to a steady, non-patterned display. Flashing, chasing, blinking, color-changing, or patterned lighting effects are prohibited except during approved holiday lighting timeframes in accordance with the Seasonal Holiday Decorations section of these Guidelines. During non-holiday timeframes, lighting must be limited to white or warm white in color.

All wiring must be concealed and not visible from any neighboring Lot/home or any common property. The color of the track installed to secure or hold the lights must match the color of the eave of the home to which the track is attached.

Mailboxes. Mailboxes shall be built in accordance with the approved design (See Appendix F) and in locations designated by the U.S. Postal Service.

Materials and Color Schemes. To anchor the residence to the site and provide a continuity of materials, the exterior front elevation wall surface may incorporate a second material, such as stone, cultured stone or masonry. An exception to this requirement shall be made for homes clad entirely with stucco. Wrapping building masses, expressing chimneys and detached columns in stonework adds visual interest. Use of bright, unfinished, colored, reflective or mirrored surfaces or glass is not permitted. Not more than 8" of concrete foundation walls shall be exposed unless faced or finished to blend with the general architectural design of the building.

Painting. If you are requesting a change to the color(s) or color scheme of your home, you must submit the following:

- a completely filled out design review request form for approval;
- a photo of your home with a general description of where the colors will be placed on your home; AND

• a photo showing the homes on either side of your home.

The DRB has created a paint pallet book to make it easier for you to select a new color scheme. The paint pallet books can be viewed on the website at www.thefarmhoa.com Please note that you are not required to purchase your paint from either manufacturer, but if you choose a particular color or color scheme from one of the paint pallet books, your selection will need to match the exact color code(s) for the selection you have chosen from the paint pallet book.

Selection of a color scheme from the paint pallet book is strongly urged and can decrease the time required for approval. If you select one of the colors or color combinations from the paint pallet book, you will need to submit only the design review request listing your proposed colors and color codes along with the items noted above with your application. No color sample board is required. Any deviation from the color combinations in the paint pallet books mentioned above such as modifying color combinations, using only a portion of a color combination or using approved colors from a combination to paint other than the specified portions of your home (for example, using a trim paint color on the entire surface of the home, etc.) will require DRB review as noted in the next paragraph.

If you choose not to use the suggested color schemes, you will need to submit the design review request with your color samples painted on a single hard surface poster board, which must be an 8.5" x 11" sample, along with the items noted above, with your application. When submitting an application for colors or color schemes not in the paint pallet book, please anticipate and provide for the review process and final notification to take up to thirty (30) days for

consideration, as outlined in the Association's governing documents. As part of the DRB review process, the following information has been compiled for our owners' information regarding paint color selection and paint performance.

Below is the Color Selection & Paint Performance (MCSPP) section for further description. It should be noted that there are normally more maintenance issues with darker colors in general (refer to MCSPP). It is important that our homeowners be aware when selecting colors.

Light Reflectance Value (LRV)

- LRV is a measurement that tells you how much light a color reflects and absorbs. LRV runs on a scale from 0% to 100%. Zero assumed to be an absolute black and 100% being an assumed perfectly reflective white.
- LRV can be misleading when it comes to yellow. Yellow is one of the most reflective hues in the spectrum. In addition, the more area it covers, the more intense it becomes.
- LRV is a guideline; a relative point of reference in predicting how light or dark a color will look and feel once it is on the surface. It is not a set standard by which to choose colors, but rather an indicator to help you make your best choice.
- LRV ratings below 20 for the Body Color of your home will not be approved.

Sheen

Flat/ Matte - This finish softens the look of an exterior and helps hide surface blemishes. Flat finishes are ideal for:

- Body Siding

Satin - slight gloss, offers benefits of a flat finish with added cleanability. It works best for:

- Trim
- Window Frames
- Shutters
- Surfaces that need routine cleaning

Gloss - durable finish and is perfect for areas that require frequent cleaning. Gloss finishes, however, may accentuate surface imperfections. This finish is ideal for:

- Doors
- Garage doors
- Decorative metal (lamp posts, metal trim)
- Functional metal (gutters, downspouts, railings)
- Accent trim

Color Considerations

- Consider your neighbors' colors. You do not want to choose the same colors, but maybe choose one that will complement or harmonize with your neighbors' colors.
- Consider the colors of existing structures like your roof, stone and architectural accents.
- Certain color schemes are better suited for certain architectural styles than others.

- Highlight interesting architectural details.
- Light colors will make your home seem larger, darker colors smaller.

Maintenance: Color Selection & Paint Performance

- Dark/Intense colors are more prone to fading. Dark colors also pose more maintenance problems. Dark colors absorb more heat and are more affected by moisture problems than lighter hues. That's why lighter colors last longer and fade less than dark colors. And because dark colors fade faster, they are more difficult to touch up.
- Organic colors tend to fade more quickly than inorganic colors.
- Inorganic colors (beiges, browns, tans, and other earth-tone colors) are more stable on exterior exposure. The pigments used in these colors are less likely to break down than the pigments in organic colors, such as reds, blues, greens and yellows. This is especially true in climates where the intense UV exposure exerts a heavy toll on exterior paint.
- Painting siding with a color that is too dark (low LRV number), that absorbs too much light and energy, and thus retains too much heat, could result in warped siding. Some paint manufacturers have developed special formulations for painting heat-sensitive exterior surfaces and they offer diverse color choices. However, if you do not use one of those specially formulated products, you are limited to a paint color that is within the same LRV range as the original color in order to prevent warping and voiding any warranties.

Patio Covers, Pergola Covers. Patio covers must be constructed of wood or material generally complementary to the home and be similar or complementary in color. Support posts for patio covers must be a minimum 6"x 6" in size. The eave under any side shed roof line must be finished perpendicular to the lowest point of the patio cover with siding/trim and paint colors to match the existing exterior of the home.

Patios - Enclosed. See Additions and Expansions.

Patio Furniture. DRB approval is not required for patio furniture located on the front or rear porch or designed patio or deck of a home, provided it is displayed in a manner not to be construed as unsightly or having the appearance of being stored. DRB approval is required for all other locations. Furniture in the front of the home is to be limited to a minimum number of items and must remain on the connecting porch of the house. Such furniture is limited to standard porch chairs, small tables, etc. and the color must be complementary to the house color. Grills, lounge chairs and sofas are not permitted on the front porch of the home. No extension or addition of a porch or patio shall be done without prior approval from the Design Review Board (see Decks for details). Consideration for approval will include, but not be limited to size, color and location.

Patios - Open. Patios, decks and other paving materials should be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architectural design. Material and colors must be compatible with those of the main structure. Natural wood decks shall be permitted with any type of building material. It is recommended that paving materials be earth tone colors. See Decks for details.

Paving. DRB approval is required regardless of whether for walks, driveways, patio areas or other purposes and regardless of the product used, which may include, but is not limited to, concrete, brick, flagstones, stepping stones or pre-cast patterned or exposed aggregate concrete pavers used as the paving material. It is recommended that paving materials be earth tone colors.

Pipes. See Utility Equipment.

Play and Sports Equipment (Revised 4/2018). See Basketball Backboards. DRB approval is required. Play equipment should typically be located in rear yard areas and set back a minimum of five (5) feet from property lines. Consideration shall be given in the location of play equipment so as not to create an undue disturbance to neighboring properties. Play equipment and any attached accessories shall be of predominantly muted, earth-tone colors and shall not exceed ten (10) feet in height. *Play equipment or items used for front yard play should be stored in the home, garage or approved storage shed when not in use. This also applies to any portable play and sports equipment, including, but not limited to, the multi-colored "tot-land" play structures, bicycles, sports net's/goals, sports balls, and children's toys. Storage of any play or sports equipment on the side or rear of the home that is clearly visible from a street or public- right-of way is not permitted, unless the home is a corner lot. In the case of a corner lot, the owner may be permitted to store their play or sports equipment on the side, that is visible from the street or public right-of-way, provided: (1) the play or sports equipment does not reasonably fit on the side of the home that would be considered not visible from the street or public right-of-way; (2) the play or sports equipment is right next to the home when being stored and not in use; and (3) the Owner has written permission from the Association. Written permission will be based on the following criteria, and may be rescinded if the storage is not maintained in accordance with the following criteria. Further, Play and Sports Equipment may only be stored outside the home or garage if the equipment is being used on a consistent basis; equipment that is not used on a consistent basis must be removed to inside the home or garage or off-site.*

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

- Should be located as close to the home as possible.

- Should not unreasonably obstruct adjacent neighbors' corridor views.
- Shrubs and/or trees equal to 3/4 the height of the play structure at planting may be required for screening purposes. Amount, size and location of vegetation will be at DRB's discretion.
- Use of the equipment should not create an unreasonable level of noise for neighbors.
- Height of the structure at its highest point may not exceed ten (10) feet. The size and location of the play structure for approval will be based upon the overall size and dimensions of the Lot and the impact to the adjacent neighbors.
- Any roofs must be properly maintained and subdued in color.

Playhouses. DRB approval is required. Must be an integral part of the landscape plan. Must not obstruct a neighboring Property Owner's view. Must be similar in material and design to the residence and painted or stained the body or trim color of the Residence and must comply with all existing set-back requirements. Roof material must match that of the Residence, if applicable. Playhouses larger than 30 sq. ft. or over six feet in height shall be discouraged.

Poles. See Flagpoles, Utility Equipment, Basketball Backboards.

Pools. DRB approval is required. Request for swimming pools will be reviewed on a case-by-case basis by the DRB with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties, size of pool enclosure. No permanent swimming pools shall be installed above ground. Pumps and related equipment, Jacuzzis and hot tubs shall be concealed so as not to be visible from neighboring properties and streets and not create an unreasonable amount of noise to the adjacent Property Owners.

Radio Antennae. See Antennae.

Roofing. DRB approval is not required for re-roofing with the same material and color as originally installed on the home (attached or detached) or accessory structure. DRB approval is required for all changes to an alternate roofing material or roofing color, if not originally installed on a home or an accessory structure and must maintain an appearance that is similar to the surrounding homes. If you are requesting an alternate roofing material and/or roofing color change, you must submit the following:

- a completely filled out design review request form for approval;
- a photo of your home;
- a photo showing the homes on either side of your home; AND
- a roofing material sample (24"x24" in sample) and manufacturers brochure.

The DRB may create a roofing material/color selection book to make it easier for an owner to select a new roof for your home. Please contact the management company to confirm if the DRB has established a community roofing material/color selection book. Rooftop equipment, such as flues and vents, must be approved and be painted a color similar or complementary to the exterior of the home and installed to minimize the visibility of the equipment from the street. Air conditioning units must be ground mounted (See Section Air Conditioning Equipment and Units). The roof form is the most prominent visual element of a home and central to define its architectural character. Therefore, the form and materials used to create a building's roof will be carefully reviewed by the DRB. Styles such as: gable, hip, and shed roofs will generally be acceptable for residential construction, while mansard, gambrel, flat and A-frame roofs are strongly discouraged. Care must be given when combining roof forms to maintain the integrity of the architectural forms. Well detailed fascia and eaves treatment serve to frame the roof as a strong design element. Roofing materials must be considered with respect to harmony of color and texture with other materials on the home and adjacent properties. All extensions from the roof, such as chimneys, flues, roof vents, gutters, skylights, etc. must be carefully located and finished to complement other elements of the design. Except for copper roofing over bay windows, unfinished and exposed metal detailing will not be allowed. Flues and vents must ultimately be located out of view of the front of the home.

Satellite Dish/Antennae. NOTE: Design Review Board approval of a satellite dish is in no way to be construed as a representation, guarantee, warranty, etc. by the Design Review Board and/or The Farm at Arapahoe County Homeowners Association, Inc. that reception signals will be adequate or will remain undisturbed by vegetation or improvements to be located on surrounding properties. Two, and only two, satellite dishes/antennae may be installed on a residential lot subject to the following conditions:

- The satellite dishes/antennae are one meter or less in diameter.
- To the extent feasible, the satellite dish/antennae should be placed in the rear or side yard in such a manner that it is screened from adjacent street(s) and neighboring properties.
- The satellite dishes/antennae should be installed at the lowest possible placement, utilizing ground level sighting (unless a signal is unattainable).
- The dish/antennae may be required to be painted to match the surrounding environment or screened with a reasonable amount of plantings to minimize its visual impact to surrounding areas.

Saunas. DRB approval is required.

Screen Doors. See Doors.

Seasonal Holiday Decorations (Revised May 2026). DRB approval is not required for recognized seasonal or Federal holiday decorations.
For holidays occurring between January 1 and November 14, decorations may be installed no more than thirty (30) days prior to the holiday and must be removed no later than thirty (30) days following the holiday.

For holidays occurring between November 15 and December 31, decorations may be installed no more than forty (40) days prior to the holiday and must be removed no later than thirty (30) days following the holiday.

All holiday decorations and lighting attached to the home or placed on the property must be properly maintained and removed within the timeframes outlined above.

The Association reserves the right to install seasonal or holiday lighting and décor on community monuments and other Association-owned fixtures in advance of a holiday. Such lighting may be installed prior to activation and may not be illuminated until closer to the applicable holiday in accordance with these Guidelines. This scheduling practice is implemented to remain fiscally responsible and to comply with vendor scheduling restrictions that occur during peak seasonal installation periods.

Setbacks. Building setbacks shall comply with applicable Arapahoe County requirements for The Farm at Arapahoe County - Filing Nos. 1-9 as well as any other site-specific restrictions, such as drainage and utility easements. Any variances to the setbacks can be granted only by the governing review authority. The following are minimum building setbacks for lots less than one acre in size: (all setbacks are to be measured from property boundary lines):

Filings 1, 2, 4, 5, 6, 7, 8, 9

- Front yard: 20 feet
- Side yard: 5 feet
- Side yard on a comer lot: 10 feet
- Rear yard: 20 feet

Filing 3

- Front yard: 18 feet
- Side yard: 5 feet
- Side yard on a comer lot: 15 feet
- Rear yard: 15 feet

Lots one acre or greater in size shall have a minimum front, side and rear setback of 25 feet. There is potential for homes placed on certain lots to cast shadows on roadways, which can cause icing and maintenance problems for Arapahoe County. Additional setbacks, although no greater than 5 feet, may be imposed by the DRB on certain lots to avoid icing and maintenance problems.

Shutters, Exterior. DRB approval is required for all modifications or additions to the home and shutter colors must be complementary to the exterior color of the home.

Siding. DRB approval is required.

Signs. (Revised 7/2015) DRB approval is required for most signs. DRB approval is not required for; a) temporary signs advertising Property for sale or lease which are no more than four (4) feet in height, and two (2) feet by three (3) feet in dimension. There will be no more than one sign per Lot allowed. Sold signs must be removed within 24 hours after closing, unless otherwise required by law. Up to, but not more than six (6) open house/directional marketing signs at any one time may be placed from dawn to dusk, for an open house event only, on any common tract or residential lot, within the community, provided that the signs are not placed in a manner as to cause any safety hazard or damage to the property and that consent must first be obtained from a lot owner for any open house or directional signage placement on the owners residential lot. All other signs, including address numbers and name plates, must be approved by the DRB. No lighted signs will be permitted on any Lot, unless associated with The Farm or the Goodman Metropolitan District. *One trade sign of an independent trade contractor that is not affiliated with the owner or renter of the home, which is no more than three (3) feet in height and two (2) feet in dimension including, but not limited to, landscaping, painting, remodeling, etc., may only be displayed while work is in progress and must be removed upon completion of the job. At no time may a trade sign be displayed for longer than fifteen (15) days. All other signs, including address numbers and name plates must be approved by the DRB. Lighted signs will be considered by the DRB on a case-by-case basis only.*

Political signs shall be permitted with the following restrictions:

- Each Lot shall be permitted to have no more than one sign per political office and/or ballot issue.
- Signs cannot be larger than 3' x 4' in dimension and cannot stand higher than 4 feet off of the ground.
- Signs may be erected no more than 45 days prior to an election and must be removed within seven (7) days after the election.
- Signs must be maintained in a neat and attractive manner at all times.
- Signs may not be erected in the common areas. Signs in common areas will be disposed of by the Association.
- No political sign may be placed on any common Property or tract owned or maintained by the Master Association, unless written consent is first received from the Board of Directors.

Spirit signs shall be permitted with the following restrictions:

- With written notice sent in advance to the Association of the date(s) applicable, each Lot shall be permitted to have no more than one spirit sign per local event and/or season,(i.e. football season at Grandview High School). Semi Professional and Professional Sports Teams events or seasons are not considered to be a part of this regulation and all proposed signage for such must first be submitted and approved by the DRB.
- Sign cannot be larger than 2' x 3' in dimension, cannot stand higher than 4 feet off of the ground and must be placed within 10 feet of the foundation of the house.
- Sign may be erected no more than 5 days prior to an event or season and must be removed within seven (7) days after the event or season.
- Sign must be maintained in a neat and attractive manner at all times.
- Signs may not be erected in the common areas. Signs in common areas will be disposed of by the Association.

Sight Triangle Maintenance. The Owners of private property containing a traffic sight triangle are prohibited from erecting or growing any obstructions from 36" above the adjacent roadway flow line to 7'-6" above the roadway flow line. See Appendix G for Typical Sight Triangle Detail.

Solar Equipment/Skylights. DRB approval is required. Non-glare or non-reflective finishes are preferred. Installations being made for energy-efficient measures may be further defined by State or Federal regulations**.** All solar equipment and skylights shall also be incorporated into the structure and building mass and be architecturally compatible with the residence.

Spas. See Hot Tubs.

Sprinkler Systems. See Irrigation Systems. See Landscape Standards, Appendix A.

Statues. DRB approval is not required if the statue is installed in the rear yard, is a maximum height of four (4) feet, and is not visible from nearby properties.

Storage Sheds. See Accessory Buildings Structures.

Swing Sets. See Play and Sports Equipment.

Television Antennae. See Antennae.

Temporary Structures. Design Review Board approval is required. Tents, shacks, temporary structures or temporary buildings are prohibited without the prior approval of the Design Review Board. Tents, freestanding awnings or canopies for occasional use will not require DRB approval if left up for no longer than 72 hours within any seven-day period, and not placed in the front yard.

Trampolines. See Play and Sports Equipment.

Trash Containers, Enclosures and Storage Areas. (Revised 4/2018) Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind shall be deposited in closed garbage cans or sealed garbage bags and taken to the edge of the street for scheduled collection not more than twelve (12) hours before such collection is scheduled. Emptied cans shall be removed no later than twelve (12) hours after such collection is scheduled. Except when temporarily placed at the edge of the street for scheduled collection, all garbage cans and other refuse containers shall be located in a suitable storage area within the residence. *Trash receptacles shall not be left on any right-of-way sidewalk blocking access for pedestrians*. For homeowners not wanting to store their garbage containers in their garage, 3' x 3' garbage container enclosures may be submitted for approval to the DRB which would be constructed immediately adjacent to the garage. Enclosures shall be constructed in accordance with the wood privacy fence detail (See Appendix B-1), but cannot exceed 4 feet in height. Enclosures must be painted to match the body color of the home. Approval for garbage container enclosures

will take into consideration, but not be limited to, overall dimensions of the enclosure and placement of the enclosure. Alternative enclosure designs and materials will be considered on a case-by-case basis.

Treehouses. Not permitted.

Turf/Sod Maintenance Requirements. All landscaped turf areas must be kept regularly mowed (every 7 to 10 days from May through September), trimmed, edged and kept weed free at all times. Turf areas that show bare spots must either be re-seeded or re-sodded. See Landscape Standards, Appendix A.

Utility Equipment. Installation of utilities or utility equipment requires DRB approval unless located underground or within an enclosed structure. Pipes, wires, poles, utility meters and other utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

Walls - Retaining. DRB approval is required. Retaining walls may be used to accommodate or create changes in grade. Walls must be properly anchored to withstand overturning forces and should incorporate weep holes into the wall design to permit water to be released behind them. Walls may not exceed four feet in height and should be located so as to not alter existing drainage patters. Drainage cannot be altered due to the construction of a retaining wall.

Water Systems. DRB approval is required.

Weathervanes. DRB approval is required.

Window Bars. DRB approval is required. Suggested guidelines for application are: mount inside the home and match the existing muntin bar design in the glass. If the home's windows do not have a muntin bar design in the glass, window bars still must have the muntin bar design to match the existing homes in that particular Filing. All bars must match the existing window frame color.

Windows and Window Tinting. DRB approval is required, unless the windows are being replaced with the exact style and color as previously installed and approved on the home. The use of muntin bars for all replacement windows is optional, but in all cases must be consistent with each side's exterior elevation. For instance, if the homeowner is replacing their windows in the front of the home only (the front elevation), then all the windows must have or not have the muntin bars. Any muntin design except for the standard checkerboard must first be submitted to the DRB. Any type of window material except for standard glass must first be approved by the DRB (glazed, opaque, glass blocks etc.). For window tinting and window replacement applications, only non-glare or non-reflective tints will be considered. A sample of the material must be provided with the application for approval.

Window Well Covers. Window well covers which meet the following guidelines will be permitted without the need for DRB approval:

- Cover must be made of either clear plastic or metal and be flush with the window well. All other types of window well covers must first be approved before installation.

Wood Storage. Wood storage is prohibited.

Yard Ornaments. Yard ornaments, including, but not limited to, birdbaths, birdhouses, fountains, sculptures, statues, etc., require DRB approval. Location of yard ornaments in the front yard is discouraged. See Statues.

Appendix A – (Revised 6/2014)

Landscaping Standards.

General. It is the intent of these landscape guidelines to establish a refined, quality landscape treatment for lots which will enhance their appearance and harmonize with the surrounding neighborhood. The landscape concept for each lot should include development of substantial foundation plantings at the front of homes, outdoor use areas, street trees, lawn and shrub bed plantings that blend with neighboring properties, landscape screens and buffers where necessary or desired. To this end, Typical Landscape Plans have been developed (See Appendix D (1-10)) for various sized and shaped lots depicting suggested landscape design layouts for lawn and bed areas, tree plantings, landscape screens and privacy buffers, and outdoor use areas such as vegetable gardens, dog runs, play areas, patios, etc. These Typical Landscape Plans are intended to help guide homeowners in planning the design of their outdoor spaces and serve as the minimum standard by which submitted Landscape Plans will be evaluated by the Design Review Board.

All trees and shrubs should be of high quality and should comply with applicable requirements of ANSI Z60.1 "American Standards for Nursery Stock". Plant growth habits and mature sizes should be taken into consideration when considering spacing and location of trees, shrubs and groundcovers. Large deciduous shade trees and evergreen trees should generally be spaced 25' - 35' open and at least 10'-15' away from structures. Generally, small to medium sized shrubs should be spaced 3'-5' apart and large shrubs spaced 5'-6' apart.

- **Landscape Irrigation.** An automatic irrigation system will be required for all Lots within The Farm community. Because water conservation is a desired community goal, system designs should utilize the most current, state-of-the-art water conservation technologies. Digital controllers, drip irrigation, low-water consumption irrigation heads and micro-jet spray heads are just a few examples of the technology currently available. Watering is recommended to be done in the early morning or evening.
- **Landscape Maintenance.** All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.
- **Retaining Walls.** Retaining walls may be used to accommodate or create changes in grade. Walls must be properly anchored to withstand overturning forces and should incorporate weep holes into the wall design to permit water to be released behind them. Walls may not exceed four feet in height and should be located so as to not alter existing drainage patterns. See Walls-Retaining for more details.
- **Street Tree Planting.** Homeowners shall be required to install street trees along their lot's street frontage in accordance with the revised Streetscape Tree Plan (See Appendix E (1-14) for specific Filings). Minimum size, tree species and approximate location of tree(s) are indicated on the Streetscape Tree Plan Appendix E (1-14).
- **Water Conservation.** In the landscaping of residential lots, it is urged that plant materials, irrigation systems, and maintenance practices be utilized which conserve water. It should be noted that using Xeriscape landscaping practices, a more traditional "green" appearance can still be achieved while using much less water than typical suburban residential landscapes. The DRB recommends that all Builders and Owners review the Xeriscape brochure titled How to Xeriscape produced by the Denver Water Department.
- **Xeriscaping.** The DRB encourages the use of drought-tolerant plant materials for new installations or existing landscape changes, referred to as xeriscaping. Creative landscapes that conserve water - xeriscapes - are becoming more popular as homeowners look at cutting back on water consumption. Homeowners have inquired about covenants regarding xeriscaping and many have requested a list of suitable xeriscape plants. To those who have asked, “Do our covenants allow xeriscapes?” The answer is a definite, “Yes!” As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires as much or more maintenance as traditional landscaping through at least the first three (3) years. Included with these Community-wide Standards is a recommended plant list that you can utilize in your xeriscape plan. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings.

  The transition from traditional landscaped areas to a xeriscape area must be taken into consideration with the plan, including Lot boundaries of neighboring yards. The use of non-living materials such as mulch or rock can be an ideal replacement for turf areas and help provide landscape interest. Mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporation loss, and reduce weed growth and slow erosion. Organic mulches are typically bark chips, wood grindings or pole peelings. The suggested minimum depth for mulches is three inches. Place mulch on breathable fabric. Avoid using sheet plastic in planting areas. The most cases a homeowners xeriscape plans will need to have a minimum seventy-five percent (75%) or more of non-living material areas covered with plants, typically shrubs and groundcover beds, after three years’ growth. The use of sod, berms and/or various non-living materials to break up larger planting bed areas is encouraged, but not required. Inorganic mulches include rock and various gravel products. Suitable aggregate of dark, earthtone colors may be used as an alternative mulch material. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited.

Front Yard Landscaping. In Filing Nos. 1, 2, 5, 7, 8 and 9, homeowners shall be responsible for installation of front yard landscaping. In Filing Nos. 3, 4 and 6, builders shall be responsible for installation of front yard landscaping. Front yard landscaping shall be installed within 3 months of initial occupancy of the residence, unless the residence is first occupied during the months between October 1 and March 31, in which case completion of the landscape installation may be delayed until July 1. On corner lots, side yard areas adjacent to a public street shall also be landscaped at the same time as the front yard.

The following are front yard landscaping requirements, specific for each filing:

- **Filing Nos. 1, 2 and 5.** On lots less than one acre in size, a minimum of three trees are required in the front yard area. A minimum of one street tree is required along the street frontage, and a choice of two additional deciduous shade trees (2” caliper minimum), ornamental trees (2” caliper minimum) and/or evergreen trees (6'-8' ht. minimum) shall be planted in

the front yard area. Certain lots may require additional street trees as shown on the revised Streetscape Tree Plan (Appendix E-1). If physical site constraints of a lot do not allow the planting of the required three trees, the number of trees may be reduced to two at the discretion of the DRB. In the event that the number of trees is reduced, the size of the two required trees shall be increased from 2" caliper to 2½" caliper minimum for deciduous shade or ornamental trees and 8'-10' ht. minimum for evergreen trees.

On lots one acre or greater in size, a minimum of two deciduous shade trees (3½" caliper minimum), two evergreen trees (10'-12' ht. minimum), and one ornamental tree (1½" caliper minimum) shall be planted in the front yard area. The five required trees shall be in addition to the required street trees shown on the Streetscape Tree Plan. (Please refer to the Typical Landscape Plans in the Appendix D-1.)

Shrub plantings play an important role in the landscape character of The Farm. For all lots less than one acre in size, a minimum of 1 (one) shrub per 1,000 (thousand) square feet of gross lot area is required to be planted in each front yard. At least 1/3 of these shrubs should be evergreen. *(Example: An 8,000 square foot lot is required to have a minimum of 8 shrubs planted in the front yard. A 12,000 square foot lot is required to have a minimum of 12 shrubs planted in the front yard.)*

For all lots one acre or greater in size, a minimum of 1 (one) shrub per 2000 (two thousand) square feet of gross lot area are required to be planted in each front yard. At least 1/3 of these shrubs should be evergreen. *(Example: A 43,600 square foot lot is required to have a minimum of 21 shrubs planted in the front yard.)*

Bed areas on adjacent lots should be coordinated to provide visual continuity from one lot to another and minimize definition of property boundaries.

A sprinkler system shall be installed in all front yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets.

- **Filing No. 3.** In addition to the one required street tree along the street frontage, a choice of one additional shade tree (2" caliper minimum), one evergreen tree (6'-8' ht. minimum) or one ornamental tree *(*2" caliper minimum) shall be planted in the front yard area.. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. (Please refer to the Typical Landscape Plan in Appendix D-2 and the Streetscape Tree Plan in Appendix E-3). Bed areas on adjacent lots should be coordinated to provide visual continuity from one lot to another and minimize definition of property boundaries. A sprinkler system shall be installed in all front yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets.

- **Filing Nos. 4 and 6.** In addition to the required street tree(s) along the street frontage, a choice of one additional shade tree (2" caliper minimum), one evergreen tree (6'-8' ht. minimum), or one ornamental tree *(*2" caliper minimum) shall be planted in the front yard area. . Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. (Please refer to the Typical Landscape Plan in Appendix D-3 and the revised Streetscape Tree Plan in Appendix E-4 & E-8.) Bed areas on adjacent lots should be coordinated to provide visual continuity from one lot to another and minimize definition of property boundaries. A sprinkler system shall be installed in all front yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets.

- **Filing Nos. 7 and 8.** On lots less than one acre in size with an attached walkway, a minimum of three trees are required in the front yard area, a minimum of one street tree is required along the street frontage, and a choice of two additional deciduous shade trees (2" caliper minimum), ornamental trees *(*2" caliper minimum) and/or evergreen trees (6' -8' ht. minimum) shall be planted in the front yard area.

  On lots less than one acre in size with a detached walkway, a minimum of three trees are required in the front yard area. A minimum of two street trees planted opposite each other are required along the street frontage, and a choice of one additional deciduous shade tree *(*2" caliper minimum), ornamental tree *(*2" caliper minimum) and/or evergreen tree (6'-8' ht. minimum) shall be planted in the front yard area.

  Certain lots may require additional street trees as shown on the Streetscape Tree Plan (Appendix E (9-11)). If physical site constraints of a lot do not allow the planting of the required three trees, the number of trees may be reduced to two at the discretion of the DRB. In the event that the number of trees are reduced, the size of the two required trees shall be increased from 2" caliper to 2½ " caliper minimum for deciduous shade or ornamental trees and 8' - 10' ht. minimum for evergreen trees.

  On lots one acre or greater in size with an attached walkway, a minimum of two deciduous shade trees (3½" caliper minimum), two evergreen trees *(*10'-12' ht. minimum), and one ornamental tree (1½" caliper minimum) shall be planted in the front yard area. The five required trees shall be in addition to the required street trees shown on the Streetscape Tree Plan.

  On lots one acre or greater in size with a detached walkway, a minimum of one deciduous shade tree *(*2" caliper minimum), two evergreen trees (10' ht. minimum), and one ornamental tree (1½" caliper minimum) shall be planted in the front yard area. The four required trees shall be in addition to the required street trees shown on the Streetscape Tree Plan.

  Shrub plantings play an important role in the landscape character of The Farm. For all lots less than one acre in size, a minimum of 1 (one) shrub per 1,000 (thousand) square feet of gross lot area is required to be planted in each front yard. At least 1/3 of these shrubs should be evergreen. *(Example: An 8,000 square foot lot is required to have a minimum of 8 shrubs planted in the front yard. A 12,000 square foot lot is required to have a minimum of 12 shrubs planted in the front yard.)*

For all lots one acre or greater in size, a minimum of 1 (one) shrub per 1,500 (one thousand five hundred) square feet of gross lot area are required to be planted in each front yard. At least 1/3 of these shrubs should be evergreen. *(Example: A 43,600 square foot lot is required to have a minimum of* 29 *shrubs planted in the front yard.)* (Please refer to the Typical Landscape Plans in Appendix D (4-7)). Bed areas on adjacent lots should be coordinated to provide visual continuity from one lot to another and minimize definition of property boundaries. A sprinkler system shall be installed in all front yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets.

- **Filing No.9.** On lots less than one acre in size, a minimum of three trees are required in the front yard area. A minimum of one street tree is required along the street frontage, and a choice of two additional deciduous shade trees (2" caliper minimum), ornamental trees (2" caliper minimum) and/or evergreen trees (6' - 8' ht. minimum) shall be planted in the front yard area. Certain lots may require additional street trees as shown on the revised Streetscape Tree Plan (Appendix E (12-14)). If physical site constraints of a lot do not allow the planting of the required three trees, the number of trees may be reduced to two at the discretion of the DRB. In the event that the number of trees is reduced, the size of the two required trees shall be increased from 2" caliper to 2½ " caliper minimum for deciduous shade or ornamental trees and 8'-10' ht. minimum for evergreen trees.

  On lots one acre or greater in size, a minimum of two deciduous shade trees (3" caliper minimum), two evergreen trees (10'-12' ht. minimum), and one ornamental tree (1½" caliper minimum) shall be planted in the front yard area. The five required trees shall be in addition to the required street trees shown on the Streetscape Tree Plan.

  Shrub plantings play an important role in the landscape character of The Farm. For all lots less than one acre in size, a minimum of 1 (one) shrub per 1,000 (thousand) square feet of gross lot area is required to be planted in each front yard. At least 1/3 of these shrubs should be evergreen. *(Example: An 8,000 square foot lot is required to have a minimum of 8 shrubs planted in the front yard. A 12,000 square foot lot is required to have a minimum of 12 shrubs planted in the front yard.)*

  For all lots one acre or greater in size, a minimum of 1 (one) shrub per 1,500 (one thousand five hundred) square feet of gross lot area are required to be planted in each front yard. At least 1/3 of these shrubs should be evergreen. *(Example: A 43,600 square foot lot is required to have a minimum of* 29 *shrubs planted in the front yard.)*. (Please refer to the Typical Landscape Plans in Appendix D (8-10)). Bed areas on adjacent lots should be coordinated to provide visual continuity from one lot to another and minimize definition of property boundaries.

  A sprinkler system shall be installed in all front yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets.

Side and Rear Yard Landscaping. In Filing Nos. 1, 2, 5, 7, 8, 9 and those lots immediately adjoining common greenbelt areas or located along Orchard and Tower Roads in Filing No. 3, homeowners shall be responsible for installation of rear and side yard landscaping. In Filing Nos. 4 and 6 and those lots not immediately adjacent to common greenbelt areas in Filing No. 3, builders shall be responsible for installation of rear and side yard landscaping. If the residence is first occupied during the months between January 1 and July 31 the side and rear yard landscape shall be completed no later than October 31. If the residence is first occupied during the months between August 1 and December 31, the side and rear yard landscape shall be completed no later then July 1st of the following year.

The following are side and rear yard landscaping requirements specific to each filing:

- **Filing Nos. 1, 2 and 5.** On lots less than one acre in size, a minimum of one shade tree *(*2" caliper minimum), and a choice of one evergreen tree (6'-8' ht. minimum) or two ornamental trees (1½" caliper minimum) shall be planted in the rear yard area.

  On lots one acre and greater in size, a minimum of two shade trees *(*2" caliper minimum), two evergreen trees (6'-8' ht. minimum), and one ornamental tree (1½" caliper minimum) shall be planted in the rear yard area.

  Certain portions of side and rear lot areas have been encumbered with landscape easements for the purpose of installation of landscaping, signage, and meandering sidewalks by the Declarant. Landscaping by the Declarant typically will extend to the top of berms. The homeowner shall be responsible for the balance of landscaping within the landscape easement not provided by the Declarant.

  Shrub plantings play an important role in the landscape character of The Farm. For all lots less than one acre in size, a minimum of 3 (three) shrubs per 1,000 (thousand) square feet of gross lot area are required to be planted in each side/rear yard. At least 1/3 of these shrubs should be evergreen. *(Example: An 8,000 square foot lot is required to have a minimum of 24 shrubs planted in the side/rear yard. A 12,000 square foot lot is required to have a minimum of 36 shrubs planted in the side/rear yard.)*

  For all lots one acre or greater in size, a minimum of 2.5 (two and one half) shrubs per 1,000 (thousand) square feet of gross lot area are required to be planted in each side/rear yard. At least 1/3 of these shrubs should be evergreen. *(Example: An 8,000 square foot lot is required to have a minimum of 24 shrubs planted in the side/rear yard. A 43,600 square foot lot is required to have a minimum of 109 shrubs planted in the side/rear yard.)*. In limited areas, native seed and wildflowers may be considered on a case-by-case basis. Consideration will be based upon proximity to open space areas and visibility to the community. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. (Please refer to the Typical Landscape Plan in Appendix D-1.)

  A sprinkler system shall be installed in all side and rear yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, patios and adjacent properties.

- **Filing No. 3**. For all lots immediately adjoining common greenbelt areas, including landscaping along Orchard and Tower roads, or public park areas, the Builder shall be responsible for installation of side and/or rear yard landscaping. Landscaping shall be installed prior to initial occupancy of the residence, unless the residence is first occupied during the months between October 1 and March 31, in which case completion of the landscape installation may be delayed until July 1.

  For lots not immediately adjacent to greenbelt or park areas, side and rear yard landscaping shall be installed by Owner. If the residence is first occupied during the months between January 1 and June 30, the side and rear yard shall be completed no later than October 31. If the residence is first occupied during the months between July 1 and December 31, the side and rear yard landscape shall be completed no later than July 1 of the following year.

  A minimum of one shade tree *(*2" caliper minimum), and a choice of one evergreen tree (6'- 8' ht. minimum) or two ornamental trees (1½" caliper minimum) shall be planted in the rear yard area.

  Shrub plantings play an important role in the landscape character of The Farm. A minimum of 3 (three) shrubs per 1,000 (thousand) square feet of gross lot area are required to be planted in each side/rear yard. At least 1/3 of these shrubs should be evergreen. *(Example: A 5,000 square foot lot is required to have a minimum of 15 shrubs planted in the side/rear yard. A 7,700 square foot lot is required to have a minimum of 23 shrubs planted in the side/rear yard.)*

  In limited areas, native seed and wildflowers may be considered on a case-by-case basis. Consideration will be based upon proximity to open space areas and visibility to the community. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. (Please refer to the Typical Landscape Plan in Appendix D-2.) A sprinkler system shall be installed in all side and rear yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, patios and adjacent properties.

- **Filing Nos. 4 and 6.** A minimum of one shade tree *(*2½" caliper minimum), and a choice of one evergreen tree (6'-8' ht. minimum) or two ornamental trees *(*1½" caliper minimum) shall be planted in the rear yard area.. In limited areas, native seed and wildflowers may be considered on a case-by-case basis. Consideration will be based upon proximity to open space areas and visibility to the community. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. (Please refer to the Typical Landscape Plan in Appendix D-3.) A sprinkler system shall be installed in all side and rear yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, driveways and streets.

- **Filing Nos. 7 and 8.** On lots less than one acre in size, a minimum of one shade tree (2" caliper minimum), and a choice of one evergreen tree (6'-8' ht. minimum) or two ornamental trees (1½" caliper minimum) shall be planted in the rear yard area.
  On lots one acre and greater in size, a minimum of two shade trees *(*2" caliper minimum), two evergreen trees (6'-8' ht. minimum), and one ornamental tree (1½" caliper minimum) shall be planted in the rear yard area.

  Certain portions of side and rear lot areas have been encumbered with landscape easements for the purpose of installation of landscaping, signage, and meandering sidewalks by the Declarant. Landscaping by the Declarant typically will extend to the top of berms. The homeowner shall be responsible for the balance of landscaping within the landscape easement not provided by the Declarant.

  Shrub plantings play an important role in the landscape character of The Farm. For all lots less than one acre in size, a minimum of 3.5 (three and one half) shrubs per 1,000 (thousand) square feet of gross lot area are required to be planted in each side/rear yard. At least 1/3 of these shrubs should be evergreen. *(Example: An 8,000 square foot lot is required to have a minimum of 28 shrubs planted* in *the side/rear yard. A 12,000 square foot lot is required to have a minimum of 42 shrubs planted* in *the side/rear yard.)*

  For all lots one acre or greater in size, a minimum of 3 (three) shrubs per 1,000 (thousand) square feet of gross lot area are required to be planted in each side/rear yard. At least 1/3 of these shrubs should be evergreen. *(Example: A 43,600 square foot lot is required to have a minimum of 130 shrubs planted in the side/rear yard.)*

  In limited areas, native seed and wildflowers may be considered on a case by case basis. Consideration will be based upon proximity to open space areas and visibility to the community. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. (Please refer to the Typical Landscape Plan in Appendix D (4-7).) A sprinkler system shall be installed in all side and rear yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, patios and adjacent properties.

- **Filing No.9.** On lots less than one acre in size, a minimum of one shade tree (2" caliper minimum), and a choice of one evergreen tree (6' -8' ht. minimum) or two ornamental trees (1½" caliper minimum) shall be planted in the rear yard area.

  On lots one acre and greater in size, a minimum of two shade trees (2" caliper minimum), two evergreen trees (6'-8' ht. minimum), and one ornamental tree (1½" caliper minimum) shall be planted in the rear yard area.

  Certain portions of side and rear lot areas have been encumbered with landscape easements for the purpose of installation of landscaping, signage, and meandering sidewalks by the Declarant. Landscaping by the Declarant typically will extend to the top of berms. The homeowner shall be responsible for the balance of landscaping within the landscape easement not provided by the Declarant.

  Shrub plantings play an important role in the landscape character of The Farm. For all lots less than one acre in size, a minimum of 3.5 (three and one half) shrubs per 1,000 (thousand) square feet of gross lot area are required to be planted in each side/rear yard. At least 1/3 of these shrubs should be evergreen. *(Example: An 8,000 square foot lot is required to*

have a minimum of 28 shrubs planted in the side/rear yard. A 12,000 square foot lot is required to have a minimum of 42 shrubs planted in the side/rear yard.)

For all lots one acre or greater in size, a minimum of 3 (three) shrubs per 1,000 (thousand) square feet of gross lot area are required to be planted in each side/rear yard. At least 1/3 of these shrubs should be evergreen. *(Example: A 43,600 square foot lot is required to have a minimum of 130 shrubs planted in the side/rear yard.)*

In limited areas, native seed and wildflowers may be considered on a case by case basis. Consideration will be based upon proximity to open space areas and visibility to the community. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be strictly prohibited. (Please refer to the Typical Landscape Plan in Appendix D (8-10).) A sprinkler system shall be installed in all side and rear yard areas. Care shall be given in the design of the system to minimize overspray onto walkways, patios and adjacent properties.

Recommended Plant List. The following plants are recommended because of their adaptability to extremes of climate and soil, hardy and vigorous natures, water usage, special design values, forms, foliage, and/or flower characteristics. This plant list is not intended to be conclusive. ***The Association is discouraging the planting of all Ash Tree species due to the potential Ash Borer risk (May 2020 Update).***

DECIDUOUS SHADE TREES
Autumn Blaze Maple
Green Ash
Lindens
Norway Maple
Autumn Purple Ash
Western Hackberry
Lanceleaf Cottonwood
Red Maple
Honeylocust

ORNAMENTAL TREES
Amur Maple
Canada Red Cherry
Rocky Mt. Maple
Select Crabapple Species
Thornless Cockspur Hawthorn
Washington Hawthorn
Quaking Aspen
Serviceberry

EVERGREEN TREES
Austrian Pine
Colorado Blue Spruce
Concolor Fir
Ponderosa Pine
Pinyon Pine

DECIDUOUS SHRUBS
Alpine Currant
Barberry
Burning Bush
Mountain Mahogany
Cistena Plum
Mountain Snowberry
Nanking Cherry
Western Sand Cherry
Native Chokecherry
Peking Cottoneaster
Common Purple Lilac
Thimbleberry
Twinberry

DECIDUOUS SHRUBS CONT.
Select Viburnum Species
Redtwig Dogwood
Rock Spirea
Anthony Waterer Spirea
Froebel Spirea
Bluernist Spirea
Snowmound Spirea
Butterfly Bush
Chinese Lilac
Threeleaf Sumac
Dwarf Ninebark
Fragrant Sumac

DECIDUOUS SHRUBS CONT.
Dwarf Arctic Willow
Dwarf Korean Lilac
Isanti Dogwood
Yucca
Mockorange
Shrub Rose
Gambel Oak

EVERGREEN SHRUBS
Buffalo Juniper
Arcadia Juniper
Bluechip Juniper
Wilton Juniper
Hughes Juniper
Mugho Pine
Scandia Juniper
Tammy Juniper

ORNAMENTAL GRASSES
(for use in shrub beds)
Blue Fescue
Fountain Grass
Feather Reed Grass
Blue Avena

GROUND COVER, VINES AND PERENNIALS
Daylily
Border Jewel
Rocky Mt. Pentstemon
Select Poppy Species
Creeping Potentilla
Snow-in-Summer
Wild Strawberry
Sedums
Shasta Daisy
Purple Leaf Wintercreeper
Creeping Mahonia
Common Yarrow
Virginia Creeper
Hall's Honeysuckle
Silver Lace Vine

GROUND COVER, VINES AND PERENNIALS CONT.
Sweet Wilham
Creeping Phlox
Basket of Gold
Periwinkle
Fall Mums
Fan Asters
Purple Coneflower
Japanese Iris
Blue Flax
Rocky Mountain Columbine
Blanket Flower

<u>Streetscape Tree Variety</u>. Homeowners who must replace a required street tree will be encouraged to replace said tree with the same species and genus as set forth in The Farm at Arapahoe County Streetscape Tree Plans. If the homeowner chooses to change their required street tree the replacement tree must be selected from the list of eleven (11) approved street trees as listed in the Streetscape Tree Plans and in the associated Covenants, Bylaws, Declaration and Rules. ***The Association is discouraging the planting of all Ash Tree species due to the potential Ash Borer risk (May 2020 Update).***

For convenience, the approved street trees are listed below.

- **Maple (5):**
  Autumn Blaze Maple
  Norway Maple
  Columnar Norway Maple
  Royal Red Norway Maple
  Red Maple

- **Ash (3):**
  Autumn Purple Ash
  Patmore Ash
  Summit Ash

- **Imperial Honey Locust**

- **Red Oak**

- **Greenspire Linden**

Glossary: All initially capitalized terms contained in the Community-wide Standards shall have meanings ascribed to such initially capitalized terms as herein defined, unless otherwise defined in the Community-wide Standards or unless the context clearly requires otherwise. Additionally, all initially capitalized terms contained in the Community-wide Standards not otherwise defined herein shall have the meanings ascribed to such initially capitalized terms in the Declaration, unless the context clearly requires otherwise.

1.1 "Application" shall mean an application for the DRB to review and approve as required to be submitted under the Community-wide Standards, in the form set forth in Appendix C of the Community-wide Standards or in such other form as may be required by the DRB.

1.2 "Architectural Detailing". In order to add definition and break up flat planes of walls the use of architectural elements to create shadow lines is encouraged to be incorporated in the design of the home. Architectural elements to accomplish this definition include recessed windows, deep eaves and offset wall planes, window shutters, well proportioned porches with brackets, trellises and arbors, decks, detailed fascias, belly bands, etc.

1.3 "Association", as defined in Article II, Section (g), of the Declaration, shall mean The Farm at Arapahoe County Homeowners Association, Inc., a Colorado non-profit corporation, and its successors and assigns. The Association is a unit owners' association organized pursuant to Section 38-33.3-301 of the act.

1.4 "Board of Directors", means the Board of Directors of the Association pursuant to the Association's governing documents.

1.5 "Building Project" shall mean the total scheme of improvement constructed or proposed to be constructed upon any Lot.

1.6 "Building Setback" shall mean the areas, measured from the Property line to any structure, which shall be unobstructed by structures from the ground upward, but which may include surface driveway areas or other similar surface improvements.

1.7 "Community-wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing in The Farm. Such a standard may be more specifically determined by the Board of Directors.

1.8 "Contractor" shall mean any person who has or will become the Owner of a Lot, or any person acting as an agent of the Owner of a Lot or a prospective Owner of a Lot, seeking approval pursuant to and as required by the Community-wide Standards.

1.9 "County" shall mean any official, agency, or body of the government of the County of Arapahoe, State of Colorado.

1.10 "Declarant" shall mean the Farm Development Company, a Colorado corporation, together with its successors and assigns.

1.11 "Declaration" shall mean the Declaration of Covenants, Conditions and Restrictions for The Farm at Arapahoe County Homeowners Association recorded on March 25, 1998, Reception Number A8040928 of the Real Property Records of Arapahoe County, Colorado, as it may be amended or supplemented from time to time, together with the subdivision plats, final development plans and other recorded instruments that create or modify the planned community known as The Farm at Arapahoe County.

1.12 "Design Review Board" or "DRB" shall mean the committee or committees established by the Board of Directors to regulate the design and construction of improvements on the Lots. The Declarant may designate, at the time additional property is annexed to The Farm at Arapahoe County pursuant to the Declaration, that such additional property shall be subject to a distinct set of design guidelines administered by a newly created Design Review Board having jurisdiction over that additional property, or that such additional property shall be subject to an existing set of design guidelines administered by an existing Design Review Board, or subject to an existing set of design guidelines administered by a newly created Design Review Board. As a result, it is possible that different portions of The Farm at Arapahoe County will be governed by different architectural and design guidelines administered by different Design Review Boards. All references in the Declaration to the Design Review Board refer to each such committee, with respect to matters concerning that portion of the Property within the jurisdiction of such committee from time to time.

1.13 **"**Exterior Materials"**.** To anchor the residence to the site and provide a continuity of materials, the exterior front elevation wall surface may incorporate a second material, such as stone, cultured stone or

masonry. An exception to this requirement shall be made for homes clad entirely with stucco. Wrapping building masses, expressing chimneys and detached columns in stonework adds visual interest. Use of bright, unfinished, colored, reflective or mirrored surfaces or glass is not permitted. Not more than 8" of concrete foundation walls shall be exposed unless faced or finished to blend with the general architectural design of the building.

1.14 "Filing" shall mean an area for which there is a recorded a plat.

1.15 "Improvement" shall mean any landscaping, improvement, structure or appurtenance of every type and kind, including, without limitation, grading, excavation and filling or similar disturbance to the surface of the land; landscaping features; clearing or removal of trees, shrubs, grass or plants; satellite dish; antenna; dwelling units; buildings; outbuildings; swimming pools; tennis courts, basketball hoops, skateboard ramps and other recreational improvements; patios and patio covers; decks; awnings; exterior paint, trim and other finish materials; solar collectors; dog runs; dog houses; walkways; trails; additions to existing structures; sprinkler systems; garages and carports; driveways; paving and gravel; fences; walls (whether for screening or retention); stairs; exterior lighting; signs; exterior tanks and utilities (whether for air conditioning, cooling, hearing, water softening or any other purpose); or any change to any of the foregoing, or any other exterior change visible from any street or Lot or tract which is not expressly included in the foregoing.

1.16 "Lot" shall mean any area of the Property designated as a lot on any subdivision plat now or hereafter recorded in the real property records of Arapahoe County, Colorado, with respect to such property, and a lot is intended to be a "unit", as that term is used in the Act. If any Lot or tract is further subdivided in a manner permitted by this Declaration, then upon such further subdivision, the term "Lot" shall mean each subdivided unit within such Lot or tract that may be legally conveyed and is separately taxed and assessed as a distinct unit of real estate.

1.17 **"**Massing**".** In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the building site. The DRB will encourage designs that reduce building scale and increase individuality and diversity. Large, unbroken planes are not considered in keeping with the desired scale of the development. Therefore, wings at building comers, courtyards, stepped walls, integrated decks with well designed and proportioned railings, and covered entries are encouraged to develop well balanced massing. This will avoid a "three-story look" that will be reviewed with disfavor by the DRB. Upper floor levels which are smaller than the building footprint are encouraged in order to reduce overall building scale. The DRB will also be reviewing the location, type, and size of door and window openings for their effect on proportions and continuity. Side elevations of the home which are prominently viewed from public streets, parks or other public areas will be given equal importance and must maintain the continuity of the building massing and detailing.

1.18 "Maximum Building Height". Building height and profile should be in scale with the surrounding structures and topography. The maximum height of structure(s) not including chimneys, flues, roof vents, skylights or other similar roof extensions is 35 feet as measured according to Arapahoe County standards.

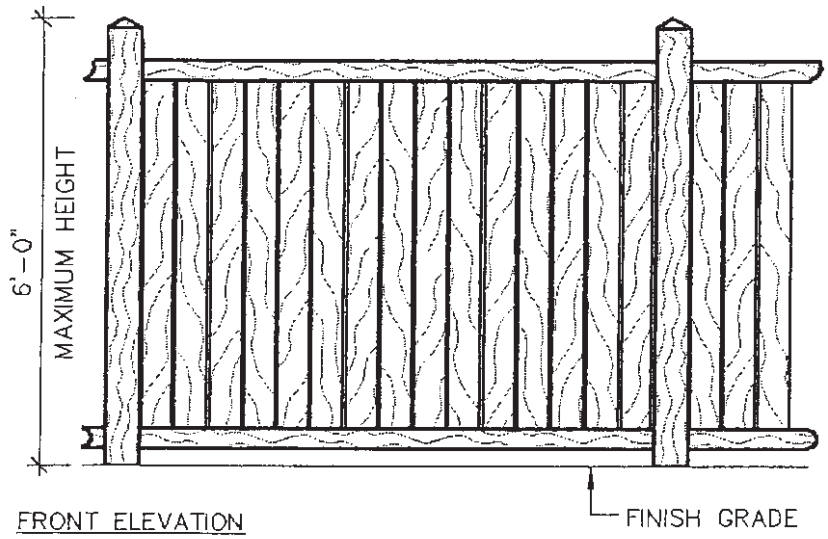
1.19 "Modification, Addition or Alteration" shall mean a modification, addition or alteration which is an exterior change to any residential or non-residential structure or Property and associated improvements, including but not limited to landscaping, signage and lighting (whether permanent or temporary) constructed or installed on a site within the boundaries of The Farm.

1.20 "Owner" shall mean the record holder of legal title to the fee simple interest in any Lot or portion thereof (including, without limitation, Declarant and any Builder).

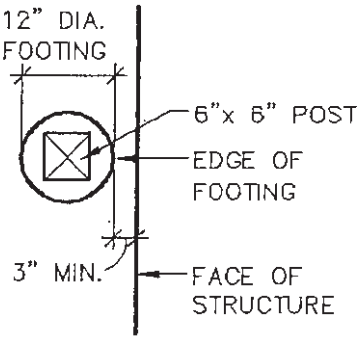
1.21 "Screening" shall mean that 50% of the area or object be hidden from the view of the adjacent properties.

1.22 "Subassociation" shall mean a Colorado corporation, other than the Association, hereafter organized and established and whose members are Owners of Lots within all or a portion of the Property covered by this Declaration from time to time.

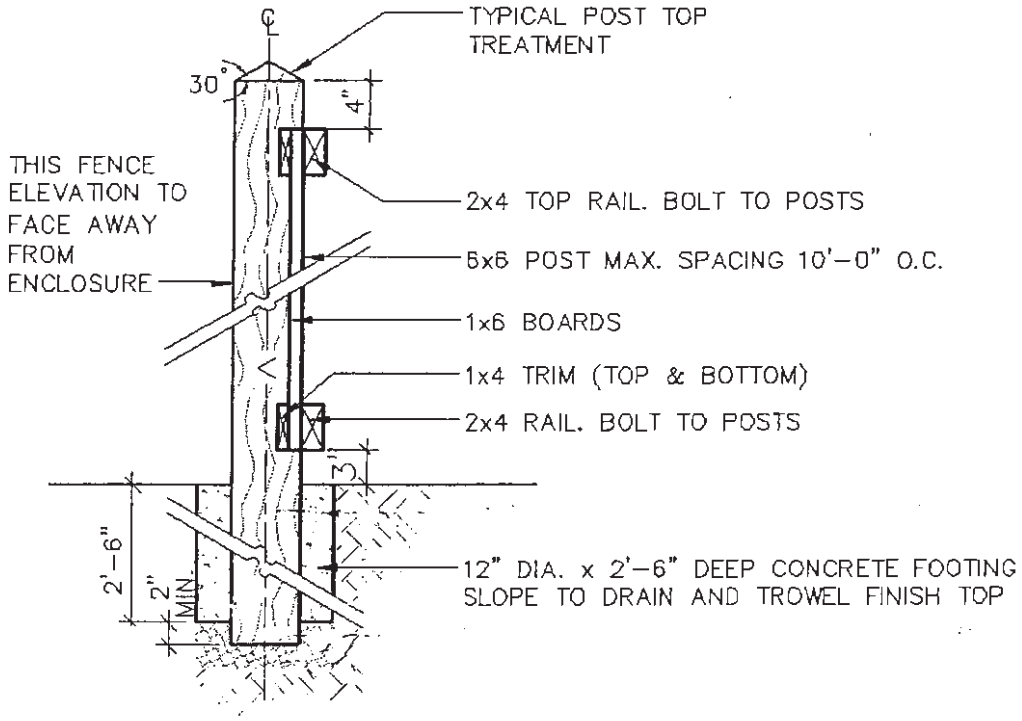
1.23 "Walls and Openings"**.** The walls of a building are an important part of its overall visual impact and should be carefully detailed. Siding and trim materials should be consistently used throughout the building. The connection from the walls to the foundation should be treated such that the foundation becomes a very minor element. Location, type and size of window openings should be carefully considered for effect on proportions, continuity, and illumination. Entries should be well articulated but at a human scale. Recessed openings at doors and windows are strongly encouraged to lend shadow and detail.



FRONT ELEVATION



PLAN



SECTION

NOTE:

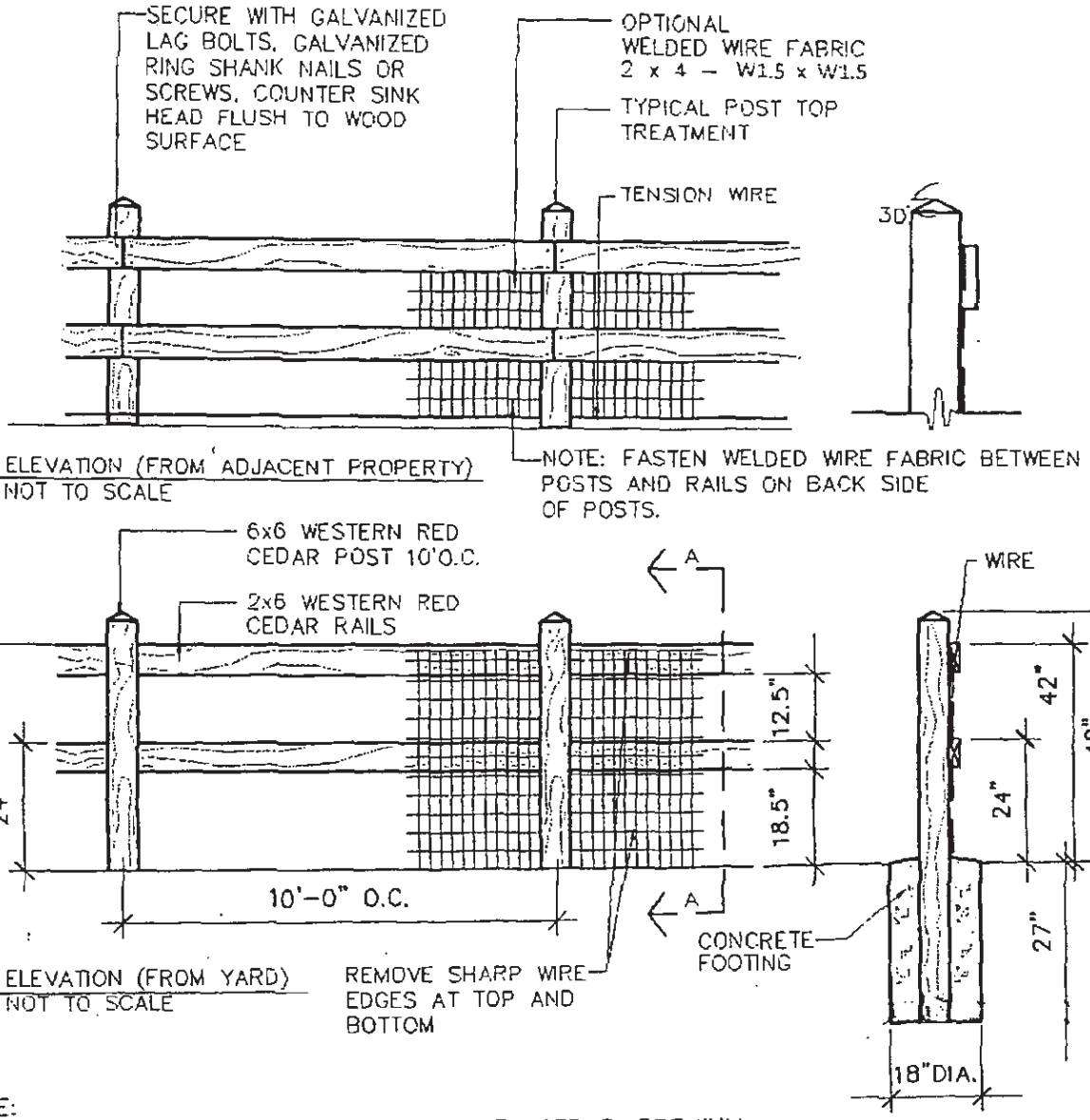
1. PRIVACY FENCES ARE NOT ALLOWED ON PERIMETER LOT BOUNDARIES. PLACEMENT OF PRIVACY FENCES AROUND DECKS, PATIOS, ETC. IS SUBJECT TO DESIGN REVIEW BOARD APPROVAL.

2. PRIVACY FENCE MATERIAL SHALL BE ROUGH SAWN WESTERN RED CEDAR GRADE NO. 2 OR BETTER. PRIVACY FENCE MAY BE STAINED, PAINTED OR TREATED TO BE COMPATIBLE WITH COLOR OF HOME. IF THE FENCE IS BEING PAINTED, ALTERNATE WOOD MATERIALS MAY BE CONSIDERED BY THE DESIGN REVIEW BOARD.

THE FARM AT ARAPAHOE COUNTY

6' WOOD PRIVACY FENCE

NOT TO SCALE

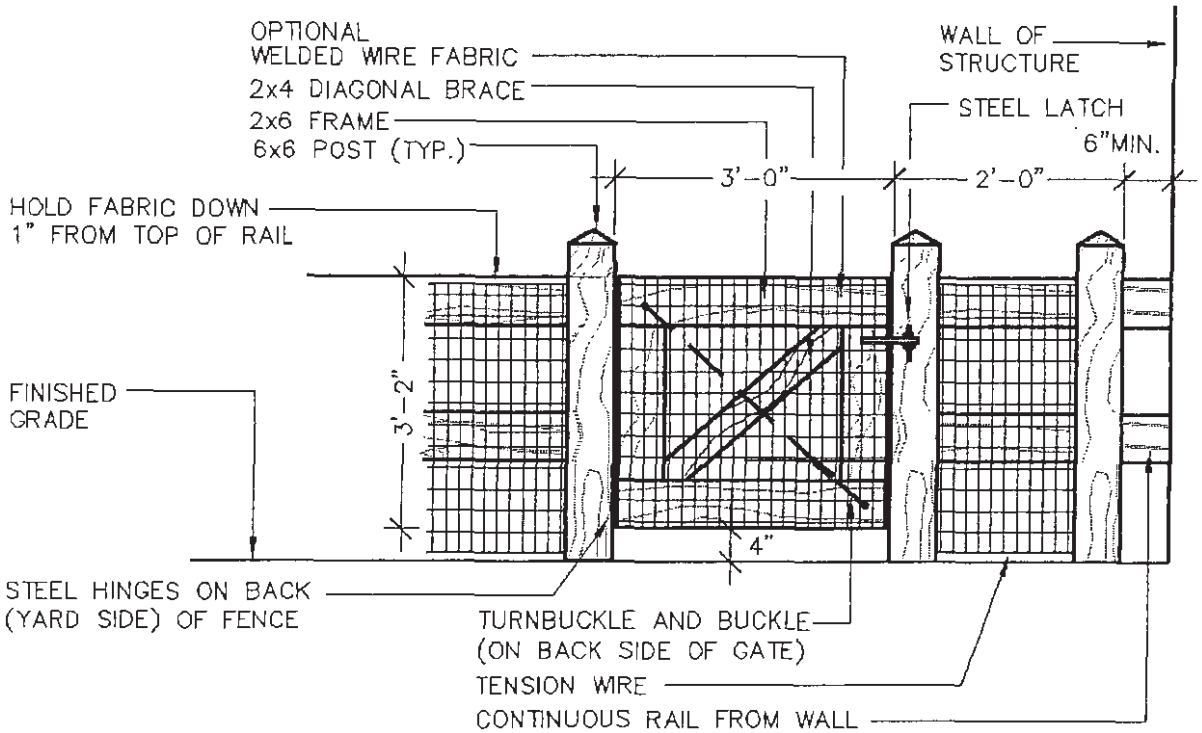


NOTE:
ALL WOOD TO BE ROUGH SAWN WESTERN RED CEDAR, PREMIUM GRADE. PIGMENTED STAINING, PAINTING OR TREATING WOOD FENCING IS NOT ALLOWED. FENCING MAY BE SEALED WITH BEHR'S NATURAL SEAL. (NWF) NATURAL WATERPROOF WOOD SEALER AND FINISH.

THE FARM AT ARAPAHOE COUNTY

OPEN 2 RAIL FENCE

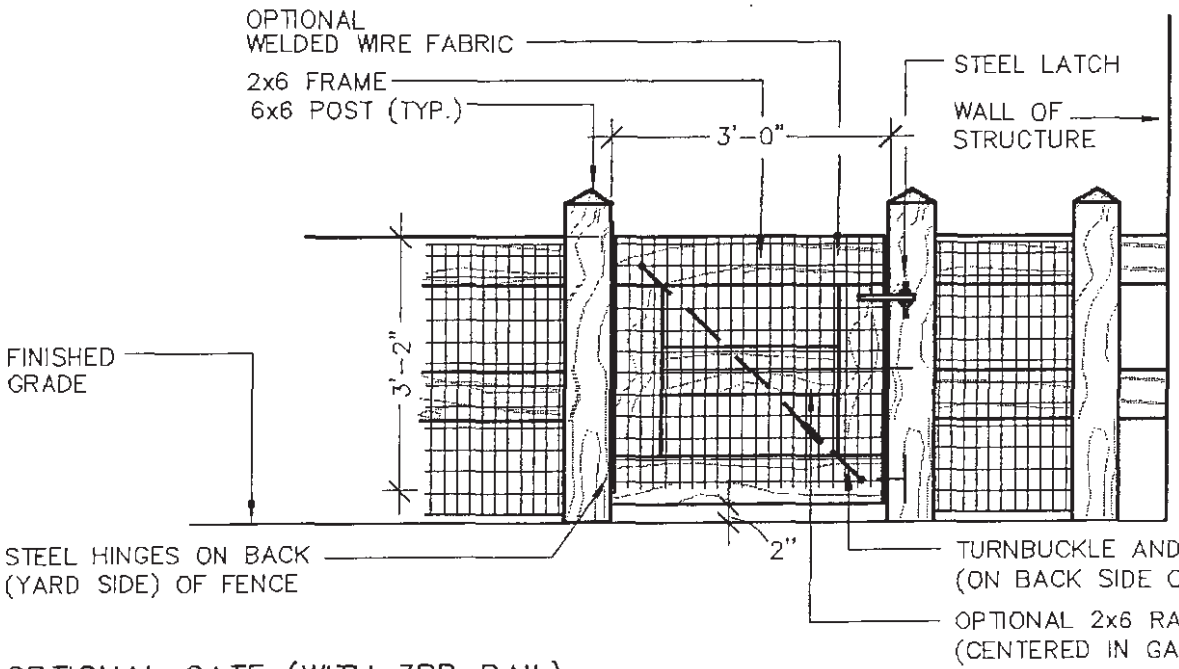
NOT TO SCALE



STANDARD ELEVATION

(FROM YARD)

NOT TO SCALE



OPTIONAL GATE (WITH 3RD RAIL)

(FROM YARD)

NOT TO SCALE

NOTE: ALL WOOD TO BE ROUGH SAWN WESTERN RED CEDAR, PREMIUM GRADE. PIGMENTED STAINING, PAINTING OR TREATING WOOD FENCING IS NOT ALLOWED. FENCING MAY BE SEALED WITH BEHR'S NATURAL SEAL, (NWF) NATURAL WATERPROOF WOOD SEALER AND FINISH.

THE FARM AT ARAPAHOE COUNTY

WOOD GATE DETAIL

NOT TO SCALE

Appendix C

THE FARM AT ARAPAHOE COUNTY

HOMEOWNERS ASSOCIATION
Design Review Application

Please email submittal to designreview@pcms.net or mail to:
7208 S. Tucson Way, Suite 125
Centennial, CO 80112

For Official Use Only

Date Checked In PCMS

Homeowner Name: _____

Address: _____ **Home Phone** _____ **Work Phone** _____

Email Address:

My request involves the following type of improvement:

_____ Painting _____ Deck/Patio Slab _____ Roofing _____ Shed
_____ Landscaping _____ Patio Cover _____ Room Addition _____ Hot Tub
_____ Fencing _____ Other

Describe Improvement: **Planned Completion Date:**

I understand that I must receive approval of the Design Review Board in order to proceed. I understand that DRB approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I agree to complete improvements promptly after receiving approval. I have read the Covenants, Conditions and Restrictions and Design Guidelines and agree to comply with these documents. I understand that all applications may be subject to additional fees at the DRB's discretion. I hereby authorize theDRB and PCMS to enter onto my property for exterior inspection at a mutually agreed upon time.

Date: _____ **Homeowner Signature:** _____

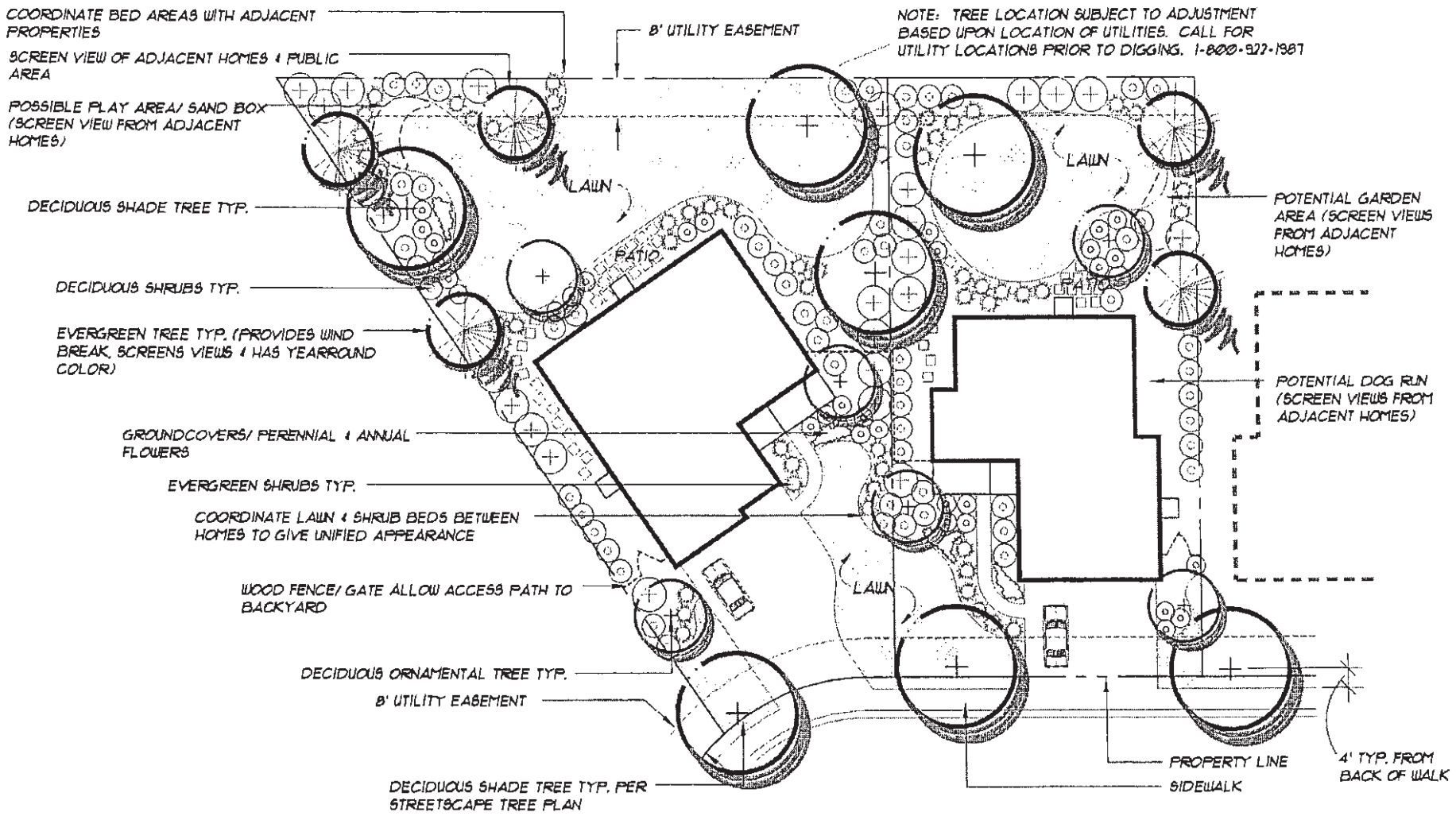
DRB ACTION

_____ **Approved as Submitted**

_____ **Approved subject to the following requirements:**

_____ **Disapproved for the following reasons:**

DRB Member Signature: _____ **Date:** _____

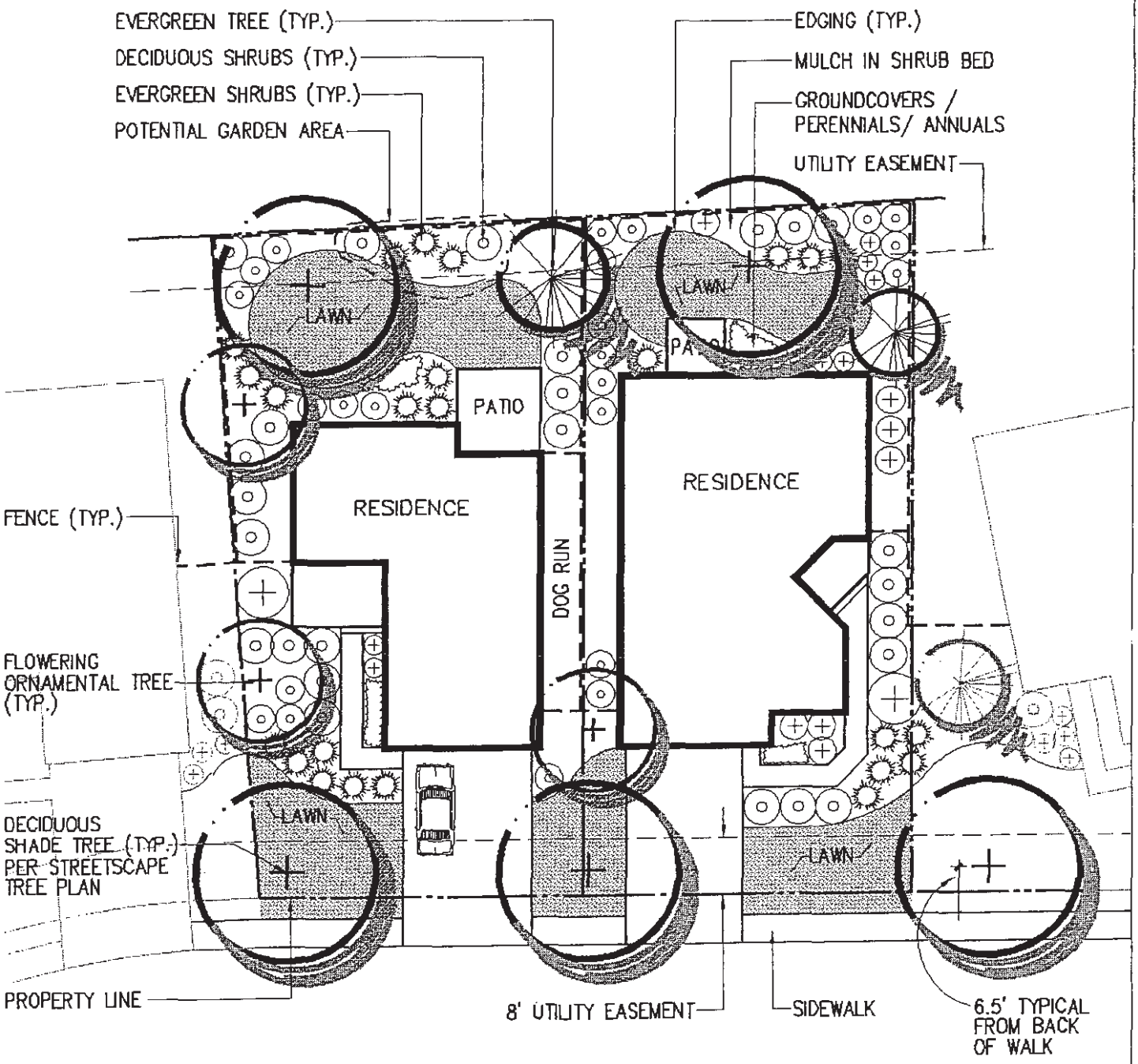


THE FARM AT ARAPAHOE COUNTY FILING 1, 2 & 5

TYPICAL LANDSCAPE PLAN

LOTS LESS THAN 1 ACRE – ATTACHED SIDEWALKS

1"=20'-0"

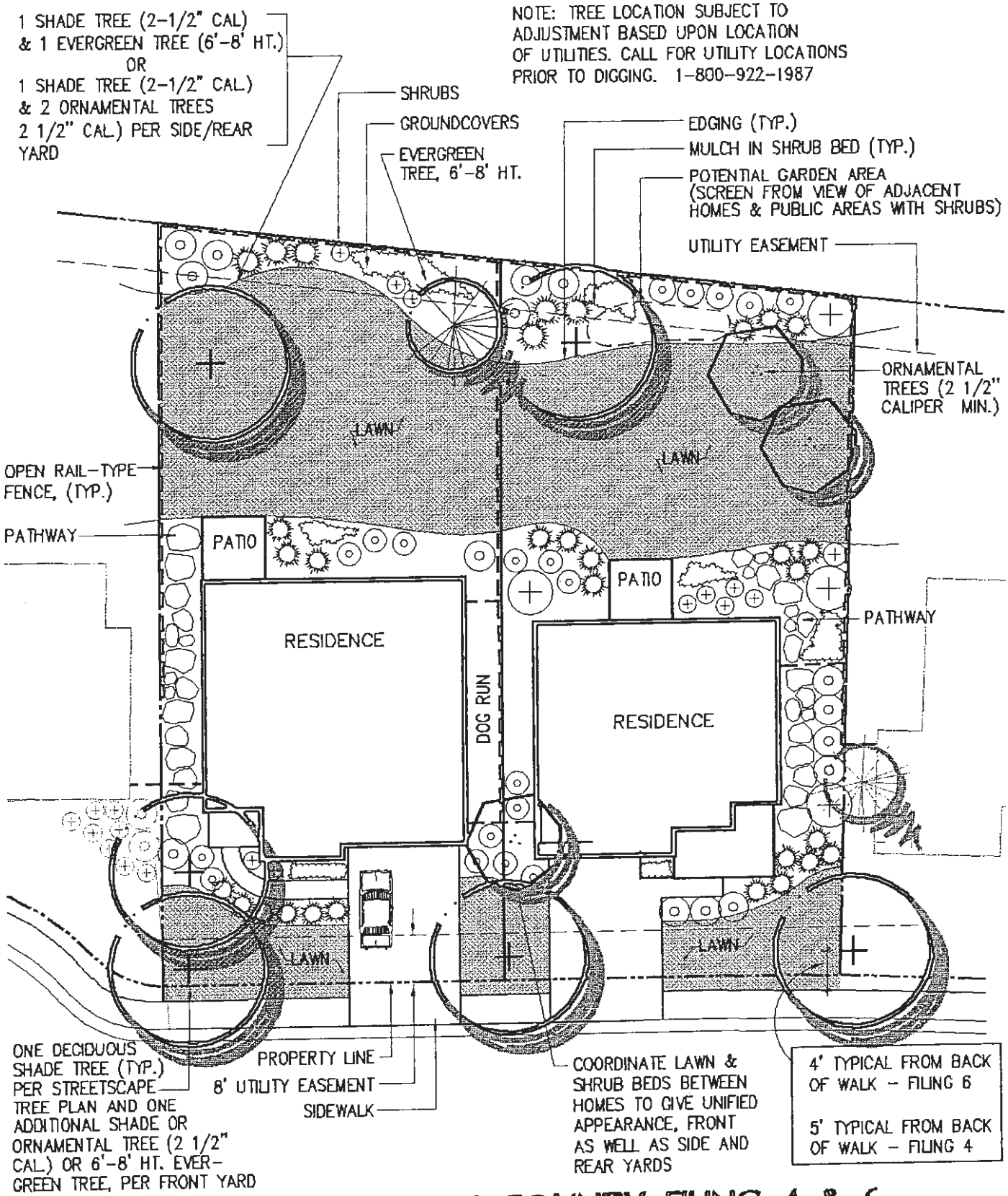


NOTE: TREE LOCATION SUBJECT TO ADJUSTMENT BASED UPON LOCATION OF UTILITIES.
1-800-922-1987

THE FARM AT ARAPAHOE COUNTY FILING 3

TYPICAL LANDSCAPE PLAN

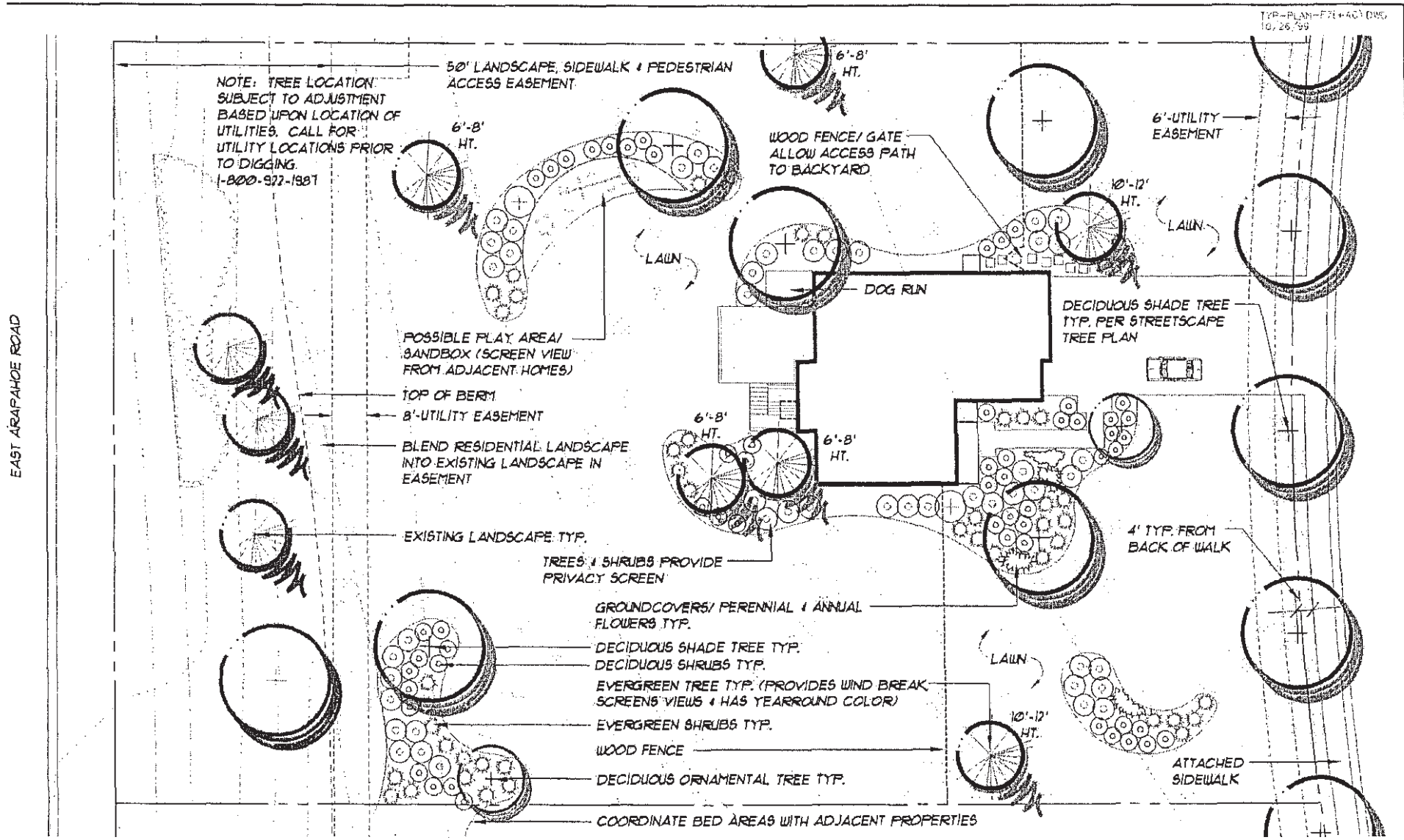
1"=20'-0"



THE FARM AT ARAPAHOE COUNTY FILING 4 & 6

TYPICAL LANDSCAPE PLAN

1"=20'-0"

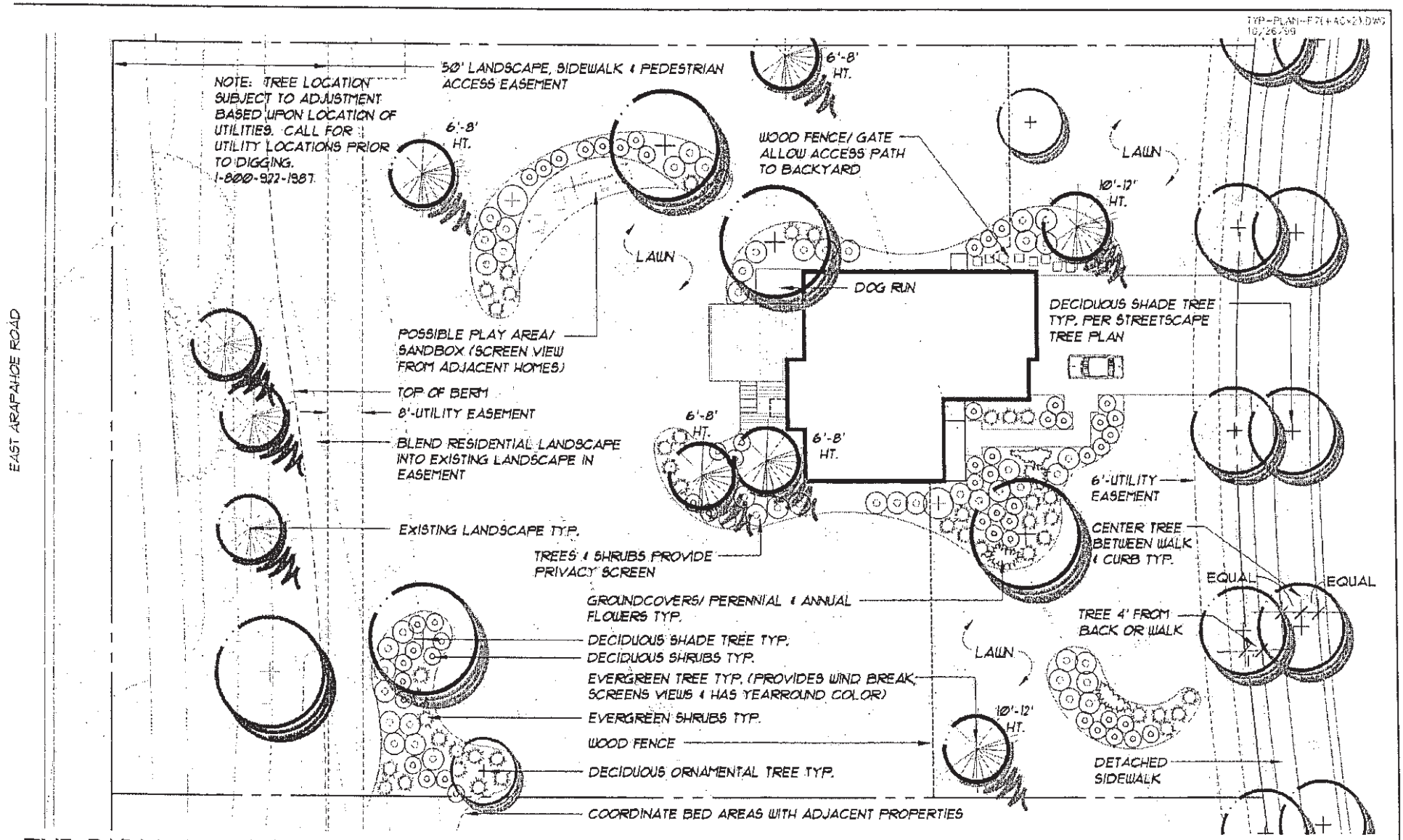


THE FARM AT ARAPAHOE COUNTY FILINGS 7 & 8

TYPICAL LANDSCAPE PLAN

1 ACRE LOTS – ATTACHED SIDEWALK

1"=20'-0"

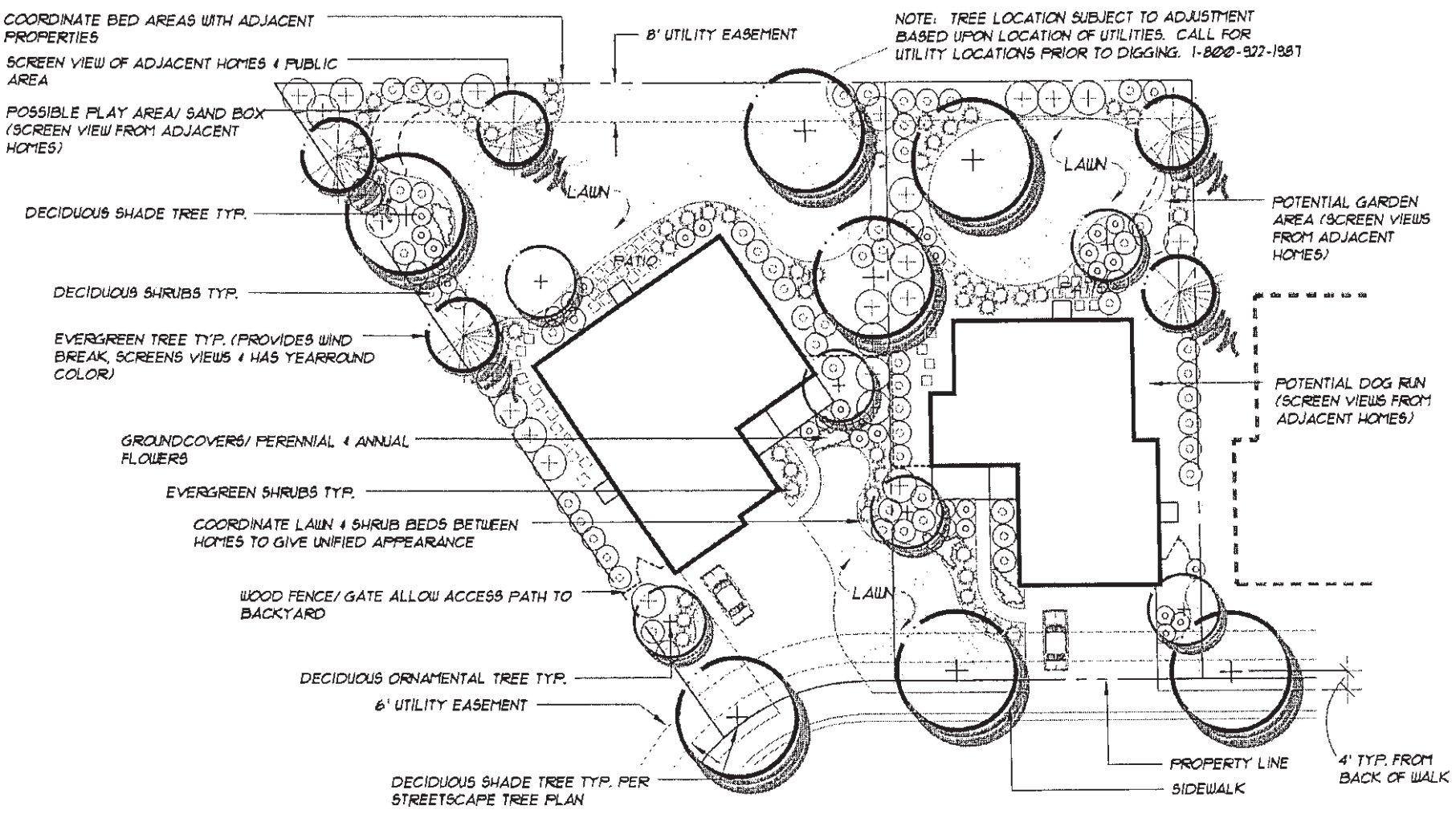


THE FARM AT ARAPAHOE COUNTY FILINGS 7 & 8

TYPICAL LANDSCAPE PLAN

1 ACRE LOTS – DETACHED SIDEWALK

1"=20'-0"

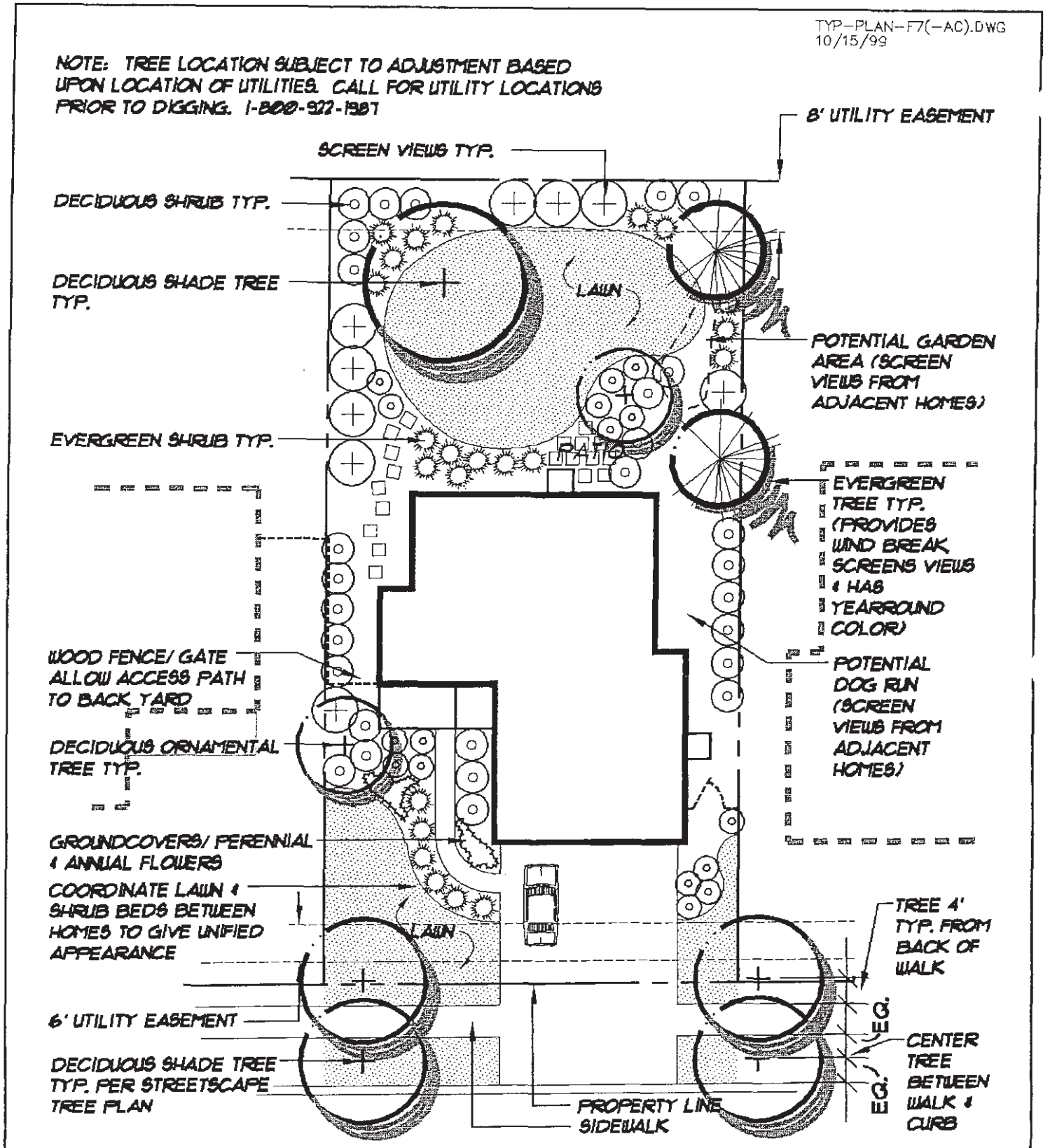


THE FARM AT ARAPAHOE COUNTY FILINGS 7 & 8

TYPICAL LANDSCAPE PLAN

LOTS LESS THAN 1 ACRE – ATTACHED SIDEWALKS

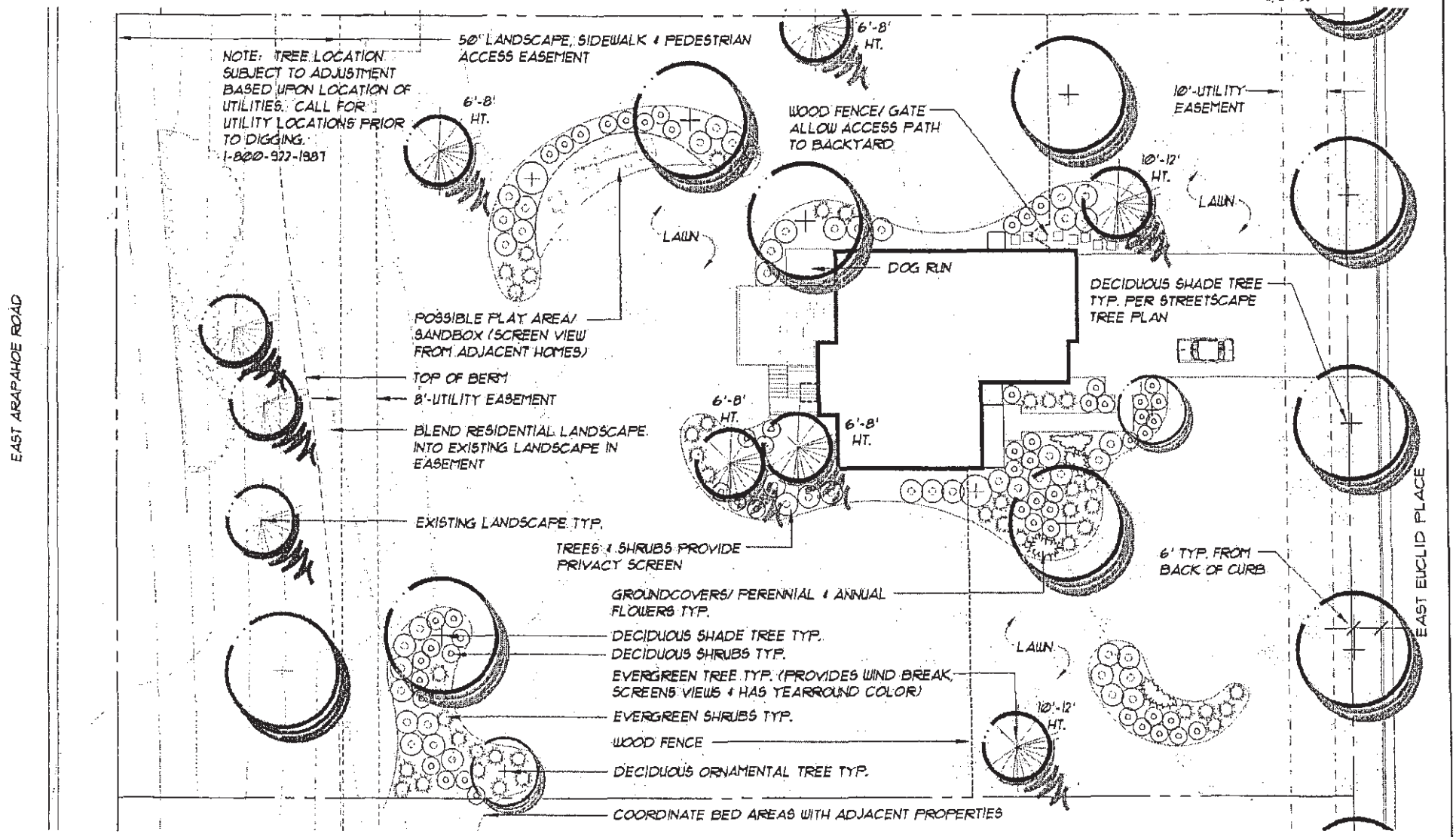
1"=20'-0"



THE FARM AT ARAPAHOE COUNTY FILINGS 7 & 8

TYPICAL LANDSCAPE PLAN

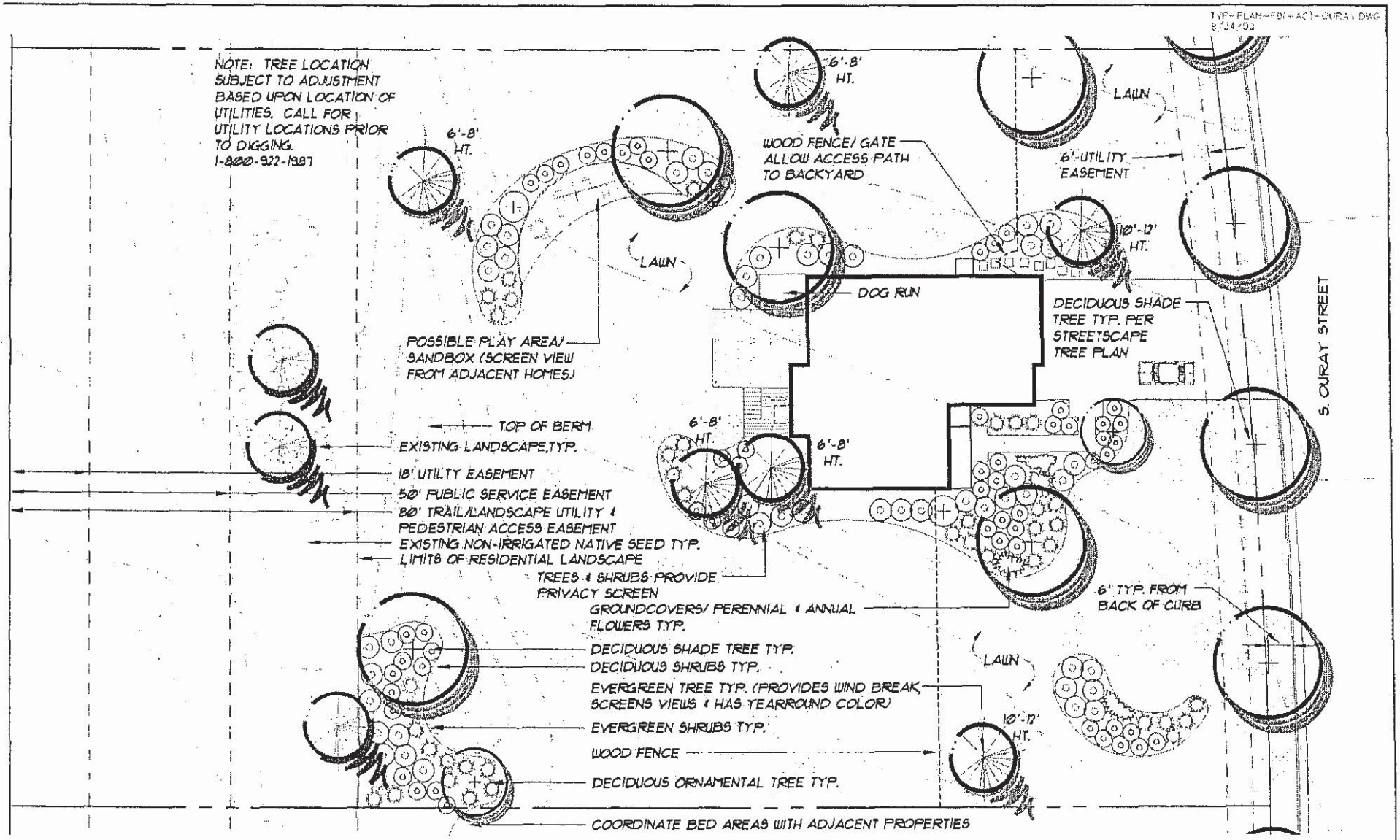
LOTS LESS THAN 1 ACRE
DETACHED SIDEWALKS



THE FARM AT ARAPAHOE COUNTY FILING 9

TYPICAL LANDSCAPE PLAN (E. EUCLID PLACE) 1 ACRE LOTS – NO SIDEWALKS

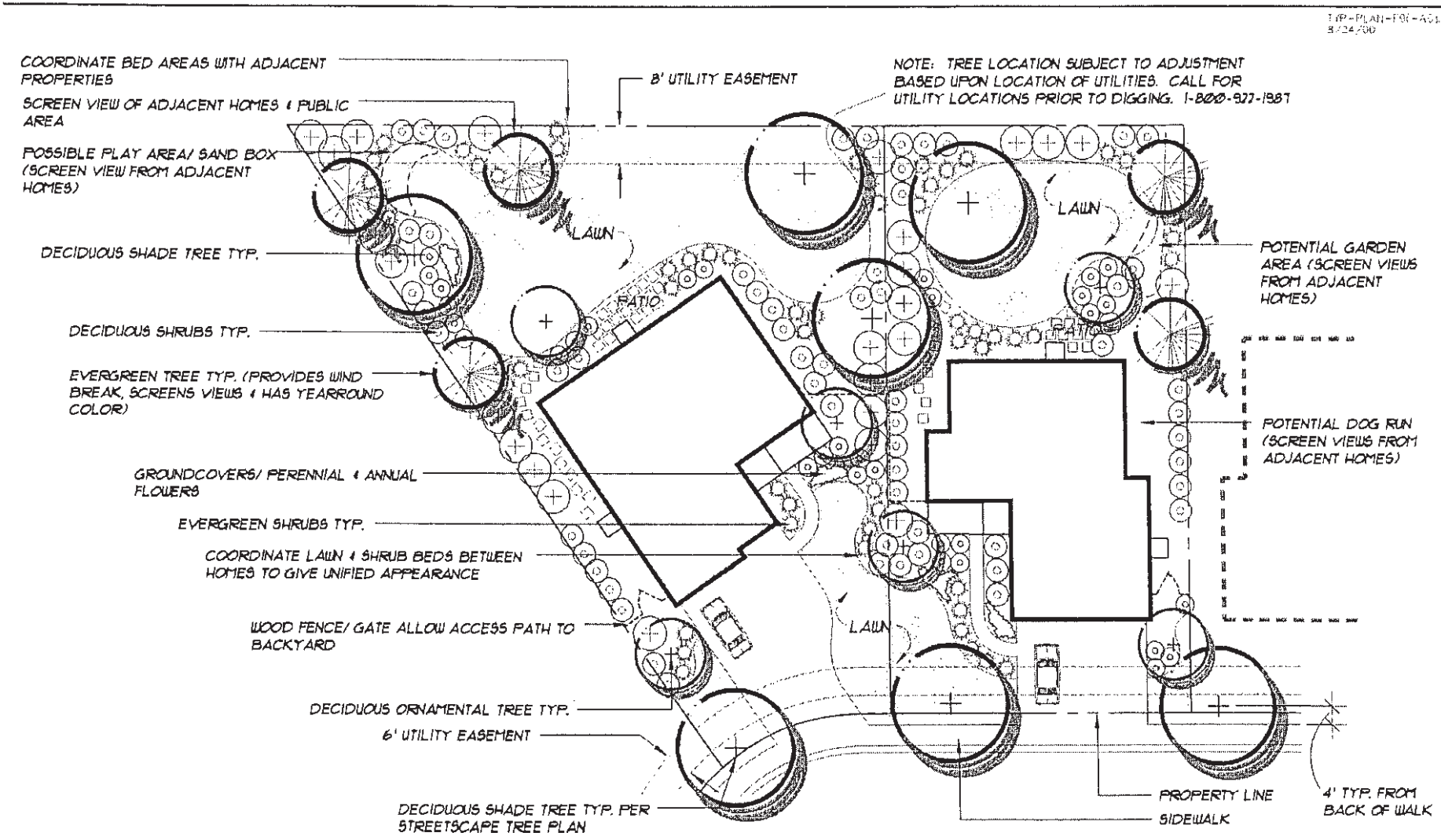
1"=20'-0"



THE FARM AT ARAPAHOE COUNTY FILING 9

TYPICAL LANDSCAPE PLAN (S. OURAY STREET) 1 ACRE LOTS – NO SIDEWALKS

1"=20'-0"

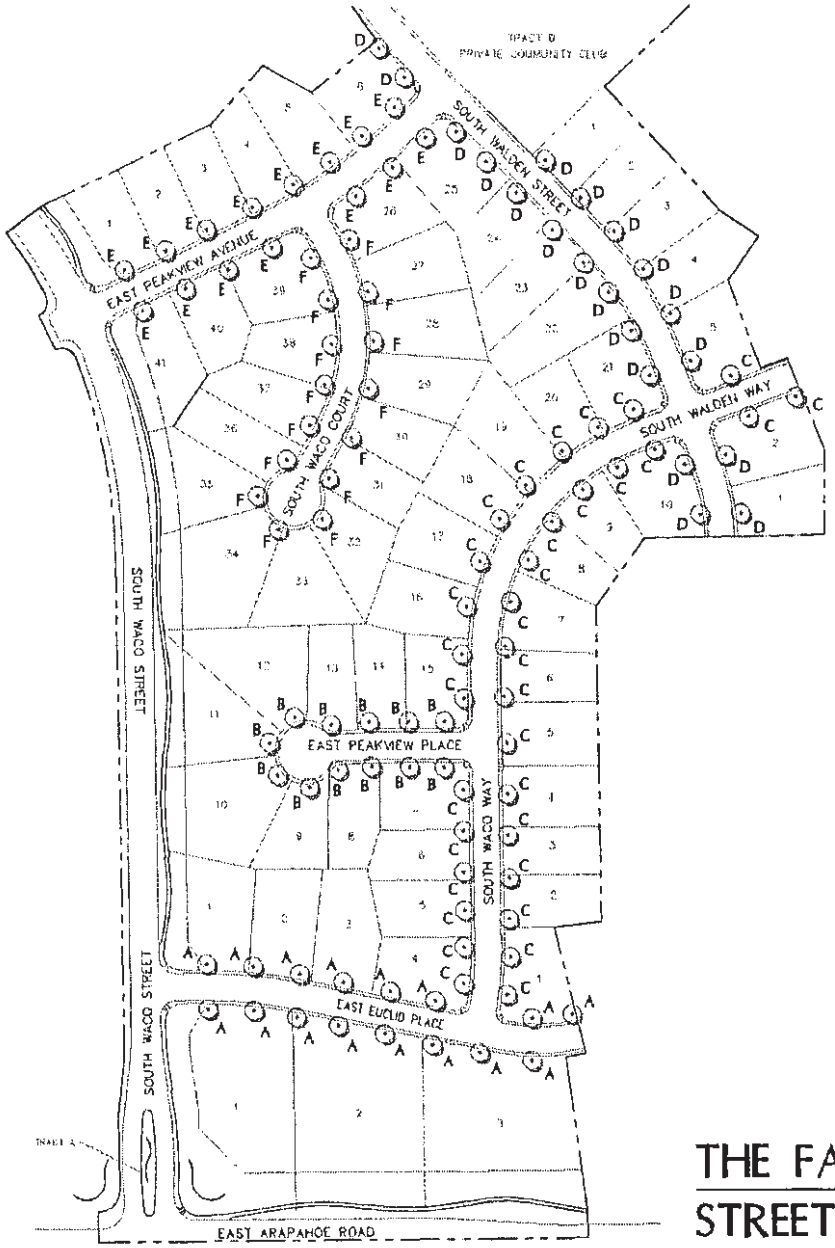


THE FARM AT ARAPAHOE COUNTY FILING 9

TYPICAL LANDSCAPE PLAN

LOTS LESS THAN 1 ACRE – ATTACHED SIDEWALKS

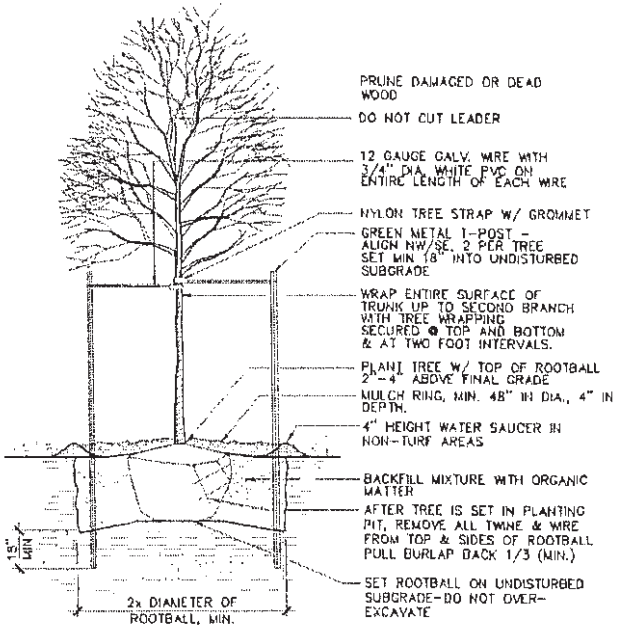
1"=20'-0"



NORTH

KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
E	NORWAY MAPLE	Acer platanoides
F	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'

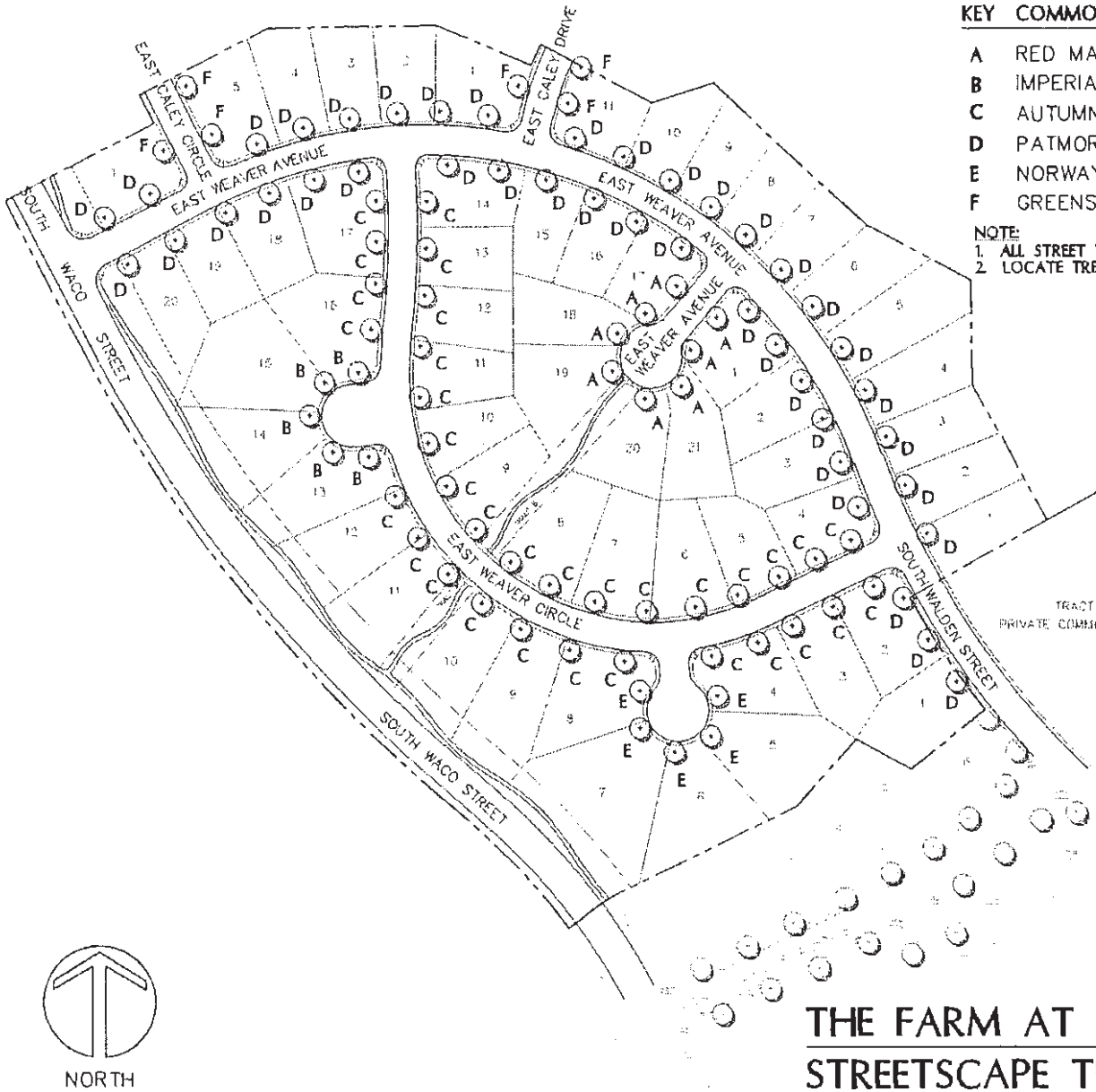
NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 6.5' FROM BACK OF WALK, TYPICAL



DECIDUOUS TREE PLANTING
NOT TO SCALE

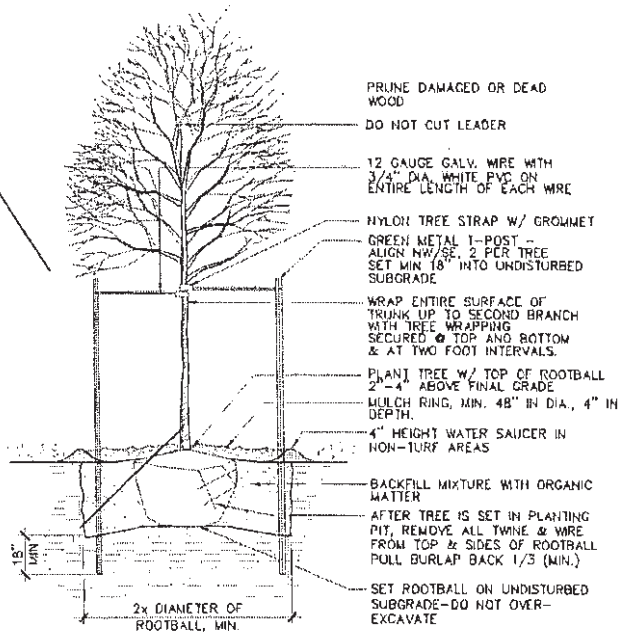
THE FARM AT ARAPAHOE COUNTY FILING 1
STREETSCAPE TREE PLAN

NOT TO SCALE



KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
E	NORWAY MAPLE	Acer platanoides
F	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'

NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 6.5' FROM BACK OF WALK, TYPICAL



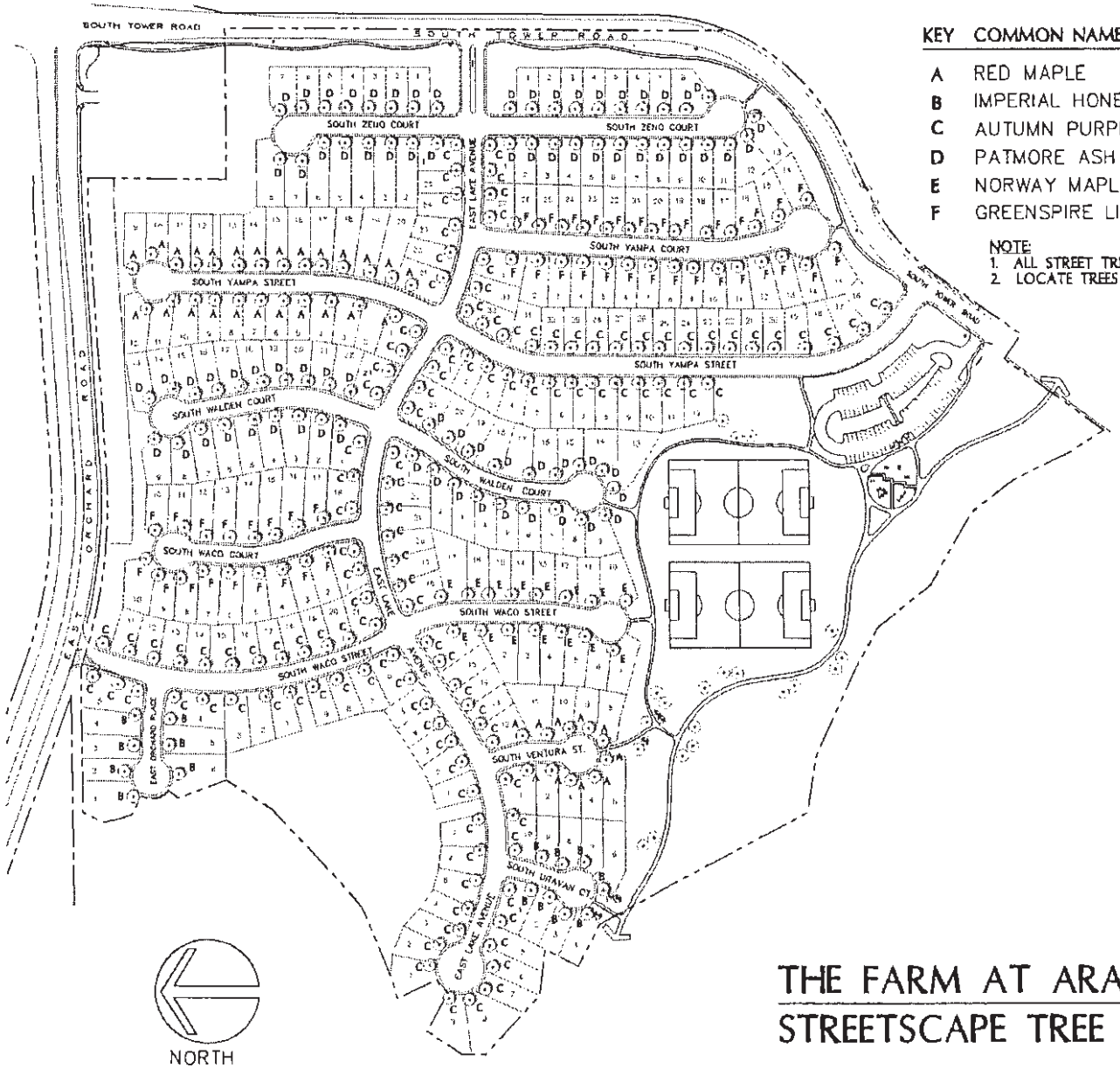
DECIDUOUS TREE PLANTING
NOT TO SCALE

NORTH

THE FARM AT ARAPAHOE COUNTY FILING 2

STREETSCAPE TREE PLAN

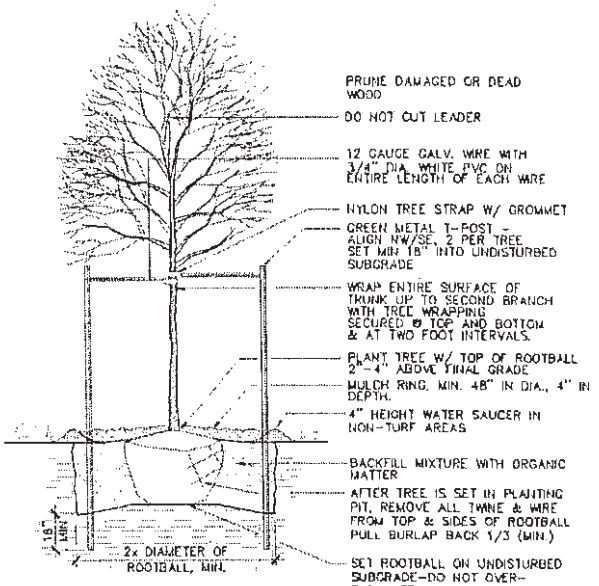
NOT TO SCALE



NORTH

KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
E	NORWAY MAPLE	Acer platanoides
F	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'

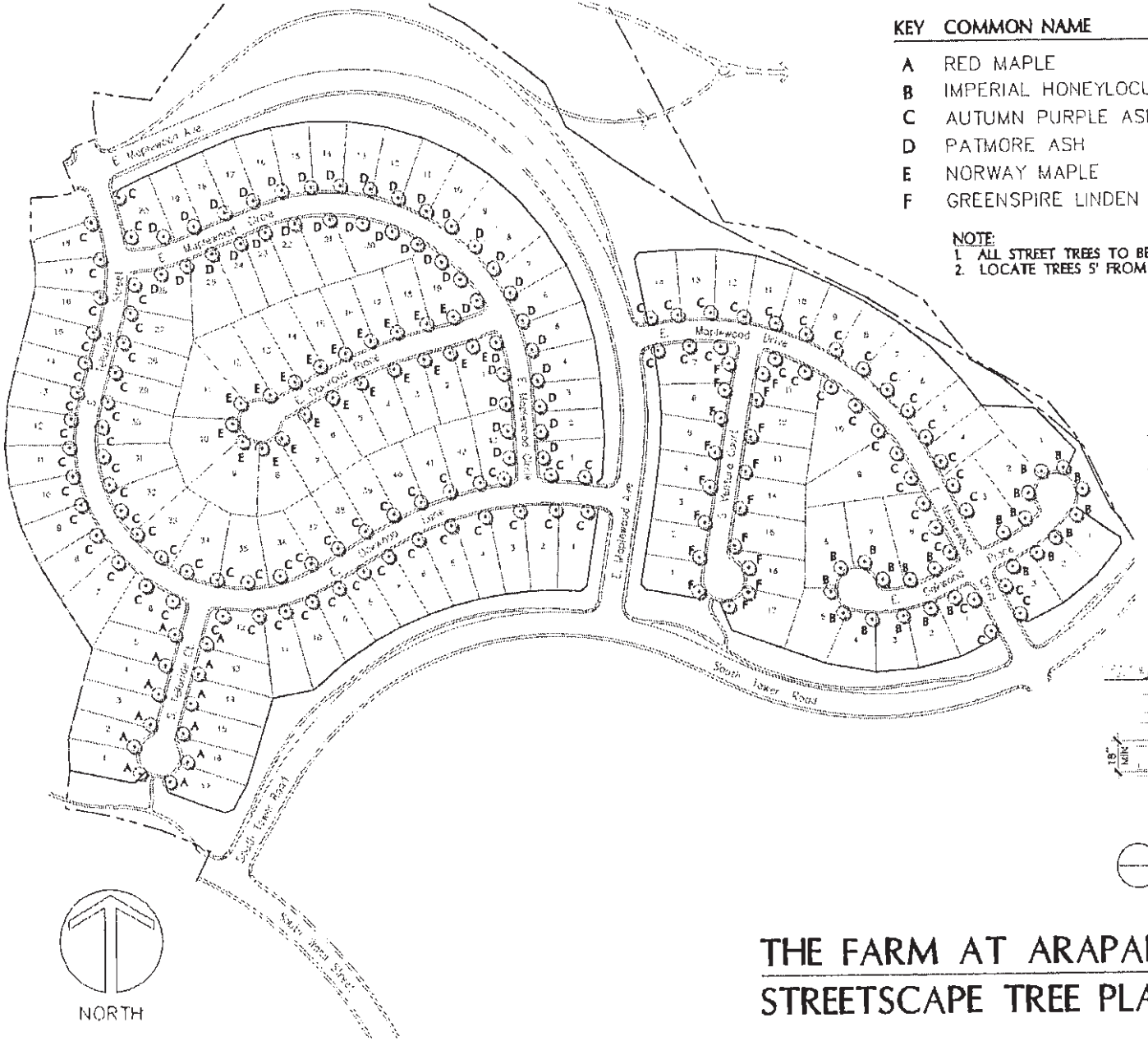
NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 6.5' FROM BACK OF WALK, TYPICAL.



DECIDUOUS TREE PLANTING
NOT TO SCALE

THE FARM AT ARAPAHOE COUNTY FILING 3
STREETSCAPE TREE PLAN

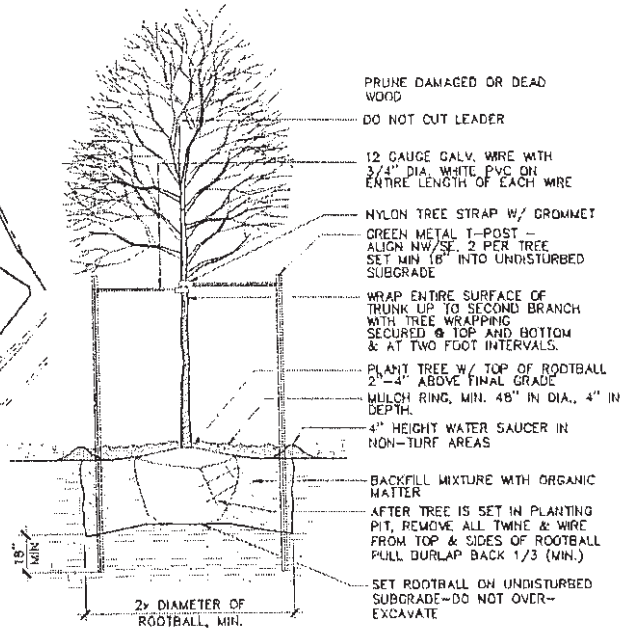
NOT TO SCALE



NORTH

KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
E	NORWAY MAPLE	Acer platanoides
F	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'

NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 5' FROM BACK OF WALK, TYPICAL.



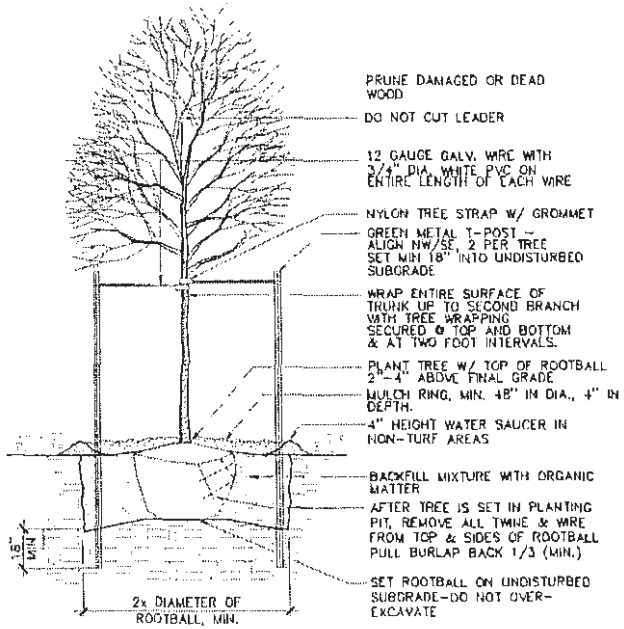
DECIDUOUS TREE PLANTING
NOT TO SCALE

THE FARM AT ARAPAHOE COUNTY FILING 4
STREETSCAPE TREE PLAN

NOT TO SCALE

KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia trioconthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
E	NORWAY MAPLE	Acer platanoides
F	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'

NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 6.5' FROM BACK OF WALK, TYPICAL.



DECIDUOUS TREE PLANTING
NOT TO SCALE

NORTH

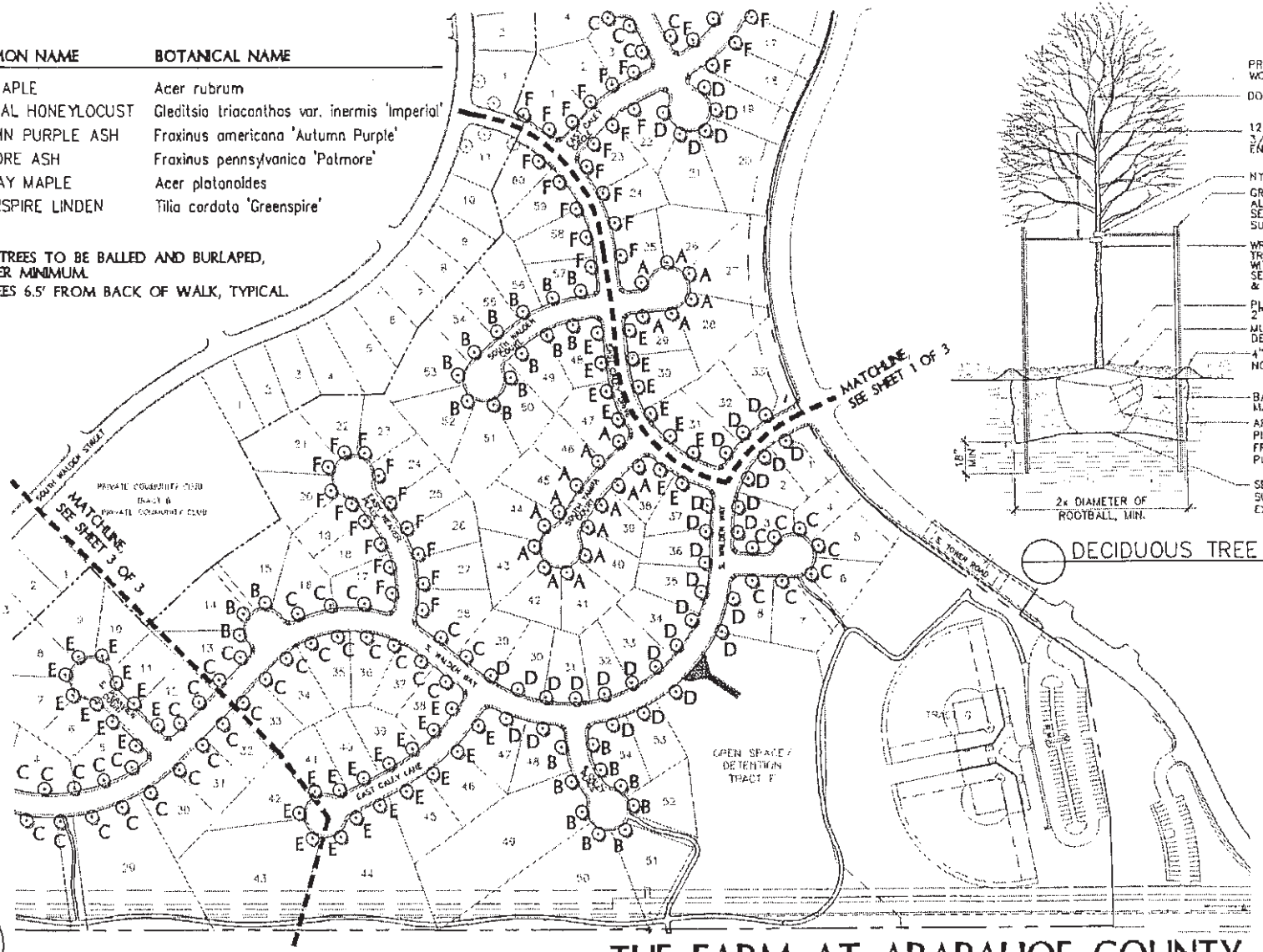
THE FARM AT ARAPAHOE COUNTY FILING 5

STREETSCAPE TREE PLAN SHEET 1 OF 3

NOT TO SCALE

KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
E	NORWAY MAPLE	Acer platanoides
F	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'

NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 6.5' FROM BACK OF WALK, TYPICAL.



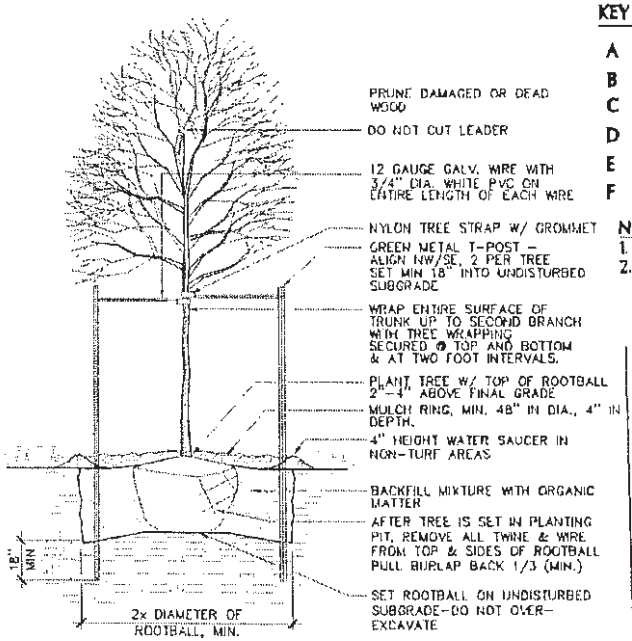
DECIDUOUS TREE PLANTING
NOT TO SCALE

NORTH

THE FARM AT ARAPAHOE COUNTY FILING 5

STREETSCAPE TREE PLAN SHEET 2 OF 3

NOT TO SCALE

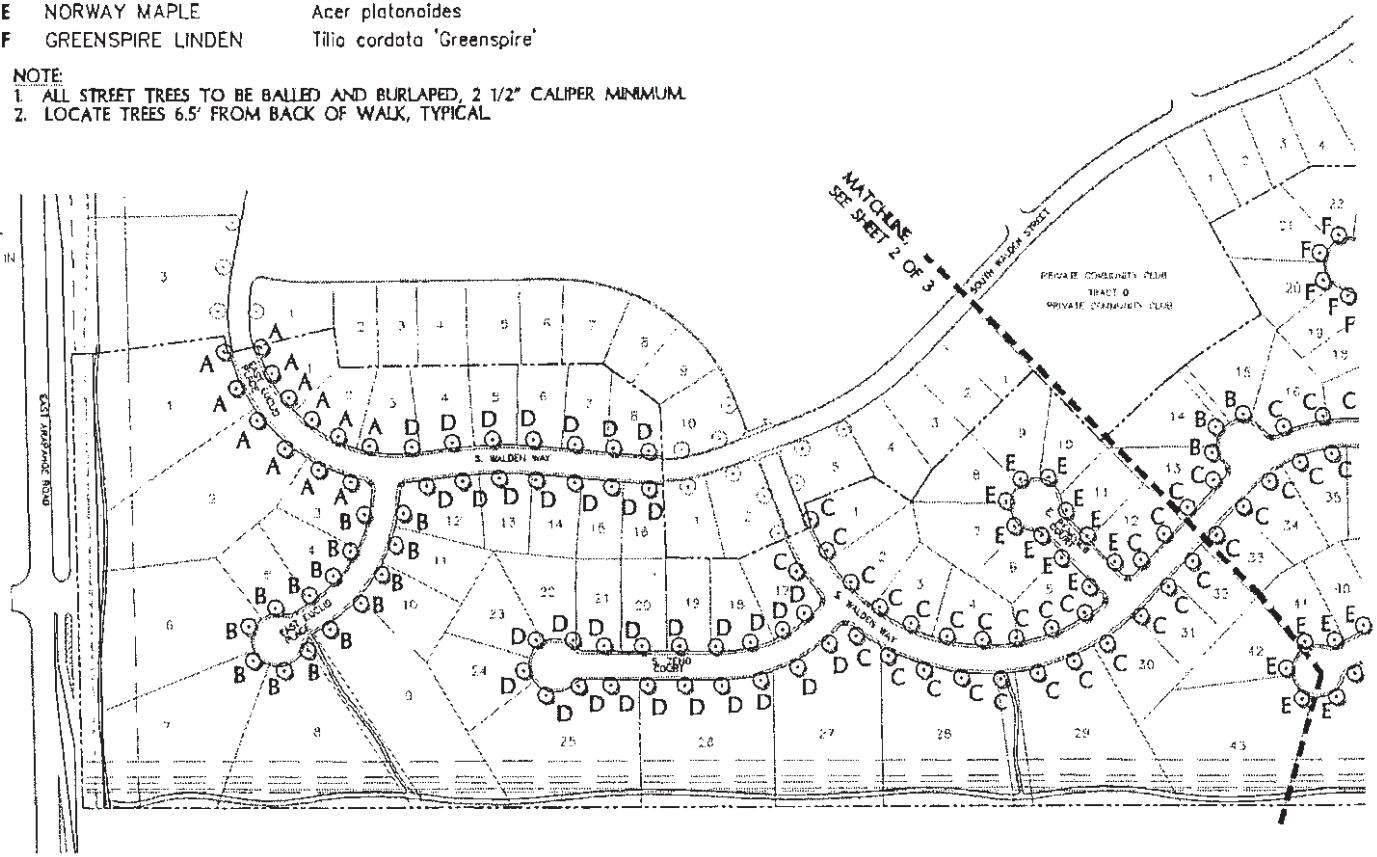


DECIDUOUS TREE PLANTING

NOT TO SCALE

KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
E	NORWAY MAPLE	Acer platanoides
F	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'

NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 6.5' FROM BACK OF WALK, TYPICAL.

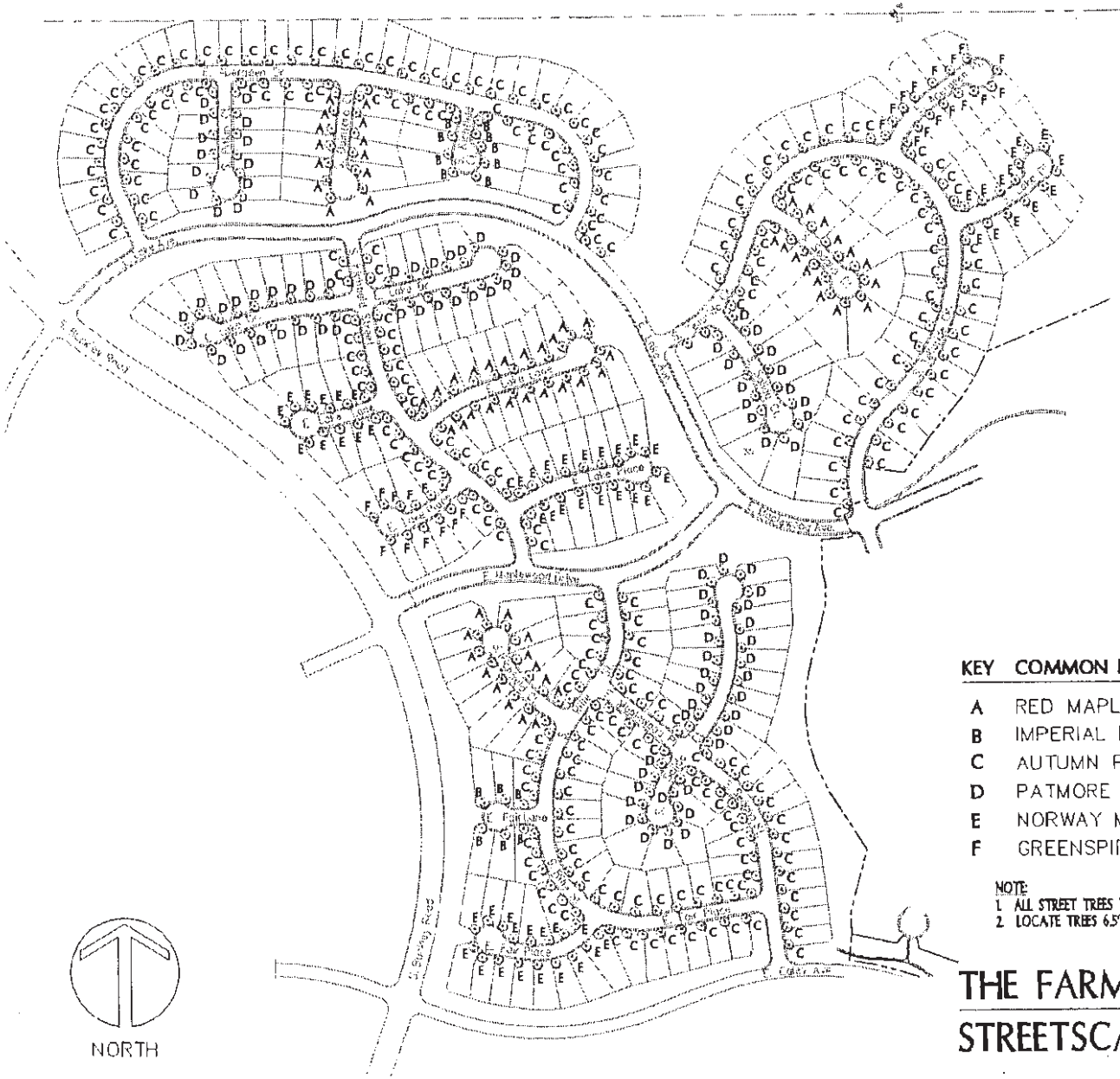


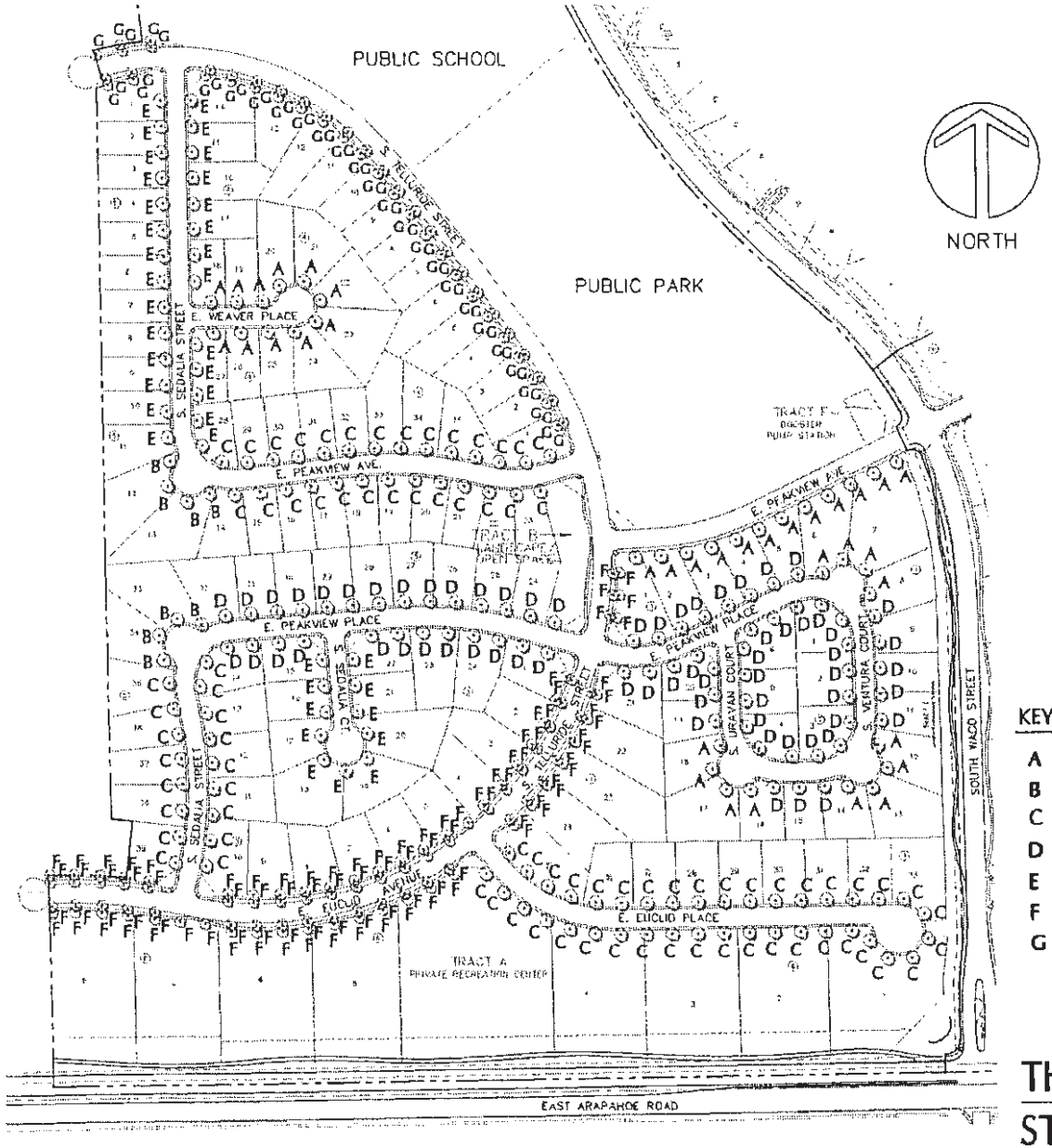
NORTH

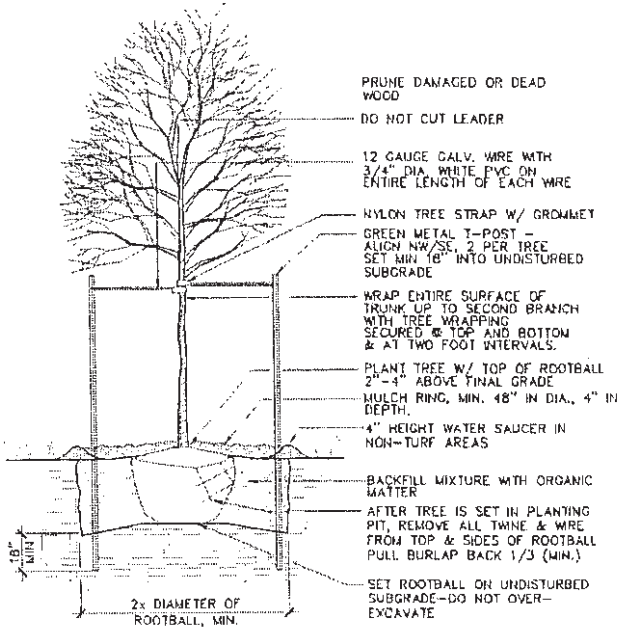
THE FARM AT ARAPAHOE COUNTY FILING 5

STREETSCAPE TREE PLAN SHEET 3 OF 3

NOT TO SCALE


E Hampden Ave
S Quebec Street
S Parker Road
E Fairfax Ave
E Caley Ave
S Quebec Way
S Dayton Way
S Yosemite Street
S Tamarac Drive
S Ulster Way
S Ulster Street
S Ulster Court
S Ulster Circle





DECIDUOUS TREE PLANTING

NOT TO SCALE

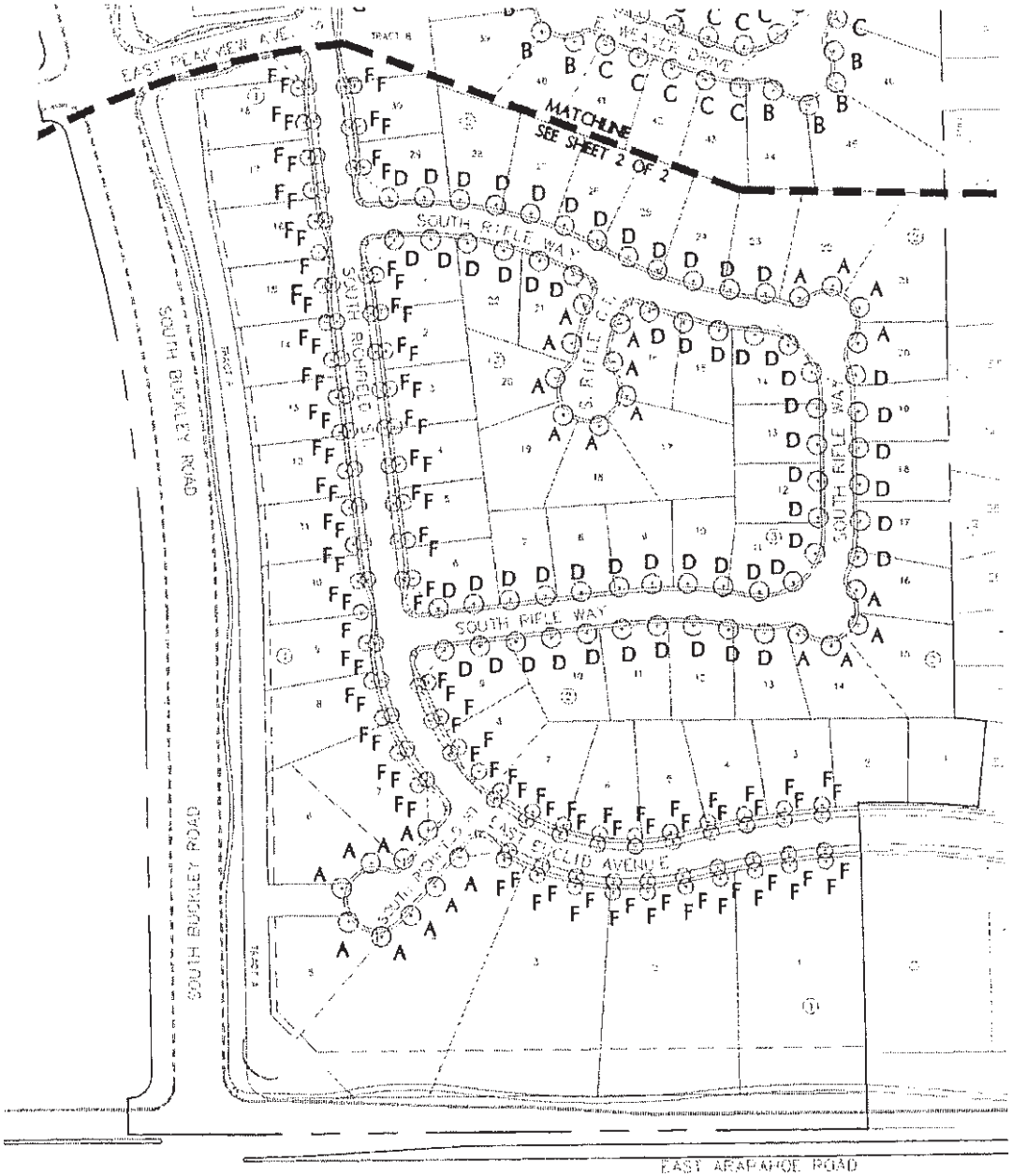
KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'
E	NORWAY MAPLE	Acer platanoides
F	SUMMIT ASH	Fraxinus pennsylvanica 'Summit'
G	COLUMNAR NORWAY MAPLE	Acer platanoides 'Columnare'

NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 4' FROM BACK OF WALK, UNLESS LOCATED ALONG E. EUCLID AVENUE & S. TELLURIDE STREET WHERE THE WALK IS DETACHED. THESE TREES SHALL BE CENTERED BETWEEN THE WALK AND CURB.

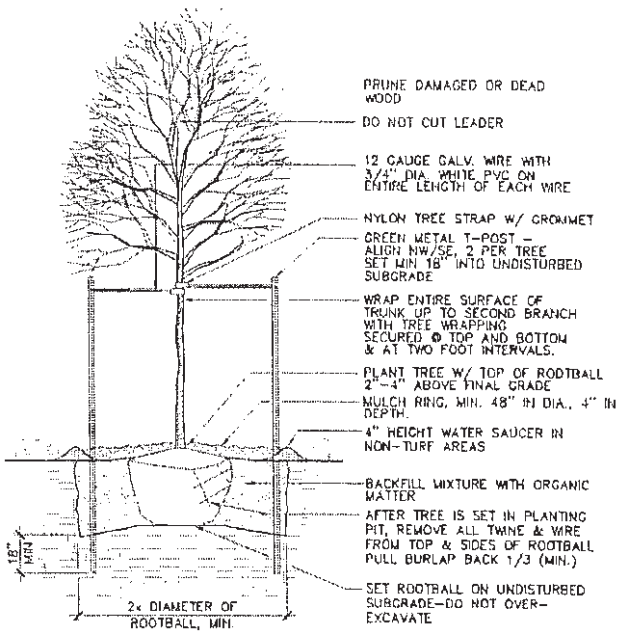
THE FARM AT ARAPAHOE COUNTY FILING 7

STREETSCAPE TREE PLAN

NOT TO SCALE



NORTH



DECIDUOUS TREE PLANTING

NOT TO SCALE

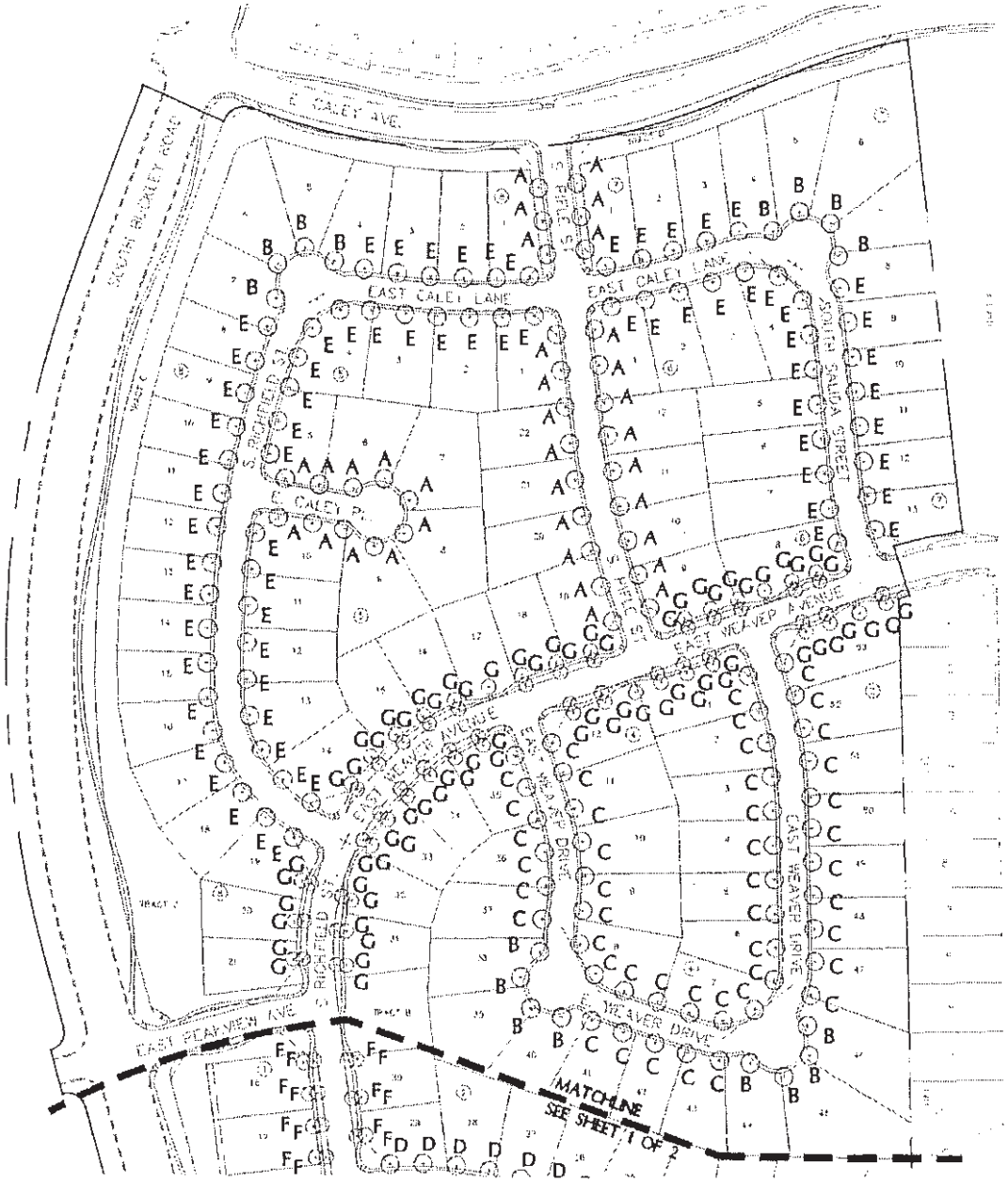
KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'
E	NORWAY MAPLE	Acer platanoides
F	SUMMIT ASH	Fraxinus pennsylvanica 'Summit'
G	COLUMNAR NORWAY MAPLE	Acer platanoides 'Columnare'

NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 4' FROM BACK OF WALK, UNLESS LOCATED ALONG E. EUCLID AVENUE & S. RIFLE STREET WHERE THE WALK IS DETACHED. THESE TREES SHALL BE CENTERED BETWEEN THE WALK AND CURB.

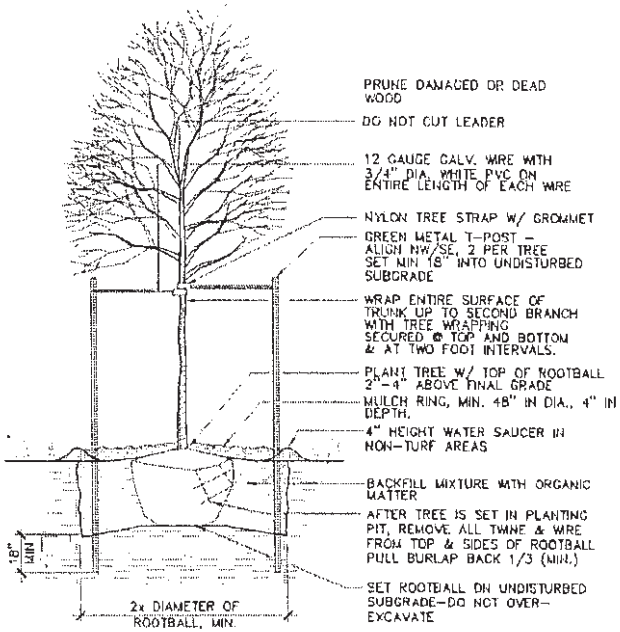
THE FARM AT ARAPAHOE COUNTY FILING 8

STREETSCAPE TREE PLAN SHEET 1 OF 2

NOT TO SCALE



NORTH



DECIDUOUS TREE PLANTING

NOT TO SCALE

KEY	COMMON NAME	BOTANICAL NAME
A	RED MAPLE	Acer rubrum
B	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
C	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
D	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'
E	NORWAY MAPLE	Acer platanoides
F	SUMMIT ASH	Fraxinus pennsylvanica 'Summit'
G	COLUMNAR NORWAY MAPLE	Acer platanoides 'Columnare'

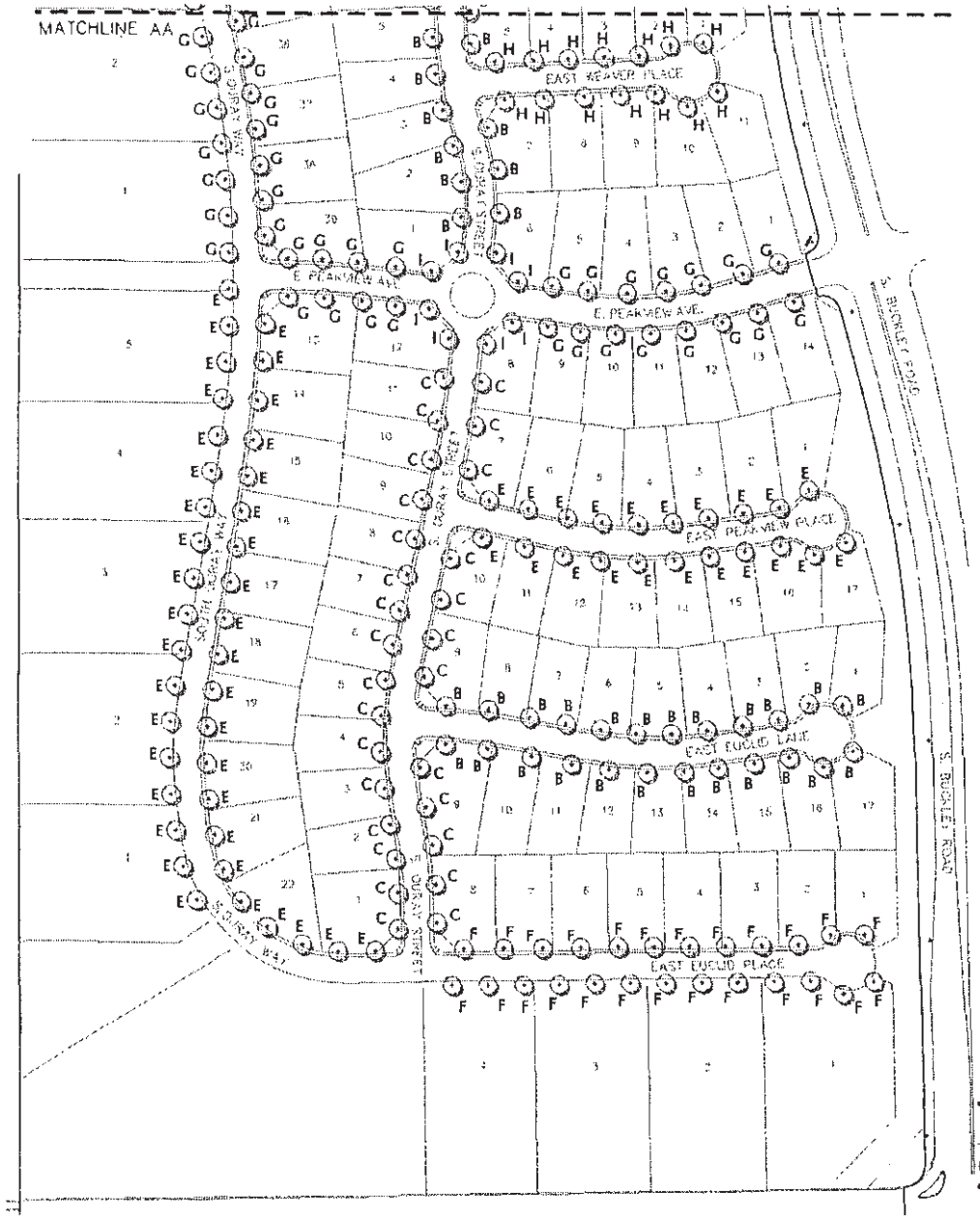
NOTE:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM.
2. LOCATE TREES 4' FROM BACK OF WALK, UNLESS LOCATED ALONG S. RIFLE STREET & EAST WEAVER AVENUE WHERE THE WALK IS DETACHED. THESE TREES SHALL BE CENTERED BETWEEN THE WALK AND CURB.

THE FARM AT ARAPAHOE COUNTY FILING 8

STREETSCAPE TREE PLAN

SHEET 2 OF 2

NOT TO SCALE

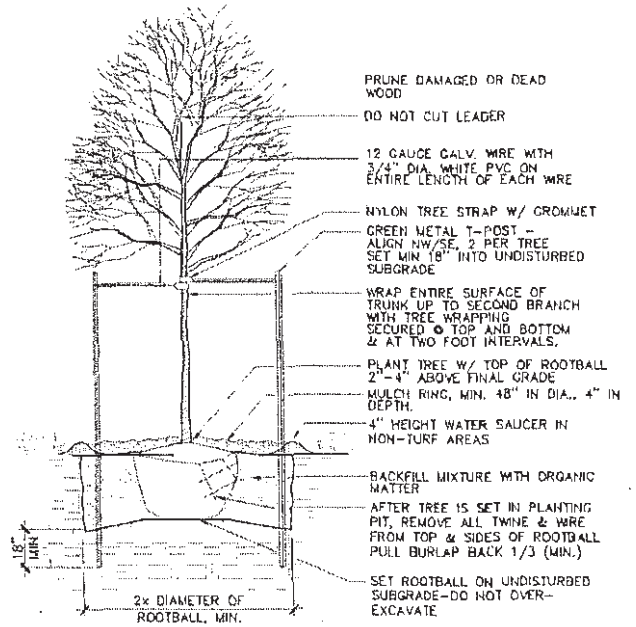


KEY	COMMON NAME	BOTANICAL NAME
A	AUTUMN BLAZE	Acer freemanii 'Autumn Blaze'
B	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
C	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'
D	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
E	NORWAY MAPLE	Acer platanoides
F	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
G	RED MAPLE	Acer rubrum
H	RED OAK	Quercus rubra
I	ROYAL RED NORWAY MAPLE	Acer plantanoides 'Royal Red'

Treplnd.dwg
4/23/02

NOTES:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM
2. TREE LOCATIONS:
   -AREAS WITH ATTACHED WALKS, LOCATE 4' FROM BACK OF WALKS
   -AREAS WITH NO WALKS, LOCATE 6' FROM BACK OF CURB

NORTH



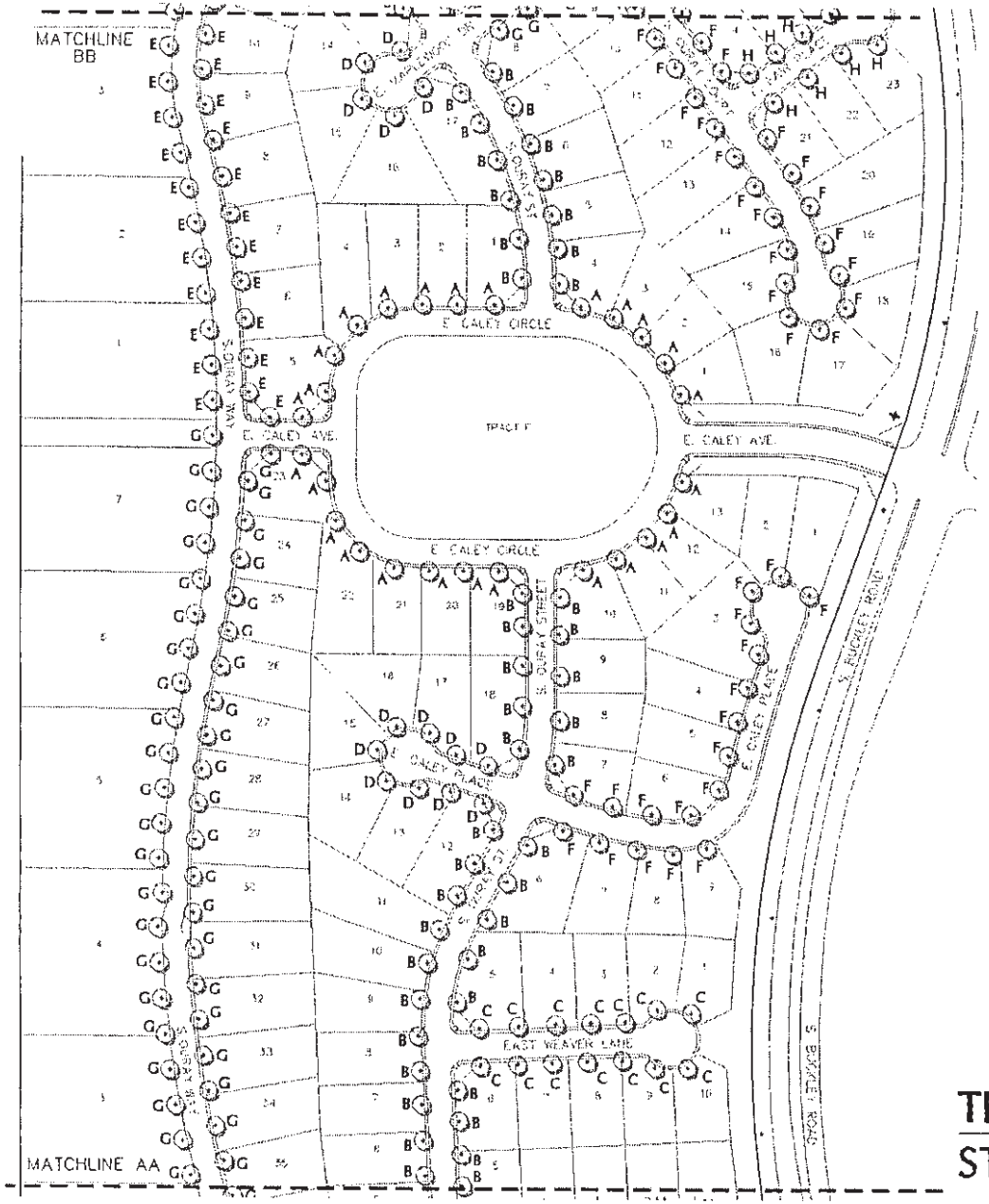
DECIDUOUS TREE PLANTING

NOT TO SCALE

THE FARM AT ARAPAHOE COUNTY FILING 9

STREETSCAPE TREE PLAN SHEET 1 OF 3

NOT TO SCALE



KEY	COMMON NAME	BOTANICAL NAME
A	AUTUMN BLAZE	Acer freemanii 'Autumn Blaze'
B	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
C	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'
D	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
E	NORWAY MAPLE	Acer platanoides
F	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
G	RED MAPLE	Acer rubrum
H	RED OAK	Quercus rubra
I	ROYAL RED NORWAY MAPLE	Acer plantanoides 'Royal Red'

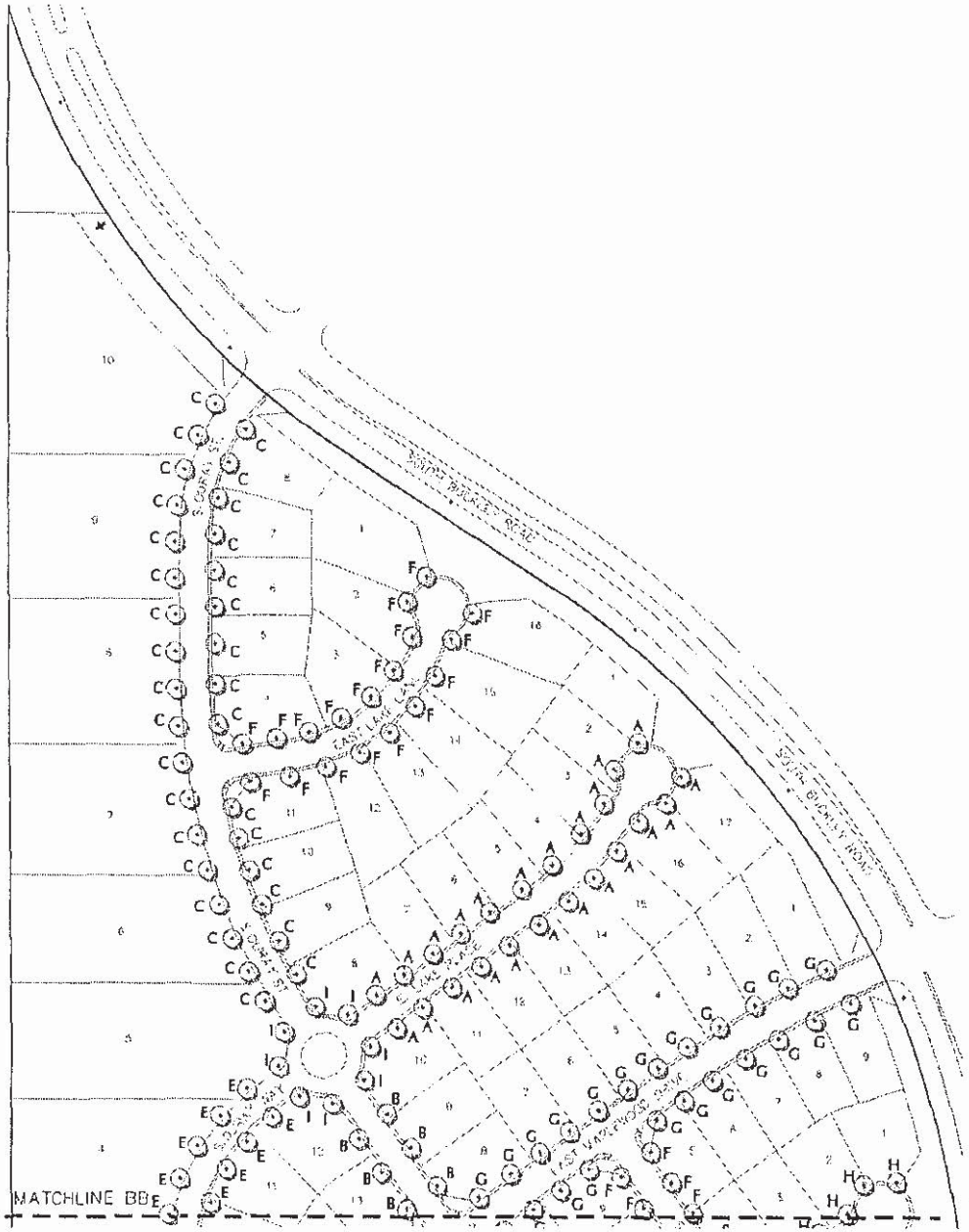
Trees.dwg 4/29/02

NOTES:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM
2. TREE LOCATIONS:
   -AREAS WITH ATTACHED WALKS, LOCATE 4' FROM BACK OF WALKS
   -AREAS WITH NO WALKS, LOCATE 6' FROM BACK OF CURB

THE FARM AT ARAPAHOE COUNTY FILING 9

STREETSCAPE TREE PLAN SHEET 2 OF 3

NOT TO SCALE

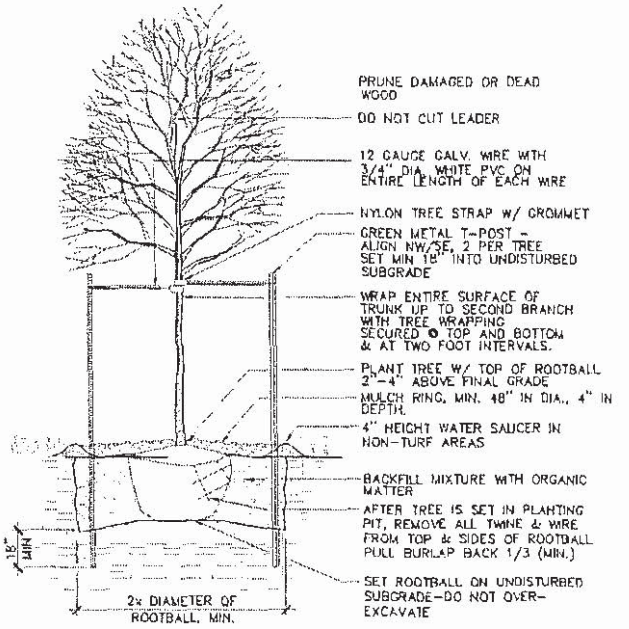


KEY	COMMON NAME	BOTANICAL NAME
A	AUTUMN BLAZE	Acer freemanii 'Autumn Blaze'
B	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'
C	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'
D	IMPERIAL HONEYLOCUST	Gleditsia triacanthos var. inermis 'Imperial'
E	NORWAY MAPLE	Acer platanoides
F	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'
G	RED MAPLE	Acer rubrum
H	RED OAK	Quercus rubra
I	ROYAL RED NORWAY MAPLE	Acer plantanoides 'Royal Red'

Treeplnt.dwg 4/20/10

NOTES:
1. ALL STREET TREES TO BE BALLED AND BURLAPED, 2 1/2" CALIPER MINIMUM
2. TREE LOCATIONS:
   -AREAS WITH ATTACHED WALKS, LOCATE 4' FROM BACK OF WALKS
   -AREAS WITH NO WALKS, LOCATE 6' FROM BACK OF CURB

NORTH



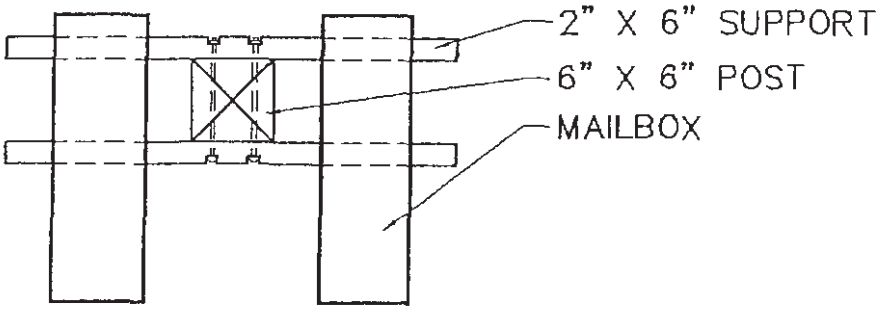
DECIDUOUS TREE PLANTING

NOT TO SCALE

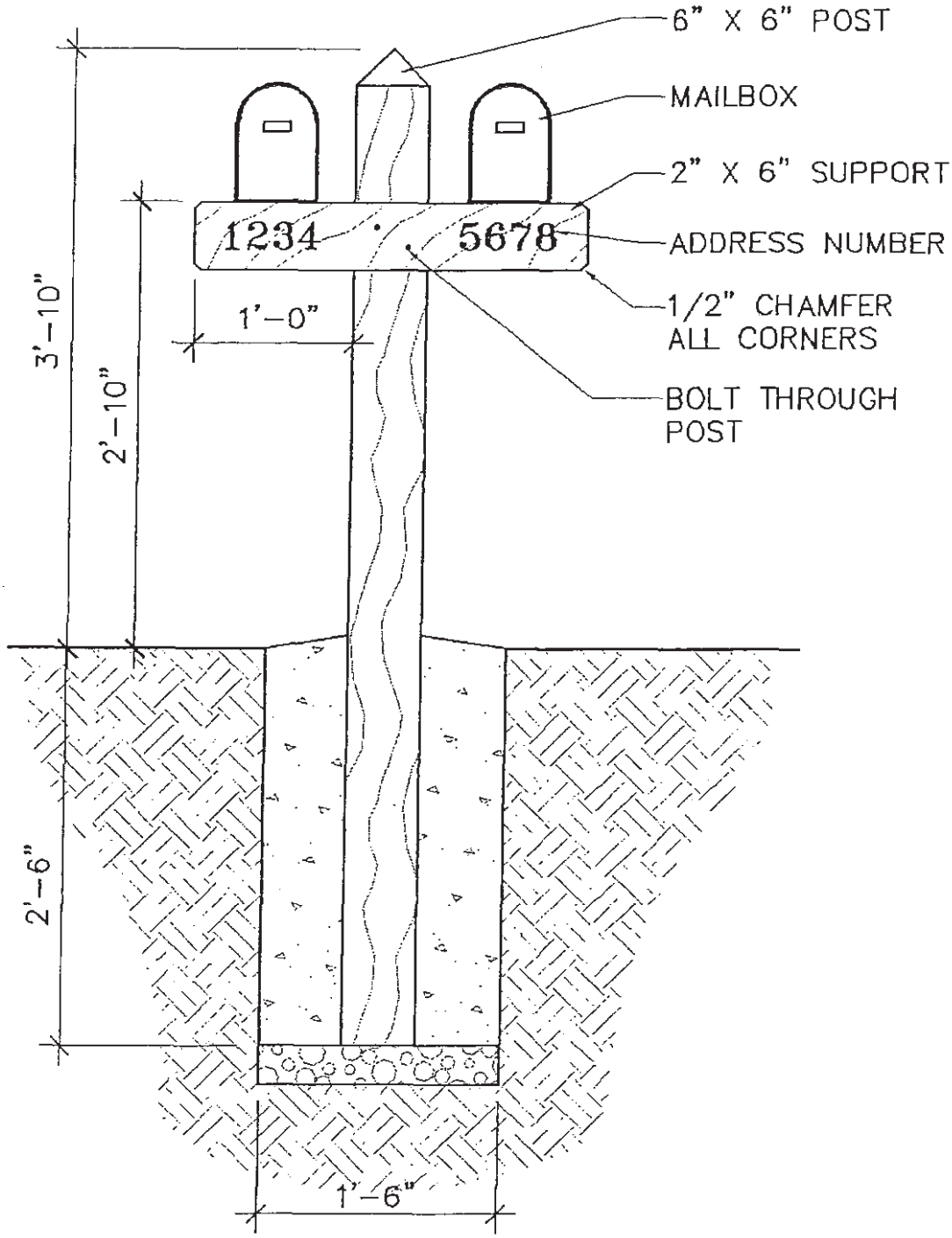
THE FARM AT ARAPAHOE COUNTY FILING 9

STREETSCAPE TREE PLAN SHEET 3 OF 3

NOT TO SCALE



TOP VIEW



NOTES:
ALL WOOD TO BE ROUGH SAWN WESTERN RED CEDAR, NO.2 OR BETTER GRADE. STAINING MUST MEET FENCING GUIDELINES.

MAILBOXES TO BE BLACK RURAL STANDARD SIZE

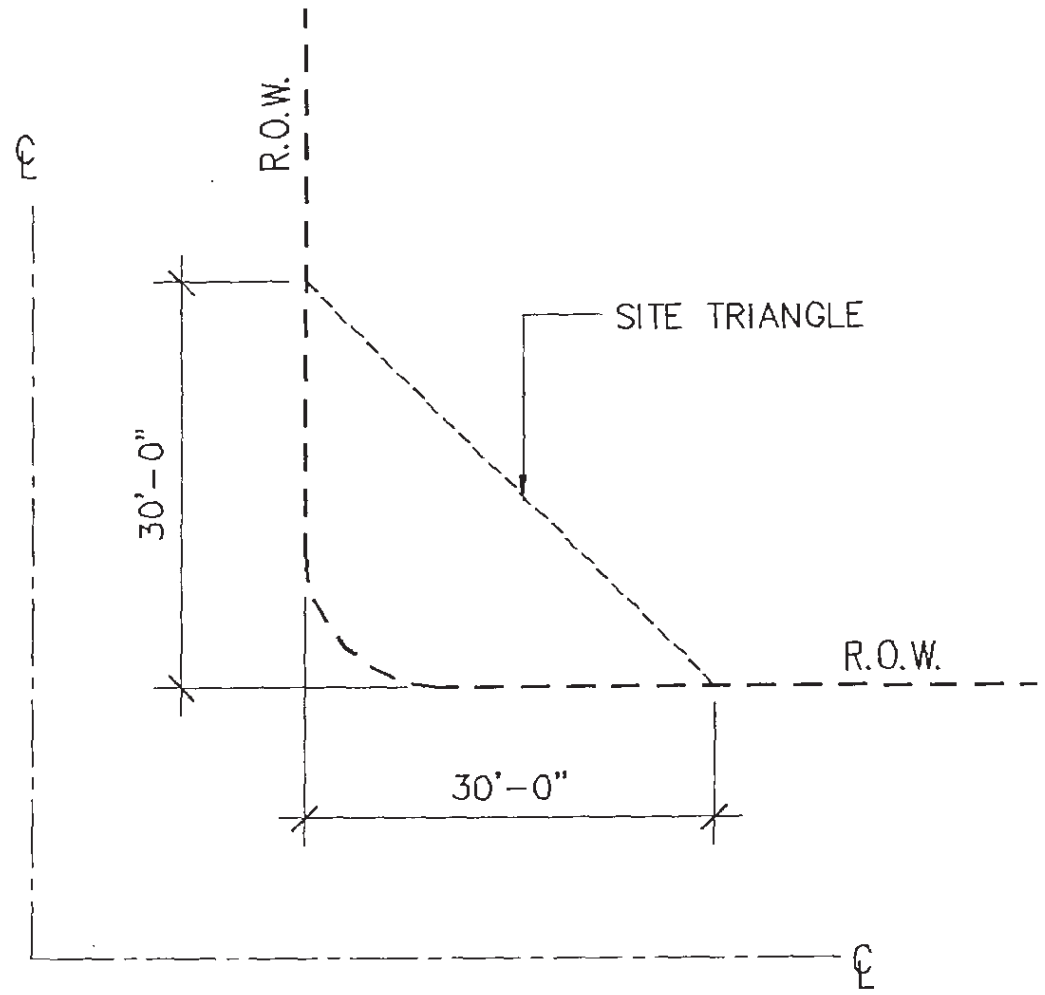
THE FARM AT ARAPAHOE COUNTY

MAILBOX DETAIL

NOT TO SCALE

Tree Planting Recommendations

The homeowner is encouraged to examine the root structure of any tree they are considering purchasing to ensure that there are sufficient structural roots in place in the B&B (balled and burlapped); or, in the case of container grown trees that none of the roots have grown around the tree, in effect girdling it. There is a diagram included with this recommendation to assist homeowners. One problem we found with the street tree design was on the streets with a grass strip between the sidewalk and the curb. The design guidelines require two trees to be planted opposite each other. This is essentially too close of a proximity to allow for adequate growth of either tree. It does not appear that the planners took into account the height and spread of these trees, i.e. in Filing No. 7 on Telluride Street, the design guidelines require two Summit Ash (Fraxinus pennsylvanica 'Summit') trees to be planted opposite each other at about 10 feet apart, however, the spread of each of these trees at maturity is nearly 70 feet each. At this time there is no good solution to this problem. The trees have been planted and in order to maintain community continuity and fairness to the residents, we are obligated to stay with the directive.



THE FARM AT ARAPAHOE COUNTY

SITE TRIANGLE DETAIL

NOT TO SCALE