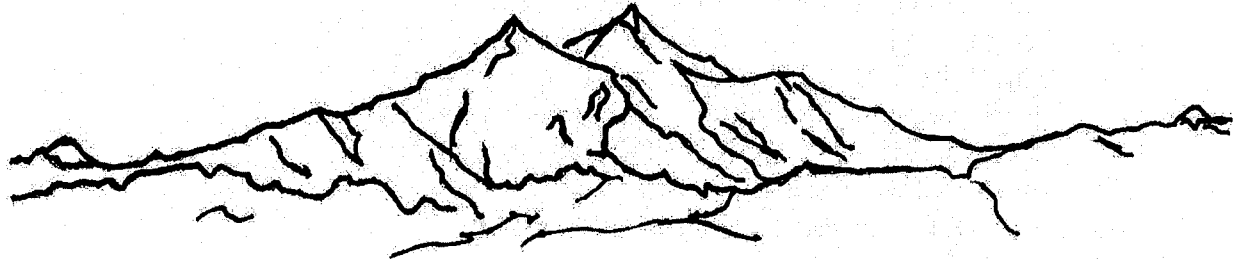


# COYOTE RUN AT MEAD



## HOMEOWNERS ASSOCIATION, INC.

### RESIDENTIAL IMPROVEMENT REGULATIONS AND GUIDELINES FOR ALL LOTS

Revised: May 2008

## **TABLE OF CONTENTS**

### **1. INTRODUCTION**

- 1.01 Basis for Regulations and Guidelines
- 1.02 Contents of Regulations and Guidelines
- 1.03 Design Review Committee
- 1.04 Committee Address and Phone
- 1.05 Effect of Community and Supplemental Declarations
- 1.06 Effect of Governmental and Other Regulations
- 1.07 Interference with Utilities
- 1.08 Goal of Regulations and Guidelines
- 1.09 Definitions
- 1.10 Criteria for Design Review Committee Consideration

### **2. SPECIFIC TYPES OF IMPROVEMENTS-REGULATIONS AND GUIDELINES**

- 2.01 General
- 2.02 Accessory Buildings
- 2.03 Additions and Expansions
- 2.04 Completion of Architectural Modification Projects
- 2.05 Major Repairs and Reconstruction
- 2.06 Address Numbers
- 2.07 Advertising
- 2.08 Air Conditioning Equipment
- 2.09 Antennas
- 2.10 Awnings
- 2.11 Balconies
- 2.12 Barbecue/Gas Grills
- 2.13 Basketball Backboards
- 2.14 Bicycles, Tricycles, Wagons, Scooters and Similar Devices
- 2.15 Birdbaths
- 2.16 Birdhouses and Bird Feeders
- 2.17 Carports
- 2.18 Clothes Lines and Hangers
- 2.19 Cloth or Canvas Overhangs
- 2.20 Compost
- 2.21 Decks
- 2.22 Decorations
- 2.23 Dog House
- 2.24 Dog Runs
- 2.25 Doors

- 2.26 Drainage
- 2.27 Driveways
- 2.28 Evaporative Coolers
- 2.29 Exterior Lighting
- 2.30 Fences
- 2.31 Firewood Storage
- 2.32 Flags and Flagpoles
- 2.33 Garbage Containers and Storage Areas
- 2.34 Gardens-Flower or Vegetable
- 2.35 Gazebos
- 2.36 Grading and Grade Changes
- 2.37 Greenhouses
- 2.38 Hanging of Clothes
- 2.39 Hot Tubs and Jacuzzi
- 2.40 Irrigation Systems
- 2.41 Jacuzzi
- 2.42 Kennels
- 2.43 Landscaping
- 2.44 Latticework
- 2.45 Lights and Lighting
- 2.46 Microwave Dishes
- 2.47 Nuisances
- 2.48 Overhangs/Awnings-Cloth or Canvas
- 2.49 Painting
- 2.50 Parking
- 2.51 Patio Covers
- 2.52 Patio-Enclosed
- 2.53 Patio-Open
- 2.54 Paving
- 2.55 Pipes
- 2.56 Play Structures and Sports Equipment
- 2.57 Playhouses
- 2.58 Poles
- 2.59 Pools
- 2.60 Radio Antennas
- 2.61 Rooftop Equipment
- 2.62 Roofing Materials
- 2.63 Satellite Dishes
- 2.64 Saunas
- 2.65 Screen Doors
- 2.66 Seasonal Holiday Decorations

- 2.67 Sewage Disposal Systems
- 2.68 Sheds
- 2.69 Shutters - Exterior
- 2.70 Siding
- 2.71 Signs
- 2.72 Skylights
- 2.73 Solar Energy Devices
- 2.74 Spas
- 2.75 Sprinkler Systems
- 2.76 Statues and Fountains
- 2.77 Storage Sheds
- 2.78 Street Lighting
- 2.79 Sunshades
- 2.80 Swamp coolers
- 2.81 Swing Sets
- 2.82 Television Antenna
- 2.83 Temporary Structures
- 2.84 Trash Containers, Enclosures, and Pickup
- 2.85 Tree Houses
- 2.86 Underground Installations
- 2.87 Utility equipment
- 2.88 Vanes
- 2.89 Vents
- 2.90 Walls
- 2.91 Walls-Retaining
- 2.92 Weather Vanes and Directional
- 2.93 Wood Storage
- 2.94 Work Involving Common Areas

**3. PROCEDURES FOR COMMITTEE APPROVAL**

- 3.01 General
- 3.02 Drawings or Plans
- 3.03 Submittal Requirements
- 3.04 Review Fee
- 3.05 Action by Board of Directors/Design Review Committee
- 3.06 Prosecution of Work
- 3.07 Rights of Appeal/Variance Request
- 3.08 Questions

**4. LANDSCAPING SUGGESTIONS**

- 4.01 General
- 4.02 Slopes
- 4.03 Soils/Drainage/Grading
- 4.04 Soil Preparation
- 4.05 Retaining Walls
- 4.06 Climate
- 4.07 Screening Views and Directing Winds
- 4.08 Rock Scapes
- 4.09 Irrigation
- 4.10 Paved Areas
- 4.11 Shade
- 4.12 Landscape Materials
- 4.13 Mulches
- 4.14 Landscape Maintenance
- 4.15 Suggested Trees and Plants
- 4.16 Deciduous Trees
- 4.17 Evergreen Trees
- 4.18 Suggested Grasses
- 4.19 Suggested Shrubs
- 4.20 Restricted Plants
- 4.21 Plants Not Recommended

**5. FENCE CONSTRUCTION DETAILS**

- Detail A Cedar Fence with Optional Wire Mesh
- Detail B Dog Run Fence
- Detail C Rear Privacy Fence

1. INTRODUCTION

1.01 **Basis for Regulations and Guidelines.** These Residential Improvement Regulations and Guidelines are intended to assist homeowners living in **Coyote Run Community** in implementing landscaping and other home improvements to their property.

The **Declaration of Covenants, Conditions and Restrictions of Coyote Run at Mead Homeowners Association, Inc.** is the overriding document regarding controls within the community. Homeowners are urged to become familiar with its contents. The **Declaration**, as amended, requires prior approval from the Board of Directors before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in **Coyote Run** shall be made. For instance, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any fence, patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement including changing paint colors must be submitted for prior approval. In order to assist homeowners, the Design Review Committee intends to establish certain pre-approved designs for several types of improvements and to exempt certain improvements from the requirement for approval.

1.02 **Contents of Regulations and Guidelines.** This document contains the regulations and guidelines established by the Board of Directors with respect to residential property. In addition to the introductory material, these Guidelines contain: (A) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining approval from the Design Review Committee; (C) Some helpful landscaping ideas and information.

1.03 **Design Review Committee.** The Design Review Committee consists of at least three (3) members, who are appointed by the Board of Directors of the Association and are to review requests for design and architectural approval. Qualified contract consultants also may be used to review proposed improvements. 1.04 **Committee Address and Phone.** The address of the

Committee will be same as the address of the Association or Management Company.

<b>COMPANY NAME</b>	<b>OFFICE</b>	<b>FACSIMILE</b>	<b>E-MAIL</b>
<b>Overlook Property Management</b> 6860 S. Yosemite Court Suite 2111 Centennial, CO 80112	303-991-2192, ext. 1	303-991-2199	Overlook@ OverlookProperties.com

1.05 **Effect of Community and Supplemental Declarations.** The Declaration of Covenants, Conditions and Restrictions for the homeowners association is a document governing property within **Coyote Run**. Particular areas or groups of lots become part of the Community Association by annexation pursuant to a document entitled Annexation of Additional Land. Copies of the Declaration including amendments are delivered to new home buyers when they purchase their homes by the sellers. Each homeowner should review and become familiar with the Declaration including amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended will control.

1.06 **Effect of Governmental and Other Regulations.** Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations.

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

1.07 **Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any

damage to any utility lines.

**NOTE: All underground utility lines and easements can be located by contacting:**

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

1.08 **Goal of Regulations and Guidelines.** Compliance with these Regulations and Guidelines and the provisions of the Declaration of Covenants, Conditions, and Restrictions of **Coyote Run at Mead Homeowners Association, Inc.**, as amended, will help preserve the inherent architectural and aesthetic quality of Coyote Run. It is important that the improvements to property be made in harmony with, and not detrimental to, the rest of the community. A spirit of cooperation with the Design Review Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Regulations and Guidelines and obtaining prior written approval for improvements to property from the Committee, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with standards established for Coyote Run. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Design Review Committee interpretation, supported by the Board of Directors, thereof shall be final and binding.

1.09 **Definitions.** The following word definitions are to be applied when used within this document.

**"Must"** shall mean that the topic addressed is a requirement

**"Shall"** same as "Must".

**"May"** is considered a desire and provides permission under the circumstance noted.

**"Should"** is considered a desire within the context of the topic of the Guideline.



**"Community Standard"** is an accumulation of like circumstances that are prevalent within the development based on the Covenants, Guidelines and Bylaws.

**"Generally Accepted"** a norm established either within the neighborhood or, depending on the topic, used throughout our society at large.

**"General Scheme"** a carefully arranged, systematic program and plan to achieve the desired overall look of the resulting product. U.S. Homes/Lennar created the original General Scheme for Coyote Run.

- 1.10 **Criteria for Design Review Committee Consideration.** The Design Review Committee shall generally determine whether the proposed improvement will protect the then value and future values of the properties then located in the development. The Design Review Committee shall use reason and good faith in the exercise of its judgement and determination. Among the other considerations required and applied, the Design Review Committee will determine and base its decisions on whether the proposed improvements are reasonably compatible with other improvements implemented or planned in the development. Neither the Design Review Committee nor the Board of Directors shall be responsible for reviewing, nor shall its approval of any plans and specifications be deemed approval of, structural safety, engineering soundness, or conformance with applicable building codes, laws or standards.

## **2. SPECIFIC TYPES OF IMPROVEMENTS - REQUIREMENTS AND GUIDELINES**

2.01 **General.**

**NOTE: These regulations and guidelines apply to the exterior of each home and the landscapes surrounding them. Interior improvements are generally left to the homeowner and are to comply with local codes, permits and inspections as applicable.**

This section includes, in alphabetical order, a wide variety of specific types of improvements that homeowners typically consider installing, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted in duplicate to the Design Review Committee and written approval of the Committee obtained before the improvements are made.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvements without advance approval if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. If you have in mind an improvement not listed below, design review and approval is required.

2.02 **Accessory Buildings.** Will not be permitted. See Sheds Section 2.68

2.03 **Additions and Expansions.** Approval is required. Additions or expansions must be constructed of wood, masonry, glass, brick, stone, or other material the same as or resembling the material used in construction of the exterior of the home. The design must be the same or generally recognized as a complementary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence.

2.04 **Completion of Architectural Modification Projects.** An application for modification of a dwelling must stipulate the time frame during which the project will be pursued and the date when the project will be completed., not to exceed one year after the date of application. Failure to complete the project by the stipulated date will be considered a violation, although the owner may apply to the Design Review Committee for an extension of the completion date accompanied with a reason for the delay. The Committee can approve, condition or deny the application at its

discretion.

- 2.05 **Major Repairs and Reconstruction.** In the event that any dwelling sustains damage resulting from fire, explosion, storm, an Act of God, or for any other reason, the exterior of the dwelling shall be restored to the same appearance that existed prior to the event that caused the damage. Any modifications to the original design must be approved by the Design Review Committee prior to the initiation of the repairs or reconstruction. Such repairs or reconstruction shall be initiated and pursued to completion in an expeditious manner and within a reasonable time frame, to be approved by the Board of Directors as it, in its sole discretion, deems necessary and appropriate to the circumstances.
- 2.06 **Address Numbers.** Approval is required to replace or relocate existing address numbers.
- 2.07 **Advertising.** All trade business signs, which includes, but not limited to, landscaping, painting, and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. For Realty or other signs, see Signs Section 2.71.
- 2.08 **Air Conditioning Equipment.** Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators. Heating, air conditioning, powered air movement, evaporative (e.g. swamp) coolers or refrigeration equipment shall not be placed or installed on rooftops facing the street, or extended from windows. Ground mounted or exterior wall air conditioning or cooling equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize noise to adjacent property owners.
- 2.09 **Antennas.** The Association has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the Federal Communications Commission Rule, which became effective October 4, 1996 as follows:
1. **Notification**  
Before installation of any DBS (direct broadcast satellite) satellite

dish that is one (1) meter or less in diameter, MMDS (multi-channel multi-point distribution service wireless cable) antenna that is one meter or less in diameter or diagonal measurement, or television (TBS) antenna (collectively referred to as an "antenna") is permitted, the owner of the property where the antenna is being installed must notify the Association in writing using a Notification Form

2. **Antenna Location**

The primary installation location for a DBS satellite dish and MMDS antenna should be in a location in the backyard that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal, increase the cost of installation, or cause unreasonable delay in installation.

2.10 **Awnings.** See Overhangs/Awnings- Cloth or Canvas Section 2.48.

2.11 **Balconies.** See Decks Section 2.21.

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

**CAUTION**

*Be aware that use of grills, smokers, etc. can present a fire hazard when used on or near decks, balconies, in garages or near other combustible materials.*

2.13 **Basketball Backboards.** No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met: 1) portable units cannot be placed in the public right of ways, streets, or sidewalks; 2) location must be at least half of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.

2.14 **Bicycles, Tricycles, Wagons, Scooters and Similar Devices.** These, children's toys and similar items, should be kept within the home, garage

or in back yards when not in use.

- 2.15 **Birdbaths.** Approval is not required if placed in the rear yard and if finished height is not greater than five (5) feet including any pedestal. Placement in a front or a side yard is not allowed. See Statues and Fountains. Section 2.76.
- 2.16 **Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to one foot by two feet. No more than three in number, of each, shall be installed on any lot. A birdhouse or bird feeder, which is mounted on a pole, may not exceed six (6) feet in height.
- 2.17 **Carpports.** Will not be permitted.
- 2.18 **Clothes Lines and Hangers.** Only a retractable clothes line is permitted. These may be installed inconspicuously in back yards only and must be retracted when not in use.
- 2.19 **Cloth or Canvas Overhangs.** See Overhangs/Awnings - Cloth or Canvas Section 2.48.
- 2.20 **Compost.** Approval is required. Container must not be immediately visible to adjacent properties and odor must be controlled. Underground or below ground level composting is not allowed.
- 2.21 **Decks.** Approval is required. The deck must be constructed of redwood, wood alternative composite decking (such as Trex), or other material similar to the material of the residence. Redwood shall be stained or painted a similar or complementary color to the exterior of the residence. It must be located so as not to obstruct or greatly diminish the view by or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements and must be set back a minimum of five (5) feet from the property line.
- 2.22 **Decorations.** Front and side yard decorations and ornaments should be kept to a minimum and within generally accepted good taste. Seasonal garden flags are limited to display in back yards. Numerous, extensive

permanent yard decoration requires approval by the Committee. The Committee will use its best judgement in determining the extent of decoration allowed. See Seasonal Holiday Decorations, Section 2.66.

- 2.23 **Dog Houses.** Approval is required. Doghouses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Doghouses must be installed at ground level, and must not be visible above the fence. Doghouses must match the exterior of the home (wood, brick, stone, etc.) Limit of one doghouse per home/lot. See Fences, Section 2.30.
- 2.24 **Dog Runs.** Approval is required. Dog runs must be located in the rear or side yard, abut the home, and be substantially screened from view by planting fast-growing or mature trees, shrubs or vines. Dog runs will be limited to 250 square feet. **Fencing materials for dog runs shall match the 5-foot rail-cap cedar fencing option in the guidelines, Section 5, Detail B.** The dog run may be stained or left natural if sealed to prevent weathering. In some cases, written consent from adjacent neighbors may be requested. Tarpaulins and chain-link will not be permitted.
- 2.25 **Doors.** Approval is not required to replace an already existing main entrance door to a home if the material matches or is similar to the door being replaced and if the color is generally accepted as a complementary color to that of existing doors on the house. Complementary colors to the door would complement the body color of the house or white.
1. **Storm Doors.** Approval is required for storm doors. Colors should be complementary with the color scheme of the home. Homeowners wishing to change to a different storm door or color must first obtain approval.
  2. **Security Doors and Windows.** All security or security-type doors and windows must be approved prior to installation.
- 2.26 **Drainage.** The Declaration requires that there be no interference with the established drainage pattern over any property. The established

drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior (or in some cases, immediately following) conveyance of title from the home builder to the individual homeowner. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line, on the owners property, to allow for absorption. Adverse affects to adjacent properties will not be tolerated.

- 2.27 **Driveways.** Changes or alterations shall not be permitted; this includes a pull-off area to the side of the driveway.
- 2.28 **Evaporative Coolers.** Approval is required. No rooftop or window mount installations are allowed. See Air Conditioning Equipment, Section 2.08.
- 2.29 **Exterior Lighting.** See Lights and Lighting, Section 2.45.
- 2.30 **Fences.** No fences are permitted in the front yards of lots. **The two-rail cedar fence is the only permitted perimeter fencing to be installed by most homeowners. (See Section 5, Detail C.) Fencing adjacent to Association open space is owned and maintained by the Association. Fencing, including perimeter fencing not adjacent to open space is owned and maintained by the homeowner.** Prior to installing or changing any fence on the back yard of a lot, the homeowner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community. The Board of Directors may issue, from time to time, design guidelines, which address fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing. Submission of a plan for a fence does not guarantee that a homeowner will obtain approval of such fence. If fence is approved conditions may be imposed upon such approval relating to the design, location, or other matters. **Lots 1 through**

**32 only are granted a variance to the type of rear lot line fencing.**

Approval is required and if granted, Owners may remove the current wooden open rail fence and install privacy fencing. Privacy fences must meet the Design Requirements of Detail "C" of Section 5 herein.

2.31 **Firewood Storage.** See Wood Storage, Section 2.93.

2.32 **Flags and Flagpoles.** United States of America flags may be flown on the front of homes on a pole mounted on the front of the house. Approval is not required for flagpoles mounted to the front of the residence when the flags thereon do not exceed 20 square feet in surface area. Approval is required for any freestanding flagpole and only portable freestanding flagpoles are allowed. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. The same flag size limitation (20 square feet) applies to free standing flagpoles.

The U. S. Flag Rules of Etiquette for residences:

All of the relevant guidelines in the U. S. Flag Code should be followed when flying and handling the U.S. flag at a private residence. It should be flown at night only if illuminated and in inclement weather only if made of all-weather material. The flag should be clean and without tears, rips or shredding. The flag may also be hung vertically from a window, roof eave, or other structural overhang.

The U.S. flag may be displayed on any or every day, subject to various flag protocol and conventions.

Foreign, geopolitical, military service, or organizational flags other than the U.S. flag require approval. Also see Decorations Section 2.22.

2.33 **Garbage Containers and Storage Areas.** See Trash Containers, Enclosures and Pickup Section 2.84.

2.34 **Gardens- Flower or Vegetable.** Approval is not required for flower or vegetable gardens. All flower gardens must be weeded, cared for and maintained. Vegetable gardens should be located in the rear or side



yard and screened from view of adjacent homeowners as much as is practicable.

- 2.35 **Gazebos.** Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must not obstruct the adjacent property owner's view. A gazebo must be similar in material and design to the residence and the color must be the same or generally accepted as a complementary color to the exterior of the residence.
- 2.36 **Grading and Grade Changes.** See Drainage, Section 2.36.
- 2.37 **Greenhouses.** Will not be permitted.
- 2.38 **Hanging of Clothes.** See Clothes Lines and Hangers, Section 2.18.
- 2.39 **Hot Tubs and Jacuzzis.** Approval is required. Must be an integral part of the deck or patio area and of the rear yard landscaping. Must be installed in such a way that it is minimized from view by adjacent property owners and that it does not create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material, around the hot tub, may be required for screening. See Gazebos, Section 2.35.
- 2.40 **Irrigation Systems.** Underground automatic irrigation systems will not require approval. All homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment, See Irrigation, Section 4.09
- 2.41 **Jacuzzi.** See Hot Tubs and Jacuzzis, Section 2.39.
- 2.42 **Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited. See Dog Runs, Section 2.24.
- 2.43 **Landscaping.** A plot plan showing proposed landscaping must be submitted by the owner for approval. Approval is required prior to installation. All landscape plan submittals must clearly and professionally demonstrate the proposed landscape installation , to scale, with 1-inch =

10-feet. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

Landscaping can be installed all year. **The owner of each lot not previously landscaped (front and /or back yard) shall install landscaping on the lot: by October 31 of the year of initial acquisition from the Builder or Declarant if the initial acquisition occurs between April 1 and October 1, or: within 6 months from the time of closing on the home from the Builder or Declarant, if the acquisition occurs between October 2 and March 31.**

**Note: Compliance with the following items is required unless otherwise specified.**

1. **Irrigation** - All landscaping shall include automatic irrigation. See Irrigation Systems, Section 2.40 and Section 4.09
2. **Landscape Materials Use and Disposal** - Gravel, rock or other landscaping materials cannot be left in the front, side yards, driveway, sidewalk or street for more than 30 days. Proper erosion control methods should be used. The use of landscaping materials that potentially deposit silts and dusts, fertilizers (natural or chemical), or trash are not to be deposited for any extended amount of time on your lawn. This includes immediately next to or on your driveway, sidewalk, or street in front of your home, where those materials could runoff and flow down the storm water gutter. If the deposit of these materials must take place, the proper erosion controls shall be in place to preclude runoff. The storm water program through out the United States arises from the Clean Water Act of 1972 and regulations established by the U.S. Environmental Protection Agency. These requirements may be implemented and enhanced through State and Local regulations and State issued permits, but they are federally enforceable, as they are required under federal law.
3. **Plant Material Location and Sizes** - Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowers, turf grasses, mulches and automatic irrigation. **In the case of shade or ornamental trees (deciduous), plantings cannot be installed closer than 6 feet (6')**

**from the property line. In the case of evergreen trees (conifer), plantings cannot be installed closer than 10 feet (10') from the property line without obtaining a Design Review Committee waiver.** Landscape materials may also be used to define space, and create visual interest. A discussion of recommended plant material can be found in Section 4.15 through 4.20. Select a variety of plant species including deciduous and evergreen trees and shrubs. All plant material shall be installed in the following sizes:

- a. Shade trees for front yard, 2 inch caliper minimum
- b. Shade trees for back or side yard, 1-1/2 inch caliper minimum
- c. Ornamental tree for front yard, 1-1/2 inch caliper minimum
- d. Ornamental tree for back or side yard, 1-1/2 inch caliper minimum
- e. Evergreen trees, 5 foot height minimum
- f. All shrubs - 1 gallon container minimum, larger sizes preferable
- g. Groundcover, annuals, and perennials - no restrictions

**4. Turf and Plant Material Regulations** - The transition from traditional landscaped areas to a Xeriscape area should be taken into consideration, including lot boundaries of neighboring yards. The use of non-living materials such as organic mulch or rock, properly installed, can be an ideal replacement for turf areas and help provide landscape interest in addition to potentially reducing water consumption

**4.1. Standard or traditional landscape plans** - Minimal landscaperequirements include at least **one-third** sod and one evergreen or deciduous tree in the front yard. Additionally, multiple shrubs or bushes should be naturally incorporated into the front yard. The backyard should include sod and other natural erosion control materials. Large areas of exposed mulch are not permitted in the front or rear yards.

4.2 **Xeriscape plans** - No minimum amount of sod is required for the front or the rear yards, rather the front and rear yard shall be landscaped with a combination of live plant materials and mulch. There should be at least one deciduous or evergreen tree in the front yard. When using a combination of live plant materials and mulch, the live plant materials must cover 25% of the mulch at the time of installation and 75% of the mulch area at maturity. Shrubs and perennials may be counted towards these percentages, but deciduous tree canopies may not be counted.

5 **Maintenance** - All residential properties must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat, attractive, sightly and well-kept condition. In addition.

**NOTE: All residence's property lines extend from the rear yard to the back of the concrete curbing at the street. Therefore, homeowners own and are responsible for the maintenance of their sidewalks and tree scapes (areas between the sidewalk and street where installed).**

2.44 **Latticework.** Approval is required for any type of trellis or latticework.

2.45 **Lights and Lighting.** Approval is not required for exterior lighting if it is installed in accordance with the following guidelines: Exterior lights must be conservative in design and be as small in size as reasonably practical. Exterior lighting should be directed toward the ground and be of low wattage to minimize the glare to neighbors and other homeowners. The use of motion detector spotlights, high-wattage spotlights or floor lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) require approval. The use of energy efficient lighting is encouraged. For Holiday lighting, See Seasonal Holiday Decorations Section 2.66.

2.46 **Microwave Dishes.** See Antennas, Section 2.09.

2.47 **Nuisances.** No noxious or offensive activity shall be allowed upon any lot, nor shall anything be done thereon that may be, or become, an

annoyance or nuisance in the neighborhood including loud noise, noxious smells, bright lights, etc., or any illegal activities.

- 2.48 **Overhangs/Awnings - Cloth or Canvas.** Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. Must provide swatch of material to be used. See Patio Covers Section 2.51.
- 2.49 **Painting.** Approval is not required if color and/or color combinations are identical to the original color established on the home. Any color changes to the original color scheme or color must be submitted for approval and must conform to the original scheme of the community and cannot repeat the color schemes of adjacent houses.

If you desire to use a different color on your home, you must submit the Architectural Request Form to the Design Review Committee with your color samples painted on a hard surface at least 12" x 12", with a general description of the current and proposed colors of the house on each side of your home.

- 2.50 **Parking.** Parking on the streets immediately in front (or to the side if a corner lot) of the owners property may be used by the owner or occupant of that household. Parking of commercial vehicles owned and or used daily in the course of business by the owner or occupant of the home may be parked on the street as well. However, heavy equipment, trailers, tractors, recreational vehicles and trailers, boats, and similar equipment may be parked in the streets only for the temporary purposes of loading, unloading, deliveries, or emergencies. If the vehicle can be parked in the garage or on the driveway of the home it should be done. Recreational vehicles, inoperable vehicles, or those without current licenses must not be parked on the streets or driveways but may be parked within the garages. Visitors to owners or occupants should park their vehicle on the owner's driveway when possible, otherwise they may park on the street in front of the owner's property for up to 5 days. Beyond that period the owner should contact the Management Company with justification to obtain a reasonable extension.

- 2.51 **Patio Covers.** Approval is required. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Free standing patio covers may be permitted as well as extensions of the roof.
- 2.52 **Patios-Enclosed.** See Additions and Expansions, Section 2.03.
- 2.53 **Patios-Open.** Approval is required. Open patios must be an integral part of the landscape plan and must be located so that their use does not create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material, around the patio, may be required for screening. The patio and materials must be similar or generally accepted as a complementary color and design to the residence.
- 2.54 **Paving.** Approval is required for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. See Driveways, Section 2.27.
- 2.55 **Pipes.** See Utility Equipment, Section 2.87.
- 2.56 **Play Structures and Sports Equipment.** Approval is required. Consideration will be given to adjacent properties (at least a min. 5 foot setback from the property line, is recommended for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material around the equipment may be required for screening. Wood structures should be constructed of pressure treated or other weather resistant materials. All play and sports equipment must be maintained in a good and sightly manner. The use of multi-rainbow colored cloth/canvas tarps is discouraged. Structures exceeding nine feet high are also discouraged.
- 2.57 **Playhouses.** Committee approval is required if a structure is more than 24 square feet and/or over six feet high.

- 2.58 **Poles.** See Flags and Flagpoles, Section 2.32, and Utility Equipment, Section 2.87.
- 2.59 **Pools.** Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property owners (i.e. screened with plant material). Above ground pools are prohibited. See Hot Tubs and Jacuzzis, Section 2.39.
- 2.60 **Radio Antennas.** See Antennas, Section 2.09.
- 2.61 **Rooftop Equipment.** Approval is required.
- 2.62 **Roofing Materials.** Approval is required. All buildings constructed on the properties should be roofed with the same or greater quality than originally used by the Declarant or participating builder. Other materials require prior approval. Repairs to an existing roof with the same building material that exist on the home, do not require prior approval.
- 2.63 **Satellite Dishes.** See Antennas, Section 2.09.
- 2.64 **Saunas.** Will not be permitted outside. See Accessory Buildings, Section 2.02.
- 2.65 **Screen Doors.** See Doors, Section 2.25.
- 2.66 **Seasonal Holiday Decorations.** Approval is not required on homeowner's lot provided that it is in keeping with the Community standards. Outdoor lights and sounds must be turned off by 10:30 PM. The decorations are to be removed within thirty (30) days of the holiday.

The installation of seasonal decorations on any property owned and/or managed by the Association must first have written consent of the Association. Consideration for consent will be based upon, but not limited to the distance of where the seasonal decorations are being considered to be installed in relationship to an owner's lot, potential access concerns and making sure the seasonal decorations keep with the Community

standards.

- 2.67 **Sewage Disposal Systems.** Will not be permitted.
- 2.68 **Sheds.** Approval is required. All sheds must be located next to the house and should be screened from view of adjacent properties. No shed shall be larger than eight (8) feet by ten (10) feet or exceed eight and a half (8-1/2 feet) in height. The color and materials (siding, trim and shingles) should match the materials on the house. No plastic or metal sheds will be approved.
- 2.69 **Shutters - Exterior.** Approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.
- 2.70 **Siding.** Approval is required.
- 2.71 **Signs.** Approval is required for most signs. Temporary signs advertising property for sale or lease which are no more than four (4) feet in height and no more than two (2) feet by three (3) feet in dimension, and which are conservative in color and style may be installed on the front yard of the lot of the property for sale or lease only, without approval provided there is no more than one per lot. All other signs, including address numbers and nameplate signs must be approved. No lighted sign will be permitted unless utilized by the Developer and/or a Builder. One political sign per political office or ballot issue per household may be placed as early as 45 days in the front yard of the lot prior to elections. All political signs must be removed within 7 days after said election. No signs may be placed on any common property without the written consent of the Association.
- 2.72 **Skylights.** Approval is required. Bubble type skylights will be prohibited except sunlight tunnel devices or equivalent.
- 2.73 **Solar Energy Devices.** Approval is required. See Rooftop Equipment, Section 2.61.



- 2.74 **Spas.** See Hot Tubs and Jacuzzis, Section 2.39.
- 2.75 **Sprinkler Systems.** See Irrigation Systems, Section 2.40 and Irrigation, Section 4.09.
- 2.76 **Statues or Fountains.** Approval is not required if they are installed in the rear yard and are a height not greater than five (5) feet, including any pedestal. If the statue or fountain is proposed for the front yard approval is required, and the statue or fountain location should be close to the front or main entrance of the house.
- 2.77 **Storage Sheds.** See Sheds, Section 2.68.
- 2.78 **Street Lighting.** All lots and tracts of Coyote Run at Mead are subject to and bound by United Power, Inc. tariffs that are now and in the future to be filed with the Public Utilities Commission of Colorado relating to street lighting in this development, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. Owners may obtain details from United Power, Inc. Property owners shall pay a portion of other electrical usage, such as power for the park sprinkler irrigation systems and other electrical requirements of Common Properties, as part of the homeowner assessments. Maintenance of this lighting equipment is the responsibility of the power company. Any homeowner can contact the power company to initiate a repair or the HOA Management Company will do it as a service to homeowners upon notification.
- 2.79 **Sunshades.** See Overhangs/Awnings- Cloth or Canvas, Sect. 2.48 and Patio Covers, Sect. 2.51.
- 2.80 **Swamp Coolers.** See Air Conditioning Equipment, Section 2.08, Evaporative Coolers, Section 2.28, and Rooftop Equipment, Section 2.61.
- 2.81 **Swing Sets.** See Play Structures and Sports Equipment, Section 2.56.
- 2.82 **Television Antennas.** See Antennas, Section 2.09.

2.83 **Temporary Structures.** The Declaration states that no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other improvements, necessary temporary structures for storage of materials may be erected and maintained by the Declarant or a Person doing such work. The work of constructing, altering, or remodeling any structure or other improvement shall be prosecuted diligently from the commencement thereof until the completion thereof. For permanent sheds, See Sheds, Section 2.68.

2.84 **Trash Containers, Enclosures and Pickup.** Approval is required for any trash or garbage enclosure. Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pickup after 5:00 a.m. on the day that such trash is to be picked up.

1. **Trash containers** must be properly stored the evening of pickup. See Compost, Section 2.20.

2. **Garbage and Trash Pickup.** The Board of Directors has the authority to negotiate agreements with vendors to provide garbage removal and recycling services for all properties and to collect the charges for these services as part of homeowner assessments. The Board shall determine the services to be provided by such vendors. Large items to be disposed of can be taken by the homeowner to the periodic Mead Town clean-up day. Other arrangements may be made by the homeowner, however, costs related to those arrangements are to be borne by that homeowner.

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

2.86 **Underground Installations.** Approval is required.

- 2.86 **Utility Equipment.** Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.
- 2.88 **Vanes.** See Weather Vanes and Directionals, Section 2.92.
- 2.89 **Vents.** See Rooftop Equipment, Section 2.61, and Air Conditioning Equipment, Section 2.08.
- 2.90 **Walls.** See Fences, Section 2.30.
- 2.91 **Walls-Retaining.** Approval is required. See Retaining Walls, Section 4.05.
- 2.92 **Weather Vanes and Directionals.** Approval is required.
- 2.93 **Wood Storage.** Will not be permitted.
- 2.94 **Work Involving Common Areas.** Generally, driving vehicles including wheelbarrows across Common Areas is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the Board of Directors to repair any damage. The actual restoration of the Common Area will be done by the Association.

### 3. PROCEDURES FOR COMMITTEE APPROVAL

3.01 **General.** As indicated in the listing of specific types of improvements, there are some cases in which advance written approval is not required if the regulations and guidelines, with respect to that specific type of improvement, are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances. **In all other cases, including improvements not included in the listing, advance or prior written approval is required before an "Improvement to Property" is commenced.** This section of the Guidelines explains how such approval can be obtained.

3.02 **Drawings or Plans.** Homeowners are required to submit complete plans and specifications prior to commencement of any work on any improvement (said plans and specification to show exterior design, height, materials, color, location of the structure or addition to the structure, property lines, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required). In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes, or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by you or professionally, the following guidelines should be followed in preparing drawings or plans:

1. In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should indicate materials. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) of your lot

obtained when you purchased it, this survey would be an excellent base from which to draw.

2. Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, fencing, walks, decks, trees, bushes, etc.
3. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking. Natural stain.)
4. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.
5. The proposed improvements must take into consideration the easements, building location restrictions, sight distance at intersections and adjoining properties.
6. Homeowners should be aware that many improvements require a permit from the Building Department. The Board of Directors reserves the right to require a copy of such permit as a condition of its approval.

**3.03 Submittal Requirements.** Once a landscape plan has been developed, three copies of an 18" x 24" (minimum acceptable size 11" x 17") plan shall be submitted to the AAC. **Plans not submitted in this format will be rejected.** The plan must contain the following information:

1. Project Approval Request Form (Appendix A)
2. Lot, Block, Filing Number and Owner=s name, address, and telephone number.

3. Designer's name, address, and telephone number (if applicable).
  4. Provide in a scale of 1 inch = 10 feet and show a North arrow.
  5. All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, property lines, and any easements.
  6. All proposed landscape planting improvements and landscape features such as walls, patios, structures, hot tubs, gazebos, water features, shrubs, trees, perennial and annual beds.
- 3.04 **Review Fee.** The Declaration authorizes the Design Review Committee to collect a fee for review the plans of proposed improvements, the charge for review is to be determined annually by the Board of Directors, made payable to the Homeowners Association. No plans will be reviewed prior to receipt of the fee by the Management Company. The Board of Directors reserves the right to charge a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the Association in reviewing any proposed improvement. Upon request, information regarding the current Design Review fees will be provided by the Management Company.
- 3.05 **Action by Board of Directors/Design Review Committee.** The Board of Directors or its designated representative will review all plans submitted for approval. The Board of Directors/Design Review Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact you by phone, if possible, if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change.
- 3.06 **Prosecution of Work.** A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six months. The Board of Directors reserves the right to inspect the work and the right to file a notice of noncompliance where

warranted.

- 3.07 **Rights of Appeal/ Variance Request.** A homeowner may appeal to the Board of Directors in the event of adverse action by the designated representative provided such appeals are submitted within thirty days after the applicant received notice of such adverse action. Any variance request should be submitted in writing with an explanation for the request. All variance requests will be forwarded to the Board of Directors for review.
- 3.08 **Questions.** If you have any questions about the foregoing procedures, feel free to call its representative at the phone number and address listed in the introductory part of these guidelines.

#### 4. LANDSCAPING SUGGESTIONS

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

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

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation, which exists on their particular site at the time they purchased their home from the builder or other previous homeowner. See guidelines under Drainage in the listings of



specific types of improvements. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the builder or the previous homeowner.

- 4.04 **Soil Preparation.** Soil conditions could vary throughout the project. Individual soil testing might be desired for each lot to determine the exact nature of the soil and the desired level of amendment needed. Landscape contractors and local nurseries can offer assistance in determining the proper quantity and type of soil amendment.

Coyote Run generally has clay soils, the goal is to improve soil aggregation, increase porosity and permeability, and improve aeration and drainage. Apply 3 cubic yards of your chosen amendments per 1,000 square feet. The recommended amendment for a new lawn would incorporate compost and fibrous amendments like peat, wood chips, tree bark or straw, filled in to a depth of 6 to 8 inches.

The amendment you choose depends on your goals.

- If you trying to improve soil physical properties quickly, choose an amendment that decomposes rapidly.
- If you want a long-lasting improvement to your soil, choose an amendment that decomposes slowly.
- If you want a quick improvement that lasts a long time, choose a combination of amendments.

<b>Decomposition rate of various amendments.</b>	
<b>Amendment</b>	<b>Decomposition rate</b>
Grass clippings, manure	Rapid decomposition (days to weeks)
Composts	Moderate decomposition (about six months)
Wood chips (redwood, cedar), hardwood bark, peat	Slow decomposition (possibly years)

- 4.05 **Retaining Walls.** New or old creosote treated timber railroad ties are prohibited. Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls should **not** be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.
- 4.06 **Climate.** Typical climatic conditions of this area include low precipitation, low average humidity, variable and often high winds, and a fairly wide temperature range. Mead is typically designated within weather zone 5 as shown on nursery planting guides and plant tags.
- 4.07 **Screening Views and Directing Winds.** Plant materials can frame pleasant vistas such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, walls (or fence on Easternmost lots, see Fences Section 2.30). High velocity winds can be effectively directed by dense planting. Special care should be taken, however, to respect and preserve views from adjacent lots.
- 4.08 **Rock Scapes.** Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock.
- 4.09 **Irrigation.** The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots as well as on adjacent property owner's lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of the day.

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

- 4.10 **Paved Areas.** Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete paver. These materials are often more desirable than poured concrete. It is suggested that paving materials be earth tones colors. Sufficient slope should be maintained in all paved areas to insure proper drainage. Asphalt is not permitted.
- 4.11 **Shade.** Shade trees should be placed where they can shade walls or outdoor activity areas. Be careful if the tree branches or roots can damage your house or landscaping as they mature. Avoid shading a solar collector or inhibiting the effectiveness of passive solar design measures. For example, broad leaf deciduous trees screen out the intense summer sun, but allow winter warmth to penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

4.12 **Landscape Materials.** Deciduous trees can provide summer shade and winter interest. Evergreen trees can provide a windbreak and good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen. Use special care to check the size of the tree when mature to ensure it will fit into the location selected and not encroach over your neighboring properties or send roots under property lines, walks or driveways.

- Shrubs such as junipers may be used as specimens or in masses. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as groundcover treatment and present an attractive method of reducing water consumption.
- Ornamental trees such as flowering crabapples provide accent, color, and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot. Select the non fruit bearing species.
- Groundcovers such as creeping mahonia (barberry) play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful in place of a lawn, especially on steep banks where they will also require less water than turf grass.
- Vines may be used as a groundcover or as a shading element over a trellis or as a screen when planted adjacent to a fence.
- Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered.
- Vegetable gardens may be integrated with planting beds and used ornamentally in back or side yards. See Gardens, Section 2.34.

4.13 **Mulches.** Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three inches. Mulches are typically used in

shrub and groundcover beds and may consist of a variety of organic materials such as ground-up bark, wood chips, pole peelings or chipper chips. Natural wood mulch has environmental advantages to plant material and its use is strongly encouraged.

**4.14 Landscape Maintenance.** Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems:

1. Plant with regard to climate. Consider ultimate size, shape, and growth rate of species.
2. Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers.
3. Provide simple guying systems for trees for a minimum of two years and wrap trees most susceptible to sun scald with burlap or paper during fall or winter months.
4. Make provisions for efficient irrigation; drain and service sprinkler systems on regular basis and conduct operational checks on a weekly basis to insure proper performance of the system.
5. Provide good soil mixes with sufficient organic material, 30% per tilled depth is desirable.
6. Use mulch at least three inches deep to hold soil moisture and to help prevent weeds and soil compaction.
7. Provide required fertilization, weed and pest controls etc., as required for optimum plant growth.
8. Prune woody plants when needed. Never prune more than 1/3 of foliage.
9. Space groves of trees or single trees to allow for efficient mowing.

10. Locate plants with similar water, sun and space requirements together.

**4.15. Suggested Trees and Plants.** An all inclusive list of appropriate plants is not practical for inclusion here. The Colorado Nursery Association and the Colorado Nursery Greenhouse Association publish booklets that are very helpful in selecting appropriate plants that are desirable, and will fit in the constrained lots within Coyote Run. You should be able to acquire these at local nurseries. Colorado State University Forest Service, the Colorado Tree Coalition, and the US Forest Service all have valuable information that can help in selecting the type of plants you may want. But for your convenience, the following abbreviated lists of shrubs, trees, flowers and grasses is provided as a guide. **Restricted and Not Recommended Plants** and are included as well, Sections 4.20 and 4.21.

**4.16** Deciduous Trees

Ash (Patmore)  
Autumn Blaze Maple  
Autumn Purple Ash  
Canada Red Cherry  
Downy Hawthorn  
Ginnala (Armur) Maple  
Hackberry  
Kentucky Coffeetree  
Linden, American, or Littleleaf Marshall Seedless Ash  
Oak (Swamp white, Bur, English)  
Russian Hawthorn (thorns)  
Rocky Mountain Maple  
Shademaster Honey Locust

Ornamental Deciduous Trees

Amur Chokecherry (peeling bark needs winter protection, edible berries for birds)  
Birch (Rocky Mountain, Paper, European White. Water in winter)  
Thinleaf Alder (Native, likes wet locations)  
Serviceberry (fruit usable in jams and jellies or for wildlife)  
Hornbeam (varied forms)  
Mountain Ash (can grow singly or in cluster, subject to blight)  
Eastern Redbud (colorful blooms, likes protected location)  
Ornamental Pear (many varieties, little or no fruit, avoid Bradford)

**4.17** Evergreen Trees

Bosnian Pine (resembles compact Austrian pine)  
Bristlecone Pine (slow growing native, irregular growth but attractive)  
Colorado Spruce (prefers moist well drained soil)  
Dwarf Austrian Pine (good for smaller landscapes, low water needs)  
Dwarf Scotch Pine (cultivars vary from short to tall, narrow to spreading)  
Eastern Red Cedar (good cold and drought tolerance, tend to break with snow)  
Limber Pine (snow load and drought tolerant, likes well drained soil)  
Pinon Pine (very drought resistant, don't overwater)  
Rocky Mountain Juniper (native, generally pyramidal shape)

**4.18 Suggested Grasses**

Big Bluestem  
Blue Avena or Blue Oat Grass  
Blue Grama Grass  
Feather Reed Grass (Karl Foerster, Stricta, Overdam)  
Fescue (Elijah Blue, Sea Urchin)  
Fountain Grass (Moudry, Hameln)  
Giant Reed (8' + high)  
Indian Rice Grass (3 to 6" tall, Sioux Blue , Bluebird)  
Little Blue Stem (blue-green turns red in fall)  
Maiden or Miscanthus Grass (3 to 7" tall, long lived)  
Plume or Ravenna Grass (9" tall, hardier than Pampas grass)  
Prairie Dropseed  
Switch Grass (Heavy Metal)

**4.19 Suggested Shrubs**

American Plum  
Russet Buffaloberry  
Blue Chip Juniper  
Bar Harbor Juniper  
Broadmoor Juniper  
Buffalo Juniper  
Blue Mist Spirea  
Boulder Raspberry  
Blue Stern Willow  
Chokeberry  
Compact American Cranberry  
Creeping Mahonia  
Curl-Leaf Mountain Mahonia  
Whitestem Gooseberry  
Golden Currant

Gambel Oak  
Hughes Juniper  
Isanti Dogwood  
Kelsey 's Dogwood  
Great Plains Leadplant  
Lilac  
Mountain Box  
Mountain Ninebark  
Mugho Pine  
Native Potentilla  
Red Coralberry  
Red-Twig Dogwood  
Rock Spirea  
Russian Sage  
Saskatoon Serviceberry  
Sagebrush  
Tamerisk Juniper  
Waxflower

**4.20 Restricted Plants**

Aspen (sucker into neighbors lot, blight, insects, short lived)  
Austree  
Birches with white bark  
Box Elder (profuse fruit, breakage)  
Bradford Pear (waxy leaves hold until December)  
Cottonwoods (large, suckers, breakage, cotton, waxy leaves)  
Silver Maple (invasive roots, breakage)  
Poplars (short lived, suckers, waxy leaves)  
RussianOlive (outlawed, invasive)  
Sumac (suckers, breakage)  
Tree of Heaven (suckers, breakage)  
Willows (fast growing, brittle and weak)  
Siberian Elm

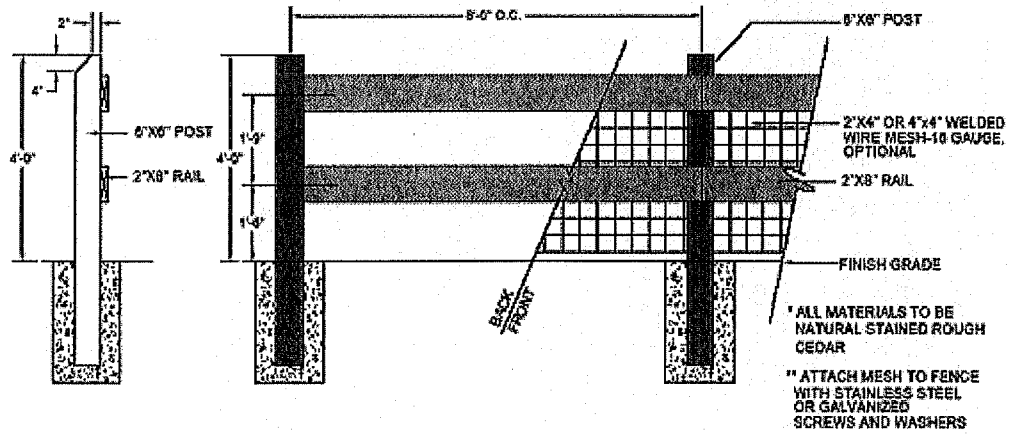
**4.21 Plants Not Recommended**

Arborvitae (need more water and shaded or protected locations)  
Austrian Pine (100' tall, subject to blight)  
Canada Red Cherry (suckers profusely)  
Crabapple (colorful but subject to blight, excessive fruit)



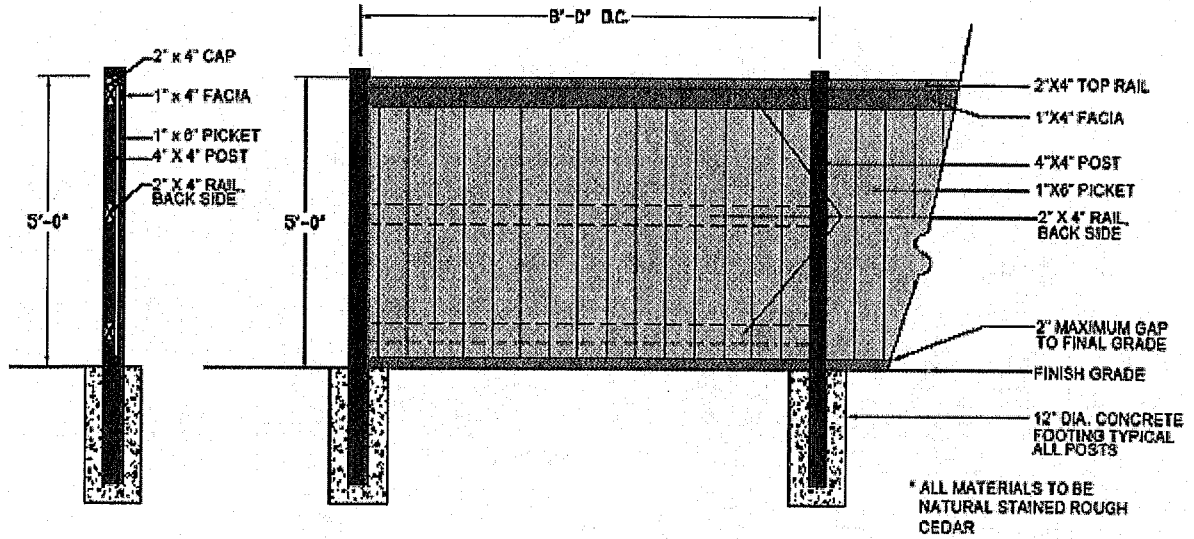
Japanese Maple  
Plum (excessive suckering)  
Ponderosa Pine (does better in sandy soil)  
Sagebrush (allergies)  
Rabbit Bush (allergies)  
Ribbon Grass (invasive)  
White/Concolor Fir (does better in well drained soil)

5. FENCE DETAIL



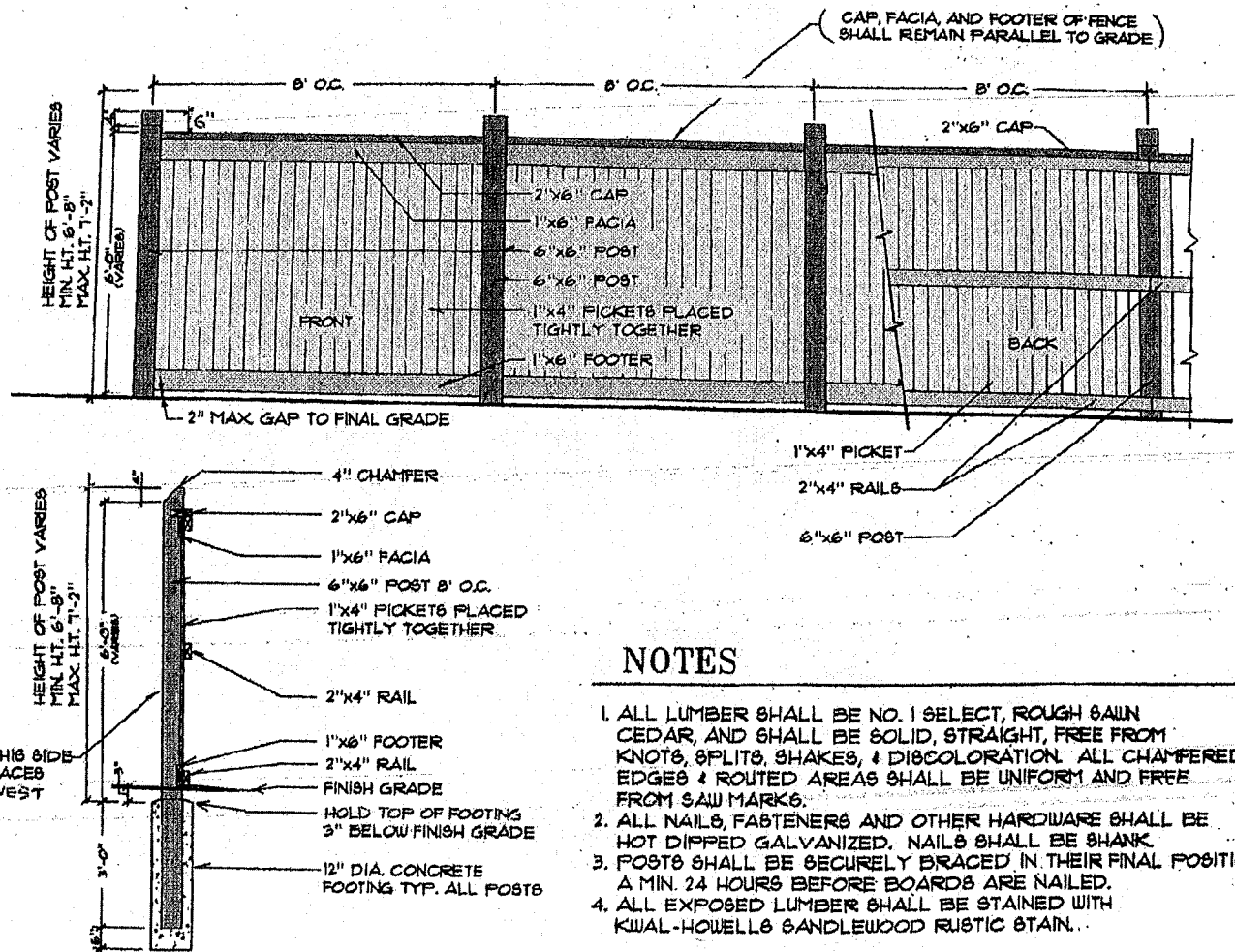
4' 2-RAIL CEDAR FENCE WITH OPTIONAL WIRE MESH  
NOT TO SCALE

Detail A



**5' RAIL CAP DOG RUN FENCE**  
NOT TO SCALE

**Detail B**



**6-FOOT REAR PRIVACY FENCE (LOTS 1 THROUGH 32 ONLY)**

**Detail C**